FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

BENCH MARK

BASED ON NAVD 1988 DATUM.

SOURCE	ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.
BM#1	FIRE HYDRANT ARROW BOLT LOCATED 16.6 FEET SOUTH OF BRIGHT ROAD CENTERLINE & 346.1 FEET WEST OF GRANDE CLIFFS DRIVE ROAD CENTERLINE.
	ELEVATION: 861.34
BM#2	FIRE HYDRANT ARROW BOLT LOCATED 14.8 FEET SOUTH OF BRIGHT ROAD CENTERLINE & 130.6 FEET WEST OF GRANDE CLIFFS DRIVE ROAD CENTERLINE.
	ELEVATION: 863.97
BM#3	FIRE HYDRANT ARROW BOLT LOCATED 18.4 FEET SOUTH OF BRIGHT ROAD CENTERLINE & 229.5 FEET EAST OF GRANDE CLIFFS DRIVE CENTERLINE.
	ELEVATION: 857.81

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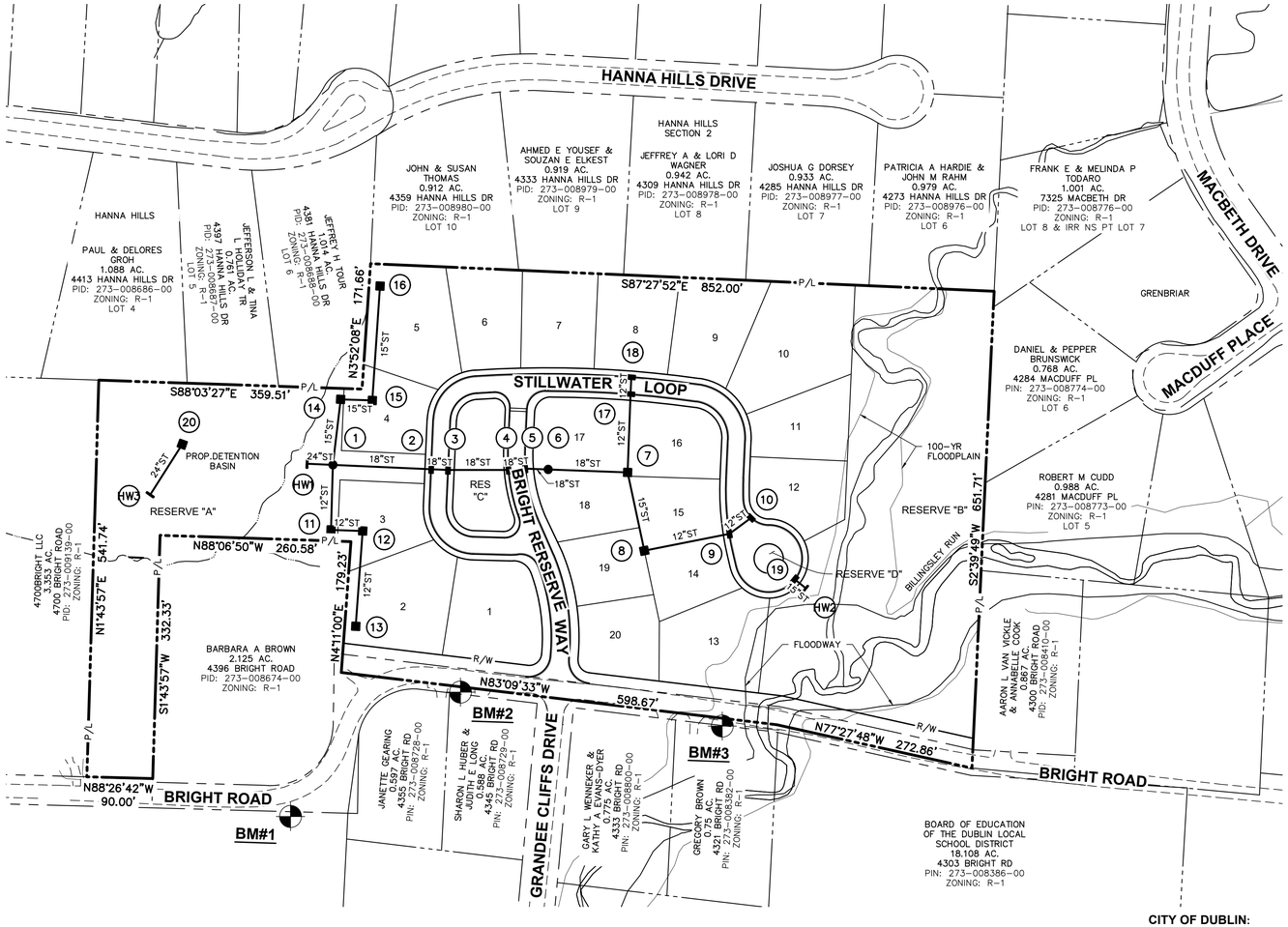
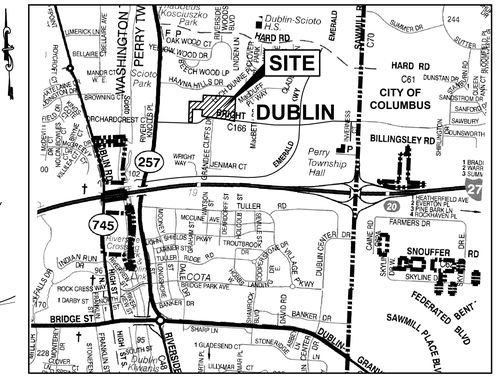


INDEX MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=2,000'

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

DEVELOPER

CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017
PHONE: 614-766-7955
JOE AULINO
JOE@CORINTHIANFINEHOMES.COM

BUILDER

CORINTHIAN FINE HOMES
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017
PHONE: 614-766-7955
JOE AULINO
JOE@CORINTHIANFINEHOMES.COM

ENGINEER

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PHONE: 614-428-7750
THOMAS M WARNER, P.E.
TWARNER@ADVANCEDCIVILDESIGN.COM

LAND PLANNING/LANDSCAPE ARCHITECTURE

MKSK
462 SOUTH LUDLOW ALLEY
COLUMBUS, OHIO 43215
PHONE: 614-621-2796
CONTACT: BRIAN P. KINZELMAN
BKINZELMAN@MKSKSTUDIOS.COM

PROJECT SUMMARY

	ACRES
PROJECT AREA	14.174
PROP.INTERNAL R/W	1.377
EX.BRIGHT ROAD R/W	0.50
PROP.BRIGHT ROAD R/W	0.17
NUMBER OF LOTS	20
OPEN SPACE PROVIDED	5.817
ZONING	PUD

FLOODPLAIN

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0151K WITH THE EFFECTIVE DATE OF JUNE 17, 2008, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LIMITS OF THIS ZONE.

STANDARD DRAWINGS

THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

CITY OF DUBLIN			CITY OF COLUMBUS		
MD-03	RD-01	ST-01	AA-S102	AA-S134A	L-6309 A,B&E
	RD-02	ST-02	AA-S106	AA-S139	L-6310
PD-01	RD-05	ST-03	AA-S107	AA-S149	L-6311
PD-02	RD-07	ST-04	AA-S112	AA-S150	L-6312
PD-03	RD-10	ST-05	AA-S117	AA-S151	L-6316A
PD-06	RD-11	ST-06	AA-S119	AA-S168	L-6409A
			AA-S125A	AA-S169	L-6473A
		WA-01	AA-S126		L-6637A
			AA-S128		L-6640
			AA-S133A	1441	L-7001
			AA-S133B	L-1001	L-9901

ODOT
MT-97.10

OHIO811.org
Before You Dig
800-362-2764 or 8-1-1

PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

THOMAS M WARNER, P.E. — DATE

APPROVED:

CITY OF DUBLIN:

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.

CITY ENGINEER, CITY OF DUBLIN, OHIO — DATE
PAUL A. HAMMERSMITH, P.E.

CITY OF COLUMBUS:

APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF DUBLIN, OHIO AND THE CITY OF COLUMBUS, OHIO ON APRIL 13, 1993 AND ALL SUBSEQUENT AMENDMENTS THEREOF.

DIRECTOR, COLUMBUS WATER & POWER — DATE
CITY OF COLUMBUS, OHIO

ADMINISTRATOR, DIVISION OF WATER — DATE
CITY OF COLUMBUS, OHIO

DOW No: XX-XXX XX-XXXX

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
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Gahanna, Ohio 43230
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fax 614.428.7755

PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
TITLE SHEET

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: AS NOTED

Drawn By: RDD | Checked By: CLE

Project Number: 25-0001-1562

Drawing Number: C.01 / 51

Z:\25-0001-1562\DWG\production drawings\FINAL DEVELOPMENT PLAN\Title Sheet.dwg Title Sheet Aug 05, 2025 - 10:49:29am cechelberry

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 COVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS 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. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.

4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS_BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.

7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT–OF–WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.

8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.

9. NON–RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS–SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100–YEAR FLOODPLAIN) IS NOT PERMITTED.

13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT–OF–WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.

16. BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE II ACCORDING TO ITEM 613. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.

17. THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.

    SEND THE INFORMATION TO THE FOLLOWING ADDRESS:

    CONSTRUCTION INSPECTION DIVISION
    CITY OF COLUMBUS
    1800 EAST 17TH AVENUE
    COLUMBUS, OHIO 43219

    SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:

    DIVISION OF ENGINEERING
    CITY OF DUBLIN
    6555 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. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.

20. CONDUIT MUST BE DIRECTIONALLY BORED ACROSS STREETS INSTEAD OF OPEN CUT, UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE OF PNEUMATIC AIR RAM DEVICES IS NOT PERMITTED. PERMITS TO CONSTRUCT IN THE RIGHT–OF–WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF DUBLIN DIVISION OF ENGINEERING BEFORE COMMENCING CONSTRUCTION. SHOULD OPEN CUTTING OF EXISTING PAVEMENT BE PERMITTED, CONTROLLED DENSITY BACKFILL (TYPE II) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 613 OF THE STANDARD SPECIFICATIONS.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT–OF–WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.

22. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.

23. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.

24. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.

25. ALL INLETS SHALL BE CHANNELIZED.

26. PARK AREAS SHALL BE FINE–GRADED AND SEEDED WITH THE FOLLOWING MIXTURE:

    IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    IMPROVED PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    GERMINATION RATE: 85%
    APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS AND RECREATION, CITY OF DUBLIN, OHIO.

27. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC–41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.

28. STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC–41.20.

UTILITIES

1. THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

    GAS
    COLUMBIA GAS OF OHIO, INC.
    1600 DUBLIN ROAD
    COLUMBUS, OHIO 43215
    (614) 481–1000

    ELECTRIC
    AMERICAN ELECTRIC POWER
    700 MORRISON ROAD
    GAHANNA, OHIO 43230
    (614) 883–7936

    COMMUNICATION
    SPECTRUM
    1015 OLENTANGY RIVER ROAD
    COLUMBUS, OHIO 43212
    (614) 481–5000

    FRONTIER COMMUNICATIONS
    (800) 982–8772

    AT&T
    111 N. 4TH STREET
    COLUMBUS, OHIO 43215
    (614) 223–5780

    DUBLINK
    CITY OF DUBLIN
    6555 SHIER–RINGS ROAD
    DUBLIN, OHIO 43016
    (614) 410–4750

    SANITARY, STORM, WATER
    CITY OF DUBLIN
    6555 SHIER–RINGS ROAD
    DUBLIN, OHIO 43016
    (614) 410–4750
    CITY OF COLUMBUS
    DIVISION OF POWER
    3368 INDIANOLA AVENUE
    COLUMBUS, OHIO 43214
    (614) 645–7360

    CITY OF COLUMBUS
    DIVISION OF WATER RECLAMATION
    1250 FAIRWOOD AVENUE
    COLUMBUS, OHIO 43206
    (614) 645–7102

    CITY OF COLUMBUS
    DIVISION OF WATER
    910 DUBLIN ROAD
    COLUMBUS, OHIO 43215
    (614) 645–7788

2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800–362–2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614–587–0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.

3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.

4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410–4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.

2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE–LANE TWO–WAY TRAFFIC. UNIFORMED, OFF–DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE–LANE, TWO–WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUISERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

3. IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF–DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.

4. STEADY–BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.

2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.

3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.

4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.

5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

BLASTING (IF PERMITTED)

1. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM WASHINGTON TOWNSHIP FIRE DEPARTMENT PRIOR TO BLASTING FOR ROCK EXCAVATION. THE CONTRACTOR SHALL SUBMIT BLASTING REPORTS UPON COMPLETION OF BLASTING TO THE CITY ENGINEER, THE OWNER, AND THE OWNER'S ENGINEER. TOP OF ROCK ELEVATIONS SHALL BE SHOWN ON "AS–BUILT" CONSTRUCTION DRAWINGS.

SANITARY SEWERS (1-20 DELETED)

WATER LINE (5,7,12,14,15,17 DELETED)

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS DIVISION OF WATER.

2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. PUBLIC WATER PIPE 20 INCHES IN DIAMETER OR LARGER MAY BE PRESTRESSED CONCRETE PIPE. PRIVATE WATER PIPE SHALL MEET THE APPROVAL OF THE CITY OF COLUMBUS DIVISION OF WATER PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS.

3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF COLUMBUS STANDARDS WILL BE APPROVED FOR USE.

4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF DUBLIN DIVISION OF ENGINEERING. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF DUBLIN STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.

8. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLUMBUS DIVISION OF WATER AT 645–7788 AND THE CITY OF DUBLIN DIVISION OF ENGINEERING AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.

9. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.

10. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF COLUMBUS STANDARDS.

11. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.

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.

16. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO–SEEDED AND HYDRO–MULCHED ACCORDING TO ITEMS 203 AND 659 OF THE STANDARD SPECIFICATIONS.

2. WHERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. INSPECTION IS REQUIRED BY THE CITY OF DUBLIN'S DIVISION OF ENGINEERING.

3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 613, TYPE II OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.

4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24–INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

5. HEADWALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORMWATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS SURFACES.

6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO AND ALL CURB INLET AND CATCH BASIN GRATES SHALL INCLUDE ENGRAVED LETTERING: "DUMP NO WASTE; DRAINS TO RIVER."

7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORMWATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

8. HP STORM AND HP SANITITE OR APPROVED EQUAL ARE APPROVED ALTERNATIVES TO REINFORCED CONCRETE PIPE IN PAVED AND NON PAVED AREAS AS APPROVED BY THE CITY ENGINEER. THIS INCLUDES APPLICATIONS INSIDE THE RIGHT–OF–WAY.

9. HP STORM AND HP SANITITE OR APPROVED EQUAL PIPE JOINTS SHALL BE WATERTIGHT ACCORDING TO REQUIREMENTS OF ASTM D3212. PIPES SHALL BE JOINED WITH A GASKETED INTEGRAL BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 (HP STORM) AND ASTM F2764 (HP SANITITE). GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND COVERED WITH REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING JOINT ASSEMBLY.

10. ALL BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWING AA–S149.

11. BACKFILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH ITEM 911 OR ITEM 912 OF THE CITY OF COLUMBUS CONSTRUCTION AND 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.

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

GENERAL NOTES

No.	Revision	Date	Approved

Date: 8/5/2025
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MAIL DELIVERY

1. 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.

2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.

2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMESE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.

CITY OF COLUMBUS DIVISION OF WATER NOTES

THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, 2018 EDITION AND ALL REVISIONS, INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN, UNLESS OTHERWISE NOTED.

ALL WATER MAIN MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER. ALL CITY OF COLUMBUS, DIVISION OF WATER STANDARD DRAWINGS SHALL APPLY TO THE PROJECT, UNLESS OTHERWISE NOTED.

FOR ANY EMERGENCIES INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.

ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, SHALL CONFORM TO THE REVISED ALLOWABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF/ANSI 61 STANDARD. THE DIVISION OF WATER'S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.

IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON CITY OF COLUMBUS WATER MAIN SYSTEMS WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 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 TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS 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, IN PARTICULAR SECTION 4114.119 AND 4114.529.

NO PERSON SHALL BEGIN CONSTRUCTION OR INSTALLATION OF A PUBLIC WATER MAIN UNTIL PLANS HAVE BEEN APPROVED BY THE STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA).

APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF DUBLIN AND THE CITY OF COLUMBUS, OHIO, ON APRIL 13, 1993 AND ALL SUBSEQUENT AMENDMENTS THEREOF.

THE CONTRACTOR SHALL OBTAIN THE PROPER HYDRANT PERMIT(S), AND PAY ANY APPLICABLE FEES, FOR ANY APPROVED HYDRANT USAGE DEEMED NECESSARY FOR WORK UNDER THIS IMPROVEMENT. PERMITS MUST BE OBTAINED FROM THE RESPECTIVE HYDRANT OWNER (CITY OF DUBLIN) PRIOR TO CONTACTING THE DIVISION OF WATER PERMIT OFFICE (645-7330). THE CONTRACTOR SHALL ADHERE TO ALL RULES & REGULATIONS GOVERNING SAID PERMIT AND MUST HAVE THE ORIGINAL PERMIT ON SITE ANYTIME IN WHICH THE HYDRANT IS IN USE. PERMITS MAY BE OBTAINED BY ACCESSING HTTP://PORTAL.COLUMBUS.GOV/PERMITS/.

ALL WATER MAINS SHALL BE CLEANED AND FLUSHED, AND ANY WATER MAIN 12-INCH AND LARGER MUST BE PROPERLY PIGGED, IN ACCORDANCE WITH SECTION 801.15 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.16 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE CITY MAY NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS, REGARDLESS OF THE AMOUNT OF LEAKAGE.

ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 801.17 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF A.W.W.A. C-651. WHEN THE WATER MAINS ARE READY FOR DISINFECTION, THE CITY OF SHALL SUBMIT A WRITTEN REQUEST FOR CHLORINATION OF THE MAINS THAT NEED DISINFECTED, THREE (3) SETS OF "AS-BUILT"PLANS (FULL SIZE SHEETS ONLY), THE AS-BUILT SURVEY COORDINATES, WATER SERVICE REPORTS AND A PRESSURE TEST TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER MAINS CONSTRUCTED UNDER THIS PLAN.

ANY SECTION OF WATER MAIN THAT IS LONGER THAN 20 FEET IN LENGTH SHALL BE CHLORINATED. HAND SWABBING METHODS WILL ONLY BE PERMITTED FOR SECTIONS LESS THAN OR EQUAL TO 20 FEET IN LENGTH. USE UNSCENTED HOUSEHOLD BLEACH FOR HAND SWABBING OF PIPE AND FITTINGS. PLEASE NOTE THAT CUT-IN-TEES, SLEEVES, AND ANY OTHER REQUIRED FITTINGS OR PIPING SHALL BE TAKEN INTO ACCOUNT AND ARE INCLUDED IN THE TOTAL LENGTH OF THE SECTION (CUT TO CUT).

THE CONTRACTOR SHALL PROVIDE CHLORINATION TAPS AND BLOWOFFS AS PER THE REQUIREMENTS OF SECTION 801.17 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. IN ADDITION TO THE BLOWOFF LOCATIONS NOTED IN 801.17, THE CONTRACTOR SHALL ALSO INSTALL BLOWOFFS AT EVERY 1,100 LINEAR FEET OF THE WATER MAIN INSTALLED FOR SAMPLING.

ONLY ONE CONNECTION TO AN EXISTING WATER MAIN IS PERMITTED BEFORE DISINFECTION OF A NEW WATER MAIN HAS BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THE MAIN HAS BEEN DISINFECTED.

WHERE INDICATED ON THE PLANS, THE EXISTING WATER MAIN SHALL BE ABANDONED; AND ANY EXISTING WATER SERVICE LINES OFF THIS MAIN SHALL BE TRANSFERRED TO THE NEW WATER MAIN. PRIOR TO ABANDONMENT OF THE EXISTING WATER MAIN, THE PROPOSED WATER MAIN SHALL BE PIGGED (IF REQUIRED), TESTED, CHLORINATED AND PUT IN SERVICE AND THEN THE EXISTING WATER SERVICE LINES SHALL BE TRANSFERRED. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL PROPERTIES DURING CONSTRUCTION OF THE NEW WATER MAIN AND SHALL NOTIFY ALL CUSTOMERS AFFECTED BY THE TRANSFER OF WATER SERVICE LINES. TO ENSURE THAT ALL EXISTING WATER SERVICE LINES ARE TRANSFERRED TO THE NEW MAIN, NO WATER MAIN SHALL BE ABANDONED UNTIL THE NEW WATER MAIN HAS BEEN PUT IN SERVICE; ALL AFFECTED WATER SERVICE LINES HAVE BEEN TRANSFERRED; AND THE EXISTING WATER MAIN TO BE ABANDONED HAS BEEN SHUT DOWN FOR 24 HOURS. ALL VISIBLE VALVE BOXES, FIRE HYDRANTS, AND WATER TAP BOXES ON THE WATER MAIN TO BE ABANDONED, WHICH WILL NO LONGER BE IN SERVICE, SHALL BE REMOVED. ALL WATER MAINS TO BE ABANDONED SHALL BE MADE WATER TIGHT. THE REQUIRED SURFACE RESTORATION SHALL BE PAID FOR UNDER THE APPROPRIATE BID ITEM(S).

ALL WATER METERS ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER. ALL METER PITS MUST CONFORM TO STANDARD DRAWING L7103 FOR 5/8" THROUGH 1" METERS OR L-6317 A, B, C, D, & E FOR 1-1/2" OR LARGER METERS.

NO WATER SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY WATER TAPS UNTIL WATER MAINS HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER. WHEN A 3-INCH OR LARGER TAP IS TO OCCUR ON A 20-INCH OR LARGER WATER MAIN, THE CONTRACTOR SHALL NOTIFY THE DIVISION OF WATER OPERATIONS CONTROL CENTER AT (614)-645-7168 TWENTY-FOUR (24) HOURS IN ADVANCE OF PERFORMING THE TAP.

WATER TAP BOXES SHALL BE PLACED 1'FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET INSIDE THE RIGHT-OF-WAY OR EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L-9901 FOR ADDITIONAL INFORMATION.

WHEN PERFORMING WATER SERVICE LINE TRANSFERS, THE CONTRACTOR SHALL FLUSH THE WATER TAP PRIOR TO CONNECTING TO THE EXISTING SERVICE LINE.

MAINTAIN EIGHTEEN (18) INCHES VERTICAL AND TEN (10) FEET HORIZONTAL SEPARATION BETWEEN ANY SANITARY OR STORM SEWER PIPING AND ALL PROPOSED WATER MAINS.

WHEN CROSSING THE EXISTING WATER MAIN, AND LOW STRENGTH MORTAR (ITEM 613) IS TO BE USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE SIZE NO. 57 CRUSHED CARBONATE STONE (CCS) 1 FOOT BELOW TO 1 FOOT ABOVE THE EXISTING WATER MAIN.

IF DURING EXCAVATION, THE POLYETHYLENE ENCASEMENT ON THE EXISTING WATER MAIN BECOMES DAMAGED, THE CONTRACTOR SHALL REPAIR THE POLYETHYLENE ENCASEMENT PER MANUFACTURER'S SPECIFICATIONS AND DOW STANDARD DRAWINGS L-1003 AND L-1004, AT THEIR OWN EXPENSE. ENSURE THAT THE ENTIRE EXPOSED AREA IS COVERED WITH NEW POLYETHYLENE ENCASEMENT AND SECURELY TAPED, PRIOR TO BACKFILLING.

CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE OHIO ADMINISTRATIVE CODE CHAPTER 3745-83-02 WATER DISRUPTION OF SERVICE RULE. EXCAVATE PITS SUFFICIENTLY BELOW THE AREA TO BE CONNECTED TO IN ORDER TO MAINTAIN WATER LEVELS BELOW THE WATER MAIN. IF WATER FROM THE PIT ENTERS THE EXISTING MAIN, CONTACT DIVISION OF WATER IMMEDIATELY. ENSURE THAT SUFFICIENTLY SIZED PUMPS ARE UTILIZED TO REMOVE WATER FROM THE TRENCH AND BACKUP PUMPS ARE KEPT ON SITE FOR REDUNDANCY.

"SURVEY COORDINATES"SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING, AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES SHALL BE OBTAINED FOR THE COMPLETED WATER MAIN CONSTRUCTION AND SHALL INCLUDE ALL VALVES, TEES, CROSSES, BENDS, HORIZONTAL DEFLECTIONS, PLUGS, REDUCERS, TAPPING SLEEVES, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, AND CASING PIPE TERMINI. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200 FEET WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.

ALL SURVEY COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS, AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE 2011 ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM, SOUTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING, ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDREDTH (N XXXXXX.XX, E XXXXXX.XX, ELEV. XXX.XX). ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 1.0 FOOT HORIZONTAL AND A TENTH OF A FOOT (0.10) OR LESS VERTICAL.

THE COORDINATES SHALL BE DOCUMENTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE IN DIGITAL SPREADSHEET FORM AND SHALL INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING, AND ELEVATION. COORDINATES SHALL BE SUBMITTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE ON A BI-WEEKLY BASIS. COORDINATES SHALL ALSO BE REQUIRED TO BE SUBMITTED TO THE DIVISION OF WATER AS PART OF THE REQUEST FOR CHLORINATION.

LUMP SUM PAYMENT IS FULL COMPENSATION FOR ALL WORK INVOLVED IN OBTAINING AND DOCUMENTING THE SURVEY COORDINATES AS DESCRIBED IN THIS SPECIFICATION.

SPECIAL NOTES

ALL WATER MAIN VALVE BOXES, WATER TAP BOXES, TEST STATIONS, PITOMETER TAP STRUCTURES, METER PIT COVERS, AND OTHER SURFACE UTILITY STRUCTURES WITHIN THE DISTURBED AREA SHALL BE ADJUSTED TO GRADE. ANY OF THESE STRUCTURES LOCATED WITHIN PAVEMENT, DRIVEWAYS, OR OTHER TRAVELED AREAS, WHETHER EXISTING OR PROPOSED, SHALL BE EQUIPPED WITH A TRAFFIC RATED, HEAVY DUTY VALVE BOX AND/OR COVER IN ACCORDANCE WITH THE STANDARD DRAWINGS. EXISTING WATER TAP BOXES TO REMAIN THAT ARE ENCOUNTERED WITHIN THE PROJECT LIMITS SHALL BE CLEANED OUT, CENTERED OVER THE CURB STOP, AND ADJUSTED TO THE PROPOSED GRADE.

WHERE NEW CONDUIT IS PROPOSED TO CROSS AN EXISTING OR PROPOSED WATER MAIN OR WATER TAP/SERVICE LINE, A MINIMUM OF 12-INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE CONDUIT AND THE WATER MAIN OR TAP/SERVICE LINE. A MINIMUM OF 3-FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) IS REQUIRED AT LOCATIONS WHERE THE CONDUIT IS PARALLEL TO THE WATER MAIN AND AT LOCATIONS OF WATER MAIN THRUST BLOCKS.

A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) SHALL BE MAINTAINED BETWEEN ALL EXISTING WATER MAINS AND FOUNDATIONS FOR POLES, PULL BOXES, PUSH BUTTON PEDESTALS, AND ANY OTHER MISCELLANEOUS ELECTRICAL STRUCTURE.

A MINIMUM OF 4 FEET OF COVER IS REQUIRED PRIOR TO PRESSURE TESTING ANY WATER MAIN. A SUFFICIENT AMOUNT OF BACKFILL SHALL BE INSTALLED TO PROVIDE THE ADEQUATE RESTRAINT IN AREAS WHERE REQUIRED.

ALL VALVE BOXES, WATER TAP BOXES, AND FIRE HYDRANTS SHALL BE LOCATED WITHIN THE EASEMENT AREA.

THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT NO WATER CUSTOMER WILL HAVE THEIR SERVICE DISRUPTED MORE THAN TWO (2) TIMES THROUGHOUT THE DURATION OF THIS PROJECT.

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

GENERAL NOTES

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ESTIMATED QUANTITIES

ITEM	TOTAL	UNIT	DESCRIPTION
			STREET
201	Lump	Sum	Clearing and Grubbing
202	XX	L.F.	Fence Removed and Disposed Of
202	1289	S.Y.	Asphalt Removed and Disposed Of
202	XX	L.F.	Curb & Gutter Removed and Disposed Of
202	XX	S.Y.	Gravel Driveway Removed and Disposed Of
202	XX	Each	Septic Systems, Complete Removed and Disposed Of
203	XX	Sum	Embankment
203	XX	Sum	Excavation
204	140	S.Y.	Compacted Subgrade
204	XX	Hour	Proof Rolling
301	314	C.Y.	3" Asphalt Concrete Base
304	628	C.Y.	6" Aggregate Base
407	3388	Gal.	Trackless Tack Coat, 702.13 Rubberized Asphalt, Emulsion Course (Applied at 0.10 Gal./S.Y.)
407	2541	Gal.	Trackless Tack Coat (Applied at 0.075 Gal./S.Y.)
448	131	C.Y.	1-1/4" Asphalt Concrete Surface Course, Type 1, PG 64-22
448	183	C.Y.	1-3/4" Asphalt Concrete Intermediate Course, Type 2, PG 64-22
604	14	Each	Monument Assemblies (MD-03)
605	2886	L.F.	4" Pipe Underdrain
608	13679	S.F.	4' Concrete Sidewalk - By Developer (RD-05)
608	9	Each	Curb Ramps w/Detectable Warnings
609	2226	L.F.	Concrete Curb & Gutter (RD-02)
609	126	L.F.	Straight 18" Concrete Curb (RD-11)
614	Lump	Sum	Maintaining Traffic
659	XX	S.Y.	Seeding & Mulching
SPEC	XX	Each	Temporary Barricade (As Per COC-2190)
609	535	L.F.	Mountable Concrete Curb & Gutter (As Per COC-2030)
			SIGNAGE & STRIPING
630	90	L.F.	Ground Mounted Support
630	30.75	S.F.	Sign, Flat Sheet (Reference Sheets 35-37 for Further Detail)
647	84	L.F.	Crosswalk Line, 12" White
647	34.5	L.F.	Stop Line, 24" White
			WATER
801	1244	L.F.	8" Water Pipe
801	126	L.F.	6" Water Main and Appurtenances (Includes Hydrant Leads)
802	5	Each	6" Valve w/Box (Includes Hydrant Valves)
802	4	Each	8" Valve w/Box
805	14	Each	3/4" Water Service - Long
805	6	Each	3/4" Water Service - Short
809	5	Each	Fire Hydrant Type B (Including Appurtenances)
SPEC	1	Sum	As-built Coordinate Tables
			STORM SEWER
601	16	C.Y.	Rock Channel Protection Type "C" w/Filter Fabric (ST-05)
604	9	Each	Catch Basin 2x2 (AA-S133A)
604	2	Each	Catch Basin 2x2 (AA-S134), w/Windows as per Plan
604	7	Each	Curb and Gutter Inlet, Single Box (AA-S125A & ST-04)
604	2	Each	Manhole Type C (AA-S102) (48" Base)
604	1	Each	12" Headwall (AA-S168) w/Stone Facing on Exposed Surfaces (ST-01)
604	2	Each	24" Headwall (AA-S168) w/Stone Facing on Exposed Surfaces (ST-01)
901	657	L.F.	12" Reinforced Concrete Pipe
901	119	L.F.	12" Reinforced Concrete Pipe w/Joints per ASTM C-443
901	400	L.F.	15" Reinforced Concrete Pipe
901	263	L.F.	18" Reinforced Concrete Pipe
901	140	L.F.	18" Reinforced Concrete Pipe w/Joints per ASTM C-443
901	116	L.F.	24" Reinforced Concrete Pipe
			EROSION & SEDIMENT CONTROL
207	2	Each	Inlet Protection (Dandy Bag)
207	9	Each	Inlet Protection (Dandy Curb Bag)
207	XX	L.F.	Silt Fence
207	XX	L.F.	Orange Construction Fence
207	1	Each	Construction Entrance
659	XX	S.Y.	Temporary Seeding and Mulching
SPEC	XX	Each	Concrete Washout
SPEC	XX	Each	Temporary Pipe w/Skimmer, See Details Sheets 53-56
SPEC	XX	Each	Temporary Riser, 18", As Per Plan, See Detail Sheet 55
SPEC	XX	S.Y.	Erosion Control Mat (COC Item 712.11 Type B)

THE QUANTITIES HAVE BEEN ESTABLISHED AS A MEANS FOR DETERMINING THE CITY INSPECTION FEES. THE CONTRACTOR SHALL COMPLETE HIS OWN QUANTITY TAKEOFF IN DETERMINING THE BID PRICE FOR THE PLAN IMPROVEMENTS.

PLAN PREPARED BY:
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PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

ESTIMATED QUANTITIES

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: NONE

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.04 / 51

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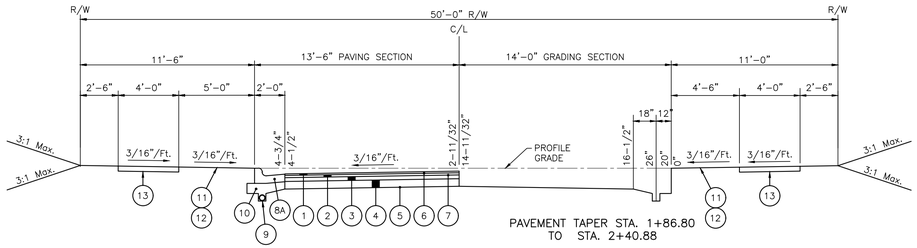
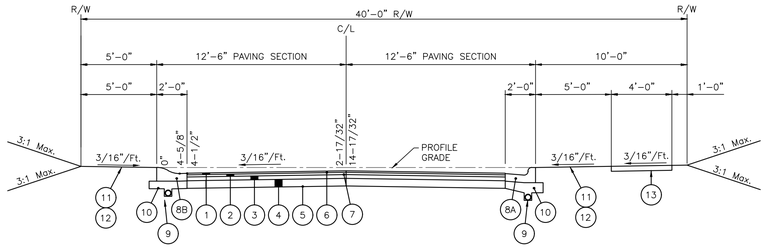


PAVEMENT TAPER STA. 1+86.80
TO STA. 2+40.88

TYPICAL 27'-0" B/B PAVEMENT SECTION (50' R/W)

No Scale

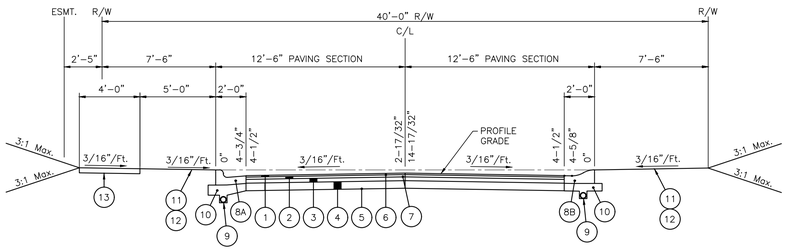
BRIGHT RESERVE WAY (0+42.74 to 1+86.80)



TYPICAL 25'-0" B/B PAVEMENT SECTION (40' R/W)

No Scale

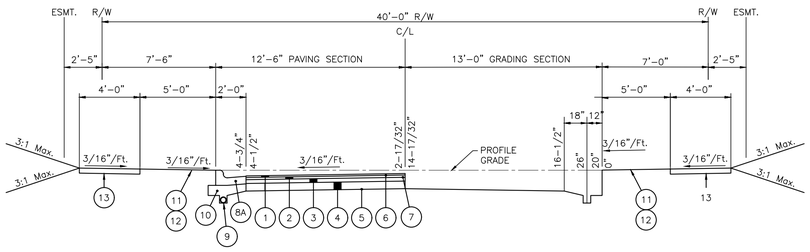
BRIGHT RESERVE WAY (2+40.88 to 4+00.00)



TYPICAL 25'-0" B/B PAVEMENT SECTION (40' R/W)

No Scale

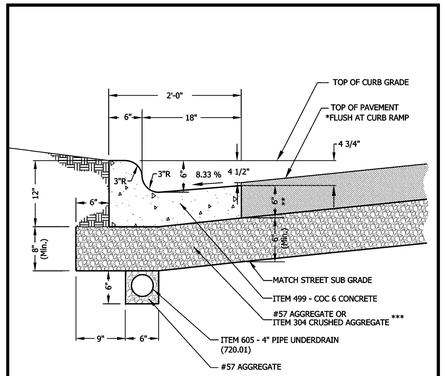
STILLWATER LOOP (0+31.26 to 4+19.18)



TYPICAL 25'-0" B/B PAVEMENT SECTION (40' R/W)

No Scale

STILLWATER LOOP (4+19.18 to 8+37.03)



* SEE DRAWING RD-03 FOR GUTTER TRANSITION AT CURB RAMP.
** 10" MINIMUM AT COMMERCIAL DRIVE ENTRANCES/HEAVY DUTY CURB AND GUTTER
*** FOR NEW ROAD CONSTRUCTION, ITEM 304 AGGREGATE BASE SHALL BE USED UNDER THE CURB SECTION AND PLACED AT THE SAME TIME AND LIFT THICKNESS AS THE 304 AGGREGATE BASE UNDER THE PAVEMENT SECTION.

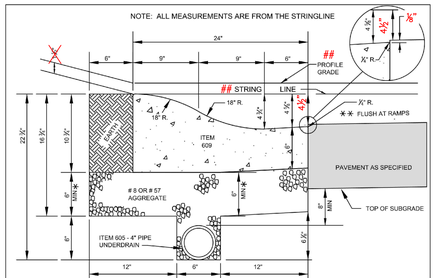
Date: 01/01/2020

City of Dublin OHIO, USA
ENGINEERING

STANDARD DRAWING

COMBINATION CONCRETE CURB AND GUTTER

SHEET 1 OF 1 | DRAWING NO. ***RD-02***



* CURB AND GUTTER AGGREGATE COURSE-WHERE THE ROADWAY PAVEMENT HAS AGGREGATE BASE, MATCH THE BOTTOM OF THE CURB AND GUTTER AGGREGATE COURSE TO THE TOP OF SUBGRADE. ENSURE ROADWAY SUB BASE MEETS UNDERDRAIN AGGREGATE.

** AT CURB RAMP LOCATIONS, THE GUTTER SLOPE SHALL NOT EXCEED 4.7%. TRANSITION GUTTER OVER 3' TO MATCH EXISTING CURB & GUTTER SLOPE. THE PAVEMENT SHALL BE FLUSH AT THE GUTTER IN FRONT OF CURB RAMPS. CURB RAMPS SHALL BE BUILT PER STD DWG 2319.

IF THE TOP OF THE SUBGRADE IS BELOW THE BOTTOM OF THE CURB, THE UNDERDRAIN SHALL BE ADJUSTED TO KEEP THE TOP OF THE UNDERDRAIN AT LEAST 8" BELOW THE TOP OF THE SUBGRADE; AGGREGATE DEPTH BETWEEN BOTTOM OF CURB AND TOP OF UNDERDRAIN MAY VARY IF THIS OCCURS.

SUBGRADE COMPACTION SHALL BE COMPLETED BEFORE UNDERDRAIN INSTALLATION.

WHEN A CURB AND GUTTER INLET IS INSTALLED, THE TOP OF THE CASTING SHALL BE THE SAME AS THE TOP OF CURB ELEVATION. THE EDGE OF PAVEMENT SHALL BE 3/8" HIGHER THAN THE GRATE WHEREVER THEY MEET.

FOR REPLACEMENT WORK, THE CURB SHALL BE REMOVED AT AN EXISTING JOINT OR NO CLOSER THAN 5 FEET FROM AN EXISTING JOINT.

1/2" EXPANSION MATERIAL WILL BE INSTALLED BEHIND THE CURB WHEN A CONCRETE WALK, DRIVE, OR OTHER ITEM IS ADJOINING IT.

WHEN CONNECTING TO AN EXISTING COMBINATION CURB AND GUTTER, TRANSITION THE GUTTER PAN AS REQUIRED, OVER A DISTANCE OF 10 FEET MAXIMUM, TO MAINTAIN POSITIVE DRAINAGE.

1.33 C.F. CONCRETE PER L.F.

NOTE
##: PROFILE GRADE = STRING LINE

COMBINATION CURB & GUTTER, TYPE MOUNTABLE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF DESIGN AND CONSTRUCTION

CITY ENGINEER

STD DWG 2030
07/01/2021
SHT 1 OF 1

LEGEND:

(1) 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22, MEDIUM TRAFFIC, ITEM 441 (448)

(2) 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG 64-22, MEDIUM TRAFFIC, ITEM 441 (448)

(3) 3" ASPHALT CONCRETE BASE, ITEM 301

(4) 6" AGGREGATE BASE, ITEM 304

(5) SUBGRADE COMPACTION, ITEM 204

(6) TACK COAT (0.10 GAL/SY), ITEM 407

(7) TACK COAT (0.075 GAL/SY), ITEM 407

(8A) CITY OF DUBLIN CONCRETE COMBINATION CURB & GUTTER (RD-02)

(8B) CITY OF COLUMBUS COMBINATION CURB & GUTTER, TYPE MOUNTABLE (STD.DWG.2030), MODIFIED

(9) 4" PIPE UNDERDRAIN, ITEM 605

(10) NO.57 AGGREGATE (PRICE TO BE INCLUDED IN THE PRICE BID FOR 4" PIPE UNDERDRAIN.)

(11) 3" TOPSOIL FURNISHED AND PLACED, ITEM 653

(12) SEEDING AND MULCHING, ITEM 659

(13) 4' SIDEWALK (RD-05) (TO BE CONSTRUCTED BY HOME BUILDER, UNLESS OTHERWISE NOTED IN PLAN)

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PLAN PREPARED FOR:

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6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

BRIGHT ROAD RESERVE

TYPICAL SECTIONS & DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: NONE

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.05 / 51

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LEGEND

- CATCH BASIN — ST — ST — EXISTING STORM SEWER
- MANHOLE — SA — SA — EXISTING SANITARY SEWER
- VALVE — WA — WA — EXISTING WATER LINE
- HYDRANT
- WELL WA
- G — G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- UTILITY POLE — OHE — T — EXISTING OVERHEAD ELECTRIC / EXISTING OVERHEAD COMMUNICATIONS
- EXISTING SOILS LINE
- (TBD) = TO BE DEMOLISHED
- (TBRe) = TO BE REMOVED
- = FLOODWAY
- = 100-YR FLOODPLAIN
- = STREAM CORRIDOR PROTECTION ZONE
- Iron Pin Found
- Iron Pipe Found
- PK/Mag Nail Found
- RR Spike Found
- Monument Box
- Iron Pin Set
- Iron Pipe Set
- PK/Mag Nail Set
- RR Spike Set
- Benchmark

SOIL MAP UNIT LEGEND

SYMBOL	SOIL NAME
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes
CeB	Celina silt loam, 2 to 6 percent slopes
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded
MkB	Miamian silt loam, 2 to 6 percent slopes
MIC2	Miamian silty clay loam, 6 to 12 percent slopes, eroded

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PLAN PREPARED BY:

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PLAN PREPARED FOR:

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DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

BRIGHT ROAD RESERVE

EXISTING CONDITIONS PLAN

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1"=50'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.06 / 51

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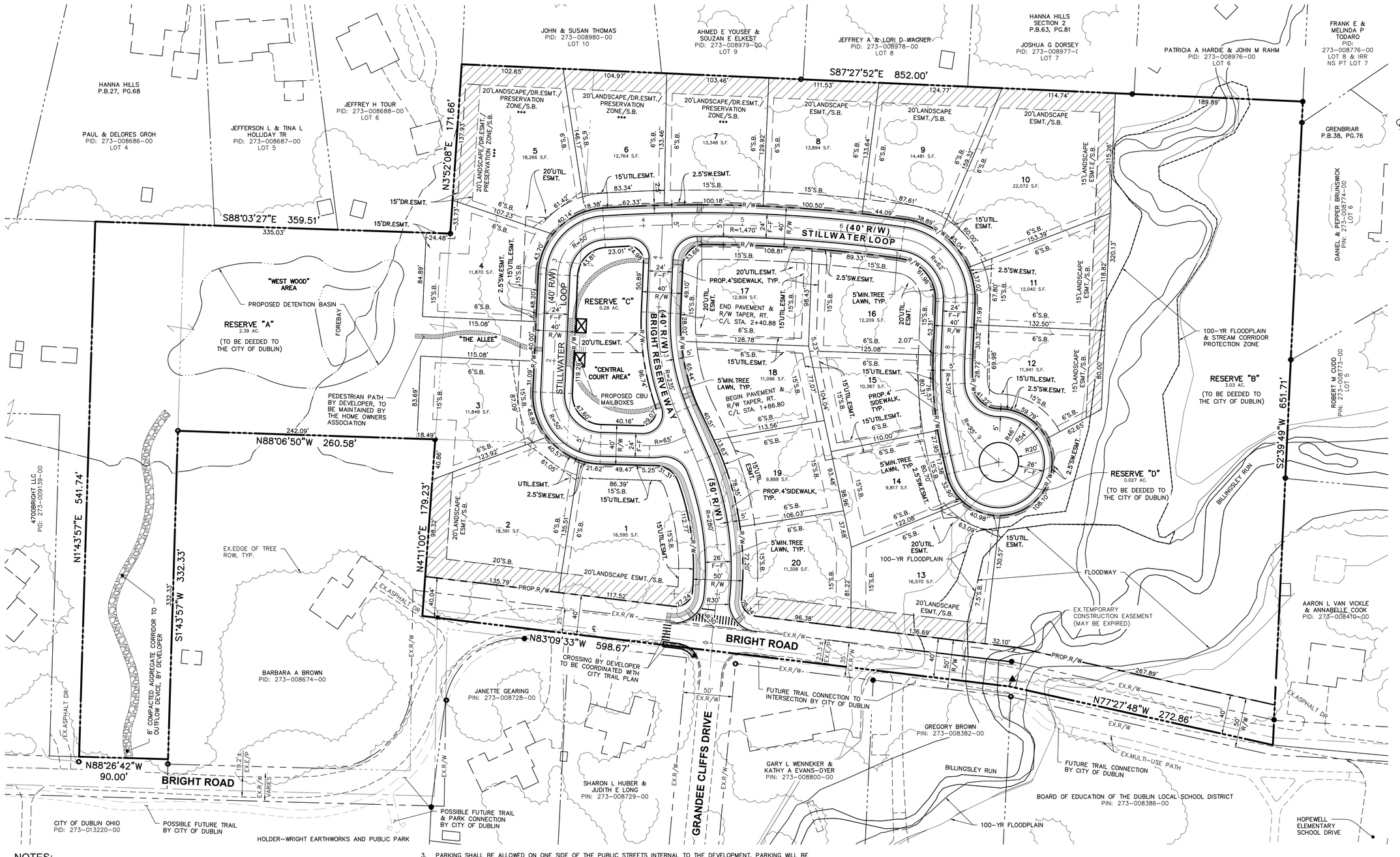

NOTES:

1. THE PROPOSED OPEN SPACE RESERVES A, B, C, AND D WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
   - 1.1. RESERVE A: THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF RESERVE A, WITH THE EXCEPTION OF THE STORMWATER FUNCTIONALITY PF THE DETENTION BASIN. THE CITY OF DUBLIN WILL MAINTAIN THE STORMWATER FUNCTIONALITY OF THE DETENTION BASIN, WHICH INCLUDES THE STORAGE VOLUME CAPACITY OF THE BASIN, INLET AND OUTLET STORM SEWER, HEADWALLS OUTLET CONTROL STRUCTURE, UNDERDRAIN, AND AGGREGATE SURROUNDING THE UNDERDRAIN AND HEADWALLS. THE DETENTION BASIN IS DEFINED WITHIN RESERVE A FROM THE TOP OF BANK INTO THE BASIN. THE HOA WILL MAINTAIN THE LANDSCAPING WITHIN THE DETENTION BASIN. THE HOA WILL ALSO BE RESPONSIBLE FOR MOWING THE DETENTION BASIN.
   - 1.2. RESERVE B: THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF RESERVE B, EXCEPT THE CITY OF DUBLIN WILL MAINTAIN THE WATERWAY.
   - 1.3. RESERVE C AND D: RESERVE C AND D WILL BE MAINTAINED BY THE HOA.
2. EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT WILL BE PROVIDED WITH THE CONSTRUCTION PLANS AND WILL COMPLY WITH THE CURRENT STATE OF OHIO REGULATIONS AND WITH BEST MANAGEMENT PRACTICES AS DEPICTED IN THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
3. PARKING SHALL BE ALLOWED ON ONE SIDE OF THE PUBLIC STREETS INTERNAL TO THE DEVELOPMENT. PARKING WILL BE PROHIBITED ON THE FIRE HYDRANT SIDE OF THE STREET.
4. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AS PER NORTH AMERICAN DATUM OF 1983 – (NSRS 2007) AS ESTABLISHED FROM A GPS SURVEY PERFORMED BY POMEROY & ASSOCIATED, LTD. IN DECEMBER OF 2011. (SOUTH 87 DEG. 27 LINE OF HANNA HILLS SUBDIVISION NO. 2, P.B. 63, PG.81).
5. BICYCLE TRAVEL THROUGH THIS DEVELOPMENT IS TO BE ACCOMPLISHED ON THE ROADWAY DUE TO LIMITED DENSITY AND VEHICLE TRAFFIC.

* THE CITY OF DUBLIN WILL MAINTAIN THE STORMWATER FUNCTIONALITY OF THE DETETNION BASIN, WHICH INCLUDES THE STORAGE VOLUME CAPACITY OF THE BASIN, INLET AND OUTLET STORM SEWER, HEADWALLS OUTLET CONTROL STRUCTURE, UNDERDRAIN, AND AGGREGATE SURROUNDING THE UNDERDRAIN AND HEADWALLS. THE DETENTION BASINIS DEFINED WITHIN RESERVE A FROM THE TOP OF BANK INTO THE BASIN. THE HOA WILL MAINTAIN THE LANDSCAPING WITHIN THE DETENTION BASIN. THE HOA WILL ALSO BE RESPONSIBLE FOR MOWING THE DETENTION BASIN.

** THE CITY OF DUBLIN WILL MAINTAIN THE WATERWAY

*** INTENT OF PROTECTING THE DESIGNATED TREE PROTECTION ZONE ON LOTS 5-7

RESERVE OWNERSHIP AND RESPONSIBILITY

RESERVE	OWNERSHIP	MAINTENANCE
RESERVE A	CITY OF DUBLIN	HOME OWNERS ASSOCIATION *
RESERVE B	CITY OF DUBLIN	HOME OWNERS ASSOCIATION **
RESERVE C	CITY OF DUBLIN	HOME OWNERS ASSOCIATION
RESERVE D	CITY OF DUBLIN	HOME OWNERS ASSOCIATION

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LANDSCAPE EASEMENT AREA

PLAN PREPARED BY:

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PLAN PREPARED FOR:

CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

FINAL DEVELOPMENT SITE PLAN

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1"=50'

Drawn By: RDD | Checked By: CLE

Project Number: 25-0001-1562

Drawing Number: C.07 / 51

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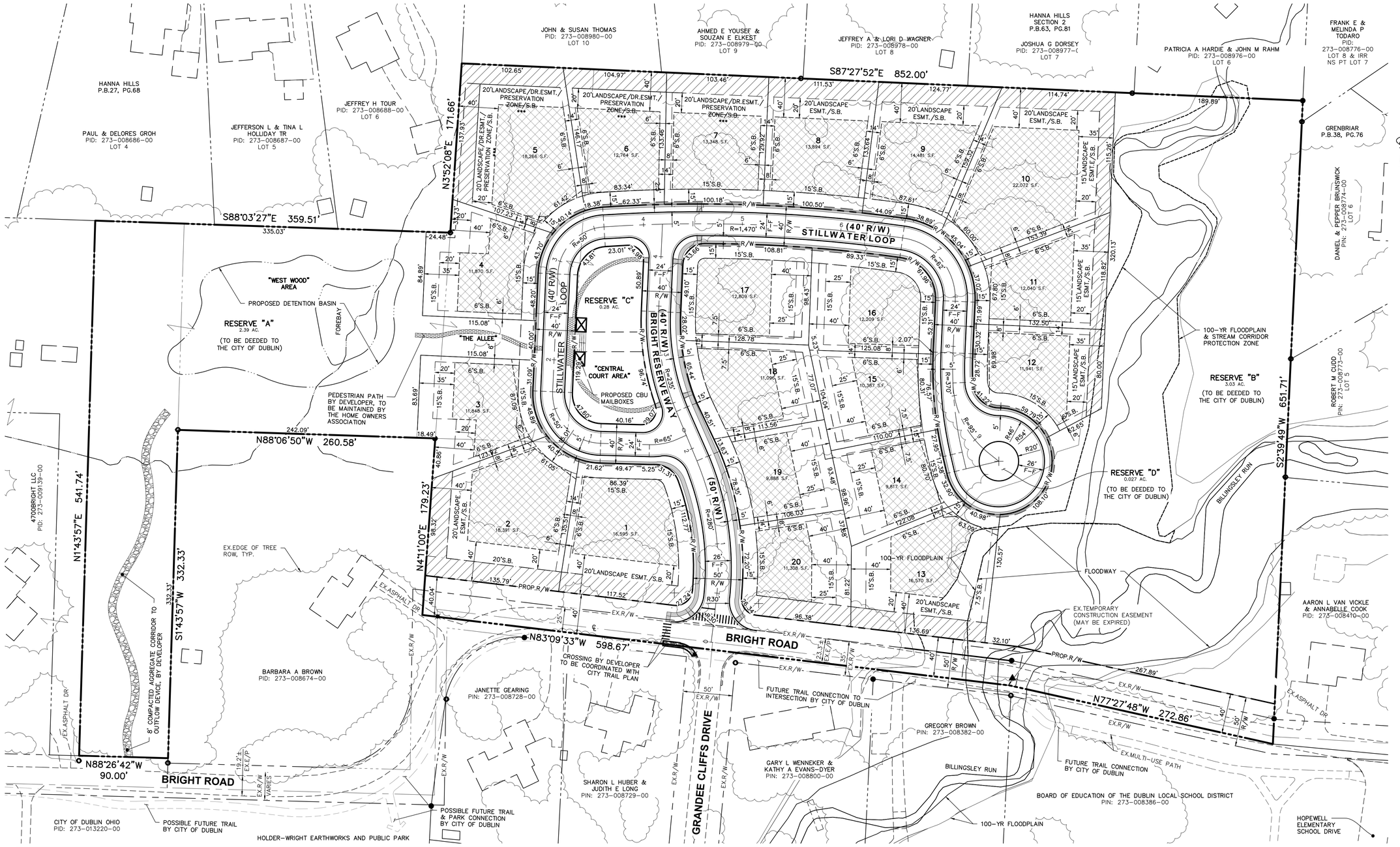

MAXIMUM BUILABLE AREAS

LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
LOT AREA (SF)	16,595	18,391	11,848	11,870	18,266	12,764	13,348	13,894	14,481	22,072	12,040	11,941	16,570	9,817	10,387	12,209	12,809	11,096	9,888	11,308
MAXIMUM 45% COVERAGE (SF)	7,468	8,276	5,332	5,342	8,220	5,744	6,007	6,252	6,516	9,932	5,418	5,373	7,457	4,418	4,674	5,494	5,764	4,993	4,450	5,089
FRONT BUILD TO ZONE	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
MIN. SIDE YARD SETBACK	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
MIN. DEPTH PRIVATE OPEN SPACE	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
MIN. REAR SETBACK PRINCIPAL STRUCTURE	40'	40'	30'	30'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'
MAX BUILDABLE AREA PER SETBACKS (SF)	7,874	8,407	5,140	5,105	8,147	6,289	6,649	6,912	7,215	11,852	5,936	5,730	5,364	4,024	4,410	5,237	5,773	5,256	4,138	3,925

PLAN PREPARED BY:

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PLAN PREPARED FOR:

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DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

BRIGHT ROAD RESERVE

FINAL DEVELOPMENT PLOT PLAN

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1"=50'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

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WATER STRUCTURE TABLE							
BRIGHT RESERVE WAY							
SHEET	ITEM	STREET	STATION	OFFSET	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT ℄ ELEVATION
XX	8" Valve	Bright Reserve Way	0+01.88	17.52 L			
XX	8"x6" Fire Hydrant Tee	Bright Reserve Way	0+51.37	17.57 L			
XX	3/4" Long Water Service (20)	Bright Reserve Way	0+56.38	17.61 L			
XX	3/4" Long Water Service (19)	Bright Reserve Way	1+28.42	18.12 L			
XX	8" Vertical Deflection (45° Bend)	Bright Reserve Way	1+76.71	18.44 L			
XX	8" Vertical Deflection (45° Bend)	Bright Reserve Way	1+90.45	18.43 L			
XX	8"x8" Tee	Bright Reserve Way	2+39.35	17.95 L			
XX	8" 45° Horizontal Bend	Bright Reserve Way	2+42.25	17.92 L			
XX	8" 45° Horizontal Bend	Bright Reserve Way	2+44.51	15.50 L			
XX	3/4" Long Water Service (18)	Bright Reserve Way	2+68.81	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Bright Reserve Way	3+09.35	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Bright Reserve Way	3+20.65	15.50 L			
XX	8"x6" Fire Hydrant Tee	Bright Reserve Way	3+68.68	15.50 L			
XX	8" Valve	Bright Reserve Way	3+75.74	15.50 L			
XX	3/4" Long Water Service (17)	Bright Reserve Way	3+82.43	15.50 L			
XX	8"x8" Tee	Bright Reserve Way	4+16.20	15.50 L			

WATER STRUCTURE TABLE							
STILLWATER LOOP							
SHEET	ITEM	STREET	STATION	OFFSET	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT ℄ ELEVATION
XX	8"x8" Tee	Stillwater Loop	0+21.99	24.25 R			
XX	8" Valve	Stillwater Loop	0+26.67	23.68 R			
XX	8" 22.5° Horizontal Bend	Stillwater Loop	0+51.37	15.50 R			
XX	3/4" Long Water Service (1)	Stillwater Loop	0+92.63	15.50 R			
XX	3/4" Long Water Service (2)	Stillwater Loop	1+12.99	15.50 R			
XX	8"x6" Fire Hydrant Tee	Stillwater Loop	1+34.99	15.50 R			
XX	3/4" Long Water Service (3)	Stillwater Loop	1+78.87	15.50 R			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	2+12.87	15.50 R			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	2+24.88	15.50 R			
XX	3/4" Long Water Service (4)	Stillwater Loop	3+06.25	15.50 R			
XX	3/4" Long Water Service (5)	Stillwater Loop	3+34.34	15.50 R			
XX	3/4" Long Water Service (6)	Stillwater Loop	3+50.52	15.50 R			
XX	8" Valve	Stillwater Loop	3+84.05	15.50 R			
XX	8"x8" Tee	Stillwater Loop	4+02.36	15.50 R			
XX	8" 90° Horizontal Bend	Stillwater Loop	4+04.87	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	4+09.04	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	4+22.50	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	4+56.63	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	4+68.51	15.50 L			
XX	3/4" Short Water Service (7)	Stillwater Loop	4+93.40	15.50 L			
XX	3/4" Short Water Service (8)	Stillwater Loop	5+48.20	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	6+12.05	17.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	6+26.88	17.50 L			
XX	3/4" Long Water Service (16)	Stillwater Loop	6+54.43	15.50 L			
XX	3/4" Short Water Service (9)	Stillwater Loop	6+76.34	15.50 L			
XX	8"x6" Fire Hydrant Tee	Stillwater Loop	6+89.22	15.50 L			
XX	3/4" Short Water Service (10)	Stillwater Loop	7+08.94	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	7+20.38	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	7+32.40	15.50 L			
XX	3/4" Short Water Service (11)	Stillwater Loop	7+57.44	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	8+22.32	15.50 L			
XX	8" Vertical Deflection (45° Bend)	Stillwater Loop	8+34.88	15.50 L			
XX	3/4" Short Water Service (15)	Stillwater Loop	8+46.81	16.18 L			
XX	3/4" Short Water Service (12)	Stillwater Loop	8+85.29	31.82 L			
XX	8" 90° Horizontal Bend	Stillwater Loop	8+97.50	40.89 L			
XX	3/4" Long Water Service (14)	Stillwater Loop	9+30.48	12.40 L			
XX	3/4" Short Water Service (13)	Stillwater Loop	9+64.12	29.70 R			
XX	8"x6" Fire Hydrant Tee	Stillwater Loop	9+67.34	33.73 R			

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PLAN PREPARED FOR:
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6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

WATER COORDINATE TABLES

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: NONE

Drawn By:	Checked By:
RDD	CLE

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C.09 / 51

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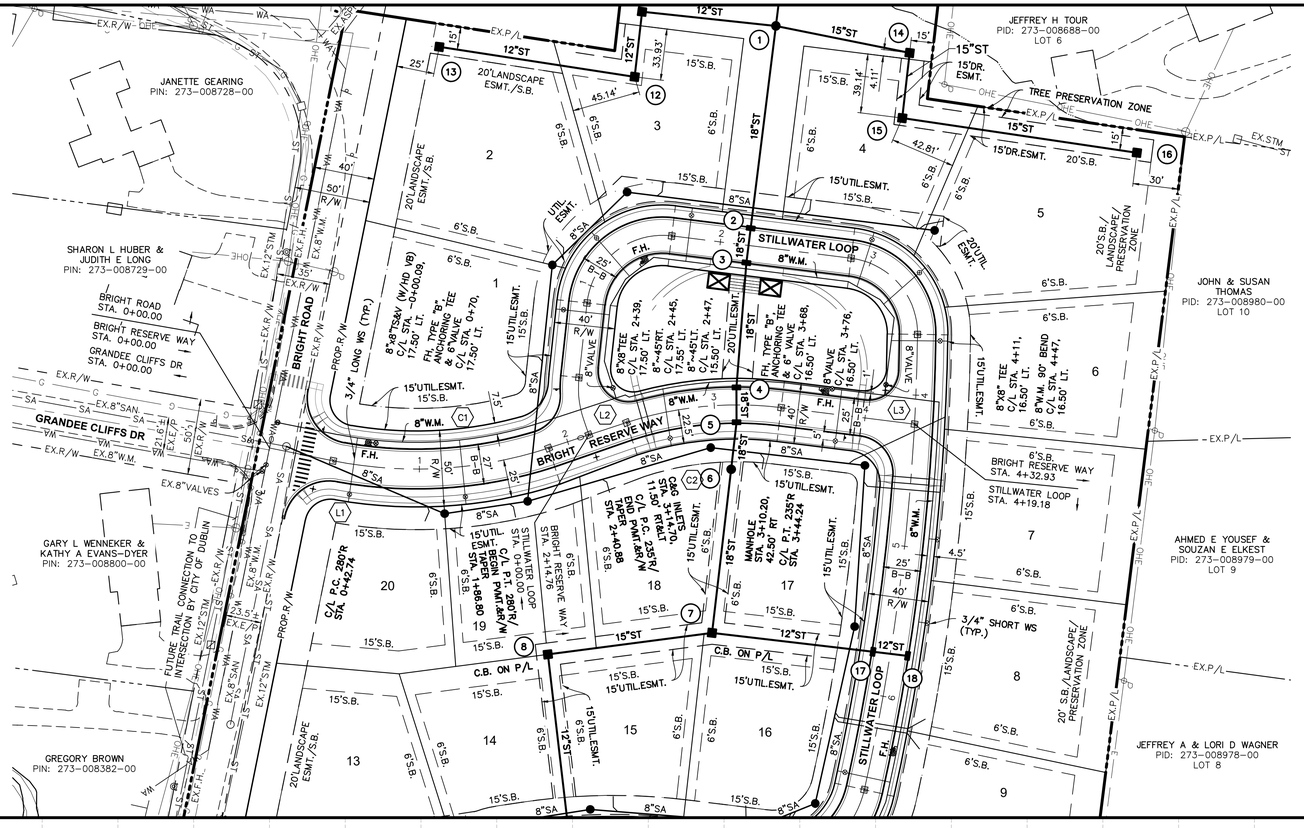


GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

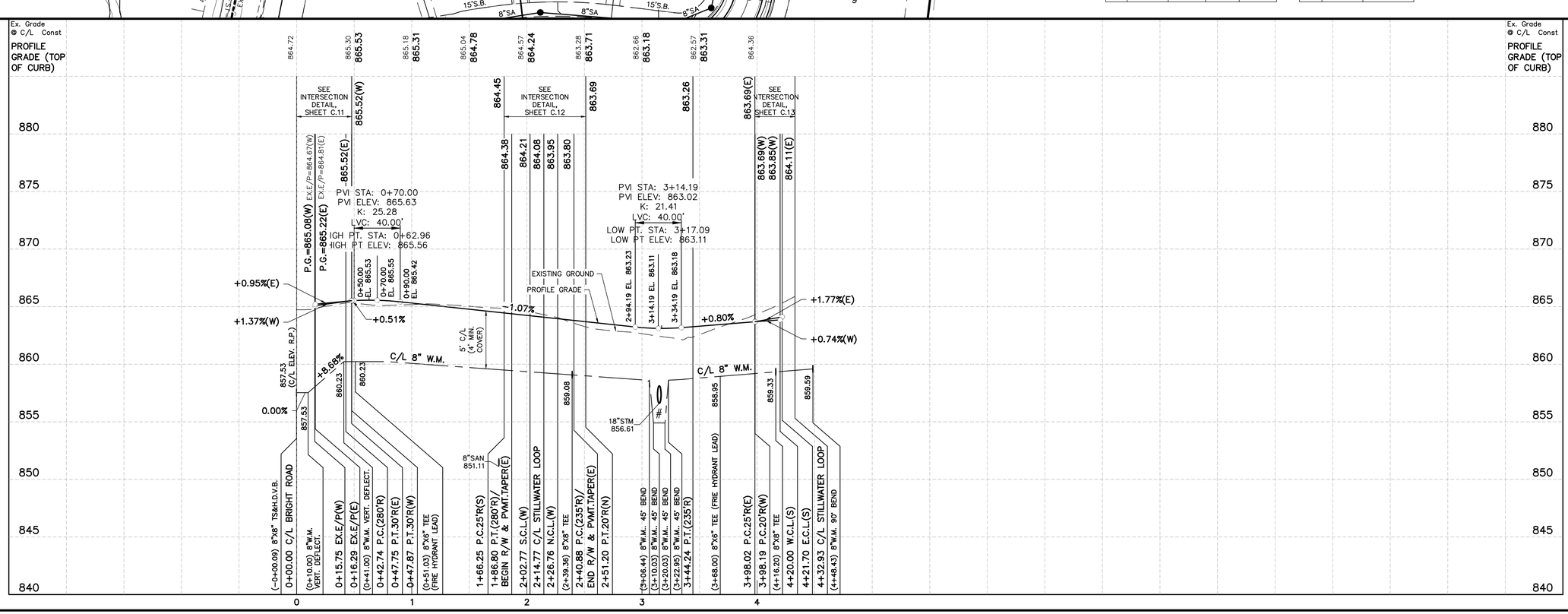
LEGEND

- = CONCRETE SIDEWALK (BY DEVELOPER)
- = MONUMENT BOX PER CITY OF DUBLIN STD. DWG. MD-03
- = WATER MAIN REDUCER
- (TBR) = TO BE REMOVED
- (DND) = DO NOT DISTURB
- (TBRL) = TO BE RELOCATED
- (BO) = BY OTHERS

NOTES:
1. SIDEWALKS AT INTERSECTIONS, INCLUDING RAMPS, AND ACROSS THE FRONTAGE OF RESERVE AREAS, AS SHADED HEREON, SHALL BE INSTALLED BY THE DEVELOPER AS PART OF THE CONSTRUCTION OF THE INFRASTRUCTURE OF THIS PROJECT. SIDEWALKS SHOWN ACROSS THE FRONTAGES OF INDIVIDUAL LOTS SHALL BE INSTALLED BY THE HOMEBUILDER AS EACH RESIDENCE IS COMPLETED.
2. FILL TO BE PLACED A MINIMUM OF 4' ABOVE THE PROPOSED WATER MAIN PER ITEM 203 PRIOR TO THE START OF WATER MAIN CONSTRUCTION IN ACCORDANCE WITH ITEM 801.10.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING 8" WATER MAIN PRIOR TO CONSTRUCTION.

CENTERLINE CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	29°28'45"	280.00'	144.06'	73.66'
C2	25°11'56"	235.00'	103.36'	52.53'

CENTERLINE LINE TABLE		
LINE	DISTANCE	BEARING
L1	42.74'	N6°48'57"E
L2	54.08'	N22°39'38"W
L3	88.69'	N2°32'18"E



LEGEND

= CONTRACTOR SHALL MAINTAIN 18" MINIMUM CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE FOR ALL UTILITY CROSSINGS.

PLAN PREPARED BY:
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PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

BRIGHT ROAD RESERVE

BRIGHT RESERVE WAY PLAN & PROFILE

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: H:1"=50', V:1"=5'

Drawn By:	Checked By:
RDD	CLE

Project Number: 25-0001-1562

Drawing Number: C.10 / 51

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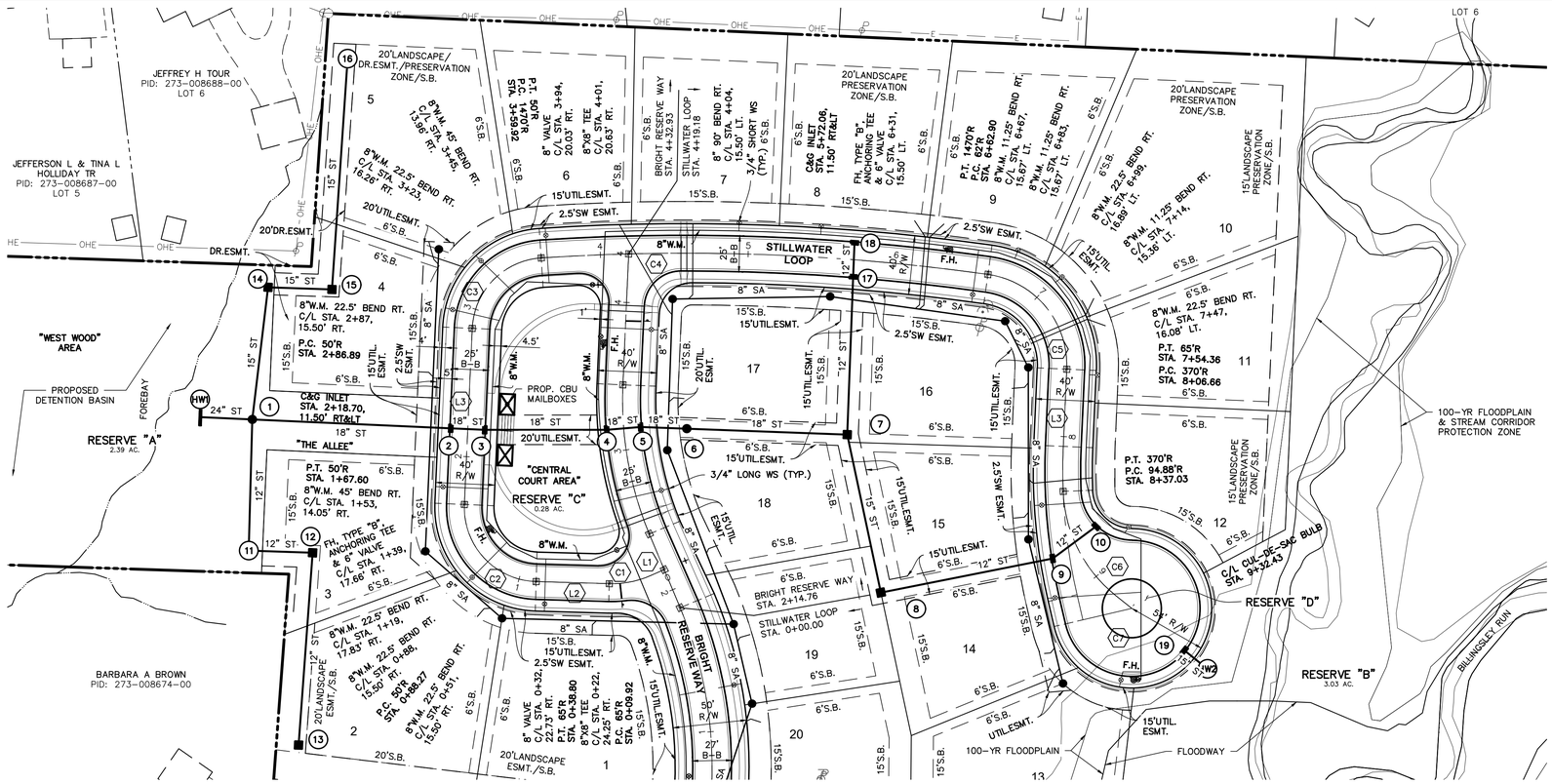


GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LEGEND

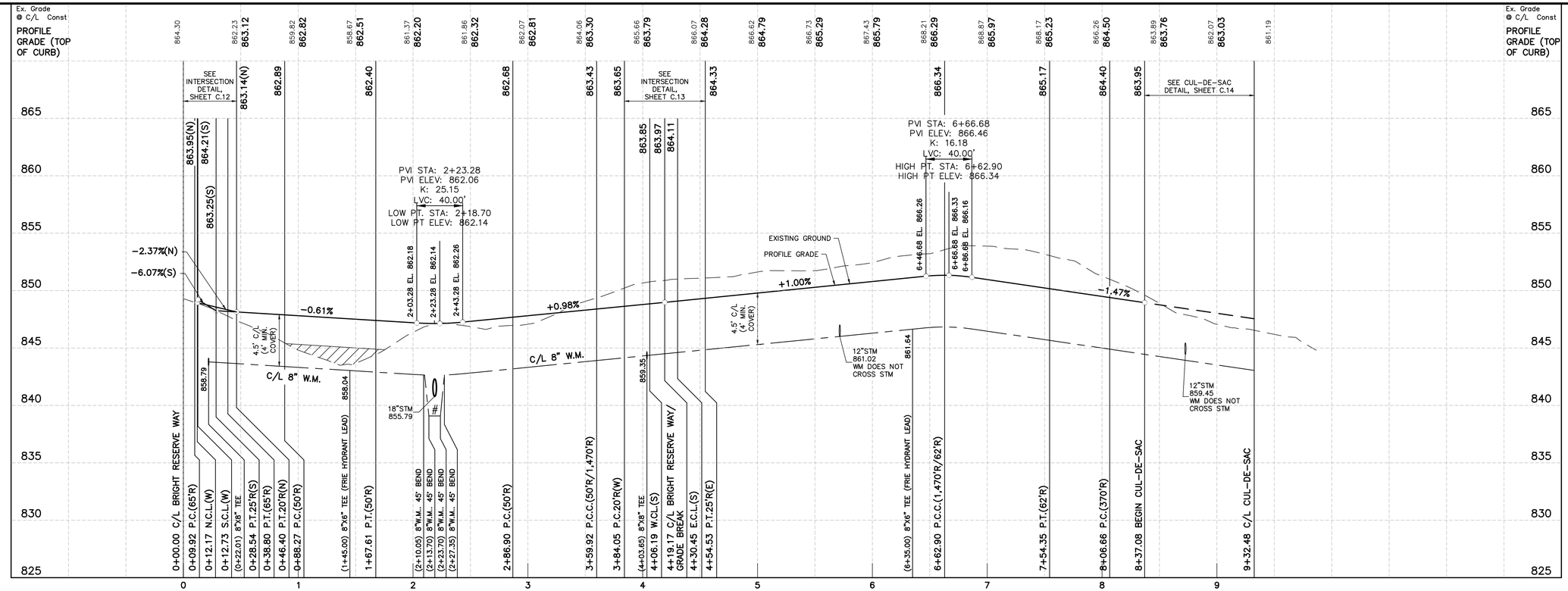
- = CONCRETE SIDEWALK (BY DEVELOPER)
- = MONUMENT BOX PER CITY OF DUBLIN STD. DWG. MD-03
- ▷ = WATER MAIN REDUCER
- (TBR) = TO BE REMOVED
- (DND) = DO NOT DISTURB
- (TBRL) = TO BE RELOCATED
- (BO) = BY OTHERS

NOTES:

1. SIDEWALKS AT INTERSECTIONS, INCLUDING RAMPS, AND ACROSS THE FRONTAGE OF RESERVE AREAS, AS SHADED HEREON, SHALL BE INSTALLED BY THE DEVELOPER AS PART OF THE CONSTRUCTION OF THE INFRASTRUCTURE OF THIS PROJECT. SIDEWALKS SHOWN ACROSS THE FRONTAGES OF INDIVIDUAL LOTS SHALL BE INSTALLED BY THE HOMEBUILDER AS EACH RESIDENCE IS COMPLETED.
2. FILL TO BE PLACED A MINIMUM OF 4' ABOVE THE PROPOSED WATER MAIN PER ITEM 203 PRIOR TO THE START OF WATER MAIN CONSTRUCTION IN ACCORDANCE WITH ITEM 801.10.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING 8" WATER MAIN PRIOR TO CONSTRUCTION.

CENTERLINE CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	25°27'36"	65.00'	28.88'	14.68'
C2	90°54'37"	50.00'	79.33'	50.80'
C3	83°40'21"	50.00'	73.02'	44.76'
C4	11°48'33"	1470.00'	302.98'	152.03'
C5	84°31'06"	62.00'	91.46'	56.33'
C6	15°39'31"	370.00'	101.12'	50.88'
C7	49°12'51"	94.88'	81.50'	43.45'

CENTERLINE LINE TABLE		
LINE	DISTANCE	BEARING
L1	9.92'	S66°10'06"W
L2	49.47'	N88°22'18"W
L3	119.29'	N2°32'19"E
L4	52.31'	S2°32'19"W



LEGEND

= CONTRACTOR SHALL MAINTAIN 18" MINIMUM CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE FOR ALL UTILITY CROSSINGS.

= FILL TO BE PLACED A MINIMUM OF 2' ABOVE TOP OF STORM SEWERS AND WATER MAINS AND COMPACTED PER ITEM 203 PRIOR TO TRENCHING FOR STORM SEWER AND WATER MAIN INSTALLATIONS.

PLAN PREPARED BY:
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PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

STILLWATER LOOP PLAN & PROFILE

No.	Revision	Date	Approved

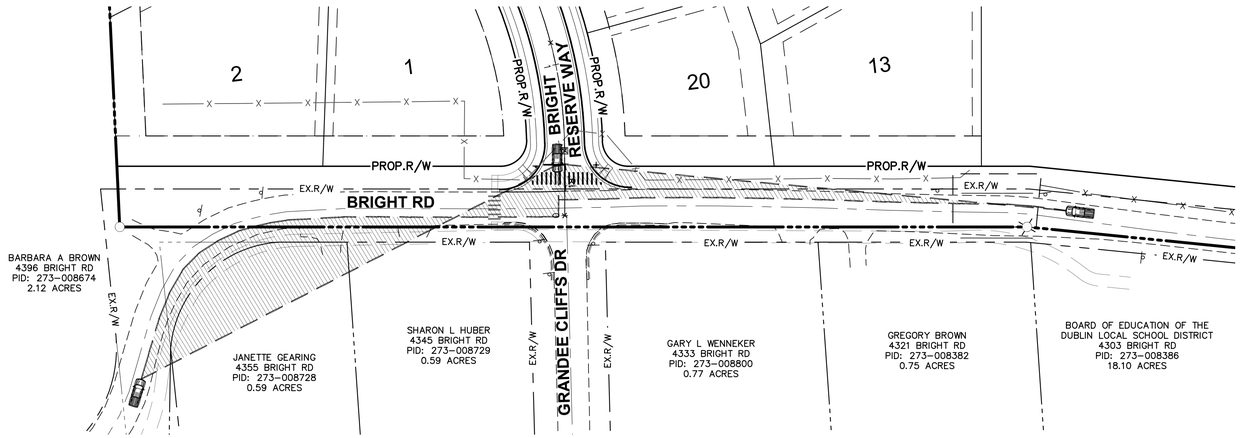
Date: 8/5/2025
Scale: H:1"=50', V:1"=5'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

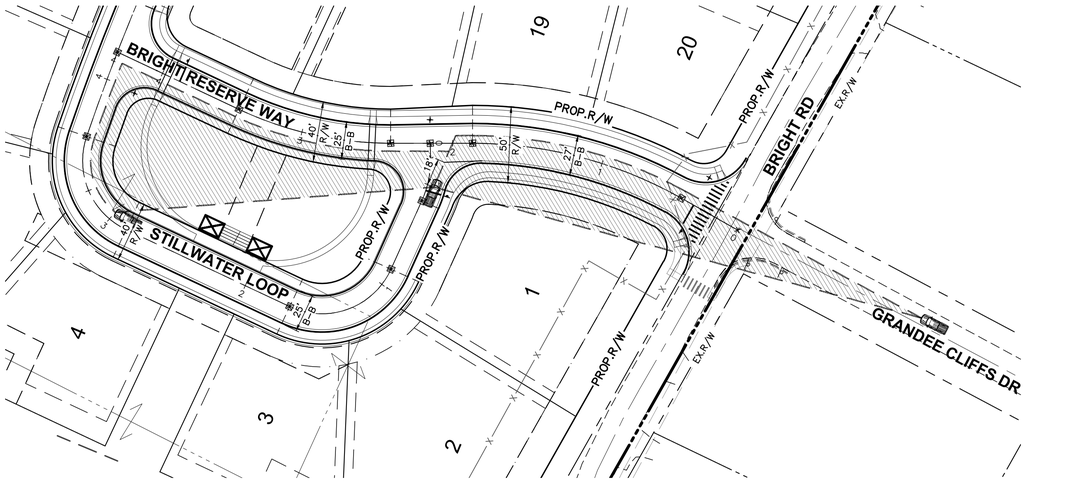
Drawing Number:
C.11 / 51

Z:\25-0001-1562\DWG\production drawings\FINAL DEVELOPMENT PLAN\Plan & Profile Sheets B1.dwg Street B Plan & Profile Aug 05, 2025 - 10:56:36am cechelberry



BRIGHT RESERVE WAY & BRIGHT ROAD
INTERSECTION SIGHT DISTANCE DETAIL
SCALE: 1"=50'

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet



STREET B & STREET A
INTERSECTION SIGHT DISTANCE DETAIL
SCALE: 1"=50'

GRAPHIC SCALE
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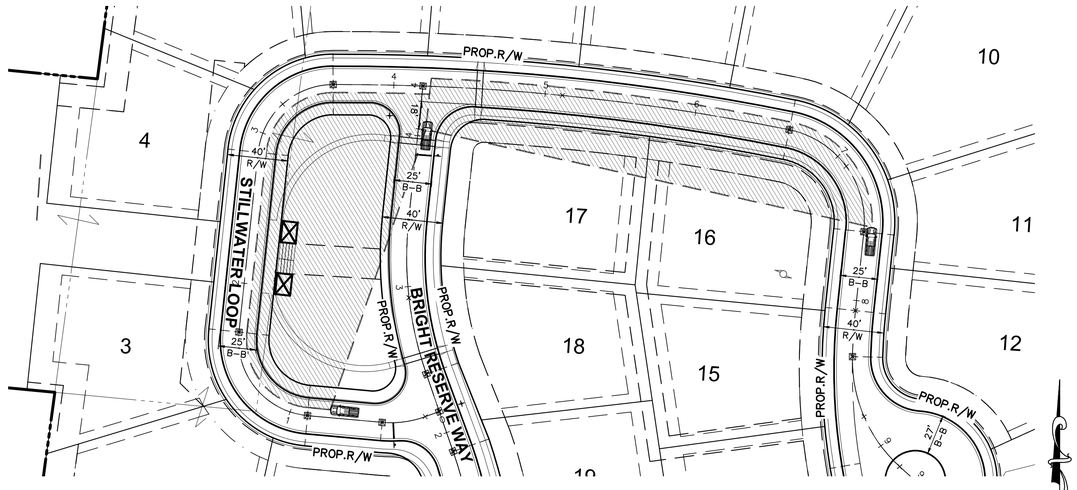
1 inch = 50 feet



STREET A & STREET B
INTERSECTION SIGHT DISTANCE DETAIL
SCALE: 1"=50'

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

INTERSECTION SIGHT DISTANCE SUMMARY

DESIGN SPEED – BRIGHT ROAD, BRIGHT RESERVE WAY, STILLWATER LOOP	30 MPH
INTERSECTION SIGHT DISTANCE – BRIGHT ROAD, BRIGHT RESERVE WAY, STILL WATER LOOP	335 FT

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PLAN PREPARED FOR:
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6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
INTERSECTION SIGHT DISTANCE EXHIBIT

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1" = 50'
Drawn By: RDD
Checked By: CLE
Project Number: 25-0001-1562
Drawing Number: C.12 / 51

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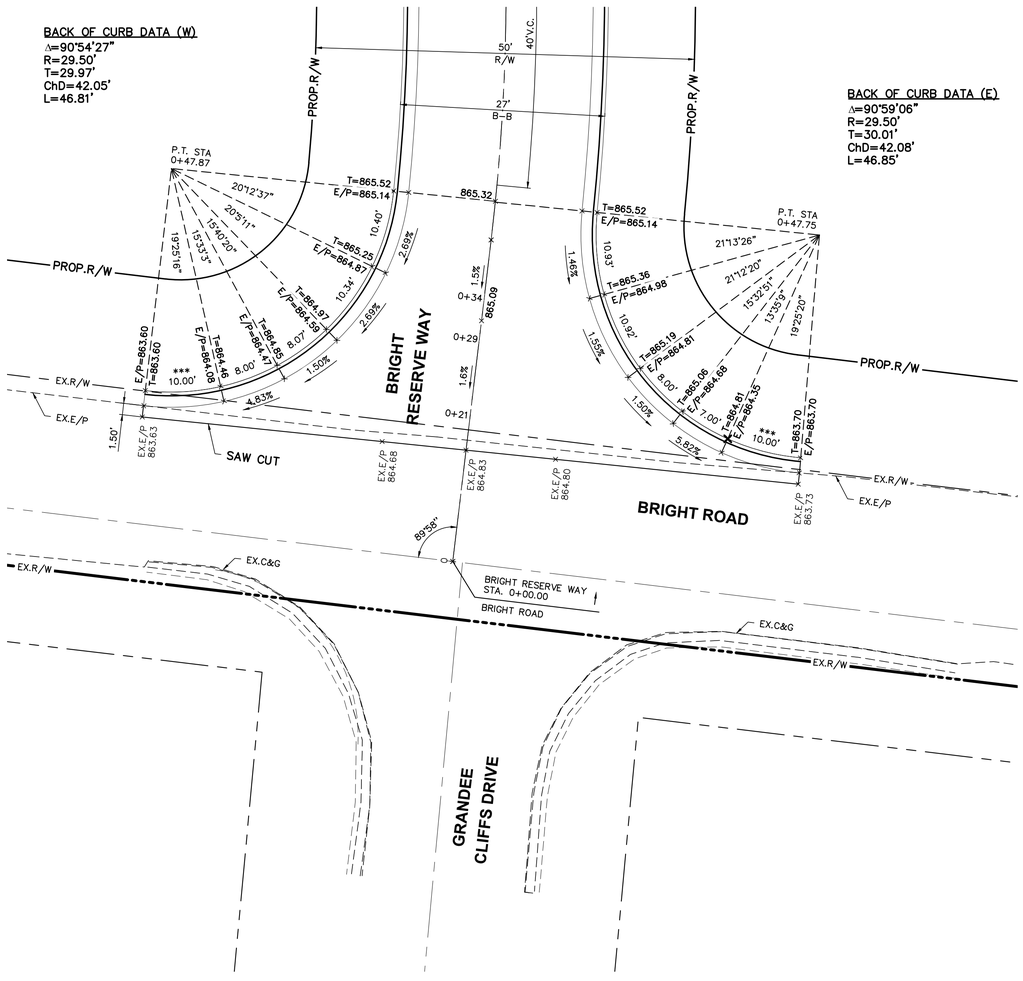

BRIGHT ROAD & BRIGHT ROAD RESERVE INTERSECTION DETAIL
SCALE: 1"=10'

BRIGHT ROAD & BRIGHT ROAD RESERVE CURB RAMP DETAIL
SCALE: 1"=10'

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.

= SIDEWALK TO BE CONSTRUCTED BY DEVELOPER.
= MONUMENT BOX PER CITY OF DUBLIN STD. DWG. MD-03
T = TOP OF CURB
G = GUTTER
TC = TOP OF CASTING
G.B. = GRADE BREAK
*** = TAPER CURB FROM FULL HEIGHT TO 0"

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PLAN PREPARED FOR:
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6045 MEMORIAL DRIVE
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
INTERSECTION & CURB RAMP DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1" = 10'
Drawn By: RDD
Checked By: CLE
Project Number: 25-0001-1562
Drawing Number: C.13 / 51

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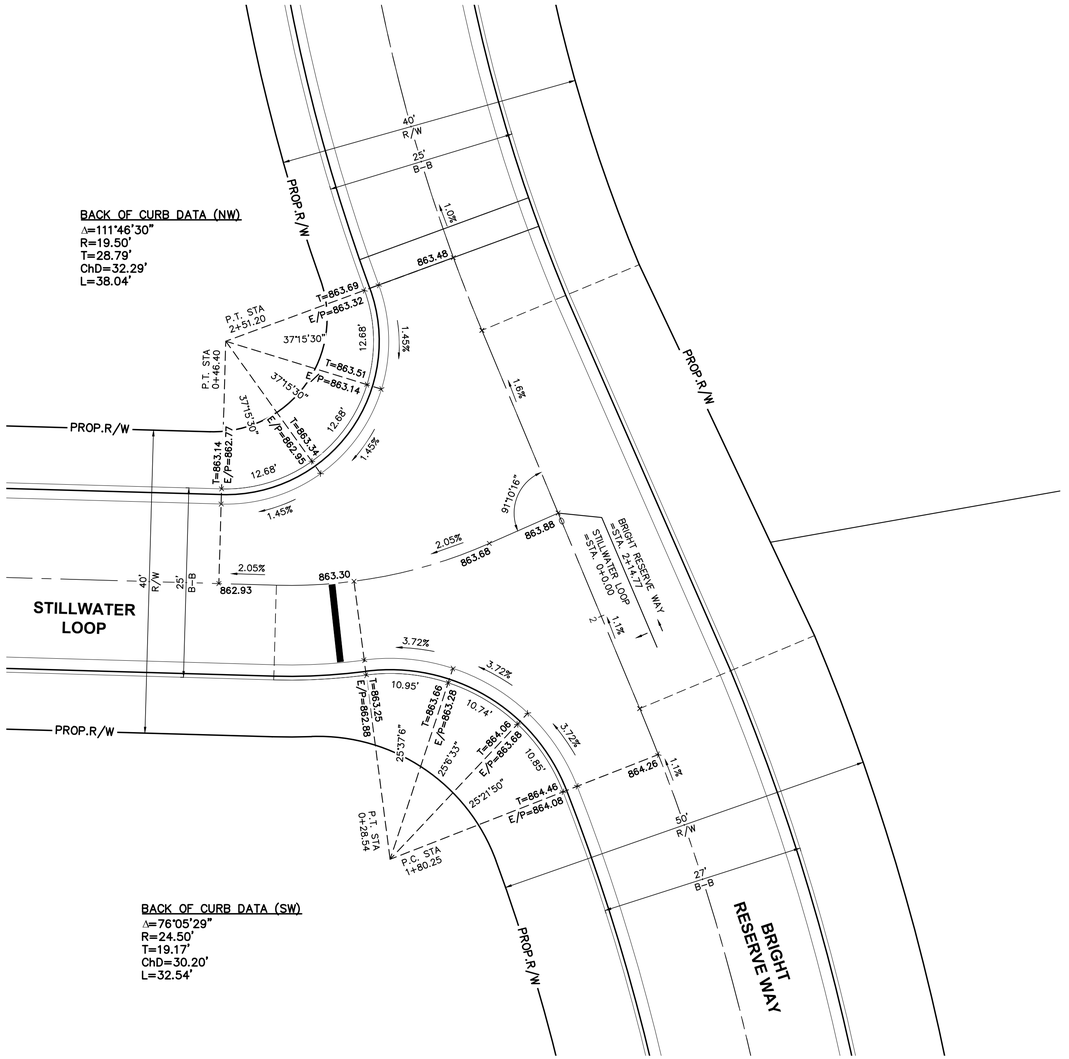

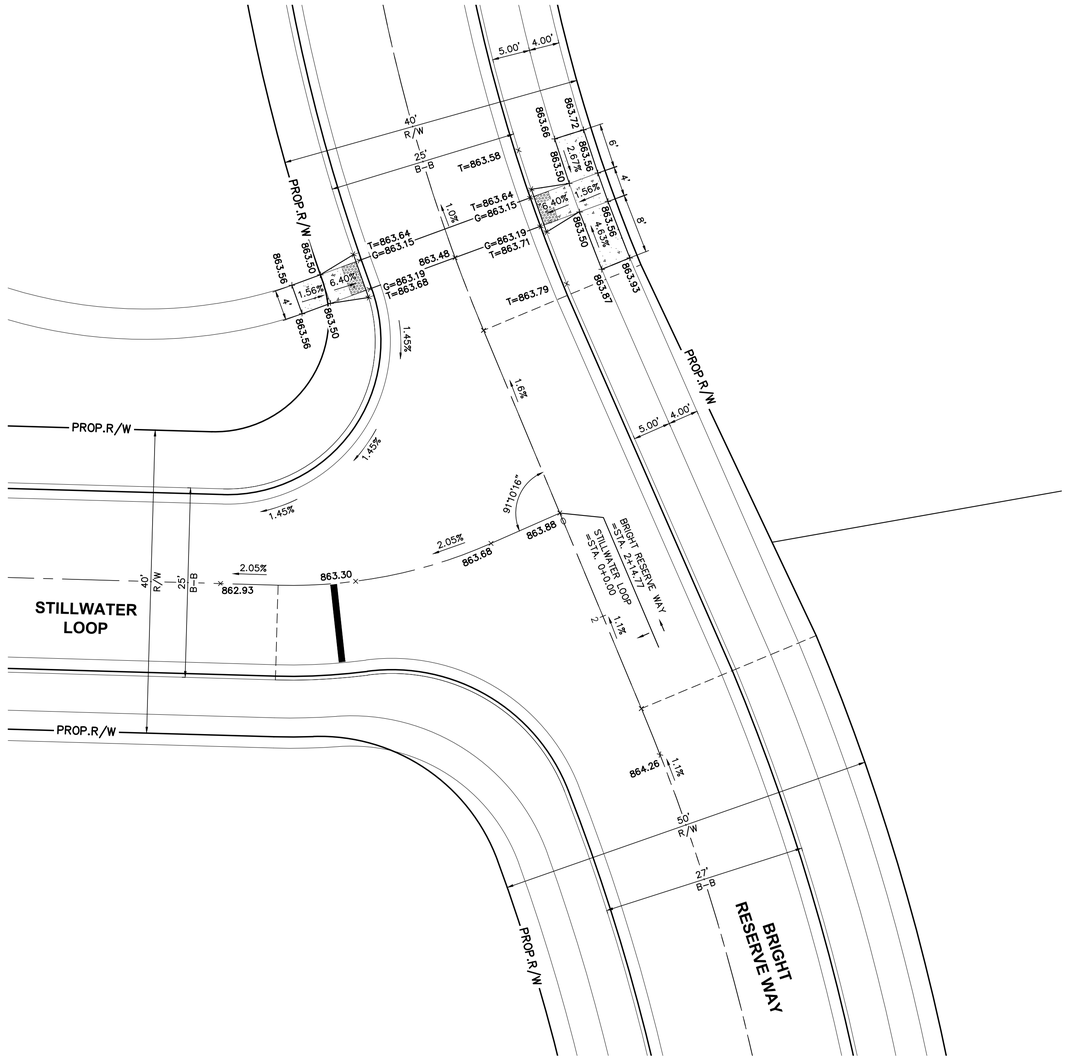

BACK OF CURB DATA (SW)
Δ=76°05'29"
R=24.50'
T=19.17'
ChD=30.20'
L=32.54'

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

BRIGHT RESERVE WAY & STILLWATER LOOP
INTERSECTION DETAIL
SCALE: 1"=10'

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

BRIGHT RESERVE WAY & STILLWATER LOOP
CURB RAMP DETAIL
SCALE: 1"=10'

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.

= SIDEWALK TO BE CONSTRUCTED BY DEVELOPER.

= MONUMENT BOX PER CITY OF DUBLIN STD. DWG. MD-03

T = TOP OF CURB

G = GUTTER

TC = TOP OF CASTING

G.B. = GRADE BREAK

*** = TAPER CURB FROM FULL HEIGHT TO 0"

PLAN PREPARED BY:

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PLAN PREPARED FOR:

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6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
INTERSECTION & CURB RAMP DETAILS

No.	Revision	Date	Approved
2	REPLACED SHEET 32 WITH SHEET 32A.		

Date: 8/5/2025
Scale: 1" = 10'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.14 / 51

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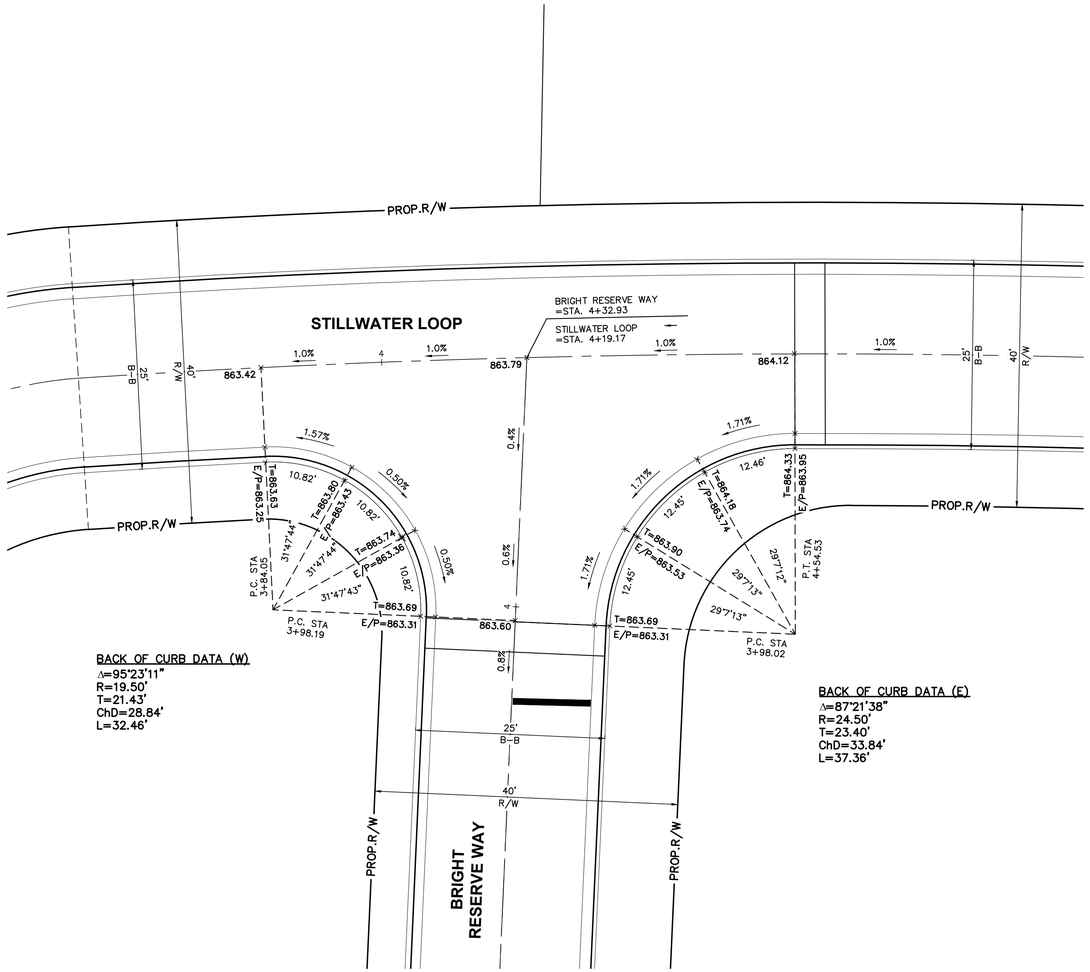
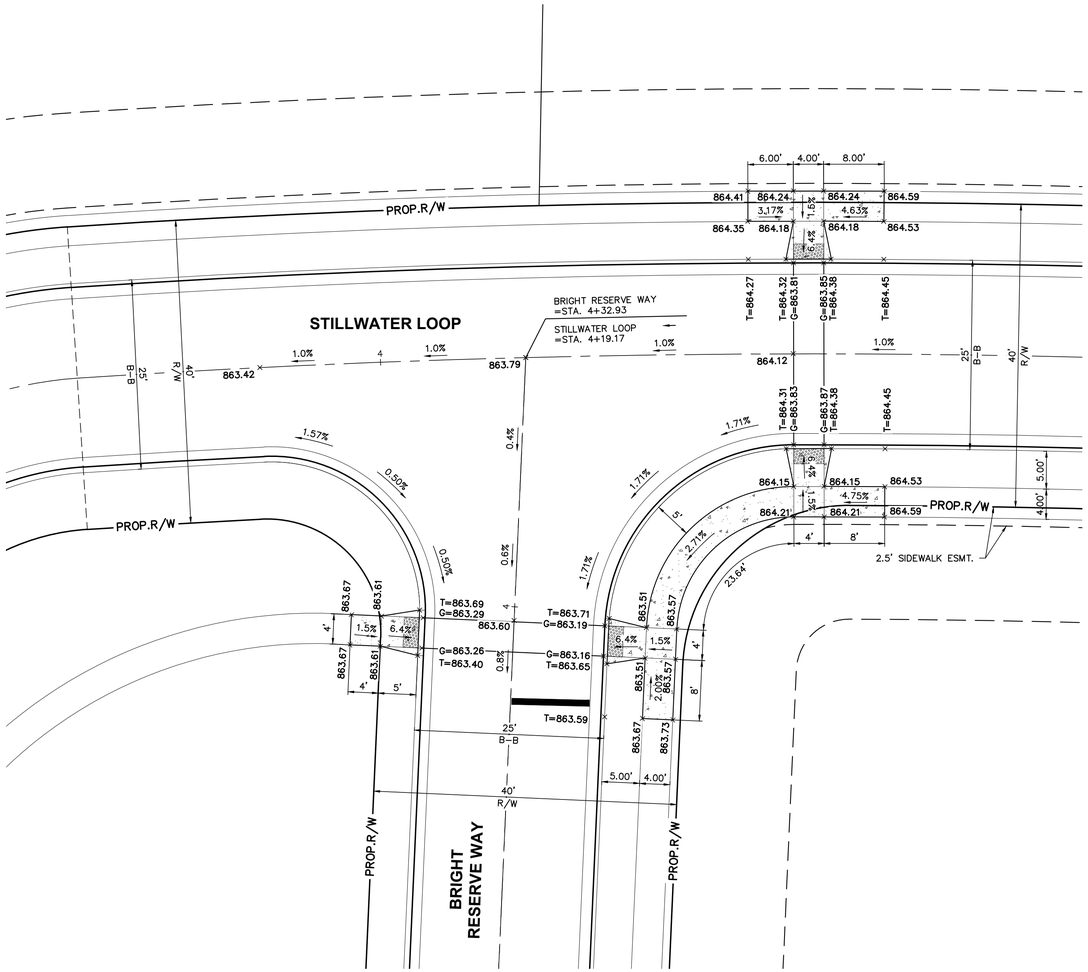


BACK OF CURB DATA (W)
Δ=95°23'11"
R=19.50'
T=21.43'
ChD=28.84'
L=32.46'

BACK OF CURB DATA (E)
Δ=87°21'38"
R=24.50'
T=23.40'
ChD=33.84'
L=37.36'

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

STILLWATER LOOP & BRIGHT RESERVE WAY
INTERSECTION DETAIL
SCALE: 1"=10'



GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

STILLWATER LOOP & BRIGHT RESERVE WAY
CURB RAMP DETAIL
SCALE: 1"=10'

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.

= SIDEWALK TO BE CONSTRUCTED BY DEVELOPER.
= MONUMENT BOX PER CITY OF DUBLIN STD. DWG. MD-03
T = TOP OF CURB
G = GUTTER
TC = TOP OF CASTING
G.B. = GRADE BREAK
*** = TAPER CURB FROM FULL HEIGHT TO 0"

PLAN PREPARED BY:
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PLAN PREPARED FOR:
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6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
INTERSECTION & CURB RAMP DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1" = 10'
Drawn By: RDD
Checked By: CLE
Project Number: 25-0001-1562
Drawing Number: C.15 / 51

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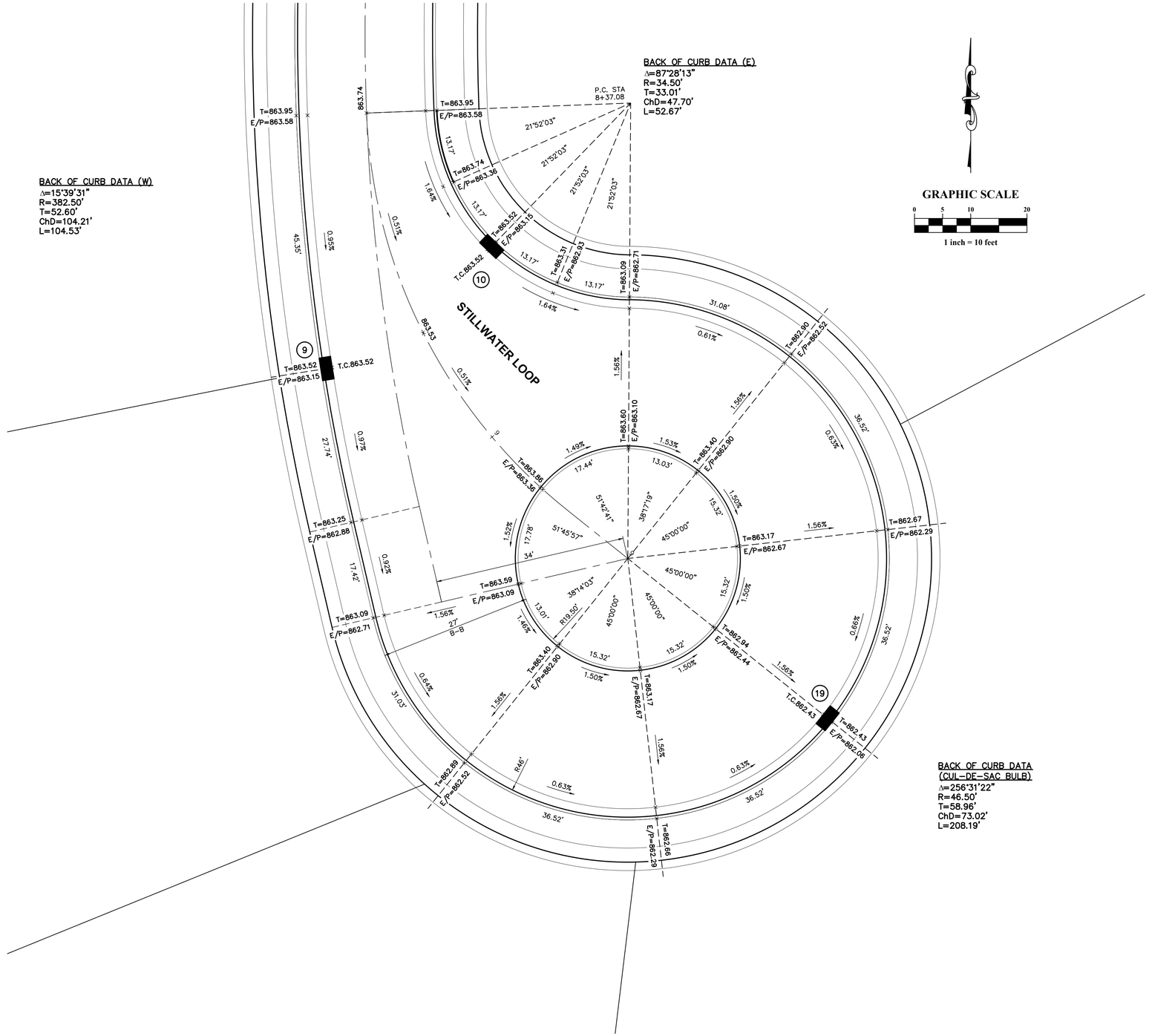

STILLWATER LOOP
CUL-DE-SAC DETAIL
SCALE: 1"=10'

PLAN PREPARED BY:
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PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

INTERSECTION & CURB RAMP DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1" = 10'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.16 / 51

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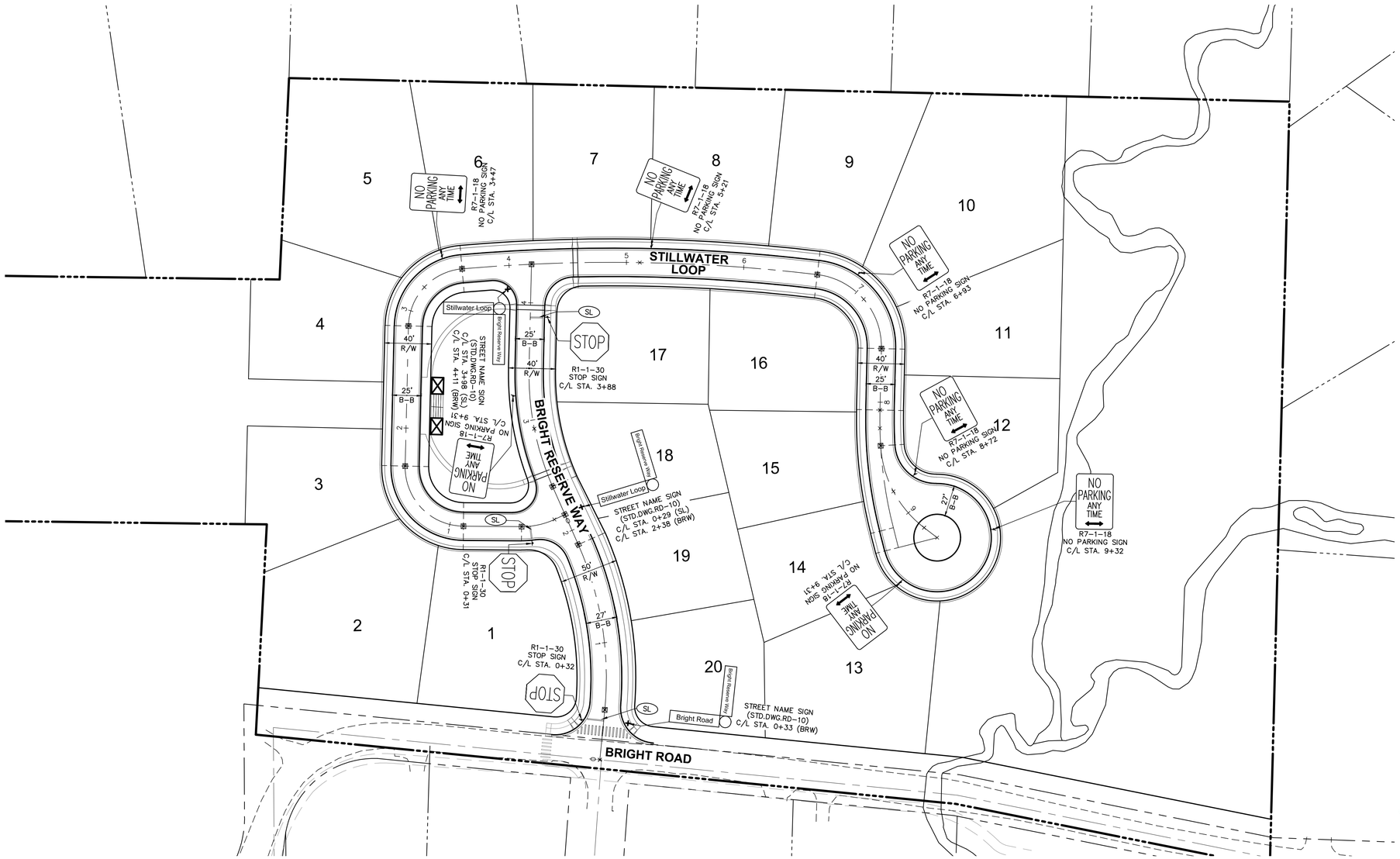

SUB-SUMMARY OF TRAFFIC MARKINGS

LOCATION (SECTION)	ITEM 647	
	CROSSWALK LINE, 12" WHITE (L.F.)	STOP LINE 24" WHITE (L.F.)
BRIGHT RESERVE WAY		
0+21	50	
0+29	34	
0+34		13.9
3+88		10.3
STILLWATER LOOP		
0+32		10.3
	84	34.5

SUB-SUMMARY OF TRAFFIC SIGNS AND SUPPORTS

LOCATION	CODE	SIZE	ITEM 630	
			FLAT SHEET (S.F.)	SIGN POST (L.F.)
BRIGHT RESERVE WAY				
0+32	R1-1-30	30x30	6.25	14
0+33	STREET SIGN	9x47	3.0	12
2+15	STREET SIGN	9x48	3.0	12
3+89	R1-1-30	30x30	6.25	14
4+11	STREET SIGN	9x48	3.0	12
STILLWATER LOOP				
0+32	R1-1-30	30x30	6.25	14
3+98	STREET SIGN	9x48	3.0	12
			30.75	90

NOTES:
1. ALL SIGNS AND SIGN SUPPORTS SHALL CONFORM TO THE LATEST EDITION OF THE OMUTCD, ODOT STANDARD CONSTRUCTION DRAWINGS, AND THE 2019 ODOT CMS. IN ADDITION, ANY DEVIATIONS FROM THE ABOVE REQUIREMENTS FOR SIGNS AND/OR SUPPORTS WITHIN THE SUBDIVISION, SHALL REQUIRE WRITTEN APPROVAL FROM THE CITY OF DUBLIN.
2. REQUIRED PUBLIC SIGNS CAN BE MANUFACTURED BY THE CITY OF DUBLIN OR DEVELOPER. IF THE CITY OF DUBLIN FABRICATES AND INSTALLS PUBLIC SIGNS, PLEASE CONTACT NICK LUCAS AT 614-410-4764 FOR COORDINATION AND PROVIDE A DETAILED SIGN PLAN TO THE CITY. IF DEVELOPER MANUFACTURES THE PUBLIC SIGNS, THE CITY REQUIRES SHOP DRAWING APPROVALS PRIOR TO INSTALLATION OF SIGNS.
3. STREET NAMES SIGNS WITHIN THE SUBDIVISION SHALL BE SIZED FOR A 25 MPH SPEED LIMITS.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

LEGEND

- (A) LANE ARROW - 96" WHITE
- (CH) CHANNELIZING LINE - 4" WHITE
- (DY) CENTERLINE - DOUBLE LINE - 4" YELLOW
- (SL) STOP LINE - 24" WHITE
- MONUMENT BOX PER CITY OF DUBLIN STD. DWG. MD-03

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
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PLAN PREPARED FOR:

CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

SIGNAGE & STRIPING PLAN

No.	Revision	Date	Approved

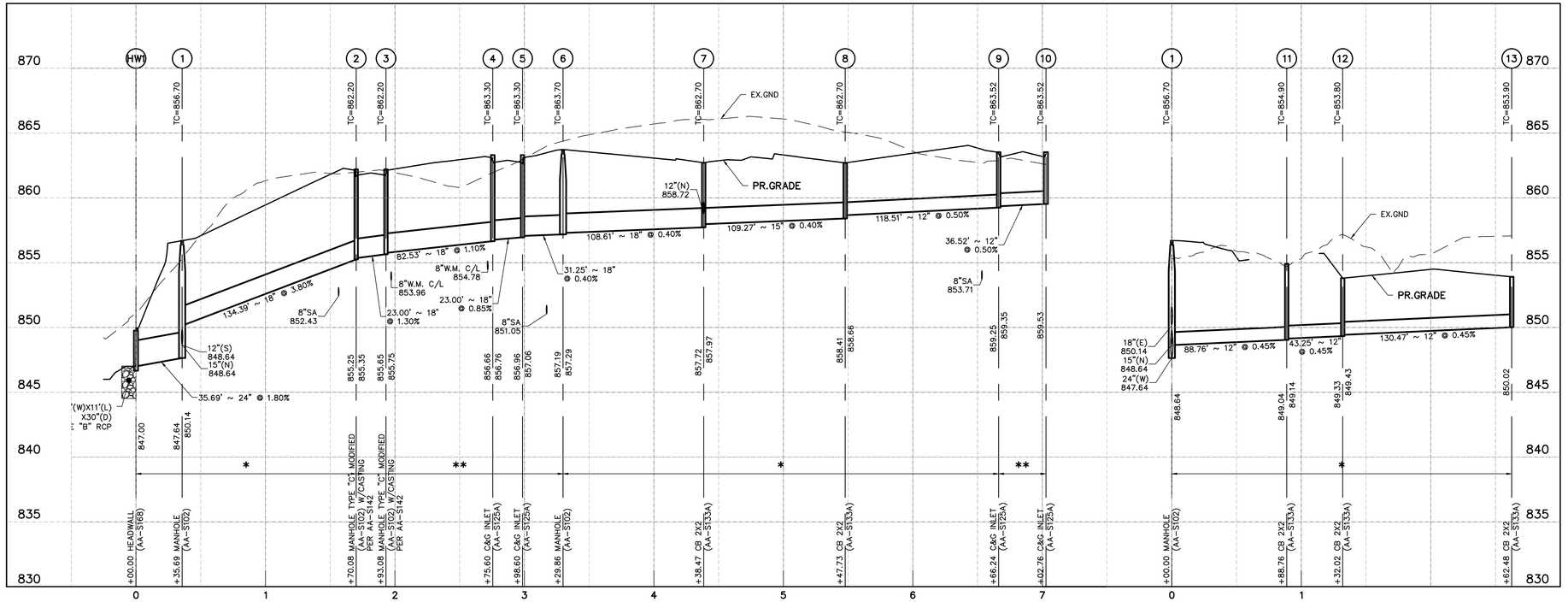
Date: 8/5/2025
Scale: 1" = 50'

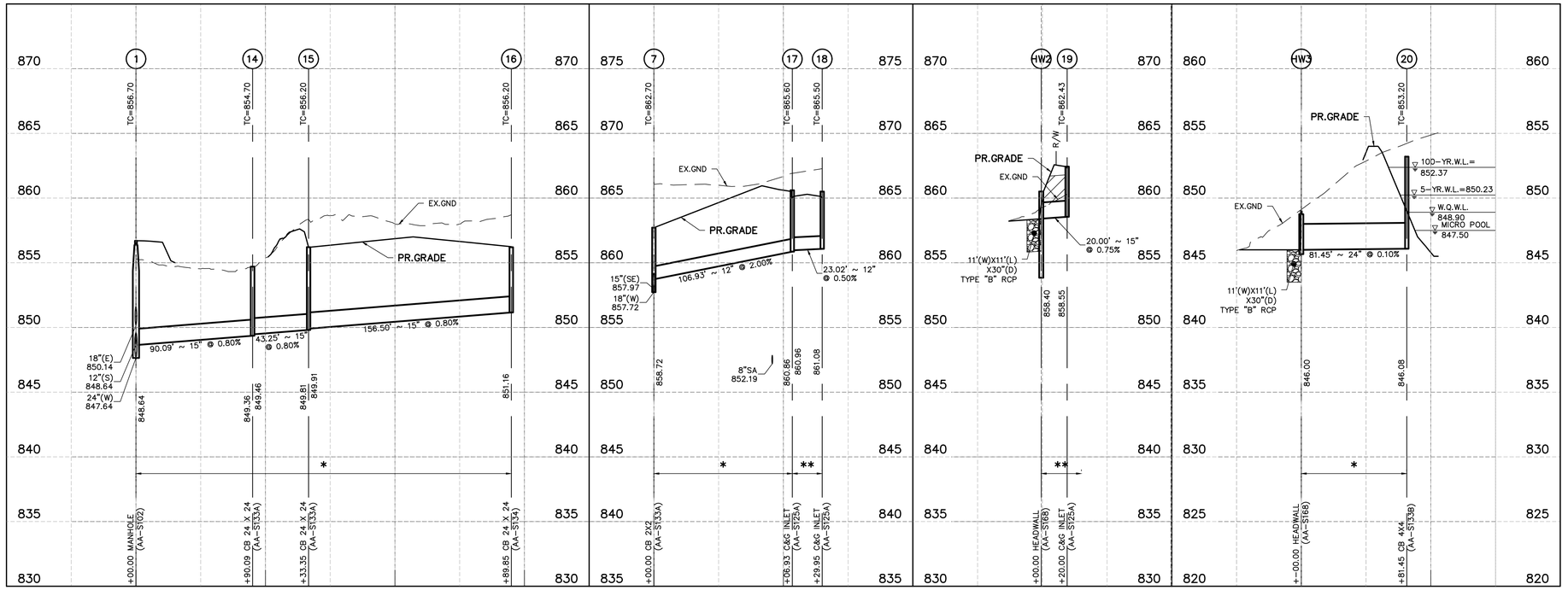
Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.17 / 51

Z:\25-0001-1562\DWG\production drawings\FINAL DEVELOPMENT PLAN\Signage and Striping Plan.dwg SS3 Aug 05, 2025 - 11:02:07am cechelberry





NOTES:

* : COMPACTED BACKFILL, PER ITEM 911

** : COMPACTED GRANULAR BACKFILL, PER ITEM 912

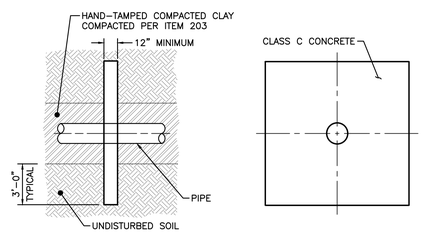
CONTRACTOR SHALL MAINTAIN A 1.5' MINIMUM CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE FOR ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.

STORM SEWER STRUCTURE COORDINATES (BASED ON NAD83 OHIO ZONE SOUTH – NSRS 2011 ADJ.)

STRUCTURE NO.	PLAN NORTHING	PLAN EASTING	AS–BUILT NORTHING	AS–BUILT EASTING
HW3	770962.33	1798875.85		
HW1	771004.64	1799089.54		
HW2	770834.31	1799771.33		
1	771003.06	1799125.19		
2	770997.11	1799259.45		
3	770996.09	1799282.42		
4	770996.08	1799364.95		
5	770997.95	1799387.88		
6	770996.80	1799419.11		
7	770992.81	1799527.64		
8	770885.93	1799550.37		
9	770909.01	1799666.61		
10	770930.72	1799695.98		
11	770914.33	1799122.75		
12	770912.87	1799165.98		
13	770782.75	1799156.46		
14	771092.52	1799135.86		
15	771091.05	1799179.09		
16	771247.20	1799189.65		
17	771099.66	1799531.66		
18	771122.66	1799532.53		
19	770846.80	1799755.71		
20	771031.05	1798919.56		

STORM SEWER ALIGNMENT – BEARING & DISTANCE TABLE

FROM	TO	SIZE	PLAN BEARING	PLAN DISTANCE	AS–BUILT BEARING	AS–BUILT DISTANCE
HW1	1	24"	S87°27'41"E	35.69'		
1	2	18"	S87°27'41"E	134.39'		
2	3	18"	S87°27'41"E	23.00'		
3	4	18"	S89°59'32"E	82.53'		
4	5	18"	N85°20'10"E	23.00'		
5	6	18"	S87°53'38"E	31.25'		
6	7	18"	S87°53'38"E	108.61'		
7	8	15"	S12°00'20"E	109.27'		
8	9	12"	N78°46'13"E	118.51'		
9	10	12"	N53°31'35"E	36.52'		
1	11	12"	S01°34'30"W	88.76'		
11	12	12"	S88°03'27"E	43.25'		
12	13	12"	S04°11'00"W	130.47'		
1	14	15"	N06°48'12"E	90.09'		
14	15	15"	S88°03'27"E	43.25'		
15	16	15"	N03°52'08"E	156.50'		
7	17	12"	N02°09'13"E	106.93'		
17	18	12"	N02°09'13"E	23.02'		
HW2	19	15"	N51°21'11"W	20.00'		
HW3	20	24"	N32°27'32"E	81.45'		



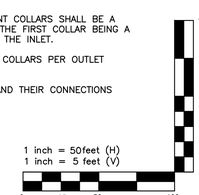
ANTI-SEEP CONCRETE COLLAR DETAIL

NO SCALE

NOTES:
SPACING BETWEEN ADJACENT COLLARS SHALL BE A MINIMUM OF 5 FEET WITH THE FIRST COLLAR BEING A MINIMUM OF 5 FEET FROM THE INLET.

FURNISH A MINIMUM OF 2 COLLARS PER OUTLET CONDUIT.

ALL ANTI–SEEP COLLARS AND THEIR CONNECTIONS SHALL BE WATERTIGHT.



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PLAN PREPARED FOR:
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8824 DUNSINANE DRIVE
DUBLIN, OH 43017

CITY OF DUBLIN, UNION COUNTY, OHIO

STREET, STORM & WATER IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

STORM SEWER PROFILES

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: H:1"=50', V:1"=5'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25–0001–1562

Drawing Number:
C.18 / 51

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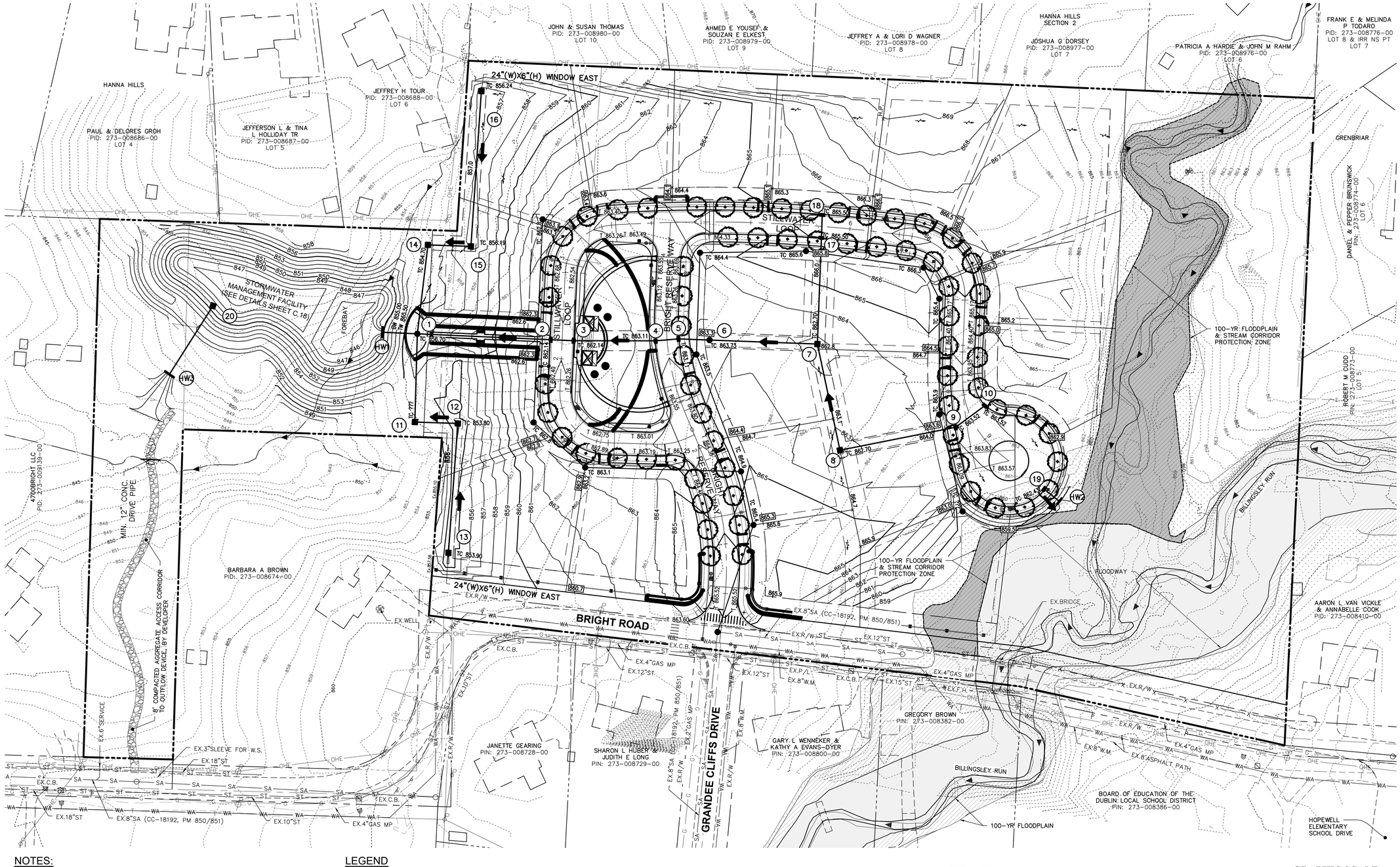

NOTES:

1. GRADING ELEVATIONS AND UTILITY ALIGNMENTS/LOCATIONS SHOWN ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION DURING FINAL DESIGN.
2. WEST SWALE HAS BEEN EXEMPTED BY THE CITY OF DUBLIN ENGINEER FROM SCPZ REQUIREMENTS OR DELINEATION.

LEGEND

- EXISTING STORM SEWER (CATCH BASIN, ST)
- EXISTING SANITARY SEWER (MANHOLE, SA)
- EXISTING WATER LINE (VALVE, HYDRANT, WELL, WA)
- EXISTING GAS LINE (G)
- EXISTING UNDERGROUND ELECTRIC (E)
- EXISTING OVERHEAD ELECTRIC (UTILITY POLE, OHE)
- EXISTING OVERHEAD COMMUNICATIONS (T)
- PROPOSED STORM SEWER (HEADWALL, CATCH BASIN, CURB INLET, MANHOLE, ST)
- PROPOSED SANITARY SEWER (SERVICE, MANHOLE, SA)
- PROPOSED WATER MAIN (HYDRANT, VALVE, SERVICE, WA)
- = MINOR FLOW
- = MAJOR ROUTING PATH
- = FLOODWAY
- = 100-YR FLOODPLAIN
- = STREAM CORRIDOR PROTECTION ZONE

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

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PLAN PREPARED FOR:
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6045 MEMORIAL DRIVE
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

BRIGHT ROAD RESERVE

GRADING & DRAINAGE PLAN

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1"=50'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.19 / 51

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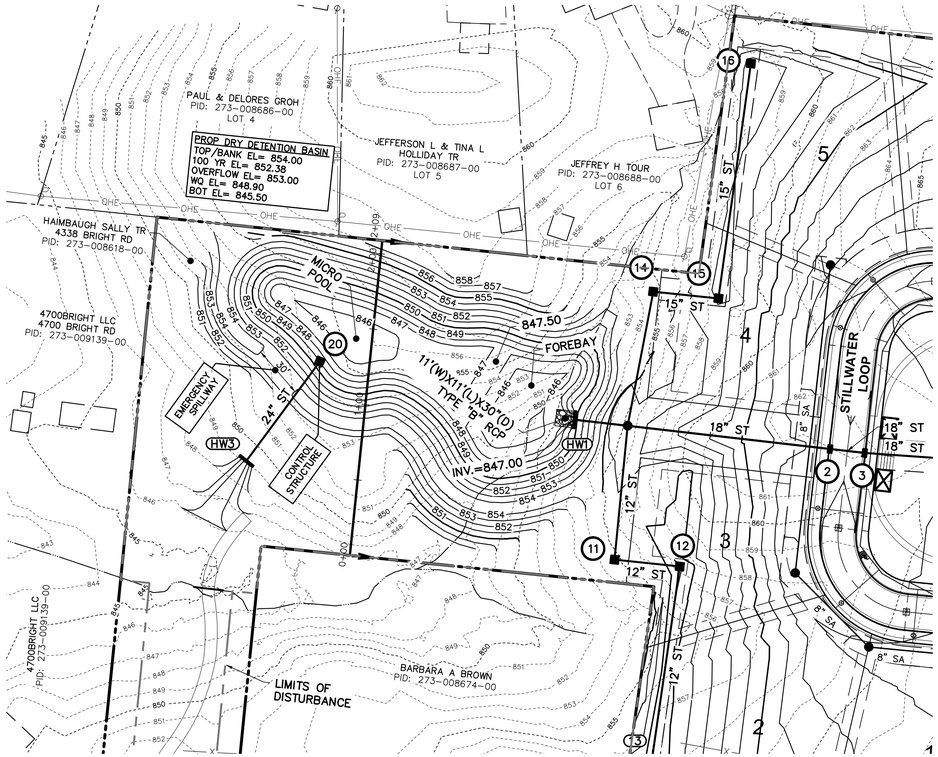


DETENTION BASIN "A" - PLAN VIEW

SCALE: 1"=50'

LEGEND

1081	EXISTING MINOR CONTOUR
1082	EXISTING MAJOR CONTOUR
1083	PROPOSED MINOR CONTOUR
1084	PROPOSED MAJOR CONTOUR
TC 1085.50	TOP OF CASTING ELEVATION
X 1086.50	TOP OF PAVEMENT OR GROUND SURFACE
x 1087.50	EXISTING TOP OF PAVEMENT OR GROUND SURFACE
x T 1088.50	EXISTING TOP OF CURB ELEVATION
x TC 1089.50	EXISTING TOP OF CASTING ELEVATION
12" ST	PROPOSED STORM SEWER
ST ST	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
SA SA	EXISTING SANITARY SEWER
FWS	PROPOSED FIRE WATER SERVICE
DWS	PROPOSED DOMESTIC WATER SERVICE
WA WA	EXISTING WATER MAIN
G G	EXISTING GAS MAIN

ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY WEIGHT AT OPTIMUM MOISTURE CONTENT (±2%) UNLESS NOTED AS:

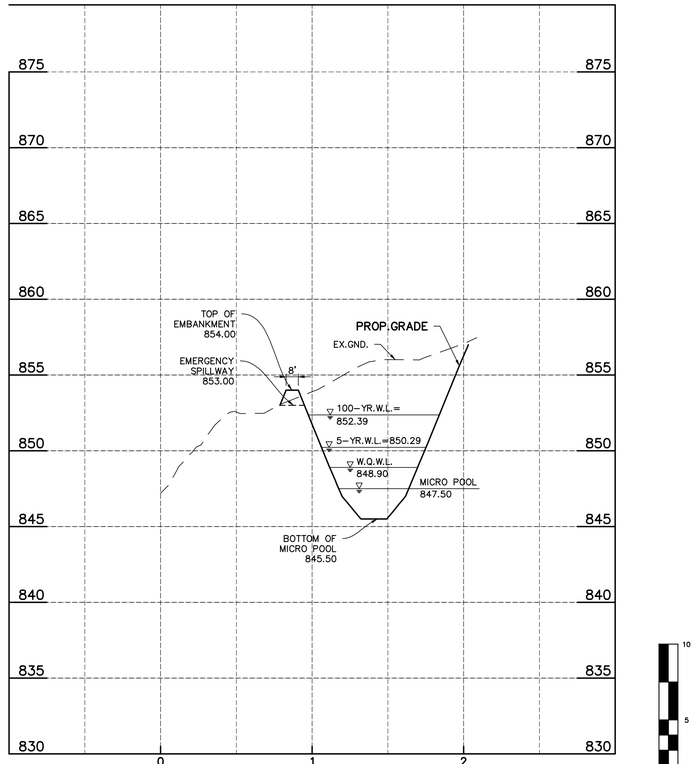
* : COMPACTED BACKFILL (COC ITEM 911 COMPACTED AS PER COC TABLE 912.03 OR ODOT TABLE 203.07-1)

NOTE: DISTURBED POND AREAS ABOVE NORMAL POOL TO BE SEEDED AND MULCHED PER ITEM 659.

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



RETENTION BASIN "A"
SECTION 1-1

SCALE: H:1"=50', V:1"=5'

1 inch = 50feet (H)
1 inch = 5 feet (V)

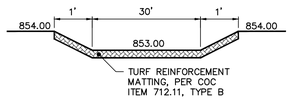
0 25 50 100

NOTES:
1. AS A CONDITION OF FINAL ACCEPTANCE, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT SURVEYS TO VERIFY THE FINAL GRADES AND ELEVATIONS OF STORMWATER CONTROL FACILITIES. AT THE COMPLETION OF CONSTRUCTION, THE OWNER/DEVELOPER SHALL FIELD SURVEY THE STORMWATER DETENTION FACILITY TO VERIFY THAT THE FACILITIES ARE CONSTRUCTED ACCORDING TO APPROVED PLANS. SHOULD A DISCREPANCY BETWEEN THE PLANS AND CONSTRUCTED GRADES EXIST, THE DESIGN STORAGE OF THE DETENTION FACILITY SHALL BE RESTORED BY THE OWNER/DEVELOPER AS DIRECTED BY THE CITY OF DUBLIN.

BASIN A HYDRAULIC DATA		
STORM FREQUENCY	OUTFLOW (CFS)	PONDING ELEVATION (FT)
1	3.14	849.38
2	6.57	849.70
5	10.00	850.29
10	12.50	850.88
25	15.43	851.74
50	22.75	852.23
100	29.74	852.39

BASIN A VOLUME DATA		
CONTOUR ELEV.	AREA (AC.)	CUMMULATIVE VOLUME (AC.FT.)
847.50	0.223	0
848.00	0.247	0.118
849.00	0.297	0.390
850.00	0.349	0.713
851.00	0.405	1.091
852.00	0.463	1.524
853.00	0.522	2.017
854.00	0.584	2.570
	TOTAL	2.570

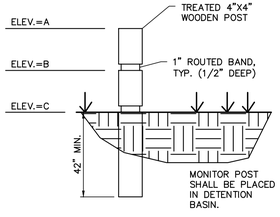
BASIN A FOREBAY DATA	
	FOREBAY VOLUME (AC-FT)
REQUIRED	0.035
PROVIDED	0.058



EMERGENCY SPILLWAY

NO SCALE

INSPECTION SCHEDULE		
BMP	INSPECT FOR	FREQUENCY
DETENTION BASINS	EXCESS VEGETATION, INCLUDING SAPLINGS; GRASS HEIGHT; EXCESS SEDIMENT; DEBRIS.	MINIMUM TWICE ANNUALLY. ONCE IN EARLY SPRING. ONCE IN LATE AUTUMN. AFTER HEAVY FLOW.
BASIN FOREBAY	EXCESS SEDIMENT, DAMAGE TO SEDIMENT DEPTH MARKER	ONCE/MONTH. AFTER HEAVY FLOWS.
OUTLET STRUCTURES	REMOVE FLOATABLE MATERIAL. CLOGGING; REMOVE SEDIMENT. REPAIR/REPLACE THE ORIFICES AND GRATES AS NEEDED.	MINIMUM TWICE ANNUALLY. ONCE IN EARLY SPRING. ONCE IN LATE AUTUMN. AFTER HEAVY FLOW.
EMERGENCY SPILLWAY	INSPECT FOR DEBRIS, TRASH, SAPLINGS, AND INVASIVE PLANTS THAT THREATEN THE INTEGRITY OF THE BANK AND CONTINUITY OF THE GRASS COVER. GRASS HEIGHT SHOULD BE MAINTAINED BETWEEN 2-4 INCHES. GRASS CUTTINGS SHOULD BE COLLECTED AND DISPOSED OF OFFSITE, OR A MULCHING MOWER SHOULD BE USED.	MINIMUM TWICE ANNUALLY. ONCE IN EARLY SPRING. ONCE IN LATE AUTUMN. AFTER HEAVY FLOW.

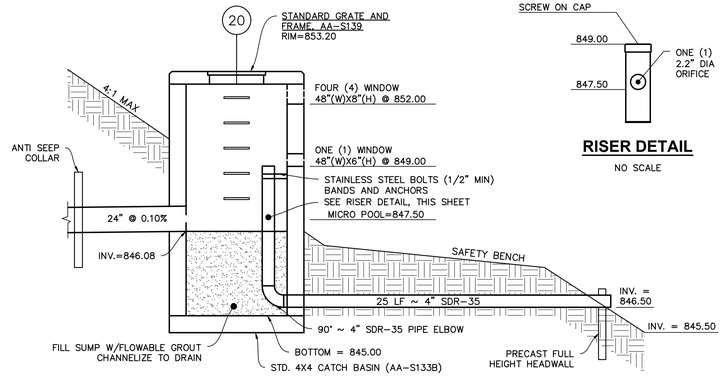


EXTENDED DRY DETENTION BASIN MONITOR POST FOR SEDIMENT ACCUMULATION

NO SCALE

A FIXED VERTICAL SEDIMENT DEPTH MARKER SHALL BE INSTALLED IN EACH FOREBAY AND MICROPOOL TO MEASURE SEDIMENT DEPOSITION OVER TIME. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES 40% OF THE FOREBAY AND/OR MICROPOOL DEPTH.

MONITOR POST SCHEDULE - BASIN A			
	TOP OF SEDIMENT MONITOR POST (A)	SEDIMENT STORAGE REMOVAL ELEVATION (B)	BOTTOM OF SEDIMENT STORAGE ELEVATION (C)
FOREBAY	847.50	846.50	845.50
MICRO POOL	849.50	847.50	845.50



RISER DETAIL

NO SCALE

PERMANENT OUTLET STRUCTURE 20

NO SCALE

PLAN PREPARED BY:

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

BRIGHT ROAD RESERVE

BASIN DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1" = 50'

Drawn By: RDD
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Project Number: 25-0001-1562

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EROSION AND SEDIMENT CONTROL NARRATIVE

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4338 BRIGHT ROAD PARTNERS, LLC
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CONTACT: WILLIAM H. ADAMS

EXISTING SITE DESCRIPTION: THE EXISTING SITE CONSISTS OF AN EXISTING ACCESS DRIVE FOR PREVIOUS SINGLE FAMILY DWELLING (SINCE DEMOLISHED) AND OPEN, PARTIALLY WOODED PROPERTY.

DISTURBED ACREAGE: 9.35 (ON-SITE), 0.05 ACRES (R/W), TOTAL SITE AREA: 14.174 AC

THE SITE IS TRIBUTARY TO THE SCIOTO RIVER VIA LITTLE EAST WATERSHED AND THE BILLINGSLEY CREEK WATERSHED.

OEPA NOI# TBD

CONDITION:
EXISTING SITE DRAINAGE: THE SITE IS DIVIDED INTO TWO WATERSHEDS. THE MAJOR WATERSHED DRAINS TO THE WEST TO AN OPEN SWALE LEADING TO THE SCIOTO RIVER. THE MINOR WATERSHED DRAINS EAST INTO BILLINGSLEY RUN AND ULTIMATELY TO THE SCIOTO RIVER.

ADJACENT AREAS: THE SITE IS BOUNDED BY EXISTING RESIDENTIAL DEVELOPMENT TO THE NORTH, BRIGHT ROAD TO THE SOUTH, BILLINGSLEY RUN TO THE EAST, AND VOLUNTEER-GROWTH WOODS THAT CONTAIN A DRAINAGE SWALE AND SINGLE FAMILY RESIDENCES TO THE WEST.

CRITICAL AREAS: A STREAM CORRIDOR PROTECTION ZONE IS PRESENT ALONG THE BILLINGSLEY RUN ON THE EASTERN PORTION OF THE PROPERTY.

EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE, INLET PROTECTION AND SEDIMENT BASINS W/ SEDIMENT RISERS AND SKIMMERS.

MAINTENANCE: MAINTENANCE OF THE EROSION & SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES LISTED WITHIN THIS PLAN.

CONSTRUCTION SEQUENCE: (EROSION & SED. CONTROL)

1. OBTAIN PROPER CITY, COUNTY, STATE, AND FEDERAL PERMITS.
2. PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF DUBLIN ENGINEER AS REQUIRED.
3. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 FORTY-EIGHT (48) HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES:
4. ESTABLISH THE TEMPORARY CONSTRUCTION ENTRANCE INTO THE SITE PER DETAIL ON THIS SHEET.
5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL PROTECTION AREAS PRIOR TO COMMENCEMENT OF WORK.
6. CLEAR NECESSARY VEGETATION FOR THE INSTALLATION OF THE PERIMETER SEDIMENT FENCE.
7. INSTALL BASINS, OUTLET PIPING, OUTLET STRUCTURE AND SKIMMER DEVICE.
8. PERFORM SITE GRADING.
9. WHILE PERFORMING SITE GRADING ACTIVITIES. DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. GRADING WITH SLOPES 3:1 OR STEEPER ARE TO BE SEEDED AND STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD OR HAULED OFFSITE.
12. INSTALL SANITARY SEWER.
13. INSTALL STORM SEWER AND NECESSARY INLET PROTECTION. ADJUSTING INLET PROTECTION AS NECESSARY AS GRADING IS PERFORMED.
14. AS EACH AREA IS DISTURBED AND MOUNDING TAKES PLACE IN ORDER TO PROVIDE COMPACTION AND PLACEMENT OF FILL ACROSS THE SITE, EROSION CONTROL MEASURES SHALL BE USED. STOCKPILES SHALL BE SURROUNDED BY SEDIMENT FENCE AND TEMPORARY SEEDING APPLIED.
15. INSTALL WATER MAIN.
16. FINE GRADE SITE.
17. SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH ALL DENUDED AREAS.
18. PAVE ROADWAYS.
19. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.

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 S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." 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.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP DAILY.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE APPROVED SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH SITE SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE CURRENT STORM WATER POLLUTION PREVENTION PLAN IMMEDIATELY AVAILABLE OR POSTED ON SITE.

STREET CLEANING (ON AN AS NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING AND POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT AND MUD IN THE STREET GUTTERS.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF DUBLIN REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS DO NOT ALLOW FINAL GRADING TO BE COMPLETED. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

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 CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. 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.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF DUBLIN REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

PERMANENT STABILIZATION

DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES.

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any areas that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any areas within 50 feet of a stream and at final grade	Within two days of reaching final grade
Any other areas at final grade	Within seven days of reaching final grade within that area

"PERMANENT SEEDING" SHALL BE DONE BETWEEN MARCH 16 AND OCTOBER 14. IF SEEDING IS DONE BETWEEN OCTOBER 15 AND MARCH 15, IT SHALL BE CLASSIFIED AS "TEMPORARY SEEDING." PERMANENT SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING RATES INDICATED UNDER ITEM 659.

RATES OF APPLICATION:

MARCH 16 TO OCTOBER 14

SEED: 50% TALL FESCUE, 20% CREEPING RED FESCUE, 10% KENTUCKY BLUEGRASS, 10% PERENNIAL RYE GRASS, 10% ANNUAL RYE GRASS — 150 LBS./ACRE
FERTILIZER (12:12:12) — 420 LBS./ACRE
MULCH (STRAW OR HAY): — 2 TONS/ACRE

TEMPORARY STABILIZATION

DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES.

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any disturbed areas within 50 feet of a stream and not at final grade at final grade	Within two days of the most recent disturbance if the area will remain idle for more than 21 days
For all construction activities, any disturbed areas that will be dormant for more than 21 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s).
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

TEMPORARY SEEDING SHALL BE DONE AT THE FOLLOWING RATES:

MARCH 16 TO OCTOBER 14		OCTOBER 15 TO MARCH 15	
SEED: 50% TALL FESCUE, 20% CREEPING RED FESCUE, 10% KENTUCKY BLUEGRASS, 10% PERENNIAL RYE GRASS, 10% ANNUAL RYE GRASS	3.5 LBS./1000 SQ. FT.	SEED: CEREAL RYE	1.3 LBS./1000 SQ. FT.
FERTILIZER (12:12:12)	6 LBS./1000 SQ. FT.	FERTILIZER (12:12:12)	6 LBS./1000 SQ. FT.
MULCH (STRAW OR HAY):	2 TONS/ACRE	MULCH (STRAW OR HAY):	2 TONS/ACRE
WATER:	300 G/1000 SQ. FT.	WATER:	300 G/1000 SQ. FT.

SEDIMENT FENCE NOTES

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 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). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. 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 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

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.

MAINTENANCE

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.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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.

THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS.

STRAW WAFFLES OR COMPOST ROLLS SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER (OEPA).

THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE, THEY ARE NOW APPROVED FOR USE ON CITY OF COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF DUBLIN AND/OR THE OHIO EPA.

STREET CLEANING (ON N AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

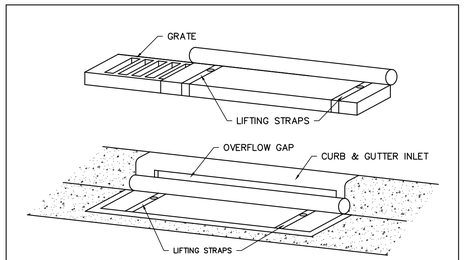
INSPECTIONS

THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT SITE INSPECTIONS ENSURING PROPER FUNCTIONALITY OF THE EROSION AND SEDIMENTATION CONTROLS. ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED ONCE EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS OF A 1/2 INCH STORM EVENT OR GREATER. RECORDS OF THE SITE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED.

MAINTENANCE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY, BUT NOT TO EXCEED 30 DAYS, OR WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. 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.

PROPERTY OWNER	DESIGN ENGINEER	CONTRACTOR
433 BRIGHT ROAD PARTNERS, LLC. 8824 DUNSINANE DRIVE DUBLIN, OHIO 43017	ADVANCED CIVIL DESIGN, INC. 781 SCIENCE BOULEVARD, SUITE 100 GAHANNA, OH 43230 PH (614) 428-7750 FAX (614) 428-7755	TO BE DETERMINED



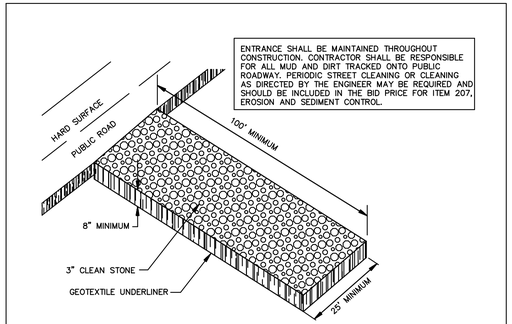
MAINTENANCE:
WITH A STIFF BRISTLE BROOM, SWEEP SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

USE FOR STRUCTURES:

2, 3, 4, 5, 9, 10, 17, 18, 19

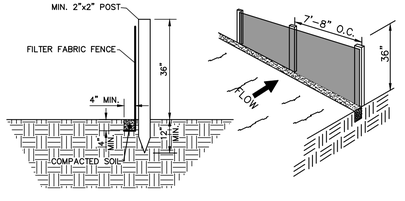
CURB INLET PROTECTION WITH GRATE DETAIL

NO SCALE



CONSTRUCTION ENTRANCE

(NO SCALE)

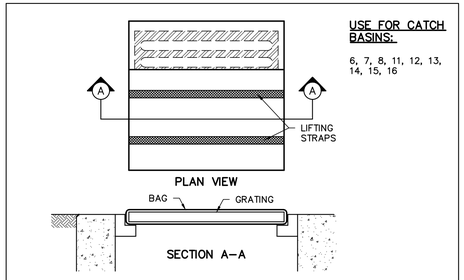


SEDIMENT FENCE DETAIL

(NO SCALE)

THE MAXIMUM DRAINAGE AREA TO SILT FENCE FOR A PARTICULAR SLOPE RANGE IS PROVIDED IN THE TABLE BELOW. DRAINAGE AREAS EXCEEDING THE ALLOWABLE RANGE MUST BE DIRECTED TO A BASIN OR SETTLEMENT FACILITY.

MAXIMUM DRAINAGE AREA (IN ACRES) TO 100 LINEAR FEET OF SILT FENCE	RANGE OF SLOPE FOR A PARTICULAR DRAINAGE AREA (IN PERCENT)
0.50 ACRES	< 2.0%
0.25 ACRES	≥ 2.0% BUT < 20%
0.125 ACRES	≥ 20% BUT < 50%



USE FOR CATCH BASINS:

6, 7, 8, 11, 12, 13, 14, 15, 16

INSTALLATION:

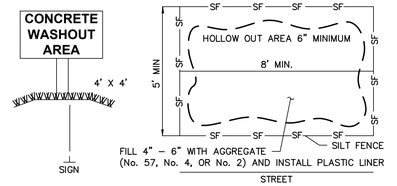
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED 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.

CATCH BASIN PROTECTION

NO SCALE



THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRICTION AREAS IN THE CITY OF DUBLIN.

THE EXACT LOCATION OF THE CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT. APPLIES TO ALL SWP3 PLAN REVIEW PAGES.

CONCRETE WASHOUT AREA

NO SCALE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
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ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE
EROSION CONTROL NOTES & DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: NA

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.21 / 51

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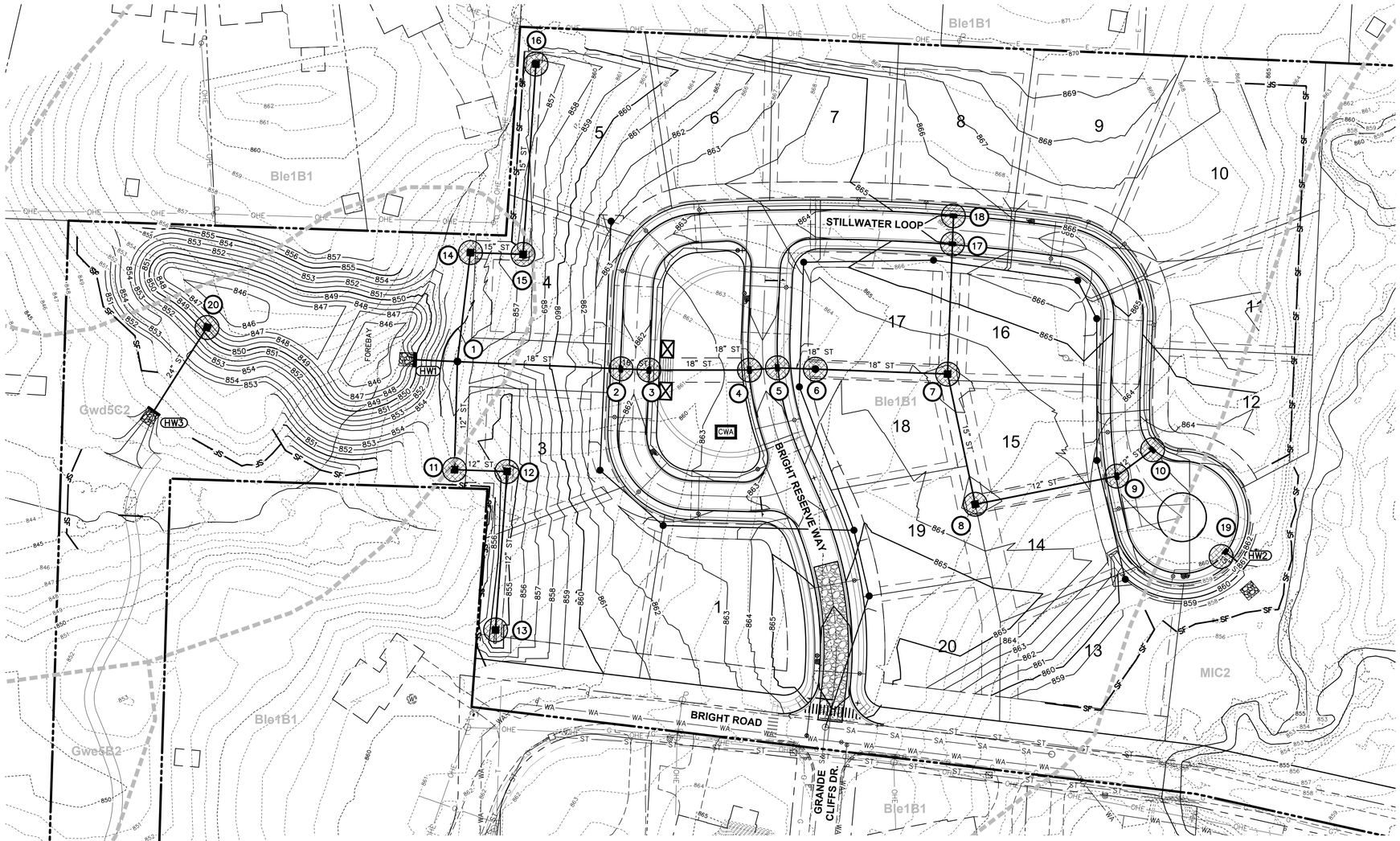


GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

GENERAL NOTES

THE SEDIMENT BASIN LOCATIONS SHOWN ON THIS PLAN ARE GENERALLY LOCATED WHERE PERMANENT STORMWATER BASINS WILL BE CONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT THE TEMPORARY BASINS TO MEET THE REQUIRED STORAGE VOLUMES AND OVERALL CAPACITIES AS SHOWN ON THIS PLAN. MODIFICATIONS OF THE LOCATIONS DUE TO CONTRACTOR ACTIVITIES OR PROJECT SCHEDULING SHALL BE REVIEWED AND APPROVED BY THE CITY OF DUBLIN AS PART OF THE EARTHWORK ACTIVITIES.

SEDIMENT BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

SEDIMENT CLEANOUT:
SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS FILLED TO ONE–HALF THE SEDIMENT STORAGE ZONE. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE AND BE STABILIZED SIMILAR TO OTHER FILL MATERIAL PLACED ON THE SITE.

FINAL REMOVAL:
THE SEDIMENT CONTROL STRUCTURE SHALL BE REMOVED ONLY AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.

CONTRACTOR SHALL INSTALL/PLACE ORANGE MESH CONSTRUCTION/BARRIER FENCING ALONG THE STREAM CORRIDOR PROTECTION ZONE LINE WHICH RUNS ADJACENT TO THE PROJECT SITE. A SIGN INDICATING THE SCPZ AS A "STREAM CORRIDOR PROTECTION ZONE– NO DISTURBANCE PERMITTED" TO BE INSTALLED EVERY 250–300 FEET.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF DUBLIN AND/OR THE OHIO EPA.

ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

LEGEND

- 870 — EXISTING CONTOUR
- 860 — PROPOSED CONTOUR
- 12"ST — PROPOSED STORM SEWER
- ST EX.12" ST — EXISTING STORM SEWER
- PROPOSED INLET PROTECTION (SEE DETAIL SHEET C.21)
- SF — SF — SEDIMENT FENCE (SEE DETAIL SHEET C.21)
- OSF — ORANGE CONSTRUCTION FENCE
- GRAVEL CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C.21)
- CWA — CONCRETE WASHOUT AREA
- LIMITS OF DISTURBANCE
- TEMPORARY DITCH CHECK

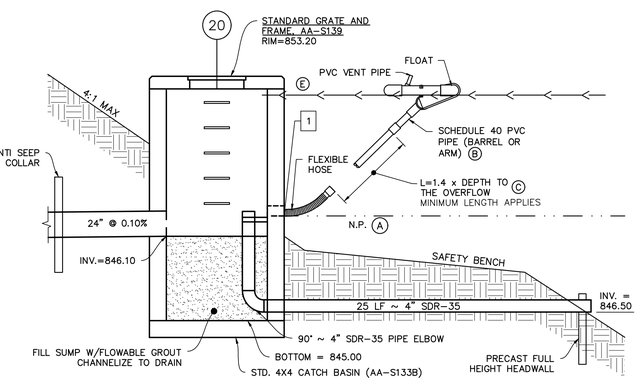
SOIL MAP UNIT LEGEND

SYMBOL	SOIL NAME
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes
CeB	Celina silt loam, 2 to 6 percent slopes
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded
MkB	Miamian silt loam, 2 to 6 percent slopes
MIC2	Miamian silty clay loam, 6 to 12 percent slopes, eroded

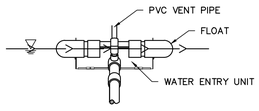
BASIN	SEDIMENT BASIN DATA: CONTRIBUTING DRAINAGE AREA (AC.)	DISTURBED AREA (AC.)	DEWATERING VOLUME: REQUIRED 67 CU.YD./AC. DRAINAGE (CU.YD.)	DEWATERING VOLUME: PROVIDED VOLUME (CU.YD.)	SEDIMENT STORAGE ZONE: REQUIRED 37 CU.YD./AC. /DIST. AC. (CU.YD.)	SEDIMENT STORAGE ZONE: PROVIDED STORAGE VOLUME (CU.YD.)	SEDIMENT STORAGE ZONE: DETENTION TIME MIN. 48 HOURS (HRS.)	SEDIMENT CONTROL ORIFICE SIZE (IN.)	PERMANENT STORMWATER BASIN DATA: WATER QUALITY VOLUME REQUIRED (CU.YD.)	WATER QUALITY VOLUME PROVIDED (CU.YD.)	PERMANENT POOL VOLUME (CU.YD.)	DETENTION TIME (HRS.)	WATER QUALITY ORIFICE SIZE (IN.)
1	17.15	9.35	1,143	1,568 ELEV. 851.00	343	447 ELEV. 848.00	48	3.5	577	628 ELEV. 849.00	813	48	2.2

CONTROL STRUCTURE	TEMPORARY SEDIMENT BASIN SCHEDULE	A
A	INVERT	848.00
B	SKIMMER DIAMETER SIZE (INCHES)	4"
C	SKIMMER PIPE LENGTH (FEET)	7'
D	SKIMMER ORIFICE DIAMETER (INCHES)	3.5"
E	DEWATERING VOLUME ELEVATION	851.00

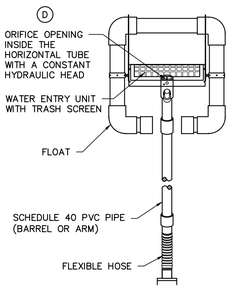
1 CONTRACTOR TO CORE DRILL HOLE IN SIDE OF STRUCTURE FOR SKIMMER CONNECTION. WINDOWS (AS PER PLAN) SHALL BE TEMPORARILY BLOCKED WHEN THE BASIN IS ACTING AS A SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR TO COVER WINDOWS BY PLACING A TREATED 2X4 FRAME WITH TREATED PLYWOOD ATTACHED TO THE BACKSIDE AND ATTACHED TO THE STRUCTURE WITH TAPCON SCREWS. CORED HOLE TO BE GROUTED CLOSED AFTER SKIMMER IS REMOVED.



TEMPORARY SEDIMENT STRUCTURE 20
NO SCALE



SKIMMER END VIEW
NO SCALE



SKIMMER TOP VIEW
NO SCALE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
BRIGHT ROAD RESERVE

EROSION CONTROL PLAN

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1" = 50'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25–0001–1562

Drawing Number:
C.22 / 51

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PUBLIC SANITARY SEWER IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2025

BENCH MARK	
BASED ON NAVD 1988 DATUM.	
SOURCE	ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.
BM#1	FIRE HYDRANT ARROW BOLT LOCATED 16.6 FEET SOUTH OF BRIGHT ROAD CENTERLINE & 346.1 FEET WEST OF GRANDE CLIFFS DRIVE ROAD CENTERLINE.
	ELEVATION: 861.34
BM#2	FIRE HYDRANT ARROW BOLT LOCATED 14.8 FEET SOUTH OF BRIGHT ROAD CENTERLINE & 130.6 FEET WEST OF GRANDE CLIFFS DRIVE ROAD CENTERLINE.
	ELEVATION: 863.97
BM#3	FIRE HYDRANT ARROW BOLT LOCATED 18.4 FEET SOUTH OF BRIGHT ROAD CENTERLINE & 229.5 FEET EAST OF GRANDE CLIFFS DRIVE CENTERLINE.
	ELEVATION: 857.81

STANDARD DRAWINGS

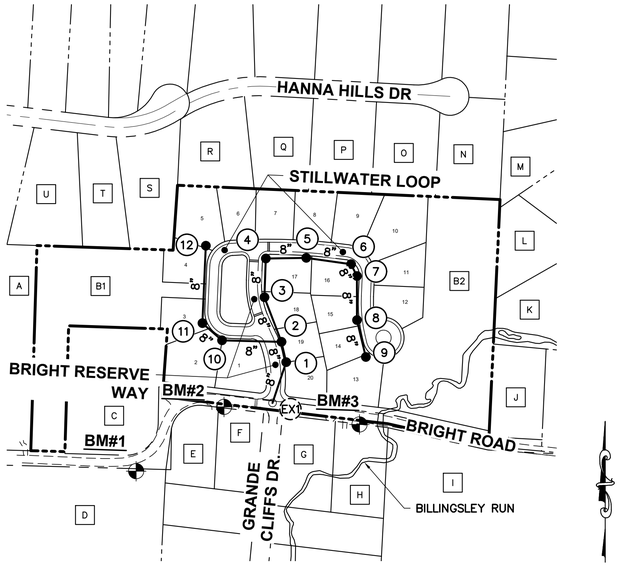
THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

CITY OF DUBLIN, OHIO
STANDARD CONSTRUCTION DRAWINGS

SA-01 SA-02 SA-03

CITY OF COLUMBUS, OHIO
STANDARD CONSTRUCTION DRAWINGS

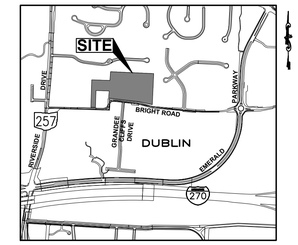
AA-S102	AA-S106	AA-S107	AA-S111	AA-S117
AA-S119	AA-S149	AA-S150	AA-S151	AA-S160
AA-S161				



INDEX MAP
SCALE: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

SEE SHEET 4 FOR TRIBUTARY AREA MAP.



LOCATION MAP
NO SCALE

PROPERTY OWNER INDEX

A	PID 273-009139 4700BRIGHT LLC 4700 BRIGHT RD
B1	PID 273-011149 CFH BR LAND ACQUISITION LLC BRIGHT RD
B2	PID 273-008618 CFH BR LAND ACQUISITION LLC 4338 BRIGHT RD
C	PID 273-008674 BROWN BARBARA A 4396 BRIGHT RD
D	PID 273-013220 CITY OF DUBLIN OHIO 4400 WRIGHT WAY
E	PID 273-008728 GEARING JANETTE 4355 BRIGHT RD
F	PID 273-008729 HUBER SHARON L 4345 BRIGHT RD
G	PID 273-008800 WENNEKER GARY L 4333 BRIGHT RD
H	PID 273-008382 BROWN GREGORY 4321 BRIGHT RD
I	PID 273-008386 BOARD OF EDUCATION OF THE DUBLIN LOCAL SCHOOL DIST 4303 BRIGHT RD
J	PID 273-008410 VAN VICKLE AARON L 4300 BRIGHT RD
K	PID 273-008773 CUDD ROBERT M 4281 MACDUFF PL
L	PID 273-008774 BRUNSWICK DANIEL 4284 MACDUFF PL
M	PID 273-008776 TODARO FRANK E 7325 MACBETH DR
N	PID 273-008976 HARBIE PATRICIA A 4273 HANNA HILLS DR
O	PID 273-008977 DORSEY JOSHUA G 4285 HANNA HILLS DR
P	PID 273-008978 WAGNER JEFFREY A 4309 HANNA HILLS DR
Q	PID 273-008979 YOUSEF AHMED E 4333 HANNA HILLS DR
R	PID 273-008980 THOMAS JOHN 4359 HANNA HILLS DR
S	PID 273-008688 TOUR JEFREY H 4381 HANNA HILLS DR
T	PID 273-008687 HOLLIDAY JEFFERSON L TR 4397 HANNA HILLS DR
U	PID 273-008686 GROH PAUL 4413 HANNA HILLS DR

SHEET INDEX

TITLE SHEET 1
GENERAL NOTES 2
GENERAL NOTES, QUANTITIES & DETAILS 3
SANITARY SEWER TRIBUTARY AREA MAP 4
PLAN AND PROFILE 5-6
SANITARY SERVICE SCHEDULE 7

OHIO811.org
Before You Dig
800-362-2764 or 8-1-1

FLOODPLAIN

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0151K WITH THE EFFECTIVE DATE OF JUNE 17, 2008, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LIMITS OF THIS ZONE.

UTILITY & SERVICE CONTACTS

ELECTRIC	AEP OHIO 700 MORRISON ROAD GAHANNA, OHIO 43230 ATTN: ERIK SCHAAS (614) 883-7963	PHONE/ CATV	AT&T 111 N 4TH ST, SUITE 802 COLUMBUS, OHIO 43215 ATTN: RON FOMBY (614) 223-7983
GAS	COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 ATTN: TODD SCHWARZ (614) 280-7500		SPECTRUM (CHARTER) 3760 INTERCHANGE ROAD COLUMBUS, OHIO 43204 ATTN: KEVIN RICH (614) 481-5263
SANITARY, STORM, WATER	CITY OF DUBLIN 6555 SHIER-RINGS ROAD DUBLIN, OHIO 43016 (614) 410-7360		BREEZELINE 3675 CORPORATE DRIVE COLUMBUS, OHIO 43231 (888) 536-9600

LAND PLANNING / LANDSCAPE ARCHITECTURE

MKSK
462 SOUTH LUDLOW ALLEY
COLUMBUS, OHIO 43215
PHONE: 614-621-2796
CONTACT: BRIAN P. KINZELMAN

LANDOWNER / DEVELOPER

CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017
PHONE: (614) 766-7955
CONTACT: JOE AULINO

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ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

REGISTERED ENGINEER DATE

CITY OF DUBLIN APPROVALS

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

DIRECTOR OF ENGINEERING, CITY OF DUBLIN, OHIO DATE
PAUL A. HAMMERSMITH, P.E.

CITY OF COLUMBUS APPROVALS

APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE SEWER AGREEMENT WITH THE CITY OF DUBLIN ON 12/15/1992, ORDINANCE NO. 2692-92 AND ALL SUBSEQUENT AMENDMENTS THEREOF.

CITY OF COLUMBUS SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS. APPROVAL OF SANITARY SEWERS ONLY.

DESIGN STANDARDS: THE SANITARY SEWER MEETS OR EXCEEDS THE CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR, AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.

ADMINISTRATOR, DIVISION OF WATER RECLAMATION DATE
CITY OF COLUMBUS, OHIO

DIRECTOR OF COLUMBUS WATER & POWER DATE
CITY OF COLUMBUS, OHIO

XX-XXX CC-XXXXX

PLAN PREPARED BY:

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PLAN PREPARED FOR:
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CITY OF DUBLIN, UNION COUNTY, OHIO
SANITARY IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

TITLE SHEET

No.	Revision	Date	Approved

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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. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS 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. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.

4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.

7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.

8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.

9. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) IS NOT PERMITTED.

13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.

16. BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE II ACCORDING TO ITEM 613. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.

17. THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.

    SEND THE INFORMATION TO THE FOLLOWING ADDRESS:

    CONSTRUCTION INSPECTION DIVISION
    CITY OF COLUMBUS
    1800 EAST 17TH AVENUE
    COLUMBUS, OHIO 43219

    SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:

    DIVISION OF ENGINEERING
    CITY OF DUBLIN
    6555 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. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.

20. CONDUIT MUST BE DIRECTIONALLY BORED ACROSS STREETS INSTEAD OF OPEN CUT, UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE OF PNEUMATIC AIR RAM DEVICES IS NOT PERMITTED. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF DUBLIN DIVISION OF ENGINEERING BEFORE COMMENCING CONSTRUCTION. SHOULD OPEN CUTTING OF EXISTING PAVEMENT BE PERMITTED, CONTROLLED DENSITY BACKFILL (TYPE II) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 613 OF THE STANDARD SPECIFICATIONS.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.

22. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.

23. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.

24. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.

25. ALL INLETS SHALL BE CHANNELIZED.

26. PARK AREAS SHALL BE FINE GRADED AND SEEDED WITH THE FOLLOWING MIXTURE:

    IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    IMPROVED PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    GERMINATION RATE: 85%
    APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS AND RECREATION, CITY OF DUBLIN, OHIO.

27. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.

28. STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC-41.20.

UTILITIES

1. THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

    GAS
    COLUMBIA GAS OF OHIO, INC.
    1600 DUBLIN ROAD
    COLUMBUS, OHIO 43215
    (614) 481-1000

    ELECTRIC
    AMERICAN ELECTRIC POWER
    700 MORRISON ROAD
    GAHANNA, OHIO 43230
    (614) 883-7936

    COMMUNICATION
    SPECTRUM
    1015 OLENTANGY RIVER ROAD
    COLUMBUS, OHIO 43212
    (614) 481-5000

    FRONTIER COMMUNICATIONS
    (800) 982-8772

    AT&T
    111 N. 4TH STREET
    COLUMBUS, OHIO 43215
    (614) 223-5780

    DUBLINK
    CITY OF DUBLIN
    6555 SHIER-RINGS ROAD
    DUBLIN, OHIO 43016
    (614) 410-4750

    SANITARY, STORM, WATER
    CITY OF DUBLIN
    6555 SHIER-RINGS ROAD
    DUBLIN, OHIO 43016
    (614) 410-4750
    CITY OF COLUMBUS
    DIVISION OF POWER
    3368 INDIANOLA AVENUE
    COLUMBUS, OHIO 43214
    (614) 645-7360

    CITY OF COLUMBUS
    DIVISION OF WATER RECLAMATION
    1250 FAIRWOOD AVENUE
    COLUMBUS, OHIO 43206
    (614) 645-7102

    CITY OF COLUMBUS
    DIVISION OF WATER
    910 DUBLIN ROAD
    COLUMBUS, OHIO 43215
    (614) 645-8276

2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614-587-0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.

3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.

4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.

2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE-LANE TWO-WAY TRAFFIC. UNIFORMED, OFF-DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE-LANE, TWO-WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUISERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

3. IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF-DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.

4. STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.

2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.

3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.

4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.

5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

BLASTING (IF PERMITTED)

1. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM WASHINGTON TOWNSHIP FIRE DEPARTMENT PRIOR TO BLASTING FOR ROCK EXCAVATION. THE CONTRACTOR SHALL SUBMIT BLASTING REPORTS UPON COMPLETION OF BLASTING TO THE CITY ENGINEER, THE OWNER, AND THE OWNER'S ENGINEER. TOP OF ROCK ELEVATIONS SHALL BE SHOWN ON "AS_BUILT" CONSTRUCTION DRAWINGS.

SANITARY SEWERS

1. CONNECTIONS TO THE SANITARY SEWER WILL BE PERMITTED UPON RECEIVING AN OEPA PERMIT TO INSTALL (PTI), AND UPON RECEIVING A SATISFACTORY LETTER FROM THE DESIGN ENGINEER STATING THAT THE PROJECT HAS BEEN CONSTRUCTED AS PER THE PLANS, AND ALL OF THE CONDITIONS OF THE PTI HAVE BEEN MET. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OHIO EPA APPROVALS AND PAYING REVIEW FEES.

2. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF DUBLIN, OHIO EPA, OHIO DEPARTMENT OF HEALTH AND THE CURRENT EDITION OF THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD (TEN STATES) – RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.

3. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 8 INCHES TO 10 INCHES SHALL BE PVC SEWER PIPE ASTM D3034, SDR 35. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC SEWER JOINTS SHALL MEET ASTM 3212 SPECIFICATIONS. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.

4. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPES WITH DIAMETERS 12 INCHES TO 30 INCHES SHALL BE PVC SEWER PIPE, ASTM D3034, SDR 35 OR SANITITE HP PIPE, ASTM F2736. SANITARY SEWER PIPES WITH DIAMETERS 30 INCHES TO 60 INCHES SHALL BE PVC SEWER PIPE, ASTM D3034, SDR 35 OR SANITITE HP PIPE, ASTM F2764. PVC SEWER JOINTS SHALL MEET ASTM 3212 SPECIFICATIONS.

5. ALL IN-LINE WYE AND TEE CONNECTIONS IN CONCRETE SEWERS, 18-INCH DIAMETER AND LARGER, SHALL BE EITHER KOR-N-TEE OR KOR-N-SEAL CONNECTIONS CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.

6. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 613, TYPE II OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.

7. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF_SEALING GASKETS. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT_DOWN LIDS ARE REQUIRED. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF DUBLIN SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO.

8. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS. ALL OTHER REQUIREMENTS SHALL BE ACCORDING TO ITEM 901.21 OF THE STANDARD SPECIFICATIONS.

9. TEMPORARY BULKHEADS SHALL BE PLACED IN PIPES AT LOCATIONS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AND SHALL REMAIN IN PLACE UNTIL THE PERMIT TO INSTALL (PTI) HAS BEEN ISSUED BY THE OEPA AND THE SEWERS HAVE BEEN APPROVED FOR USE BY THE CITY ENGINEER. THE COST FOR FURNISHING, INSTALLING, MAINTAINING, AND REMOVING BULKHEADS SHALL BE INCLUDED IN THE CONTRACT UNIT BID PRICE FOR THE VARIOUS SANITARY SEWER ITEMS.

10. ALL SANITARY SEWERS INCLUDING SANITARY SEWER SERVICE LINES SHALL BE SUBJECTED TO AND PASS INFILTRATION OR EXFILTRATION TESTS ACCORDING TO ITEM 901 OF THE STANDARD SPECIFICATIONS AND MUST BE APPROVED FOR USE BY THE CITY ENGINEER BEFORE ANY SERVICE CONNECTIONS ARE TAPPED INTO SEWERS.

11. FOR SANITARY SEWER INFILTRATION, LEAKAGE THROUGH JOINTS SHALL NOT EXCEED 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT. ALL SANITARY SEWERS SHALL BE TESTED.

12. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.

13. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

14. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO SECTION 51.23 OF THE DUBLIN CODE OF ORDINANCES.

15. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.

16. SERVICE RISERS SHALL BE INSTALLED WHERE THE DEPTH FROM WYES TO PROPOSED GROUND ELEVATION EXCEEDS 10 FEET. TOPS OF RISERS SHALL BE NO LESS THAN 9 FEET BELOW PROPOSED GROUND ELEVATION IF BASEMENT SERVICE IS INTENDED.

17. WHERE SERVICE RISERS ARE NOT INSTALLED, A MINIMUM 5-FOOT LENGTH OF SANITARY SEWER SERVICE PIPE OF THE SAME SIZE AS THE WYE OPENING SHALL BE INSTALLED.

18. THE CONTRACTOR SHALL FURNISH AND PLACE, AS DIRECTED, APPROVED WYE POLES MADE OF 2 INCHES X 2 INCHES LUMBER AT ALL WYE LOCATIONS, ENDS OF EXTENDED SERVICES, OR AT THE END OF EACH RISER WHERE RISERS ARE REQUIRED. WYE POLES SHALL BE VISIBLE BEFORE ACCEPTANCE BY THE CITY. THE COST OF THESE POLES SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS SEWER ITEMS.

19. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.

20. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES. THE SEWER PIPE TO MANHOLE CONNECTIONS FOR ALL SANITARY SEWERS SHALL BE FLEXIBLE AND WATERTIGHT. ALL HOLES SHALL BE NEATLY CORED. THE SEWER PIPE BARREL AT THE SPRINGLINE SHALL NOT EXTEND MORE THAN 1 INCH BEYOND THE INSIDE FACE OF THE MANHOLE. TO MAINTAIN FLEXIBILITY IN THE CONNECTION, A 1_INCH SPACE SHALL BE LEFT BETWEEN THE END OF THE PIPE INSIDE THE MANHOLE AND THE CONCRETE CHANNEL; THIS SPACE SHALL BE FILLED WITH A WATERPROOF FLEXIBLE JOINT FILLER. ANY METAL THAT IS USED SHALL BE TYPE 300 SERIES STAINLESS STEEL. THE CONNECTION MAY BE ANY OF THE FOLLOWING TYPES:

    A. RUBBER SLEEVE WITH STAINLESS STEEL BANDING.
        1) KOR-N-SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
        2) LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERPACE CORPORATION.
        3) OR EQUAL AS APPROVED BY THE CITY ENGINEER.

    B. RUBBER GASKET COMPRESSION.
        1) PRESS WEDGE II AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION.
        2) DURA SEAL III AS MANUFACTURED BY DURA TECH, INC.
        3) LINK-SEAL AS MANUFACTURED BY THUNDERLINE CORPORATION.
        4) OR EQUAL AS APPROVED BY THE CITY ENGINEER.

    THE COST FOR THIS WORK ALONG WITH A NEW CHANNELIZED BASE FOR THE MANHOLE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR THE RELATED ITEMS OF WORK.

Z:\25-0001-1562\DWG\production drawings\SANITARY\General Notes.dwg General Notes Aug 05, 2025 - 1:36:11pm cechelberry

PLAN PREPARED BY:
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PLAN PREPARED FOR:
CFH BR LAND ACQUISITION LLC
6045 MEMORIAL DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, UNION COUNTY, OHIO

SANITARY IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

GENERAL NOTES

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: NONE

Drawn By:	Checked By:
RDD	CLE

Project Number:
25-0001-1562

Drawing Number:
C.24 / 51

MAIL DELIVERY

1. 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.

2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.

2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMESE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.

ESTIMATE OF QUANTITIES

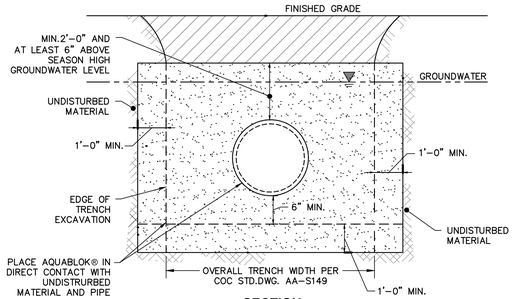
ITEM	QUANTITY	UNIT	DESCRIPTION
201	Lump	Sum	CLEARING AND GRUBBING
604	20	Each	MANHOLE, TYPE "C" (AA-S102)
659	48.3	S.Y.	PAVEMENT REPLACEMENT
901	2,657	L.F.	8" SANITARY SEWER W/ TYPE 1 BEDDING
** 914	44	L.F.	6" DIAMETER PIPE RISERS
915	20	Each	8"x6" WYE FITTING
* 918	580	L.F.	6" SANITARY SERVICE LINE (OUTSIDE R/W 1 PER TRENCH)
* 918	168	L.F.	6" SANITARY SERVICE LINE (INSIDE R/W 1 PER TRENCH)
* 918	257	L.F.	6" SANITARY SERVICE LINE (INSIDE R/W 2 PER TRENCH)

THE QUANTITIES SHOWN ON THIS PLAN ARE THE ENGINEER'S BEST DETERMINATION OF THE WORK TO BE PERFORMED. THE CONTRACTOR, IN MAKING HIS BID, SHOULD MAKE HIS OWN DETERMINATION OF THE QUANTITIES AND DISCUSS ANY DIFFERENCES WITH THE ENGINEER PRIOR TO BIDDING.

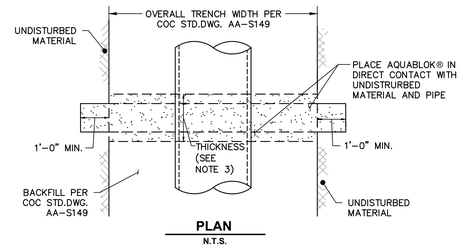
* ACTUAL PIPE LENGTH REQUIRED RATHER THAN THE TRENCH LENGTH

** THE LENGTH OF RISER IS THE ACTUAL LENGTH OF RISER LAID AT 45°.

SANITARY SEWER CONSTRUCTION SEQUENCE
SANITARY SEWER RUN: EX.1-9, 10-12



SECTION
N.T.S.



PLAN
N.T.S.

NOTES:

1. THE TRENCH DAMS SHALL BE LOCATED AS DEPICTED ON THE CONSTRUCTION PLANS.

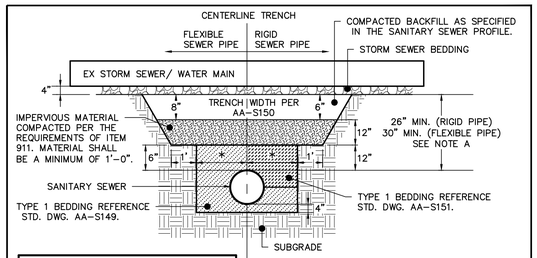
2. THE TRENCH DAM SHALL EXTEND A MINIMUM OF 1'-0" INTO UNDISTURBED MATERIAL ON THREE SIDES.

3. THE TRENCH DAM THICKNESS SHALL BE BASED ON PIPE O.D. AS FOLLOWS"
   A. 0 IN. < PIPE O.D. < 6 IN.; THICKNESS =0.5 FT.
   B. 6 IN. < PIPE O.D. < 36 IN.; THICKNESS =1.0 FT.
   C. 36 IN. < PIPE O.D. < 66 IN.; THICKNESS =1.5 FT.
   D. PIPE O.D. > 66 IN.; THICKNESS =2.0 FT.

4. SOIL COVER ABOVE TRENCH DAM TO FINISH GRADE SHALL BE AT LEAST 2'-0" COMPACTED SOIL.

5. SEE "TRENCH DAMS AND ANTI-SEEP COLLARS" APPLICATION TECH SHEET BY AQUABLOK, LTD. FOR MORE INFORMATION.

AQUABLOK TRENCH DAM DETAIL
NO SCALE



* REFERENCE STD. DRAWING AA-S149 AND AA-S151 FOR BEDDING REQUIREMENTS.

NOTE A;
IF THE NEEDED 26" (FLEX PIPE) OR 30" (RIGID PIPE) IS NOT OBTAINABLE, A BENTOFIXLINER MAY BE SUBSTITUTED FOR THE CLAY (IMPERVIOUS) LAYER. HOWEVER, THE MINIMUM 18" VERTICAL CLEARANCE STILL APPLIES FOR WATER LINES AND SEWER VERTICAL SEPARATION.

⊕ ANTI INFILTRATION AND INFLOW BARRIER DETAIL
NO SCALE

BARRIER SHALL BE PLACED AT ALL EX STORM AND WATER MAIN CROSSINGS FOR A LENGTH OF 20' FEET MEASURED ALONG THE SANITARY LINE AND CENTERED ON THE EX. STORM SEWER OR WATER MAIN CROSSING.

XX-XXX CC-XXXXX

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DUBLIN, OHIO 43017

CITY OF DUBLIN, UNION COUNTY, OHIO

SANITARY IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

GENERAL NOTES, QUANTITIES & DETAILS

No.	Revision	Date	Approved

Date: 8/5/2025
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Drawn By:	Checked By:
RDD	CLE

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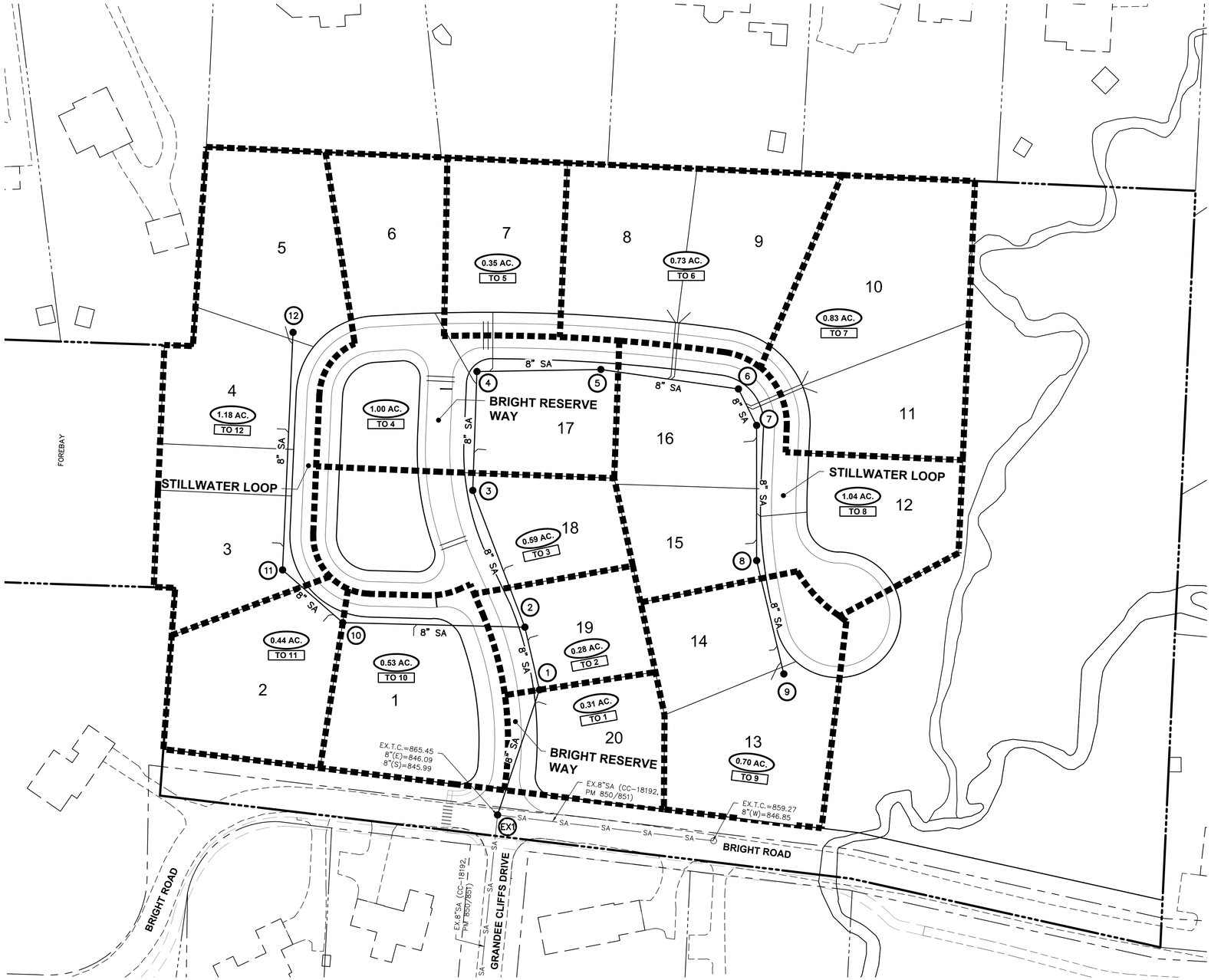

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

XX-XXX CC-XXXXX

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CITY OF DUBLIN, UNION COUNTY, OHIO

SANITARY IMPROVEMENTS FOR BRIGHT ROAD RESERVE

SANITARY SEWER TRIBUTARY AREA MAP

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: 1"= 50'

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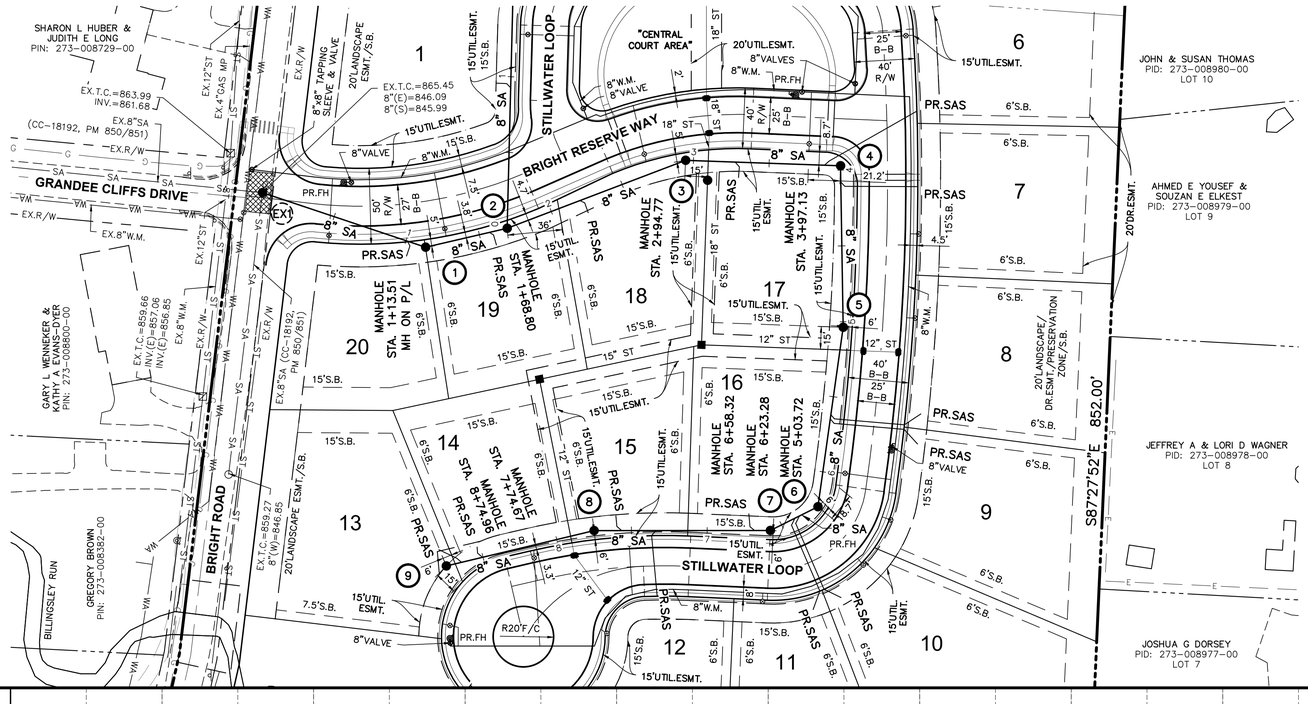
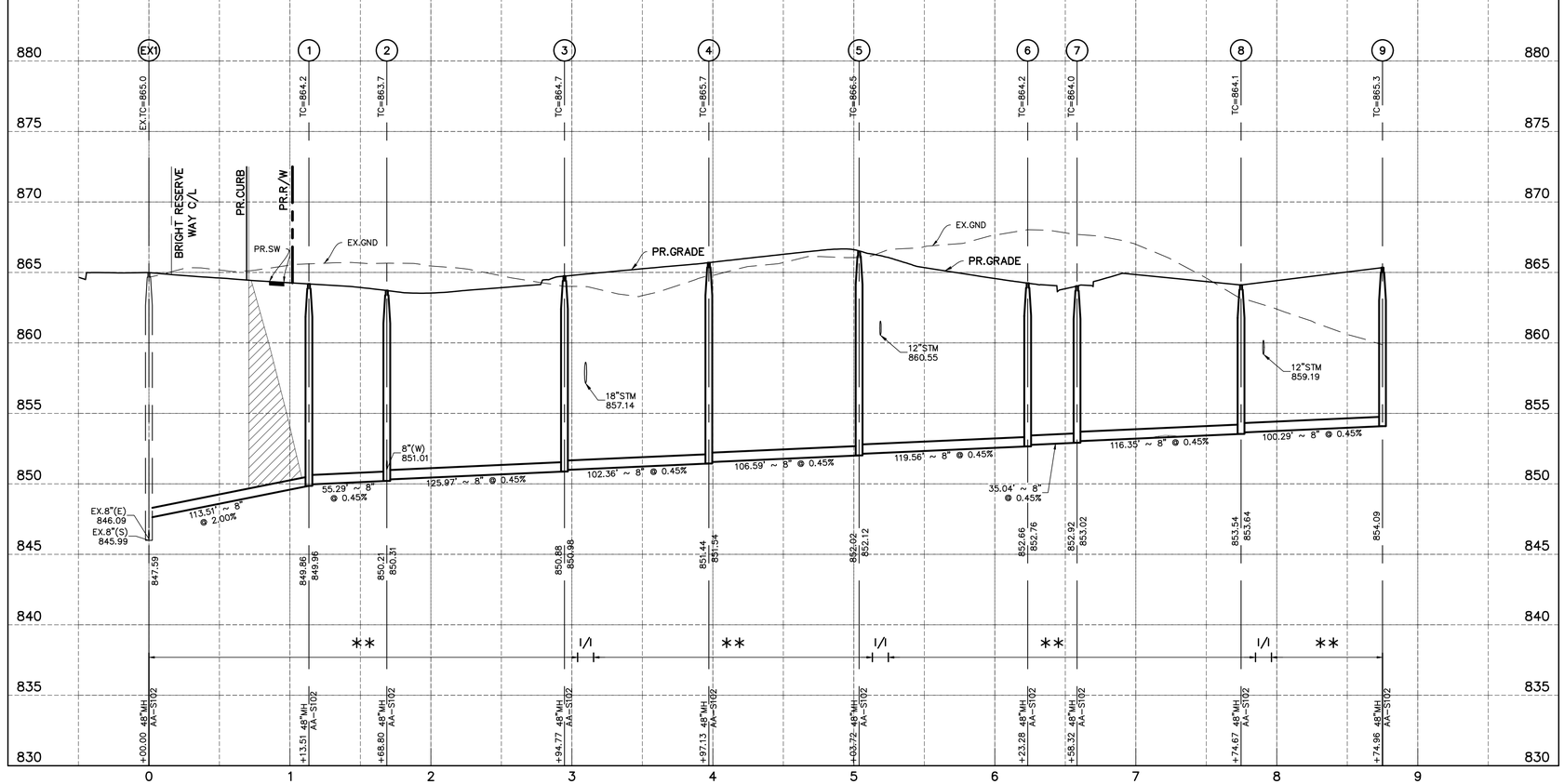
Z:\25-0001-1562\DWG\production drawings\SANITARY\Onsite Tributary Map.dwg TRIBUTARY MAP Aug 05, 2025 - 1:37:36pm cechelberry





SANITARY SEWER STRUCTURE COORDINATES (BASED ON NAD83 OHIO ZONE SOUTH – NSRS 2011 ADJ.)

STRUCTURE NO.	PLAN NORTHING	PLAN EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
EX1	770703.05	1799427.22		
1	770810.69	1799463.25		
2	770864.55	1799450.74		
3	770982.27	1799405.91		
4	771084.57	1799409.50		
5	771086.27	1799516.08		
6	771069.59	1799634.47		
7	771038.25	1799650.15		
8	770921.90	1799650.19		
9	770824.37	1799673.56		

SANITARY SEWER ALIGNMENT – BEARING & DISTANCE TABLE

FROM	TO	SIZE	PLAN BEARING	PLAN DISTANCE	AS-BUILT BEARING	AS-BUILT DISTANCE
EX1	1	8"	N18°30'14"E	113.51'		
1	2	8"	N13°04'25"W	55.29'		
2	3	8"	N20°50'50"W	125.97'		
3	4	8"	N02°00'33"E	102.36'		
4	5	8"	N89°05'22"E	106.59'		
5	6	8"	S81°58'56"E	119.56'		
6	7	8"	S26°35'09"E	35.04'		
7	8	8"	S00°01'11"E	116.35'		
8	9	8"	S13°28'29"E	100.29'		

SANITARY SERVICE SCHEDULE

LOT NUMBER	PLAN INFORMATION			AS-BUILT INFORMATION		
	WYE STATION	STATE PLANE COORDINATES (WYE LOCATION)		WYE STATION	STATE PLANE COORDINATES (WYE LOCATION)	
		NORTHING	EASTING		NORTHING	EASTING
20	0+86	770784.217	1799454.3885			
19	1+59	770855.0611	1799452.9471			
18	2+23	770914.7956	1799431.6103			
17	3+30	771017.8927	1799407.1639			
6	3+90	771077.0461	1799409.2391			
7	4+11	771084.7877	1799423.1228			
8	5+64	771077.8068	1799576.1235			
9	5+67	771077.389	1799579.0895			
10	6+41	771053.4816	1799642.5314			
11	6+44	771050.8033	1799643.8718			
16	6+72	771024.8236	1799650.1584			
12	7+37	770959.5819	1799650.1807			
15	7+60	770937.2191	1799650.1884			
14	8+53	770845.3897	1799668.5269			
13	8+67	770832.0313	1799671.7277			

PAVEMENT REPLACEMENT, PER COC STANDARD DRAWING 1441, SEE DETAIL SHEET 3

1 inch = 50feet (H)
1 inch = 5 feet (V)

NOTES:

– ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED WITH A 10' MINIMUM HORIZONTAL CLEARANCE OUT–TO–OUT AND A 1.5' MINIMUM VERTICAL CLEARANCE WITH ALL STORM SEWERS AND WATER LINES.

– ALL ELEVATIONS SHOWN ARE BASED ON 1988 NAVD UNLESS OTHERWISE SPECIFIED.

– SEE SHEET C.29 FOR SANITARY SERVICE SCHEDULE

ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY WEIGHT AT OPTIMUM MOISTURE CONTENT (±2%) UNLESS NOTED AS:

* COMPACTED NATIVE BACKFILL PER CITY OF COLUMBUS CMS ITEM 911

** COMPACTED GRANULAR BACKFILL PER CITY OF COLUMBUS CMS ITEM 912

⊕ ANTI INFILTRATION AND INFLOW BARRIER, SEE DETAIL, SHEET 2

† TAPS INTO EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND INSPECTED BY THE CITY OF DUBLIN. CONTRACTOR SHALL FIELD VERIFY INVERT AND LOCATION OF EXISTING SANITARY MANHOLES.

GRANULAR BACKFILL ITEM 912 REQUIRED FOR PAVEMENT INFLUENCE LINE & AT UTILITY CROSSINGS.

NOTE:
BACKFILL AROUND SANITARY SEWER STRUCTURES SHALL BE COMPACTED GRANULAR PER CITY OF COLUMBUS CMS ITEM 912.

XX–XXX CC–XXXXX

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CITY OF DUBLIN, UNION COUNTY, OHIO

SANITARY IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

PLAN & PROFILE

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: H:1"=50', V:1"=5'

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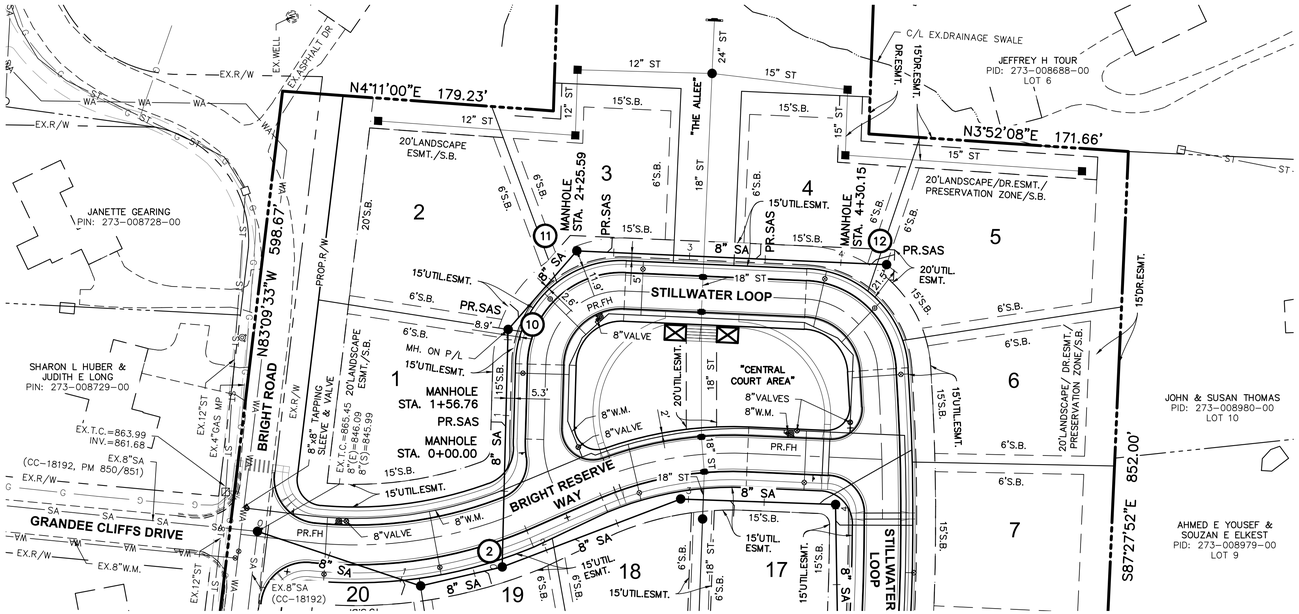

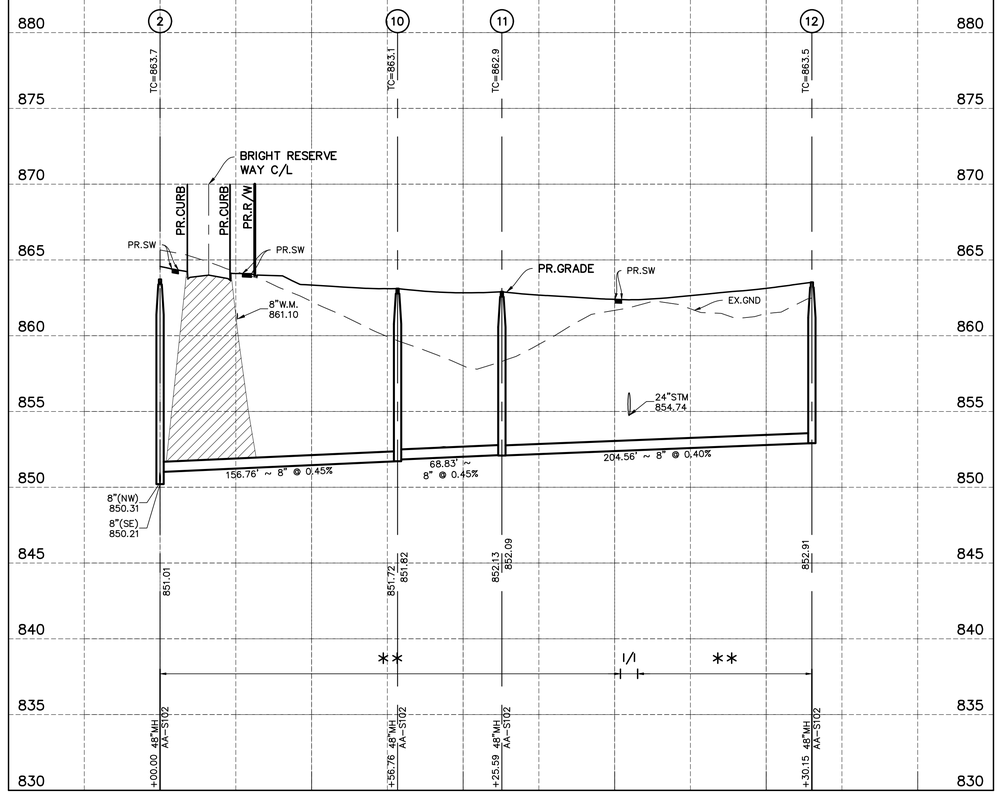

SANITARY SEWER STRUCTURE COORDINATES (BASED ON NAD83 OHIO ZONE SOUTH – NSRS 2011 ADJ.)

STRUCTURE NO.	PLAN NORTHING	PLAN EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
2	770864.55	1799450.74		
10	770868.51	1799294.04		
11	770913.85	1799242.24		
12	771118.20	1799251.30		

SANITARY SEWER ALIGNMENT – BEARING & DISTANCE TABLE

FROM	TO	SIZE	PLAN BEARING	PLAN DISTANCE	AS-BUILT BEARING	AS-BUILT DISTANCE
2	10	8"	N88°33'14"W	156.76'		
10	11	8"	N48°48'06"W	68.83'		
11	12	8"	N02°32'19"E	204.56'		

SANITARY SERVICE SCHEDULE

LOT NUMBER	PLAN INFORMATION			AS-BUILT INFORMATION		
	WYE STATION	STATE PLANE COORDINATES (WYE LOCATION)		WYE STATION	STATE PLANE COORDINATES (WYE LOCATION)	
		NORTHING	EASTING		NORTHING	EASTING
1	0+95	770866.9639	1799355.3039			
2	1+70	770877.293	1799284.0033			
3	2+49	770936.7624	1799243.2585			
4	3+47	771034.8842	1799247.6089			
5	4+23	771111.3077	1799250.9972			

1 inch = 50 feet (H)
1 inch = 5 feet (V)
0 25 50 100
10 5 0

NOTES:

– ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED WITH A 10' MINIMUM HORIZONTAL CLEARANCE OUT–TO–OUT AND A 1.5' MINIMUM VERTICAL CLEARANCE WITH ALL STORM SEWERS AND WATER LINES.

– ALL ELEVATIONS SHOWN ARE BASED ON 1988 NAVD UNLESS OTHERWISE SPECIFIED.

– SEE SHEET C.29 FOR SANITARY SERVICE SCHEDULE

ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY WEIGHT AT OPTIMUM MOISTURE CONTENT (±2%) UNLESS NOTED AS:

* COMPACTED NATIVE BACKFILL PER CITY OF COLUMBUS CMS ITEM 911

** COMPACTED GRANULAR BACKFILL PER CITY OF COLUMBUS CMS ITEM 912

⊕ ANTI INFILTRATION AND INFLOW BARRIER, SEE DETAIL, SHEET 2

‡ TAPS INTO EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND INSPECTED BY THE CITY OF DUBLIN. CONTRACTOR SHALL FIELD VERIFY INVERT AND LOCATION OF EXISTING SANITARY MANHOLES.

GRANULAR BACKFILL ITEM 912 REQUIRED FOR PAVEMENT INFLUENCE LINE & AT UTILITY CROSSINGS.

NOTE:
BACKFILL AROUND SANITARY SEWER STRUCTURES SHALL BE COMPACTED GRANULAR PER CITY OF COLUMBUS CMS ITEM 912.

XX–XXX CC–XXXXX

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SANITARY IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

PLAN & PROFILE

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: H:1"=50', V:1"=5'

Drawn By:	Checked By:
RDD	CLE

Project Number:
25–0001–1562

Drawing Number:
C.28 / 51

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SANITARY SERVICE SCHEDULE

MAINLINE SEWER RUN	LOT #	WYE BRANCH SIZE & STA.	MAINLINE SEWER SIZE & INV. @ WYE	SERVICE LENGTH	ELEV. @ END OF SERVICE	LENGTH OF RISER	PROP. GRADE @ PAD	PERMIT NUMBER
EX.1–1	20	6" – 1+04	8" – 849.66	4	856.73	10	865.45	
1–2	19	6" – 1+59	8" –850.14	5	855.25	7	864.85	
2–3	18	6" – 2+23	8" – 850.49	6	854.63	6	864.35	
3–4	17	6" – 3+30	8" – 851.02	8	854.19	4	863.75	
	6	6" – 3+90	8" – 851.76	69	855.19	3	864.30	
4–5	7	6" – 4+11	8" – 851.95	50	854.99	3	864.85	
5–6	8	6" – 5+64	8" – 852.16	60	856.41	4	866.30	
	9	6" – 5+67	8" – 852.17	59	857.41	6	866.55	
6–7	10	6" – 6+41	8" – 853.07	63	856.38	3	866.15	
	11	6" – 6+44	8" – 853.08	63	856.40	3	865.85	
7–8	16	6" – 6+72	8" – 853.29	10	855.51	3	865.40	
	12	6" – 7+37	8" – 853.56	44	854.48	0	864.20	
	15	6" – 7+60	8" – 853.15	10	854.36	1	864.20	
8–9	14	6" – 8+53	8" – 853.63	6	855.76	3	865.00	
	13	6" – 8+67	8" – 854.18	16	855.52	1	865.00	
2–10	1	6" – 0+95	8" – 851.87	9	854.05	3	863.55	
10–11	2	6" – 1+70	8" – 851.77	9	853.96	3	863.15	
11–12	3	6" – 2+49	8" – 852.18	10	853.39	1	862.75	
	4	6" – 3+47	8" – 853.08	11	853.31	0	862.80	
	5	6" – 4+23	8" – 852.89	15	854.21	1	863.50	

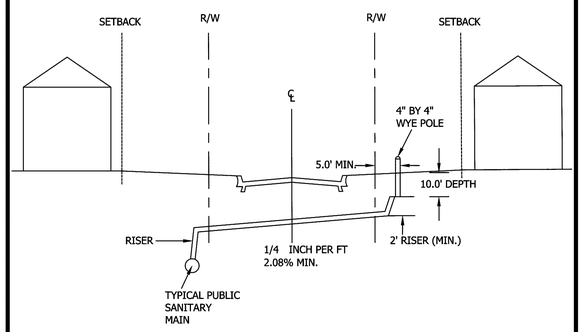
LEGEND

\# INDICATES LOTS WHICH WILL REQUIRE GRINDER PUMPS TO PROVIDE SANITARY TO BASEMENTS.

BV INDICATES LOTS WHICH WILL REQUIRE A BACKWATER VALVE INSTALLED ON SANITARY SERVICE.

NOTES:

1. CONTRACTOR SHALL USE COMPACTED BACKFILL AS PER CMSC ITEM 912 UNDER PAVED AREAS AND IN AREAS OF UTILITY CROSSINGS, ALL OTHER BACKFILL TO BE ITEM 911. ITEM 912 BACKFILL LIMITS TO BE 5 FEET FROM OUTSIDE EDGES OF PAVEMENT.
2. ALL SERVICE PIPING SHALL BE MINIMUM 6" DIAMETER AND INSTALLED WITH A MINIMUM 1/4" PER FT. SLOPE PER CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWING AA– S160.
3. THE LENGTH OF RISER IS THE ACTUAL LENGTH OF RISER LAID AT 45°.



NOTES:

1. FOR LONG SERVICE LATERALS THAT HAVE 4 FEET OF RISER OR GREATER.
2. LATERAL TO BE DESIGNED TO SERVE BASEMENT/FIRST FLOOR.

Date: 01/01/2020

City of Dublin OHIO, USA
ENGINEERING

STANDARD DRAWING

TYPICAL SANITARY RISER DETAIL

SHEET 1 OF 1 | DRAWING NO. ***SA-03***

XX–XXX CC–XXXXX

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SANITARY IMPROVEMENTS
FOR
BRIGHT ROAD RESERVE

SANITARY SERVICE SCHEDULE

No.	Revision	Date	Approved

Date: 8/5/2025
Scale: NONE

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Project Number:
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C.29 / 51

Z:\25–0001–1562\DWG\production drawings\SANITARY\Sanitary Service Schedule.dwg Service Schedule Aug 05, 2025 – 1:39:39pm cechelberry

GENERAL NOTES

A. BASE INFORMATION

1. THE BASE MAPPING / SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.
2. THE PLANS ASSUME THE LAYOUT AND STAKING WILL BE ACCOMPLISHED USING TOTAL STATIONING/ DIGITAL METHODS. ANY INFORMATION PROVIDED IS INTENDED TO SUPPORT INFORMATION ALREADY CONTAINED IN CAD FILES USED FOR DOCUMENTING LAYOUT AND STAKING. CAD FILES DELINEATING ALL GRADING AND HARDSCAPE ELEMENTS SHOWN IN THESE PLANS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST.
3. NORTHING AND EASTING POINTS, WHERE SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM AS REFERENCED FROM THE SITE SURVEY.
4. THE LIMIT OF CONSTRUCTION WORK LINE SHOWN DEFINES THE LIMITS OF WORK IN THIS CONTRACT. EROSION PROTECTION DEVICES AND UTILITY SYSTEMS MAY EXTEND BEYOND THE PROJECT LIMITS LINE IN ORDER TO SUCCESSFULLY COMPLETE OPERATIONS AND / OR TIE INTO ADJACENT SYSTEMS.
5. LIMITS OF CONSTRUCTION AND CONTRACTOR STAGING AREAS SHALL BE LIMITED TO AREAS DESIGNATED BY THE CONTRACT DOCUMENTS.

B. GENERAL REQUIREMENTS

1. UNLESS OTHERWISE NOTED FOR THE PROJECT'S SITE DEVELOPMENT AND SPECIFICATIONS DOCUMENTS, THE LANDSCAPE ARCHITECT, SHALL BE THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH PROJECT DRAWINGS AND SPECIFICATIONS FOR ALL DIVISIONS OF WORK.
3. VERIFY EXISTING CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE PERFORMED WHERE SUCH DISCREPANCIES EXIST. COMMENCEMENT OF CONSTRUCTION INDICATES THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING THE EXISTING CONDITIONS DEPICTED ON THE PROJECT DOCUMENTS AND ASSUMES FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS TO WORK CONSTRUCTED UNDER HIS CONTRACT.
4. PRIOR TO COMMENCING WORK, REPORT AND DOCUMENT ANY DAMAGE OF EXISTING SITE STRUCTURES AND AMENITIES "TO REMAIN" TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
5. COORDINATE WORK RELATED TO OTHER TRADES AND THE GENERAL CONSTRUCTION OF THE PROJECT. ALL MEANS, METHODS, SEQUENCING AND PROCEDURES OF THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS RELATED TO THEIR WORK RESPONSIBILITIES INCLUDING THE VERIFICATION OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED.
7. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY PLANNED UTILITY INTERRUPTION.

C. PROTECTION

1. CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, HUBS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IF ANY PINS OR MONUMENTS ARE DISTURBED, DAMAGED, OR DESTROYED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED PROFESSIONAL SURVEYOR AT THE COMPLETION OF THE PROJECT AND AT THE CONTRACTOR'S EXPENSE.
2. KNOWN EXISTING UTILITY LINES ARE NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTING THEM DURING EXCAVATION. ANY DAMAGE TO UTILITIES AND ANY OTHER PROPERTY TO REMAIN SHALL BE REPAIRED IN KIND. IF CONTRACTOR ENCOUNTERS ANY UNFORESEEN UTILITY, NOTIFY THE OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH THE WORK.
3. CONTACT THE OUPS - OHIO UTILITY PROTECTION SERVICE A MINIMUM OF 48 HOURS IN ADVANCE OF WORK TO BE PERFORMED WITHIN THE CONSTRUCTION SITE AND IS RESPONSIBLE FOR COORDINATING ANY RELOCATIONS OR ADJUSTMENT/REPLACEMENT OF AFFECTED UTILITIES AND APPURTENANCES.
4. OBTAIN PERMITS AND TEMPORARY EASEMENTS FOR THE WORK AS REQUIRED AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE LOCAL JURISDICTION, THE STATE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
5. INSTALL TEMPORARY FENCING AND MAINTAIN THE SOIL AND CRITICAL ROOT PROTECTION-ZONES AS INDICATED ON DRAWINGS. LANDSCAPE ARCHITECT TO APPROVE INSTALLATION OF FENCING BEFORE EQUIPMENT OR MATERIALS ARE BROUGHT ONTO THE SITE AND CONSTRUCTION OPERATIONS BEGIN

D. PUBLIC SAFETY

1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY OF DUBLIN AND AUTHORITIES HAVING JURISDICTION. FOLLOW MAINTENANCE OF TRAFFIC PLANS.
2. PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND CITY OF DUBLIN PRACTICES. EGRESS AND INGRESS TO ALL BUILDINGS MUST BE MAINTAINED AT ALL TIMES.
3. PROVIDE FOR SAFE VEHICULAR AND PEDESTRIAN PASSAGE THROUGH THE CONSTRUCTION SITE AT ALL TIMES BY THE USE OF TRAFFIC CONTROL DEVICES, BARRICADES, SIGNAGE, PLATING, TEMPORARY ACCESS WALKS AND DRIVES, FLAGMEN OR OTHER RECOGNIZED PROTECTIVE METHODS.
4. CONTACT THE CITY ENGINEER TRAFFIC DIVISION 72 HOURS IN ADVANCE OF ANY PROPOSED ROAD CLOSURES IN ORDER THAT THE PUBLIC AND SAFETY OFFICIALS CAN BE NOTIFIED. THE TRAFFIC DIVISION SHALL BE NOTIFIED OF ANY PROPOSED LANE CLOSURES NOTING THE ANTICIPATED DURATION OF SUCH CLOSURE AND THE TRAFFIC CONTROL MEASURES TO BE USED.
5. TAKE CORRECTIVE ACTIONS FOR TRAFFIC MAINTENANCE IMMEDIATELY AS DIRECTED

E. EROSION CONTROL

1. PROVIDE TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL ITEMS AS REQUIRED BY GOVERNING AGENCY, AS REQUIRED BY PERMIT, AS INDICATED ON THE PLANS, AND AS NOTED IN THE SPECIFICATIONS. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS PRIOR TO CLEARING AND COMMENCING EARTHWORK.
2. MAINTAIN, KEEP CLEAN AND FULLY OPERATIONAL SITE DRAINAGE FACILITIES AND EXISTING EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE ADJACENT WATER BODIES, SURFACES AND STORM SEWERS ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAWS AND REGULATIONS.
3. STORMWATER BMP'S SHALL BE INSPECTED ONCE EVERY SEVEN DAYS, AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAINFALL, OR BY WHAT IS REQUIRED BY PERMIT, WHICHEVER IS GREATER. CLEAN SEDIMENT BASINS AND CATCH BASINS AS REQUIRED TO MAINTAIN EFFECTIVENESS OR AS DIRECTED.

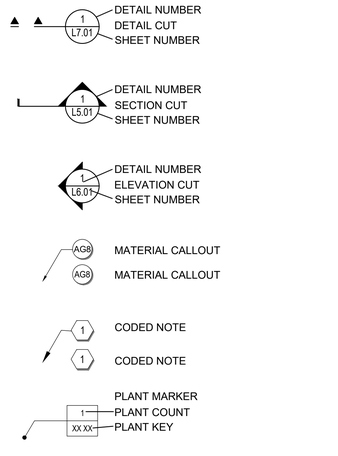
F. SITE CLEANING

1. PROVIDE APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION TO PREVENT AIRBORNE DUST TO ADJACENT CITY PROPERTIES AND WALKWAYS.
2. MAINTAIN THE CONSTRUCTION SITE AT ALL TIMES IN A PRESENTABLE CONDITION ACCEPTABLE TO THE OWNER UNTIL THE COMPLETION AND ACCEPTANCE OF THE PROJECT. MAINTAIN ADJOINING STREETS, SIDEWALKS AND DRIVES FREE OF SOIL, MUD AND EXCESS CONSTRUCTION MATERIALS. BROOM SWEEP OR WASH AS NEEDED OR DIRECTED.
3. REPAIR OR REPLACE DAMAGED UTILITIES, PAVEMENTS, STRUCTURES, LANDSCAPING, STREET SIGNS AND MONUMENTS WITHIN THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR, SUB CONTRACTOR, SUPPLIES OR WORKERS. SUCH REPAIR OR REPLACEMENT SHALL BE "IN-KIND" AS DIRECTED. PROTECT ALL WORK AND PROPERTY WITHIN THE CONSTRUCTION SITE.
4. REMOVE AND DISPOSE OF LEGALLY ALL RUBBISH AND CONSTRUCTION DEBRIS IMMEDIATELY, UNLESS OTHERWISE INDICATED ON DRAWINGS.

ABBREVIATIONS

AB	ANCHOR BOLT
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT
AUTO	AUTOMATIC
B&B	BALLED AND BURLAPPED
BOC	BACK OF CURB
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BOT	BOTTOM
BC	BOTTOM OF CURB
BF	BOTTOM OF FOOTING
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
BVL	BEVEL
BOW	BACK OF WALL
CAL	CALIPER
CB	CATCH BASIN
CH	CHAMFER
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DBH	DIAMETER AT BREAST HEIGHT
DEMO	DEMOLISH
DD	DECK DRAIN
DIAG	DIAGONAL
DN	DOWN
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXT	EXTERIOR
EXP	EXPOSED
EXT	EXISTING EXTERIOR
FOB	FACE OF BUILDING
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISHED SURFACE
FOW	FACE OF WALL
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
HB	HOSE BIB
HC	HANDICAPPED
HORZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
ILO	IN LIEU OF
IN	INCH, INCHES
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JT	JOINT
LOW	LIMIT OF WORK
LP	LOW POINT
LT	LIGHT FIXTURE
MTL	MATERIAL
MFR	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PERF	PERFORATED
PERP	PERPENDICULAR
PIP	POURED-IN-PLACE
PA	PLANTING AREA
POB	POINT OF BEGINNING
POT	POINT OF TANGENT
POC	POINT OF CURVATURE
PP	PEAT POTS
PL	PROPERTY LINE
PROP	PROPOSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVMT	PAVEMENT
QC	QUICK COUPLER
QTY	QUANTITY
R	RADIUS
RND	ROUND
REINF	REINFORCED
RFD	ROOF DRAIN
REQD	REQUIRED
REV	REVISION
RIM	RIM ELEVATION
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPRD	SPREAD
SS	STAINLESS STEEL
STD	STANDARD
STRUC	STRUCTURAL
SQ	SQUARE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPERATURE
TF	TOP OF FOOTING
THK	THICK(NESS)
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WL	WATER LEVEL
WP	WATERPROOFING
WWM	WELDED WIRE MESH

DRAWING SYMBOLS



SHEET INDEX

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L3.01	SIGNAGE PLAN
L4.01	LIGHTING PLAN
L5.00	DETAILS
L6.00	DETAILS - PLANTING

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FINAL DEVELOPMENT PLAN

revision	date	issued

seal

issue date 07.24.2025

project number c24044

sheet name

INDEX NOTES AND LEGENDS

sheet number

L0.01

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sheet name

OVERALL KEY PLAN

sheet number

L0.02

CONTRACTOR TO PROTECT EXISTING TREES AROUND PERIMETER OF SITE

CONTRACTOR TO PROTECT EXISTING TREES AROUND PERIMETER OF SITE

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TREE PROTECTION FENCING, TYP.

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CONTRACTOR TO PROTECT EXISTING TREES AROUND PERIMETER OF SITE

STILLWATER LOOP

STILLWATER LOOP

BRIGHT ROAD RESERVE

GRANDEE CLIFFS DRIVE

BRIGHT ROAD

BRIGHT ROAD

PL / LOW

OHE

SA

WA

ST

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

TREE PROTECTION AREA. REFER TO PLAN

4'-0"

8'-0" MAX.

16" MIN.

NOTE:
1. REFER TO SECTION 01 56 39 - TEMPORARY TREE AND PLANT PROTECTION FOR FENCING AND PRUNING REQUIREMENTS.
2. PRUNING OF TREES SHALL BE PERMITTED ONLY AT THE DIRECTION OF THE APPROVED AND CERTIFIED ARBORIST.
3. NO EQUIPMENT SHALL BE PERMITTED INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL
4. FENCE TO REMAIN IN PLACE THROUGH ENTIRETY OF CONSTRUCTION.

T-SHAPE, GALVANIZED POST, 3-QTY WIRE TIES PER POST

PROTECTION ZONE SIGNAGE PANEL SIZE: 12x16", ALL CAP LETTERING PAINTED RED ON WHITE BACKGROUND.

PLASTIC PROTECTION-ZONE FENCING

MAINTAIN EXISTING GRADE AT THE TREE PROTECTION FENCE

REFER TO SOIL PLANS FOR AMENDING SOIL WITHIN THE DESIGNED TREE DRIPLINE

TREE PROTECTION ZONE - 4 FT. HT.
N.T.S.

TREE PROTECTION LEGEND

EXISTING TREE (PROTECT-IN-PLACE)
- PROVIDE TREE PROTECTION, AS SHOWN PER PLANS.

0 20' 40' 80'

N

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project number c24044

sheet name
TREE PRESERVATION PLAN

sheet number
L0.10

SUMMARY - TREE REMOVAL	
TREES TO BE REMOVED (FAIR & GOOD)	1,176*

*TREES IN POOR CONDITION OR DEAD WILL NOT BE REPLACED.
*PEAR & ASH TREES WILL NOT BE REPLACED.

TREE REPLACEMENT TABLE

#	COMMON NAME	DBH	CONDITION
1	*FRUITING PEAR	17.0	FAIR
2	RED MAPLE	6.0	FAIR
3	*SUGAR MAPLE	17.0	POOR
4	*SUGAR MAPLE	14.0	POOR
5	RED MAPLE	9.0	FAIR
6	RED MAPLE	14.0	FAIR
7	RED MULBERRY	26.0	FAIR
8	RED MAPLE	11.0	FAIR
9	BUTTERNUT	20.0	FAIR
10	*FRUITING PEAR	17.0	POOR
11	BUTTERNUT	26.0	GOOD
12	RED MAPLE	9.0	GOOD
13	AMERICAN SYCAMORE	28.0	GOOD
14	EASTERN HEMLOCK	8.0	GOOD
15	BLUE SPRUCE	8.0	FAIR
16	RIVER BIRCH	13.0	FAIR
17	NORTHERN RED OAK	28.0	GOOD
18	*AUSTRIAN PINE	13.0	POOR
19	*AUSTRIAN PINE	9.0	POOR
20	*AUSTRIAN PINE	8.0	POOR
21	*AUSTRIAN PINE	8.0	POOR
22	HONEYLOCUST	15.0	GOOD
23	HONEYLOCUST	16.0	GOOD
24	AUSTRIAN PINE	16.0	FAIR
25	HONEYLOCUST	16.0	GOOD
26	*HONEYLOCUST	16.0	POOR
27	HONEYLOCUST	35.0	FAIR
28	HONEYLOCUST	14.0	FAIR
29	HONEYLOCUST	13.0	FAIR
30	RED MAPLE	9.0	FAIR
31	BALD CYPRESS	15.0	FAIR
32	AMERICAN SYCAMORE	44.0	GOOD
33	JAPANESE RED PINE	9.0	FAIR
34	EASTERN REDBUD	30.0	FAIR
35	BLACK WALNUT	20.0	GOOD
36	BLACK WALNUT	18.0	GOOD
37	HICKORY - SHAGBARK	10.0	GOOD
38	HICKORY - SHAGBARK	14.0	GOOD
39	NORWAY SPRUCE	17.0	FAIR
40	*CHERRY SPECIES	10.0	POOR
41	EASTERN COTTONWOOD	40.0	GOOD
42	AMERICAN SYCAMORE	30.0	FAIR
43	*SILVER MAPLE	41.0	POOR
44	AMERICAN SYCAMORE	30.0	GOOD
45	RED MAPLE	12.0	GOOD
46	RED MAPLE	10.0	GOOD
47	BLUE SPRUCE	10.0	GOOD
48	RED MAPLE	11.0	GOOD
49	*BLACK CHERRY	10.0	DEAD
50	*FRUITING PEAR	8.0	POOR
51	*FRUITING PEAR	15.0	FAIR
52	PIN OAK	25.0	GOOD
53	RED MULBERRY	8.0	FAIR
54	BLUE SPRUCE	10.0	FAIR
55	*WHITE SPRUCE	9.0	POOR
56	BLUE SPRUCE	12.0	FAIR
57	BLACK WALNUT	6.0	FAIR
58	BLACK WALNUT	8.0	FAIR
59	NORWAY SPRUCE	16.0	GOOD
60	NORWAY SPRUCE	14.0	GOOD
61	NORWAY SPRUCE	10.0	GOOD
62	NORWAY SPRUCE	12.0	GOOD
63	NORWAY SPRUCE	13.0	GOOD
64	NORWAY SPRUCE	9.0	GOOD
65	NORWAY SPRUCE	13.0	GOOD
66	NORWAY SPRUCE	13.0	GOOD
67	NORWAY SPRUCE	9.0	GOOD
68	NORWAY SPRUCE	10.0	GOOD
69	NORWAY SPRUCE	6.0	GOOD
70	RED MAPLE	12.0	FAIR
71	SILVER MAPLE	19.0	FAIR
72	EASTERN WHITE PINE	16.0	GOOD
73	*CALLERY PEAR	11.0	FAIR
74	EASTERN WHITE PINE	18.0	GOOD
75	EASTERN WHITE PINE	29.0	GOOD
76	RED MAPLE	9.0	FAIR
77	RED MAPLE	12.0	FAIR
78	*FRUITING PEAR	10.0	FAIR
79	*RED MAPLE	10.0	POOR
80	RED MAPLE	10.0	FAIR
81	RED MAPLE	10.0	FAIR
82	RED MAPLE	10.0	FAIR
83	*RED MAPLE	9.0	POOR
84	*RED MAPLE	14.0	POOR
85	*RED MAPLE	11.0	POOR
86	BLACK WALNUT	16.0	GOOD
87	EASTERN WHITE PINE	21.0	GOOD
88	*AMERICAN ELM	6.0	DEAD
89	*AMERICAN ELM	10.0	DEAD
90	AMERICAN ELM	11.0	FAIR
91	SUGAR MAPLE	6.0	GOOD
92	AMERICAN ELM	8.0	GOOD
93	*ASH	19.0	DEAD
94	KENTUCKY COFFEETREE	20.0	GOOD
95	KENTUCKY COFFEETREE	18.0	FAIR
96	*BOXELDER	10.0	POOR
97	SUGAR MAPLE	12.0	GOOD
98	SUGAR MAPLE	8.0	GOOD
99	BLACK WALNUT	18.0	GOOD
100	SUGAR MAPLE	6.0	FAIR
101	SUGAR MAPLE	8.0	GOOD
102	AMERICAN ELM	10.0	FAIR
103	BLACK WALNUT	19.0	GOOD
104	BLACK WALNUT	7.0	FAIR
105	BLACK WALNUT	14.0	FAIR
106	BLACK WALNUT	19.0	GOOD
107	BLACK WALNUT	24.0	GOOD
108	AMERICAN ELM	20.0	FAIR
109	*BLACK CHERRY	6.0	POOR
110	SUGAR MAPLE	9.0	FAIR
111	BLACK WALNUT	15.0	GOOD
112	BLACK WALNUT	16.0	GOOD
113	BLACK WALNUT	20.0	GOOD
114	BLACK WALNUT	30.0	GOOD
115	SUGAR MAPLE	10.0	FAIR
116	BLACK WALNUT	15.0	FAIR
117	HONEYLOCUST	23.0	GOOD
118	SUGAR MAPLE	9.0	FAIR
119	SUGAR MAPLE	9.0	FAIR
120	*AMERICAN ELM	6.0	POOR
121	BLACK WALNUT	20.0	FAIR
122	SUGAR MAPLE	11.0	GOOD
123	*BLACK CHERRY	10.0	DEAD
124	SUGAR MAPLE	6.0	FAIR
125	*AMERICAN ELM	9.0	DEAD
126	HONEYLOCUST	39.0	GOOD
127	HONEYLOCUST	10.0	FAIR
128	*SUGAR MAPLE	6.0	POOR
129	SUGAR MAPLE	12.0	GOOD
130	SUGAR MAPLE	10.0	GOOD
131	*ASH	14.0	DEAD
132	SUGAR MAPLE	10.0	GOOD
133	SUGAR MAPLE	8.0	GOOD
134	SUGAR MAPLE	9.0	GOOD
135	BLACK WALNUT	23.0	GOOD
136	AMERICAN ELM	9.0	FAIR
137	BOXELDER	6.0	FAIR
138	AMERICAN ELM	7.0	FAIR
139	AMERICAN ELM	8.0	FAIR
140	AMERICAN ELM	8.0	FAIR
141	AMERICAN ELM	7.0	FAIR
142	SUGAR MAPLE	7.0	FAIR
143	SUGAR MAPLE	15.0	FAIR
144	SUGAR MAPLE	10.0	GOOD
145	SUGAR MAPLE	6.0	FAIR
146	BLACK WALNUT	18.0	GOOD
147	*AMERICAN ELM	8.0	DEAD
148	SUGAR MAPLE	10.0	GOOD
149	SUGAR MAPLE	10.0	FAIR
150	*BLACK CHERRY	9.0	POOR
151	AMERICAN ELM	9.0	FAIR
152	BLACK WALNUT	19.0	FAIR
153	*BLACK CHERRY	7.0	DEAD
154	*BLACK CHERRY	6.0	DEAD
155	AMERICAN ELM	6.0	FAIR
156	BLACK WALNUT	22.0	GOOD
157	AMERICAN ELM	8.0	FAIR
158	AMERICAN ELM	8.0	FAIR
159	BLACK WALNUT	16.0	FAIR
160	SUGAR MAPLE	8.0	FAIR
161	SUGAR MAPLE	7.0	GOOD
162	AMERICAN ELM	16.0	FAIR
163	BLACK WALNUT	17.0	GOOD
164	SUGAR MAPLE	8.0	GOOD
165	*AMERICAN ELM	6.0	POOR
166	AMERICAN ELM	9.0	FAIR
167	NORTHERN HACKBERRY	11.0	FAIR
168	*NORTHERN HACKBERRY	6.0	POOR
169	BLACK WALNUT	35.0	GOOD
170	*NORTHERN HACKBERRY	7.0	POOR
171	NORTHERN HACKBERRY	12.0	FAIR
172	AMERICAN ELM	7.0	FAIR
173	AMERICAN ELM	6.0	FAIR
174	AMERICAN ELM	8.0	FAIR
175	*AMERICAN ELM	10.0	POOR
176	AMERICAN ELM	8.0	FAIR
177	*AMERICAN ELM	6.0	POOR
178	SUGAR MAPLE	7.0	FAIR
179	BLACK CHERRY	10.0	FAIR
180	*AMERICAN ELM	6.0	POOR
181	*BLACK CHERRY	8.0	POOR
182	*BLACK WALNUT	16.0	POOR
183	*AMERICAN ELM	12.0	POOR
184	BLACK WALNUT	24.0	FAIR
185	BLACK WALNUT	20.0	FAIR
186	*AMERICAN ELM	6.0	POOR
187	BLACK WALNUT	8.0	FAIR
188	NORTHERN HACKBERRY	9.0	FAIR
189	*NORTHERN HACKBERRY	8.0	POOR
190	BLACK WALNUT	19.0	GOOD
191	BLACK WALNUT	17.0	GOOD
192	*BLACK WALNUT	8.0	POOR
193	BLACK WALNUT	12.0	FAIR
194	AMERICAN ELM	8.0	FAIR
195	BLACK WALNUT	27.0	GOOD
196	BLACK WALNUT	9.0	FAIR
197	BLACK WALNUT	9.0	FAIR
198	*AMERICAN ELM	7.0	POOR
199	BLACK WALNUT	18.0	FAIR
200	AMERICAN ELM	7.0	FAIR
201	*AMERICAN ELM	6.0	POOR
202	AMERICAN ELM	8.0	FAIR
203	BLACK WALNUT	18.0	GOOD
204	AMERICAN ELM	8.0	FAIR
205	AMERICAN ELM	12.0	FAIR
206	HONEYLOCUST	21.0	FAIR
207	AMERICAN ELM	9.0	FAIR
208	*SUGAR MAPLE	8.0	POOR
209	HONEYLOCUST	18.0	FAIR
210	*AMERICAN ELM	11.0	DEAD
211	AMERICAN ELM	11.0	FAIR
212	BLACK WALNUT	19.0	GOOD
213	BLACK WALNUT	23.0	GOOD
214	BLACK WALNUT	20.0	GOOD
215	*AMERICAN ELM	8.0	POOR
216	AMERICAN ELM	8.0	FAIR
217	BLACK WALNUT	28.0	GOOD
218	KENTUCKY COFFEETREE	21.0	FAIR
219	KENTUCKY COFFEETREE	22.0	FAIR
220	AMERICAN ELM	8.0	FAIR
221	SUGAR MAPLE	8.0	GOOD
222	SUGAR MAPLE	11.0	GOOD
223	*AMERICAN ELM	6.0	POOR
224	SUGAR MAPLE	9.0	FAIR
225	AMERICAN ELM	12.0	FAIR
226	EASTERN WHITE PINE	13.0	FAIR
227	EASTERN WHITE PINE	12.0	FAIR
228	EASTERN WHITE PINE	18.0	FAIR
229	*BOXELDER	15.0	POOR
230	EASTERN WHITE PINE	15.0	FAIR
231	*EASTERN WHITE PINE	8.0	POOR
232	EASTERN WHITE PINE	22.0	GOOD
233	EASTERN WHITE PINE	20.0	FAIR
234	*EASTERN WHITE PINE	13.0	POOR
235	EASTERN WHITE PINE	16.0	GOOD
236	EASTERN WHITE PINE	14.0	FAIR
237	EASTERN WHITE PINE	17.0	FAIR
238	*EASTERN WHITE PINE	10.0	POOR
239	BLACK WALNUT	13.0	FAIR
240	*RED MULBERRY	11.0	POOR
241	*EASTERN WHITE PINE	11.0	POOR
242	EASTERN WHITE PINE	10.0	FAIR
243	*EASTERN WHITE PINE	12.0	POOR
244	AMERICAN ELM	7.0	FAIR
245	NORTHERN HACKBERRY	16.0	FAIR
246	BLACK WALNUT	11.0	FAIR
247	*FLOWERING CRABAPPLE	72.0	POOR
248	NOT USED	-	-
249	NORWAY SPRUCE	12.0	FAIR
250	NORWAY SPRUCE	12.0	FAIR
251	NORWAY SPRUCE	15.0	FAIR
252	NORWAY SPRUCE	9.0	FAIR
253	NORWAY SPRUCE	10.0	FAIR
254	NORWAY SPRUCE	9.0	FAIR
255	*NORWAY SPRUCE	6.0	POOR
256	*HONEYLOCUST	21.0	POOR
257	NORWAY SPRUCE	5.0	FAIR
258	NORWAY SPRUCE	9.0	FAIR
259	NORWAY SPRUCE	6.0	GOOD
260	*AUSTRIAN PINE	12.0	POOR
261	*AUSTRIAN PINE	13.0	POOR
262	*AUSTRIAN PINE	15.0	POOR
263	EASTERN WHITE PINE	12.0	FAIR
264	*WHITE ASH	14.0	POOR
265	*AUSTRIAN PINE	8.0	POOR
266	AUSTRIAN PINE	15.0	FAIR
267	*AUSTRIAN PINE	5.0	POOR
268	AUSTRIAN PINE	11.0	FAIR
269	EASTERN WHITE PINE	16.0	FAIR
270	*EASTERN WHITE PINE	4.0	POOR
271	EASTERN WHITE PINE	7.0	FAIR
272	*EASTERN WHITE PINE	6.0	POOR
273	EASTERN WHITE PINE	13.0	FAIR
274	*EASTERN WHITE PINE	6.0	POOR
275	EASTERN WHITE PINE	7.0	FAIR
276	EASTERN WHITE PINE	6.0	FAIR
277	EASTERN WHITE PINE	9.0	FAIR
278	*EASTERN WHITE PINE	6.0	DEAD
279	EASTERN WHITE PINE	11.0	FAIR
280	EASTERN WHITE PINE	12.0	FAIR
281	EASTERN WHITE PINE	11.0	GOOD
282	EASTERN WHITE PINE	18.0	GOOD
283	EASTERN WHITE PINE	9.0	GOOD
284	EASTERN WHITE PINE	14.0	GOOD
285	EASTERN WHITE PINE	11.0	GOOD
286	EASTERN WHITE PINE	14.0	FAIR
287	EASTERN WHITE PINE	19.0	GOOD
288	*EASTERN WHITE PINE	8.0	DEAD
289	EASTERN WHITE PINE	14.0	GOOD
290	EASTERN WHITE PINE	9.0	FAIR
291	*BROADLEAF DECIDUOUS	9.0	DEAD
292	EASTERN WHITE PINE	11.0	FAIR
293	EASTERN WHITE PINE	10.0	FAIR
294	EASTERN WHITE PINE	14.0	FAIR
295	EASTERN WHITE PINE	21.0	GOOD
296	BLACK WALNUT	15.0	FAIR
297	BLACK WALNUT	13.0	FAIR
298	NORTHERN HACKBERRY	5.0	GOOD
299	*EASTERN WHITE PINE	7.0	DEAD
300	EASTERN WHITE PINE	9.0	FAIR
301	EASTERN WHITE PINE	13.0	FAIR
302	EASTERN WHITE PINE	12.0	FAIR
303	*EASTERN WHITE PINE	5.0	DEAD
304	EASTERN WHITE PINE	10.0	FAIR
305	EASTERN WHITE PINE	22.0	FAIR
306	EASTERN WHITE PINE	10.0	FAIR
307	EASTERN WHITE PINE	10.0	GOOD
308	EASTERN WHITE PINE	10.0	GOOD
309	EASTERN WHITE PINE	15.0	GOOD
310	*EASTERN WHITE PINE	6.0	DEAD
311	*BLACK WALNUT	16.0	POOR
312	BLACK WALNUT	18.0	FAIR
313	AMERICAN ELM	4.0	FAIR
314	NORTHERN HACKBERRY	7.0	FAIR
315	BLACK WALNUT	20.0	FAIR
316	BLACK WALNUT	19.0	FAIR
317	BLACK WALNUT	25.0	FAIR
318	*BOXELDER	7.0	POOR
319	BLACK WALNUT	15.0	FAIR
320	RED MULBERRY	29.0	FAIR
321	BLACK WALNUT	13.0	FAIR
322	HONEYLOCUST	14.0	GOOD
323	HONEYLOCUST	13.0	FAIR
324	EASTERN WHITE PINE	19.0	FAIR
325	EASTERN WHITE PINE	15.0	GOOD
326	BOXELDER	8.0	FAIR
327	BOXELDER	8.0	FAIR
328	BOXELDER	7.0	FAIR
329	AMERICAN ELM	7.0	FAIR
330	BOXELDER	7.0	FAIR
331	*EASTERN WHITE PINE	10.0	DEAD
332	HONEYLOCUST	20.0	FAIR
333	EASTERN WHITE PINE	20.0	FAIR
334	EASTERN WHITE PINE	14.0	FAIR
335	EASTERN WHITE PINE	14.0	FAIR
336	*EASTERN WHITE PINE	12.0	DEAD
337	EASTERN WHITE PINE	9.0	FAIR
338	EASTERN WHITE PINE	13.0	FAIR
339	EASTERN WHITE PINE	17.0	FAIR
340	EASTERN WHITE PINE	14.0	FAIR
341	EASTERN WHITE PINE	17.0	FAIR
342	EASTERN WHITE PINE	13.0	FAIR
343	EASTERN WHITE PINE	10.0	FAIR
344	*EASTERN WHITE PINE	6.0	POOR
345	EASTERN WHITE PINE	17.0	FAIR
346	EASTERN WHITE PINE	10.0	FAIR
347	EASTERN WHITE PINE	6.0	FAIR
348	EASTERN WHITE PINE	34.0	FAIR
349	*EASTERN WHITE PINE	14.0	POOR
350	EASTERN WHITE PINE	16.0	FAIR
351	EASTERN WHITE PINE	12.0	FAIR
352	*EASTERN WHITE PINE	19.0	POOR
353	EASTERN WHITE PINE	17.0	FAIR
354	BLACK WALNUT	11.0	FAIR
355	EASTERN WHITE PINE	16.0	GOOD
356	EASTERN WHITE PINE	17.0	FAIR
357	EASTERN WHITE PINE	10.0	FAIR
358	*EASTERN WHITE PINE	8.0	DEAD
359	EASTERN WHITE PINE	10.0	FAIR
360	EASTERN WHITE PINE	21.0	GOOD
361	*EASTERN WHITE PINE	13.0	DEAD
362	EASTERN WHITE PINE	10.0	FAIR
363	EASTERN WHITE PINE	12.0	FAIR
364	EASTERN WHITE PINE	11.0	FAIR
365	EASTERN WHITE PINE	9.0	FAIR
366	EASTERN WHITE PINE	21.0	GOOD
367	BLACK WALNUT	11.0	FAIR
368	HONEYLOCUST	9.0	FAIR
369	*EASTERN WHITE PINE	11.0	POOR
370	HONEYLOCUST	8.0	FAIR
371	EASTERN WHITE PINE	15.0	FAIR
372	EASTERN WHITE PINE	13.0	FAIR
373	EASTERN WHITE PINE	9.0	FAIR
374	EASTERN WHITE PINE	20.0	GOOD
375	*EASTERN WHITE PINE	11.0	DEAD
376	EASTERN WHITE PINE	12.0	GOOD
377	AMERICAN ELM	7.0	FAIR
378	*EASTERN WHITE PINE	7.0	DEAD
379	HONEYLOCUST	6.0	FAIR
380	BLACK WALNUT	18.0	FAIR
381	AMERICAN ELM	10.0	FAIR
382	*BLACK WALNUT	16.0	POOR
383	BLACK WALNUT	10.0	FAIR
384	BLACK WALNUT	18.0	FAIR
385	*AMERICAN ELM	12.0	DEAD
386	BLACK WALNUT	12.0	FAIR
387	*BLACK WALNUT	11.0	POOR
388	BLACK WALNUT	13.0	FAIR
389	BLACK WALNUT	12.0	FAIR
390	NORTHERN HACKBERRY	11.0	GOOD
391	NORTHERN HACKBERRY	8.0	FAIR
392	NORWAY SPRUCE	11.0	FAIR
393	NORWAY SPRUCE	12.0	FAIR
394	NORWAY SPRUCE	14.0	FAIR
395	NORTHERN HACKBERRY	15.0	GOOD
396	NORTHERN HACKBERRY	3.0	FAIR
397	OHIO BUCKEYE	8.0	FAIR
398	BLACK WALNUT	3.0	FAIR
399	BLACK WALNUT	13.0	GOOD
400	NORWAY SPRUCE	13.0	FAIR
401	HONEYLOCUST	21.0	GOOD
402	HONEYLOCUST	20.0	FAIR
403	HONEYLOCUST	30.0	FAIR
404	*CHESTNUT	35.0	POOR
405	*BLACK CHERRY	13.0	DEAD
406	AMERICAN ELM	17.0	FAIR
407	EASTERN ARBORVITAE	10.0	FAIR
408	BLACK WALNUT	13.0	FAIR
409	OHIO BUCKEYE	9.0	GOOD
410	*BLACK WALNUT	7.0	POOR
411	WHITE ASH	3.0	FAIR
412	BLACK WALNUT	8.0	FAIR
413	*CHESTNUT	42.0	POOR
414	EASTERN ARBORVITAE	10.0	FAIR
415	BLACK WALNUT	9.0	GOOD
416	*BLACK WALNUT	16.0	POOR
417	BLACK WALNUT	15.0	GOOD
418	*EASTERN ARBORVITAE	12.0	POOR
419	BLACK WALNUT	13.0	FAIR
420	*NORWAY MAPLE	17.0	POOR
421	NORTHERN RED OAK	19.0	GOOD
422	WILLOW	13.0	FAIR
423	SILVER MAPLE	36.0	GOOD
424	EASTERN COTTONWOOD	36.0	GOOD
425	HONEYLOCUST	26.0	FAIR
426	*RED MULBERRY	17.0	POOR
427	HONEYLOCUST	8.0	FAIR
428	RED MULBERRY	27.0	FAIR
429	*AMERICAN ELM	7.0	DEAD
430	EASTERN COTTONWOOD	26.0	GOOD
431	EASTERN COTTONWOOD	18.0	GOOD
432	AMERICAN ELM	11.0	FAIR
433	NORTHERN HACKBERRY	13.0	GOOD
434	BLACK WALNUT	18.0	FAIR
435	NORTHERN HACKBERRY	8.0	GOOD
436	NORTHERN HACKBERRY	7.0	GOOD
437	NORTHERN HACKBERRY	13.0	FAIR
438	AMERICAN ELM	18.0	FAIR
439	NORTHERN HACKBERRY	16.0	FAIR
440	NORTHERN HACKBERRY	24.0	FAIR
441	*AMERICAN ELM	8.0	DEAD
442	NORTHERN HACKBERRY	10.0	FAIR
443	NORTHERN HACKBERRY	9.0	GOOD
444	TULIP TREE	25.0	GOOD
445	BOXELDER	9.0	FAIR
446	AMERICAN ELM	8.0	FAIR
447	BLACK CHERRY	8.0	FAIR
448	GREEN ASH	7.0	FAIR
449	BLACK WALNUT	10.0	FAIR
450	NORTHERN HACKBERRY	7.0	FAIR
451	NORTHERN HACKBERRY	14.0	GOOD
452	NORTHERN HACKBERRY	8.0	FAIR
453	AMERICAN SYCAMORE	43.0	FAIR
454	*AUSTRIAN PINE	11.0	POOR
455	BLACK WALNUT	7.0	GOOD
456	AMERICAN SYCAMORE	29.0	FAIR
457	BLACK WALNUT	30.0	FAIR
458	NORTHERN HACKBERRY	21.0	FAIR
459	AMERICAN SYCAMORE	40.0	FAIR
460	NORTHERN HACKBERRY	8.0	FAIR
461	SHELLBARK HICKORY	11.0	FAIR
462	SHELLBARK HICKORY	21.0	EXCELLENT
463	*AMERICAN ELM	13.0	DEAD
464	HONEYLOCUST	17.0	FAIR
465	HONEYLOCUST	15.0	FAIR
466	HONEYLOCUST	22.0	FAIR
467	RED MAPLE	8.0	GOOD
468	SHAGBARK HICKORY	16.0	GOOD
469	SHAGBARK HICKORY	18.0	GOOD
470	*AMERICAN ELM	12.0	DEAD
471	SHELLBARK HICKORY	7.0	FAIR
472	NORTHERN HACKBERRY	14.0	GOOD
473	NORTHERN HACKBERRY	13.0	FAIR
474	BITTERNUT HICKORY	11.0	GOOD
475	SHELLBARK HICKORY	19.0	GOOD
476	SHELLBARK HICKORY	12.0	GOOD
477	HONEYLOCUST	10.0	FAIR
478	SUGAR MAPLE	8.0	GOOD
479	NORTHERN HACKBERRY	11.0	FAIR
480	SHELLBARK HICKORY	9.0	FAIR
481	*BROADLEAF DECIDUOUS	13.0	DEAD
482	SHELLBARK HICKORY	10.0	GOOD
483	SUGAR MAPLE	14.0	GOOD
484	BLACK WALNUT	13.0	GOOD
485	SHAGBARK HICKORY	11.0	GOOD
486	HONEYLOCUST	41.0	FAIR
487	SUGAR MAPLE	20.0	GOOD
488	BLACK WALNUT	16.0	FAIR
489	NORTHERN HACKBERRY	12.0	GOOD
490	BLACK WALNUT	19.0	FAIR
491	BLACK WALNUT	18.0	FAIR
492	NORTHERN HACKBERRY	10.0	GOOD
493	NORTHERN HACKBERRY	12.0	FAIR

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Urban Design
Planning

462 SOUTH LUDLOW ALLEY
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client / owner
CORINTHIAN FINE HOMES
6045 MEMORIAL DRIVE
DUBLIN, OH 43017

project name
BRIGHT ROAD RESERVE

project address
4338 Bright Road
Dublin, Ohio 43016

civil engineer
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781 Science Boulevard, Suite 100
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Not For Construction

FINAL DEVELOPMENT PLAN

revision	date	issued

seal

issue date 07.24.2025

project number c24044

sheet name
TREE SURVEY DATA

sheet number
L0.11

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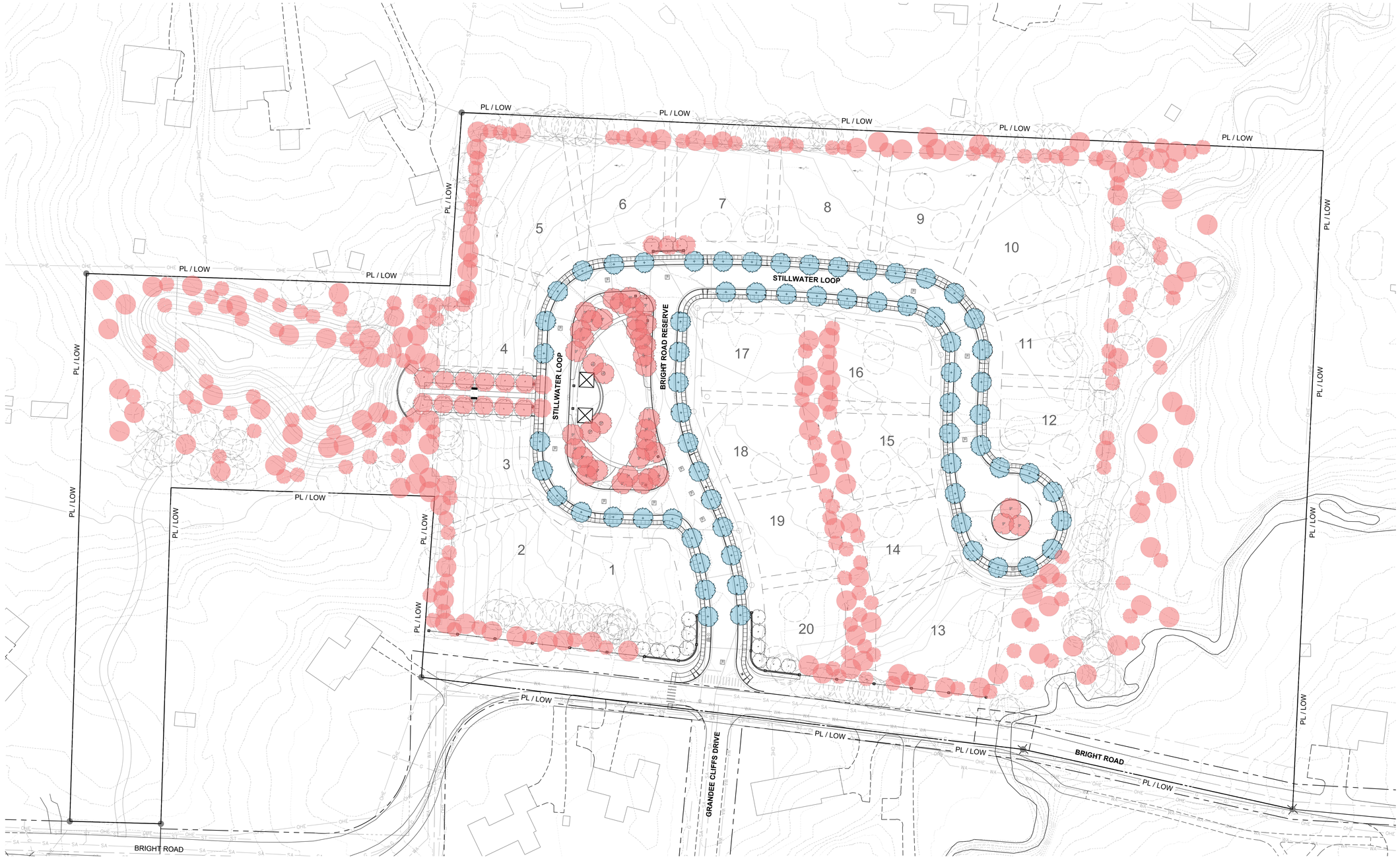

TREE REPLACEMENT CALCULATIONS					
TREES	**QTY**	**SIZE**	**REQUIRED**	**SURPLUS**	**CALIPER INCHES**
REPLACEMENT	121	2.0"	-	-	242.0"
	129	2.5"	-	-	322.5"
	12	3.0"	-	-	36.0"
	60	4.0"	-	-	240.0"
	43	6.0"	-	-	258.0"
STREET	67	4"	2.5"	1.5"	100.5"
				TOTAL PROVIDED:	**1,199.0"**
				TOTAL REQUIRED (Refer to Tree Replacement Table on Sheet L0.11)	**1,176.0"**
				TOTAL DELTA:	**+ 23.0"**

TREE REPLACEMENT LEGEND

- **REPLACEMENT REQUIRED TREE**
- **LANDSCAPE CODE REQUIRED STREET TREE**

0 20' 40' 80' N

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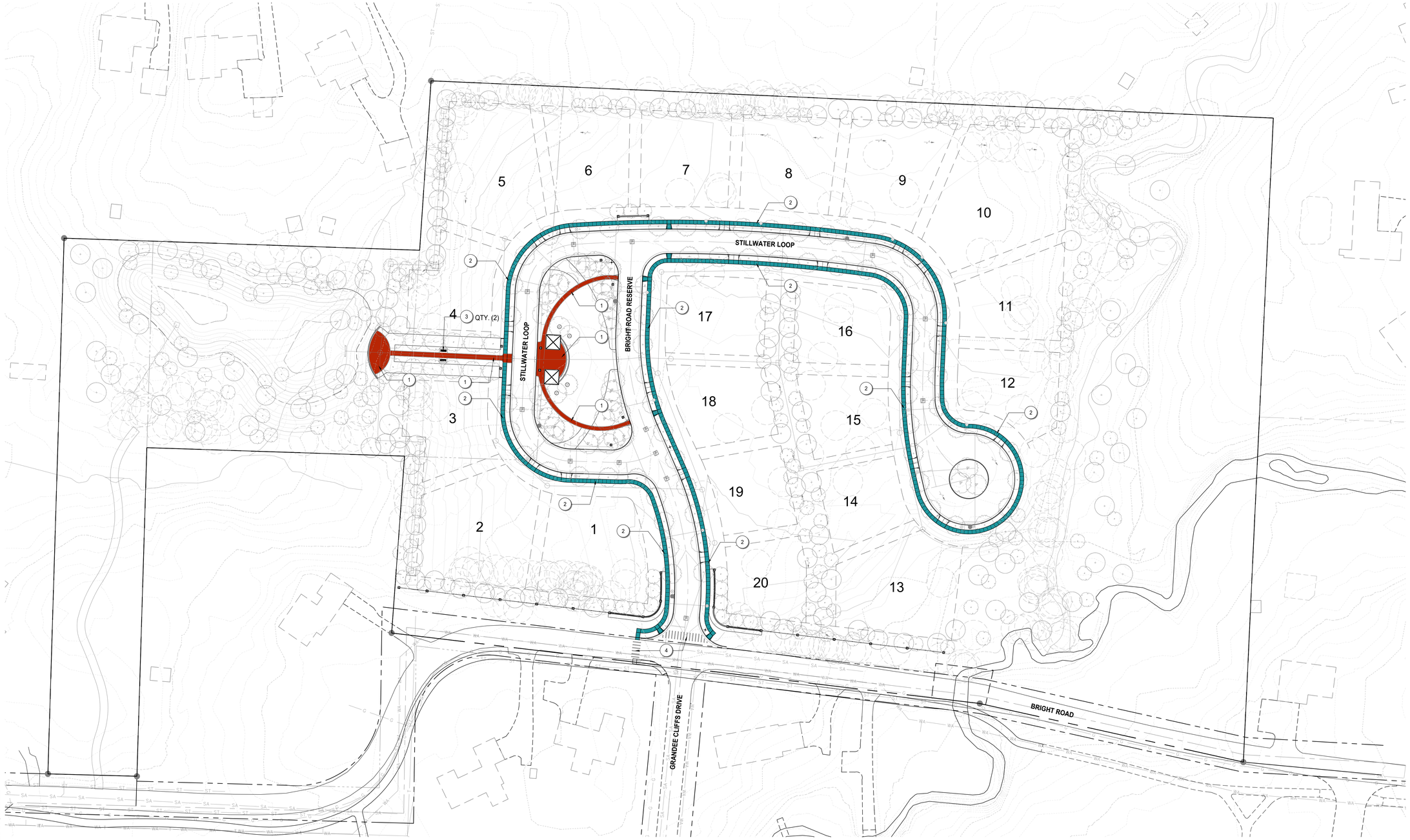
sheet name
TREE REPLACEMENT PLAN

sheet number
L0.12



LEGEND

SYMBOL	PATTERN	
SPECIALTY ITEMS		
1		**BRICK WALKING PATH & GATHERING SPACE** (5'-0" PATH WIDTH)
2		**CONCRETE SIDEWALK** (4'-0" WIDTH)
3		**BENCH**
4		**PEDESTRIAN CROSSWALK** (AT BRIGHT ROAD INTERSECTION ONLY)

0 20' 40' 80'

N

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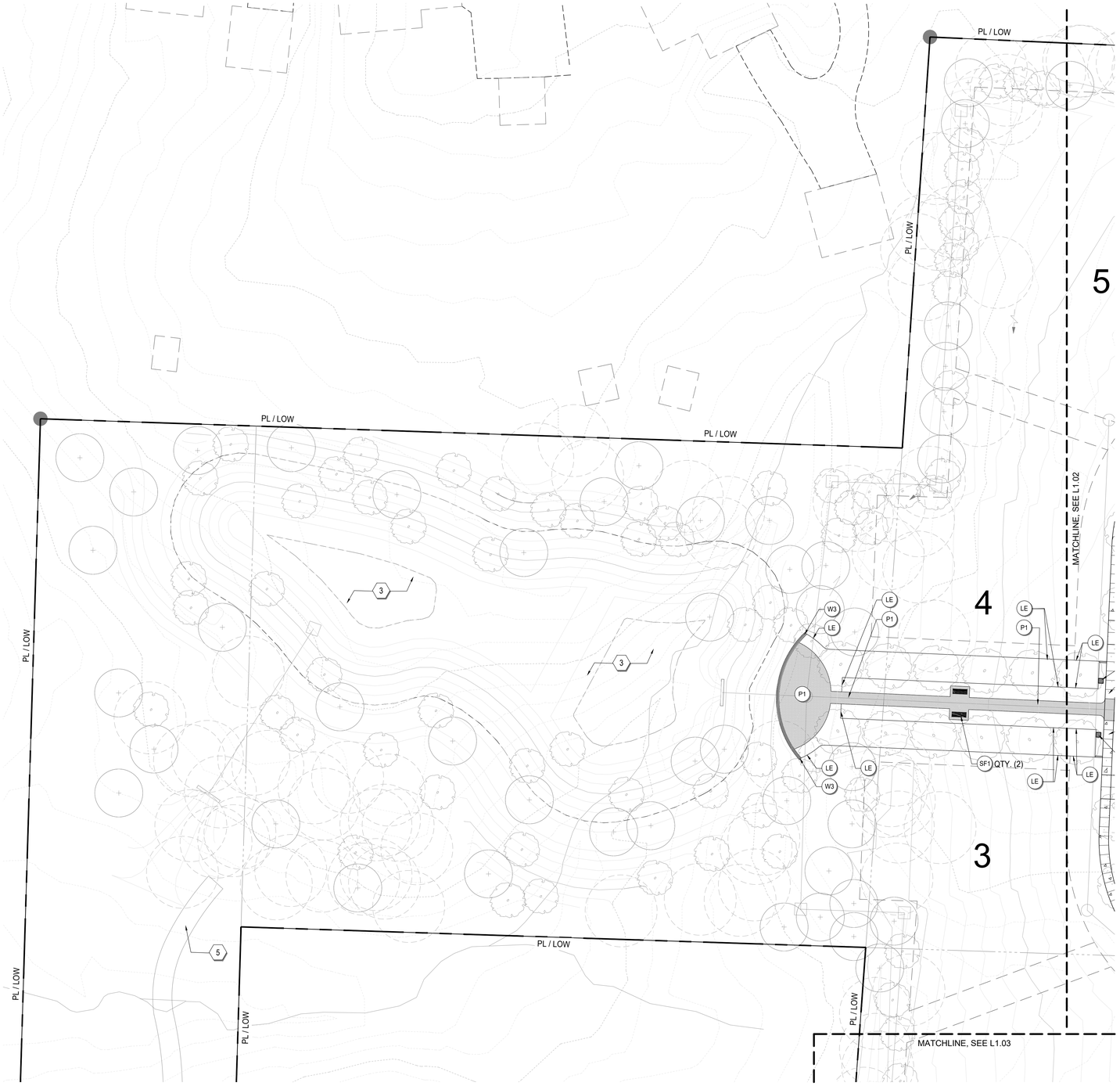
project number
c24044

sheet name
PEDESTRIAN & BICYCLE CIRCULATION PLAN

sheet number
L1.00



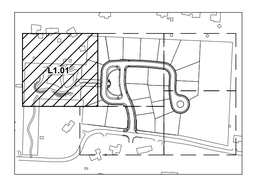
MATERIALS SCHEDULE

ITEM	KEY	DETAIL
ACCESSORIES		
LANDSCAPE EDGE RESTRAINT	LE	5/L6.00
FENCING		
SPLIT RAIL WOOD FENCE	F1	2/L5.00
PAVING		
CLAY BRICK PAVER	P1	1/L5.00
SITE FURNISHINGS		
BENCH	SF1	-
STEPS		
STONE TREAD	ST1	-
WALLS		
STONE WALL	W1	3/L5.00
STONE PIER	W2	4/L5.00
COURTYARD HEADWALL	W3	5/L5.00

CODED NOTES

1. MAILBOX STRUCTURE, REFER TO ARCHITECT'S PLANS
2. STORAGE STRUCTURE, REFER TO ARCHITECT'S PLANS
3. DETENTION BASIN, REFER TO CIVIL ENGINEER'S PLANS
4. CONCRETE SIDEWALK, REFER TO CIVIL ENGINEER'S PLANS
5. MAINTENANCE ACCESS ROAD, REFER TO CIVIL ENGINEER'S PLANS
6. PROPOSED DRIVEWAY/CURB CUT (SUBJECT TO CHANGE), PENDING FUTURE BUILDING LOCATIONS PER DEVELOPER

KEY PLAN



0 10' 20' 40' N

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MATERIALS PLANS

sheet number
L1.01

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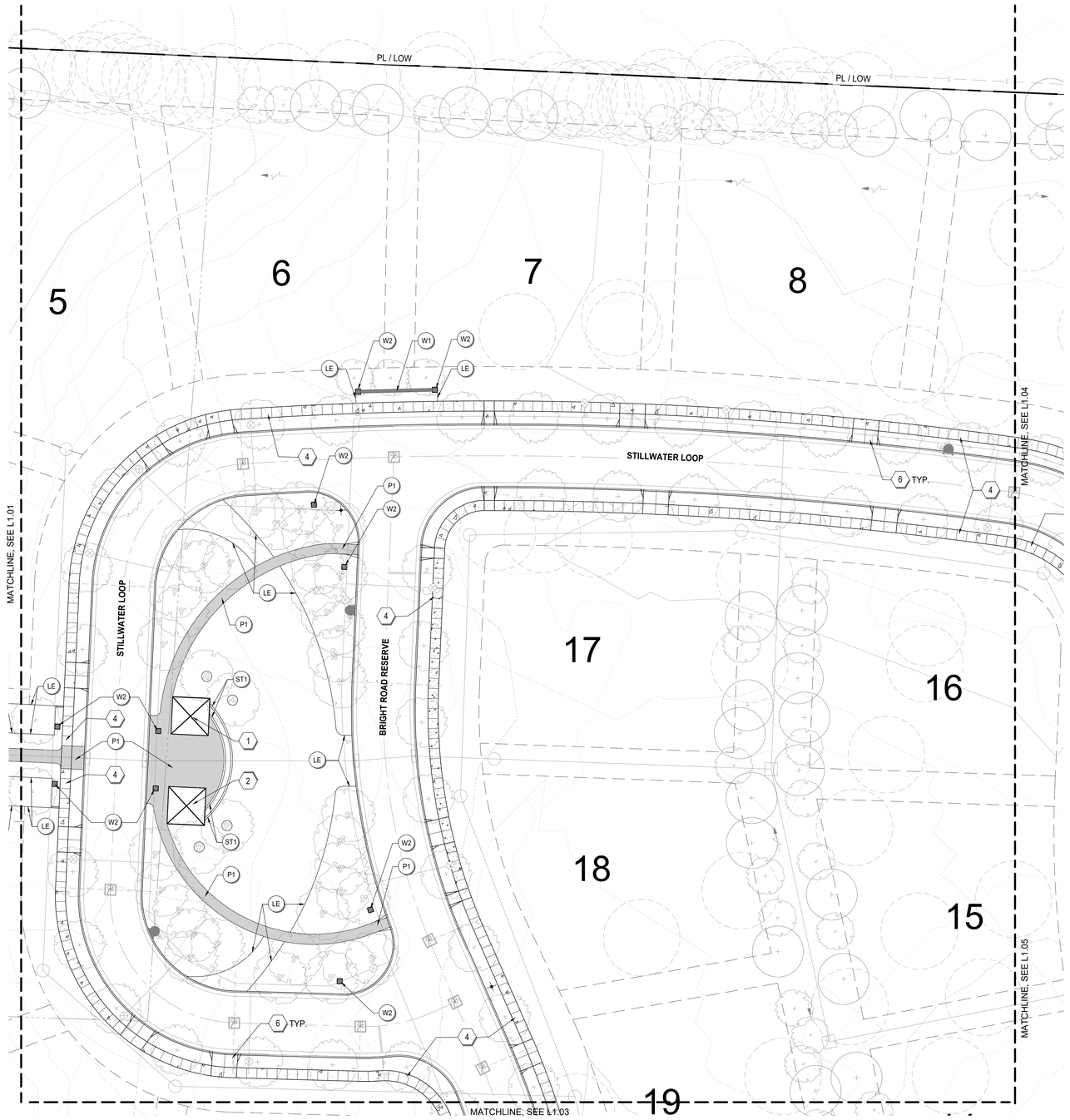


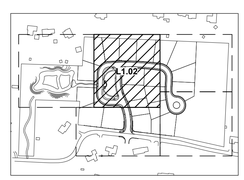
MATERIALS SCHEDULE

ITEM	KEY	DETAIL
ACCESSORIES		
LANDSCAPE EDGE RESTRAINT	LE	5/L6.00
FENCING		
SPLIT RAIL WOOD FENCE	F1	2/L5.00
PAVING		
CLAY BRICK PAVER	P1	1/L5.00
SITE FURNISHINGS		
BENCH	SF1	-
STEPS		
STONE TREAD	ST1	-
WALLS		
STONE WALL	W1	3/L5.00
STONE PIER	W2	4/L5.00
COURTYARD HEADWALL	W3	5/L5.00

CODED NOTES

1. MAILBOX STRUCTURE, REFER TO ARCHITECT'S PLANS
2. STORAGE STRUCTURE, REFER TO ARCHITECT'S PLANS
3. DETENTION BASIN, REFER TO CIVIL ENGINEER'S PLANS
4. CONCRETE SIDEWALK, REFER TO CIVIL ENGINEER'S PLANS
5. MAINTENANCE ACCESS ROAD, REFER TO CIVIL ENGINEER'S PLANS
6. PROPOSED DRIVEWAY/CURB CUT (SUBJECT TO CHANGE), PENDING FUTURE BUILDING LOCATIONS PER DEVELOPER

KEY PLAN



0 10' 20' 40' N

MKSK

Landscape Architecture
Urban Design
Planning

462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796 MKSKSTUDIOS.COM

client / owner
CORINTHIAN FINE HOMES
6045 MEMORIAL DRIVE
DUBLIN, OH 43017

project name
BRIGHT ROAD RESERVE

project address
4338 Bright Road
Dublin, Ohio 43016

civil engineer
Advanced Civil Design
781 Science Boulevard, Suite 100
Gahanna, Ohio, 43230
p 614.428.7755

Not For Construction

FINAL DEVELOPMENT PLAN

revision	date	issued

seal

issue date 07.24.2025

project number c24044

sheet name
MATERIALS PLANS

sheet number
L1.02

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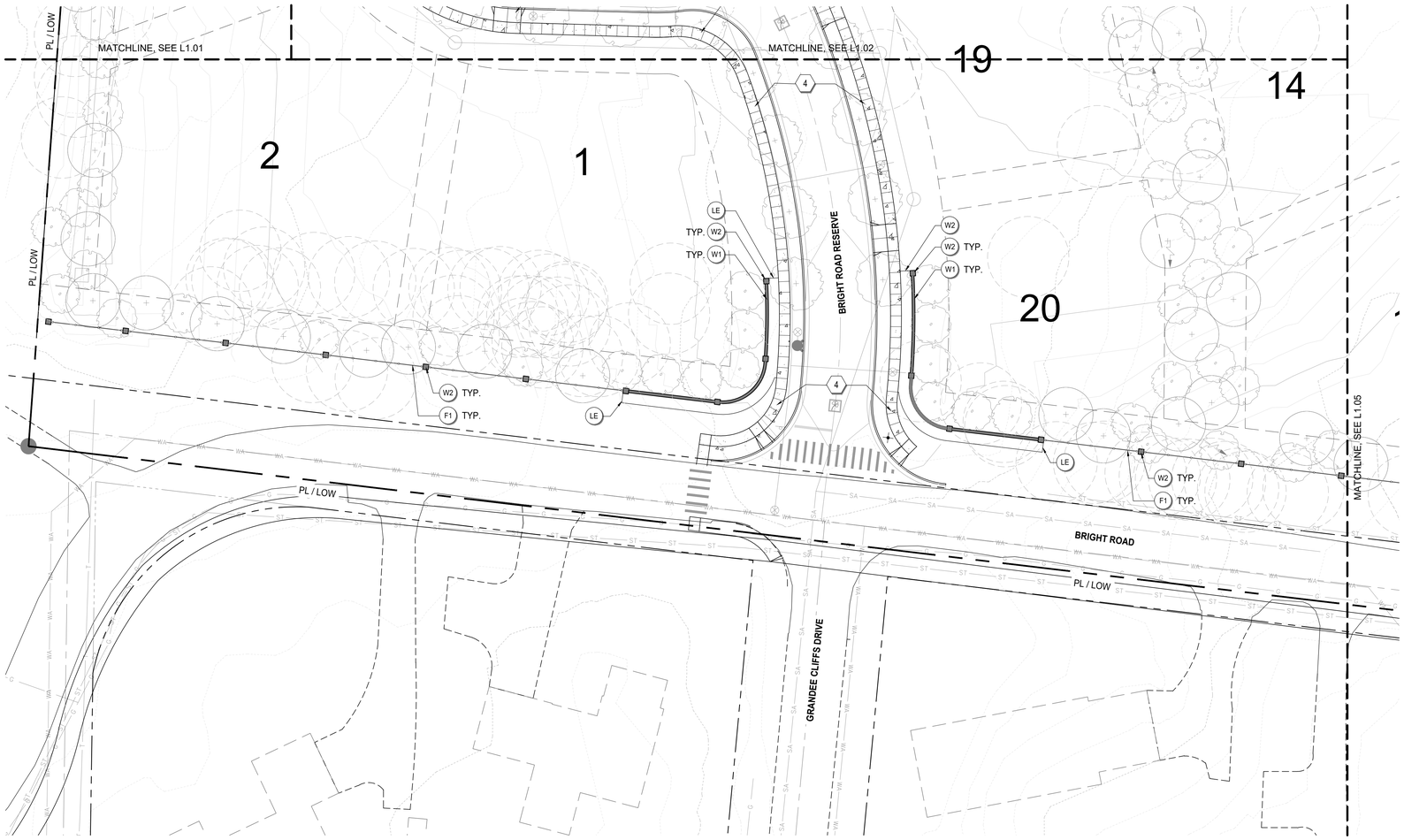

MATERIALS SCHEDULE

ITEM	KEY	DETAIL
ACCESSORIES		
LANDSCAPE EDGE RESTRAINT	LE	5/L6.00
FENCING		
SPLIT RAIL WOOD FENCE	F1	2/L5.00
PAVING		
CLAY BRICK PAVER	P1	1/L5.00
SITE FURNISHINGS		
BENCH	SF1	-
STEPS		
STONE TREAD	ST1	-
WALLS		
STONE WALL	W1	3/L5.00
STONE PIER	W2	4/L5.00
COURTYARD HEADWALL	W3	5/L5.00

CODED NOTES

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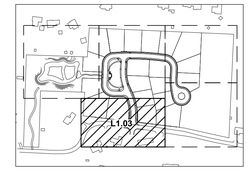

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project number c24044

sheet name
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sheet number
L1.03

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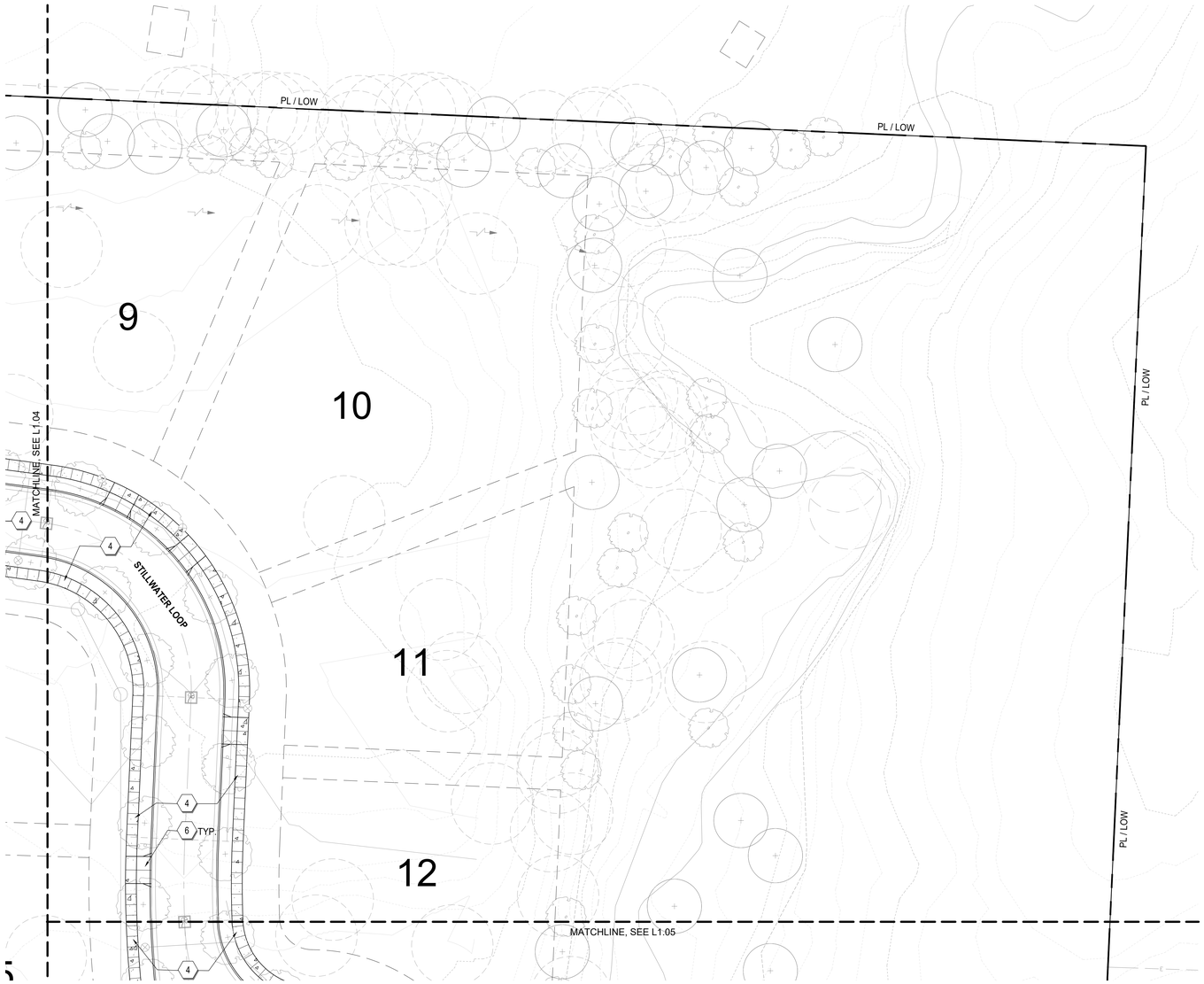

MATERIALS SCHEDULE

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ACCESSORIES		
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FENCING		
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PAVING		
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SITE FURNISHINGS		
BENCH	SF1	-
STEPS		
STONE TREAD	ST1	-
WALLS		
STONE WALL	W1	3/L5.00
STONE PIER	W2	4/L5.00
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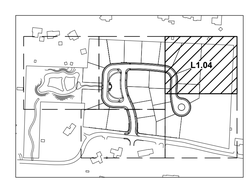

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project number c24044

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sheet number
L1.04

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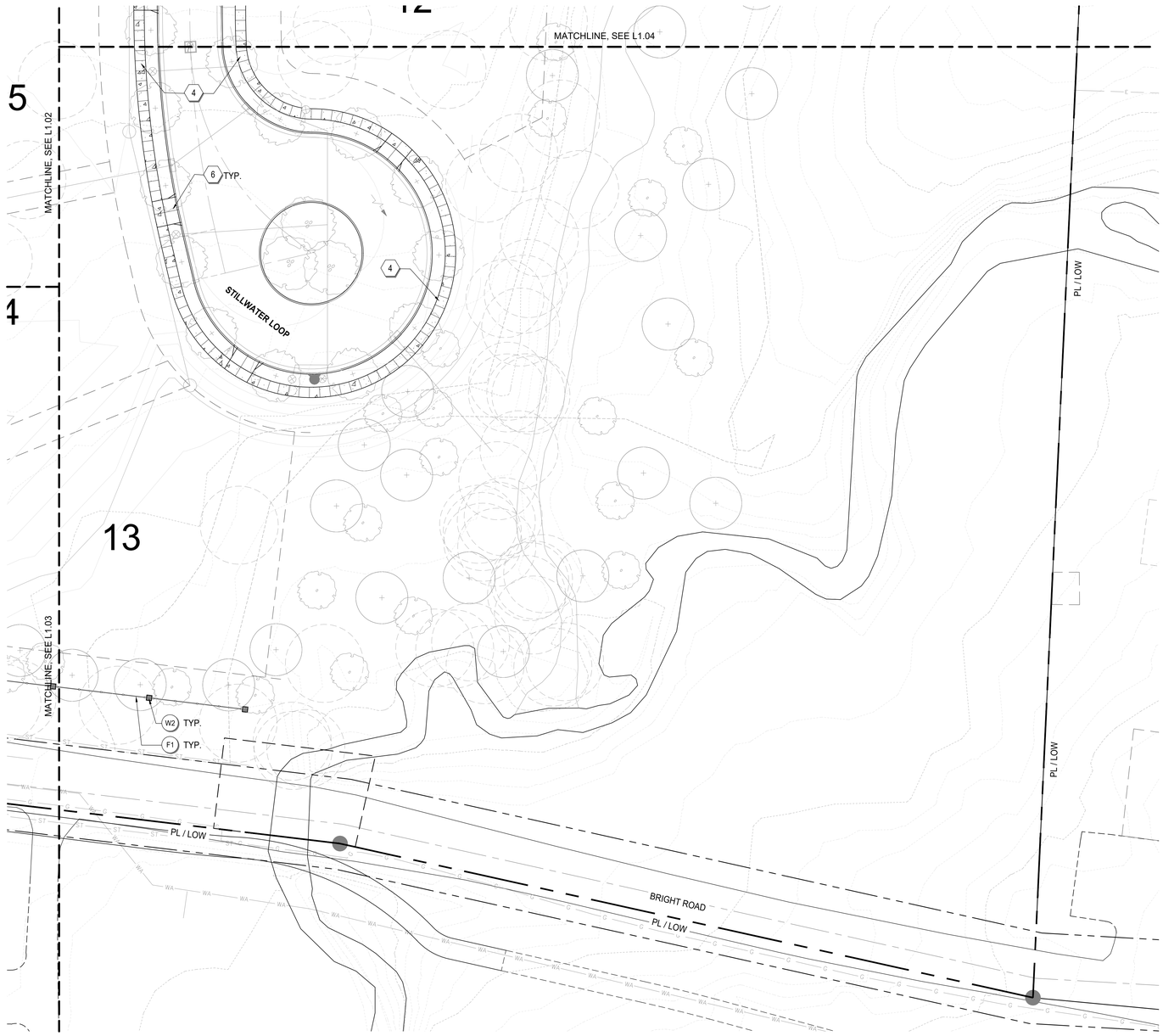

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CLAY BRICK PAVER	P1	1/L5.00
SITE FURNISHINGS		
BENCH	SF1	-
STEPS		
STONE TREAD	ST1	-
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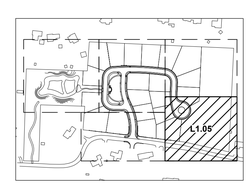

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project number c24044

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sheet number
L1.05

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PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING	NOTES
STREET TREES - SPECIFICATION 32 93 00						
GY DI	*GYMNOCLADUS DIOICUS 'ESPRESSO'*	ESPRESSO KENTUCKY COFFEE TREE	4" CAL.	B&B	PER PLANS	
UL AM	*ULMUS AMERICANA 'PRINCETON'*	PRINCETON ELM	4" CAL.	B&B	PER PLANS	
UL PA	*ULMUS PARVIFOLIA 'EMER II'*	EMERALD VASE ELM	4" CAL.	B&B	PER PLANS	
CENTRAL COURT & GARDEN TREES - SPECIFICATION 32 93 00						
BE NI	*BETULA NIGRA*	RIVER BIRCH	10' - 12' HT. (6" CAL.)	B&B	PER PLANS	MULTI-STEM (3-5 TRUNKS)
CH VU	*CHIONANTHUS VURGINICUS*	FRINGETREE	3" CAL.	B&B	PER PLANS	
DECIDUOUS SHADE TREES - SPECIFICATION 32 93 00						
AC SA	*ACER SACCHARUM*	SUGAR MAPLE	2.5" CAL.	B&B	PER PLANS	
CL LU	*CLADRASTIS LUTEA*	AMERICAN YELLOWWOOD	2.5" CAL.	B&B	PER PLANS	
LI ST	*LIQUIDAMBAR STYRACIFLUA*	AMERICAN SWEETGUM	2.5" CAL.	B&B	PER PLANS	
LI TU	*LIRIODENDRON TULIPIFERA*	TULIP TREE	2.5" CAL.	B&B	PER PLANS	
NY SY	*NYSSA SYLVATICA*	BLACK GUM	2.5" CAL.	B&B	PER PLANS	
PL OC	*PLATANUS OCCIDENTALIS*	AMERICAN SYCAMORE	2.5" CAL.	B&B	PER PLANS	
QU BI	*QUERCUS BICOLOR*	SWAMP WHITE OAK	2.5" CAL.	B&B	PER PLANS	
QU IM	*QUERCUS IMBRICARIA*	SHINGLE OAK	2.5" CAL.	B&B	PER PLANS	
TI AM	*TILIA AMERICANA*	AMERICAN LINDEN	2.5" CAL.	B&B	PER PLANS	
ORNAMENTAL TREES - SPECIFICATION 32 93 00						
AM LA	*AMELANCHIER LAEVIS*	ALLEGHENY SERVICEBERRY	8' - 10' HT. (4" CAL.)	B&B	PER PLANS	MULTI-STEM
CE CA	*CERCIS CANADENSIS*	EASTERN REDBUD	2" CAL.	B&B	PER PLANS	
CO FL	*CORNUS FLORIDA*	FLOWERING DOGWOOD	2" CAL.	B&B	PER PLANS	
CR PU	*CRATAEGUS PUNCTATA VAR. INERMIS*	'OHIO PIONEER' HAWTHORN	2" CAL.	B&B	PER PLANS	
HA CA	*HALESIA CAROLINA*	CAROLINA SILVERBELL	8' - 10' HT. (4" CAL.)	B&B	PER PLANS	MULTI-STEM
DECIDUOUS SHRUBS - SPECIFICATION 32 93 00						
VI TR	*VIBURNUM TRILOBUM 'COMPACTUM'*	COMPACT AMERICAN CRANBERRYBUSH	#5 (24" HT.)	CONT.	60" O.C.	
PERENNIALS - SPECIFICATION 32 93 00						
HO AU	*HOSTA 'AUGUST MOON'*	HOSTA	#2	CONT.	36" O.C.	
RH AR	*RHUS AROMATICA 'GRO-LOW'*	FRAGRANT GRO-LOW SUMAC	#3	CONT.	48" O.C.	
SA SY	*SALVIA × SYLVESTRIS 'MAY NIGHT'*	WOOD SAGE	#2	CONT.	24" O.C.	
ORNAMENTAL GRASSES - SPECIFICATION 32 93 00						
CA WO	*CAREX WOODII*	WOODS SEDGE	#1	CONT.	24" O.C.	
GROUNDCOVERS & VINES - SPECIFICATION 32 93 00						
VI MI	*VINCA MINOR*	PERIWINKLE	#1	CONT.	18" O.C.	
TURF / GRASS / LAWN - SPECIFICATION 32 92 00						
T1	*REFER SPECIFICATIONS*	SODDED TURF	PER PLAN & SPECIFICATIONS			
T2	*REFER SPECIFICATIONS*	SEEDED TURF	PER PLAN & SPECIFICATIONS			
BASIN - SPECIFICATION 32 92 00						
S1	*REFER SPECIFICATIONS*	BASIN SEED MIX	PRAIRIE MOON - DETENTION BASIN SEED MIX			
EC PU	*ECHINACEA PURPUREA*	PURPLE CONEFLOWER	#1	CONT.	36" O.C.	
SC SC	*SCHIZACHYRIUM SCOPARIUM*	LITTLE BLUESTEM	#1	CONT.	24" O.C.	
SO NE	*SOLIDAGO NEMORALIS*	GOLDENROD	#1	CONT.	24" O.C.	
SY OB	*SYMPHYOTRICHUM OBLONGIFOLIUM*	AROMATIC ASTER	#1	CONT.	36" O.C.	

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, OWNER'S REPRESENTATIVE AND OWNER.
2. PROVIDE PLANT 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, OWNER'S REPRESENTATIVE AND OWNER 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. CONTRACTOR IS RESPONSIBLE FOR FINAL PLANT QUANTITIES AND COUNTS. PLANS SUPERCEDE NUMBER/QUANTITIES SHOWN. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
7. 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, OWNER'S REPRESENTATIVE AND OWNER. AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
8. REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
9. ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
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.

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FINAL DEVELOPMENT PLAN

revision	date	issued
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9		
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seal

issue date 07.24.2025

project number c24044

sheet name
PLANT SCHEDULE

sheet number
L2.00

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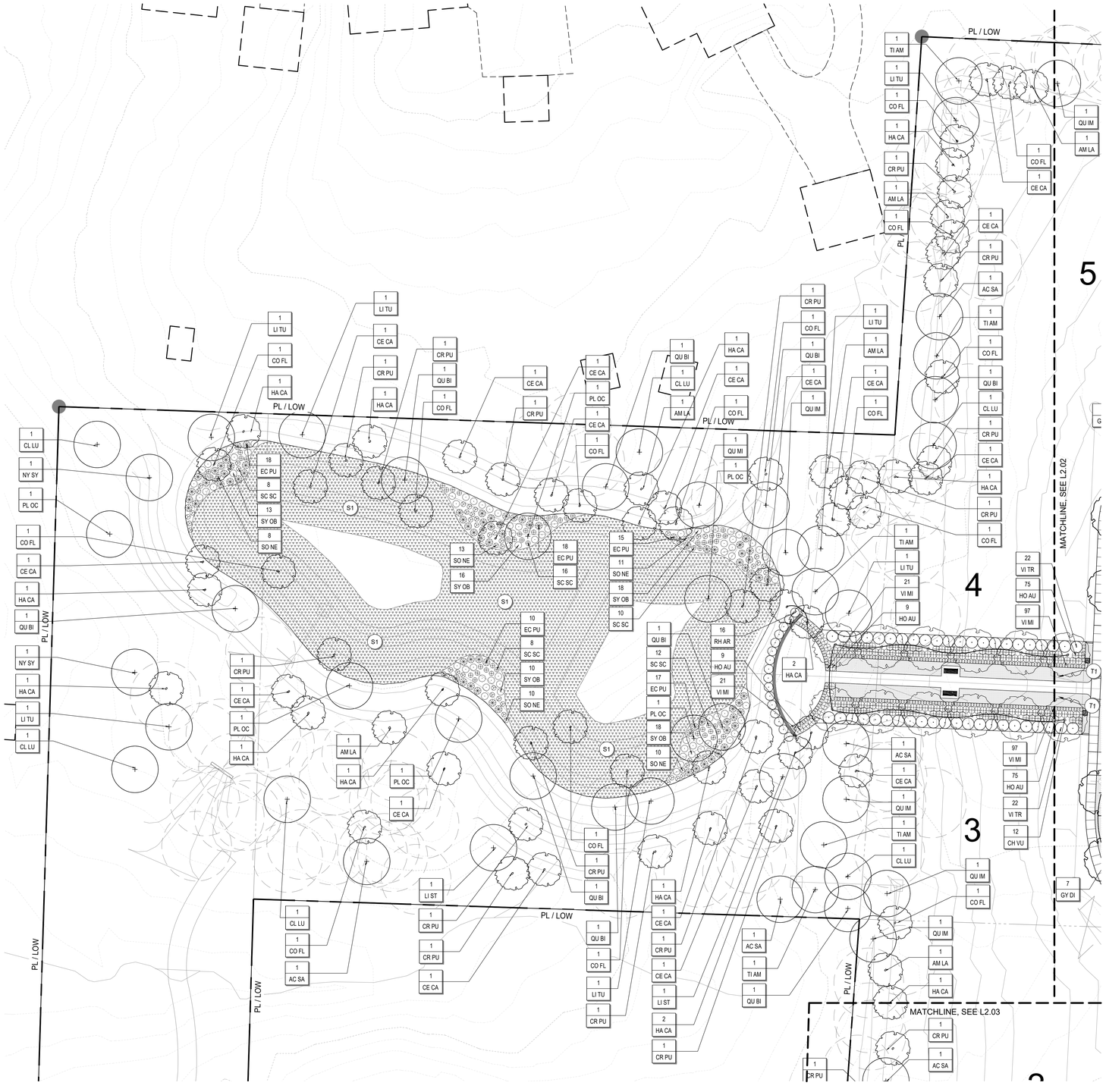

PLANT SCHEDULE

KEY	SCIENTIFIC NAME
STREET TREES - SPECIFICATION 32 93 00	
GY DI	*GYMNOCLADUS DIOICUS 'ESPRESSO'*
UL AM	*ULMUS AMERICANA 'PRINCETON'*
UL PA	*ULMUS PARVIFOLIA 'EMER II'*
CENTRAL COURT & GARDEN TREES - SPECIFICATION 32 93 00	
BE NI	*BETULA NIGRA*
CH VU	*CHIONANTHUS VURGINICUS*
DECIDUOUS SHADE TREES - SPECIFICATION 32 93 00	
AC SA	*ACER SACCHARUM*
CL LU	*CLADRASTIS LUTEA*
LI ST	*LIQUIDAMBAR STYRACIFLUA*
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AM LA	*AMELANCHIER LAEVIS*
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GROUNDCOVERS & VINES - SPECIFICATION 32 93 00	
VI MI	*VINCA MINOR*
TURF / GRASS / LAWN - SPECIFICATION 32 92 00	
T1	*REFER SPECIFICATIONS*
T2	*REFER SPECIFICATIONS*
BASIN - SPECIFICATION 32 92 00	
S1	*REFER SPECIFICATIONS*
EC PU	*ECHINACEA PURPUREA*
SC SC	*SCHIZACHYRIUM SCOPARIUM*
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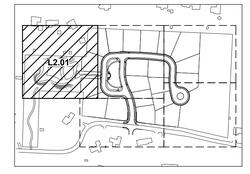
SY OB	*SYMPHYOTRICHUM OBLONGIFOLIUM*

KEY PLAN



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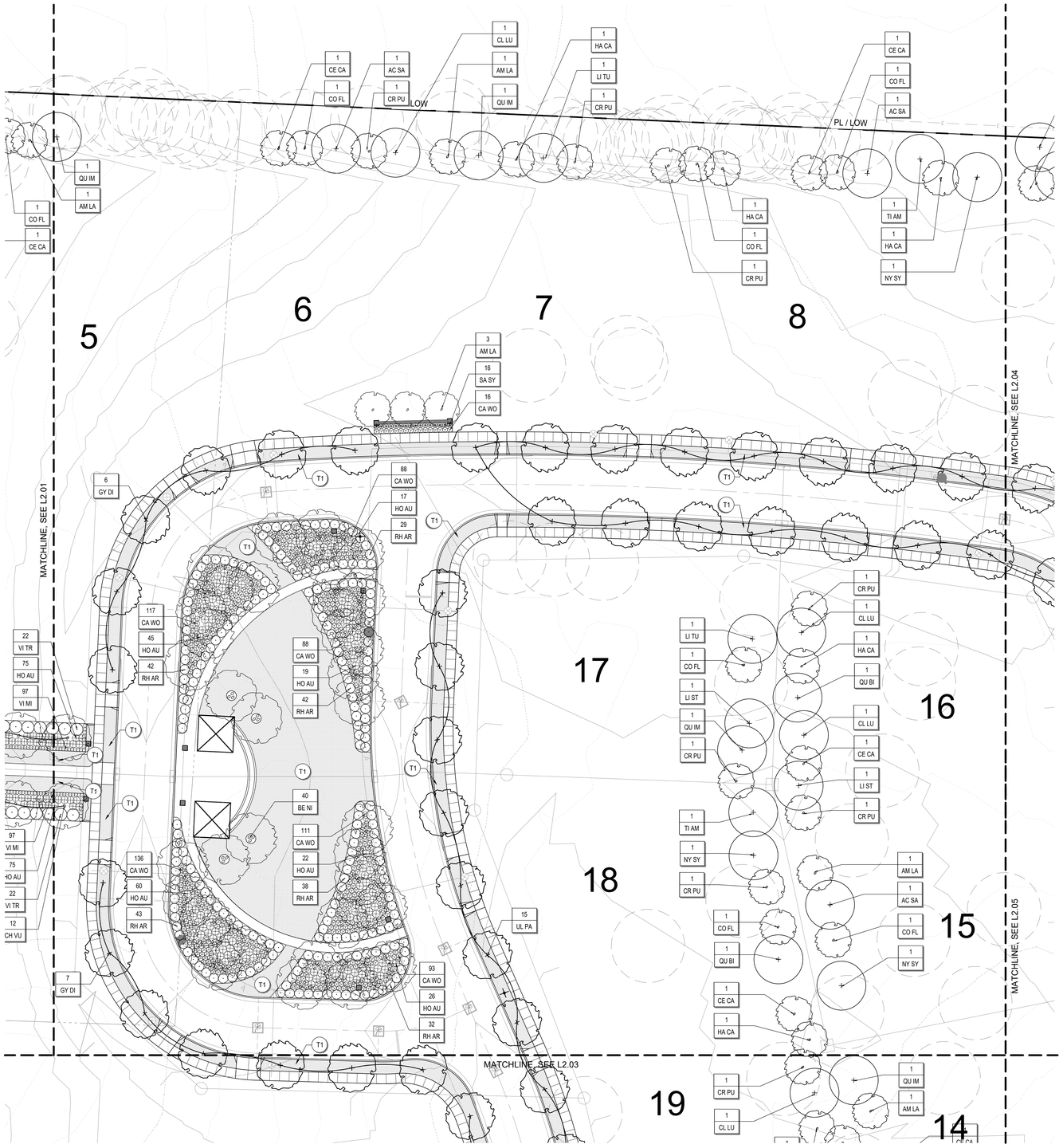

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AC SA	*ACER SACCHARUM*
CL LU	*CLADRASTIS LUTEA*
LI ST	*LIQUIDAMBAR STYRACIFLUA*
LI TU	*LIRIODENDRON TULIPIFERA*
NY SY	*NYSSA SYLVATICA*
PL OC	*PLATANUS OCCIDENTALIS*
QU BI	*QUERCUS BICOLOR*
QU IM	*QUERCUS IMBRICARIA*
TI AM	*TILIA AMERICANA*
ORNAMENTAL TREES - SPECIFICATION 32 93 00	
AM LA	*AMELANCHIER LAEVIS*
CE CA	*CERCIS CANADENSIS*
CO FL	*CORNUS FLORIDA*
CR PU	*CRATAEGUS PUNCTATA VAR. INERMIS*
HA CA	*HALESIA CAROLINA*
DECIDUOUS SHRUBS - SPECIFICATION 32 93 00	
VI TR	*VIBURNUM TRILOBUM 'COMPACTUM'*
PERENNIALS - SPECIFICATION 32 93 00	
HO AU	*HOSTA 'AUGUST MOON'*
RH AR	*RHUS AROMATICA 'GRO-LOW'*
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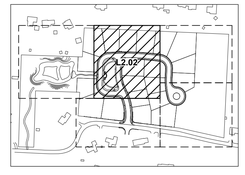
CA WO	*CAREX WOODII*
GROUNDCOVERS & VINES - SPECIFICATION 32 93 00	
VI MI	*VINCA MINOR*
TURF / GRASS / LAWN - SPECIFICATION 32 92 00	
T1	*REFER SPECIFICATIONS*
T2	*REFER SPECIFICATIONS*
BASIN - SPECIFICATION 32 92 00	
S1	*REFER SPECIFICATIONS*
EC PU	*ECHINACEA PURPUREA*
SC SC	*SCHIZACHYRIUM SCOPARIUM*
SO NE	*SOLIDAGO NEMORALIS*
SY OB	*SYMPHYOTRICHUM OBLONGIFOLIUM*

KEY PLAN



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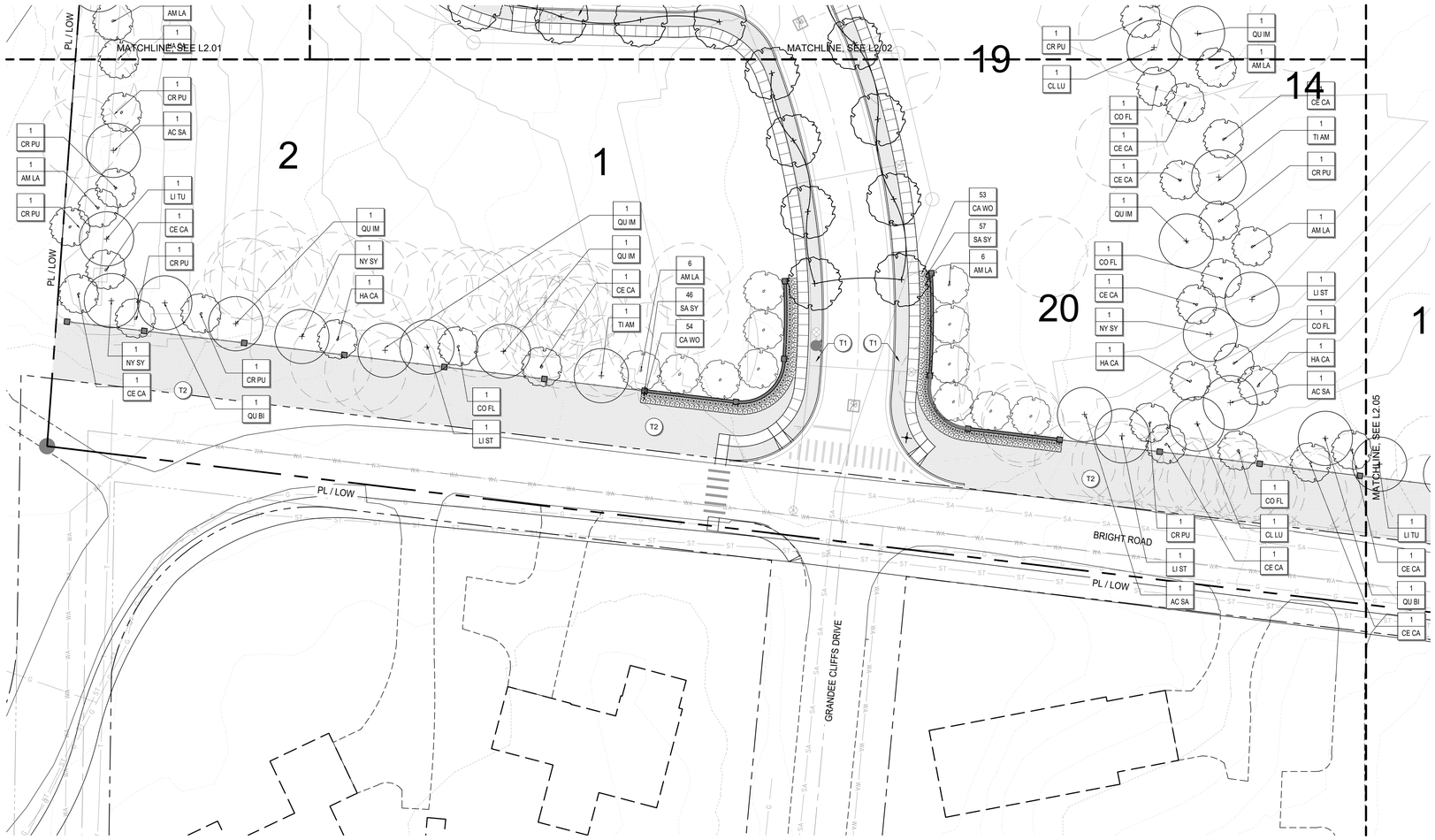

PLANT SCHEDULE

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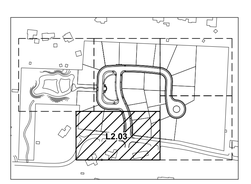
KEY PLAN



0 10' 20' 40' N

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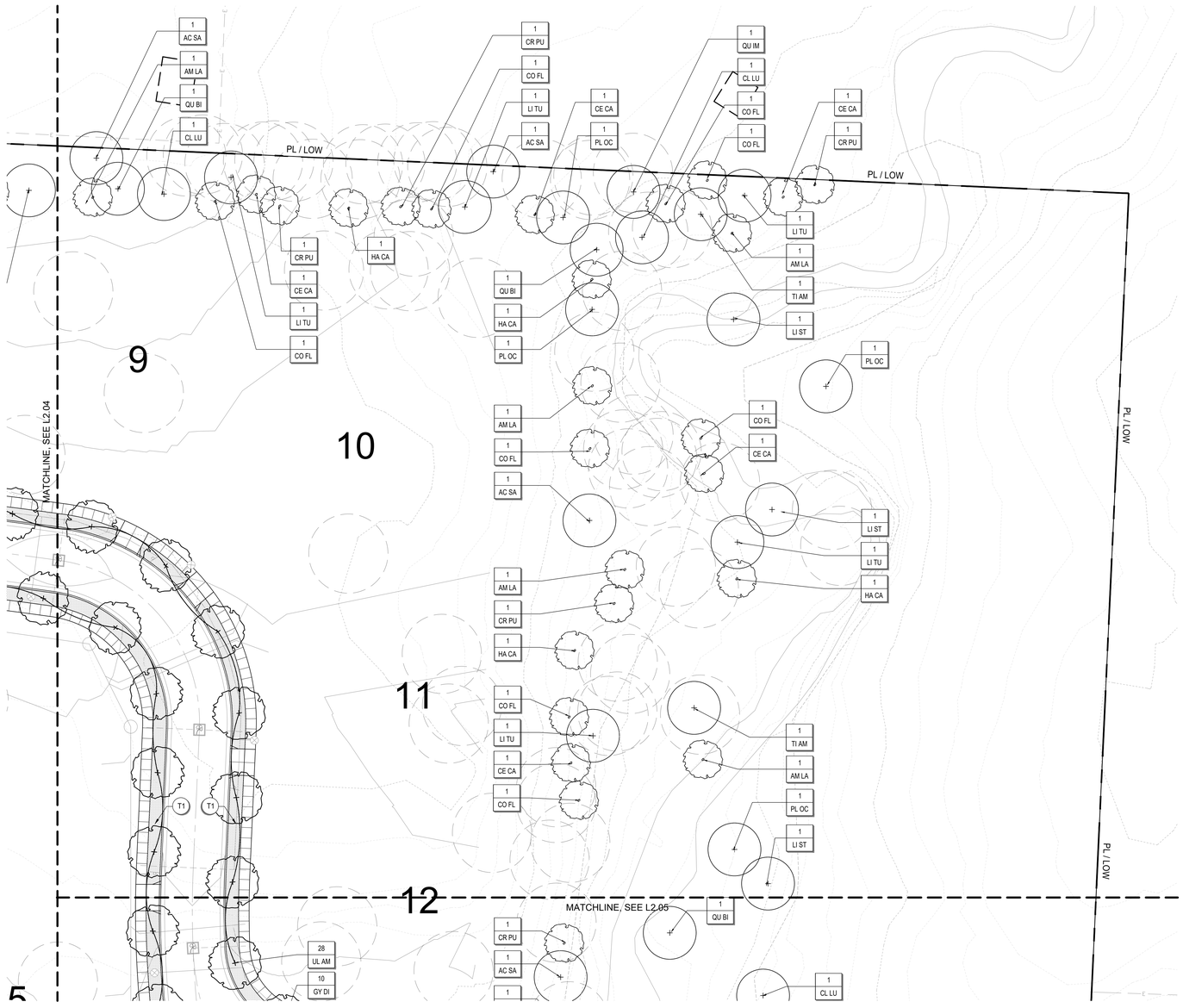

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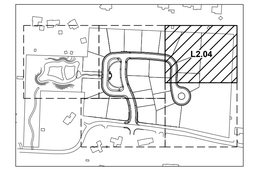

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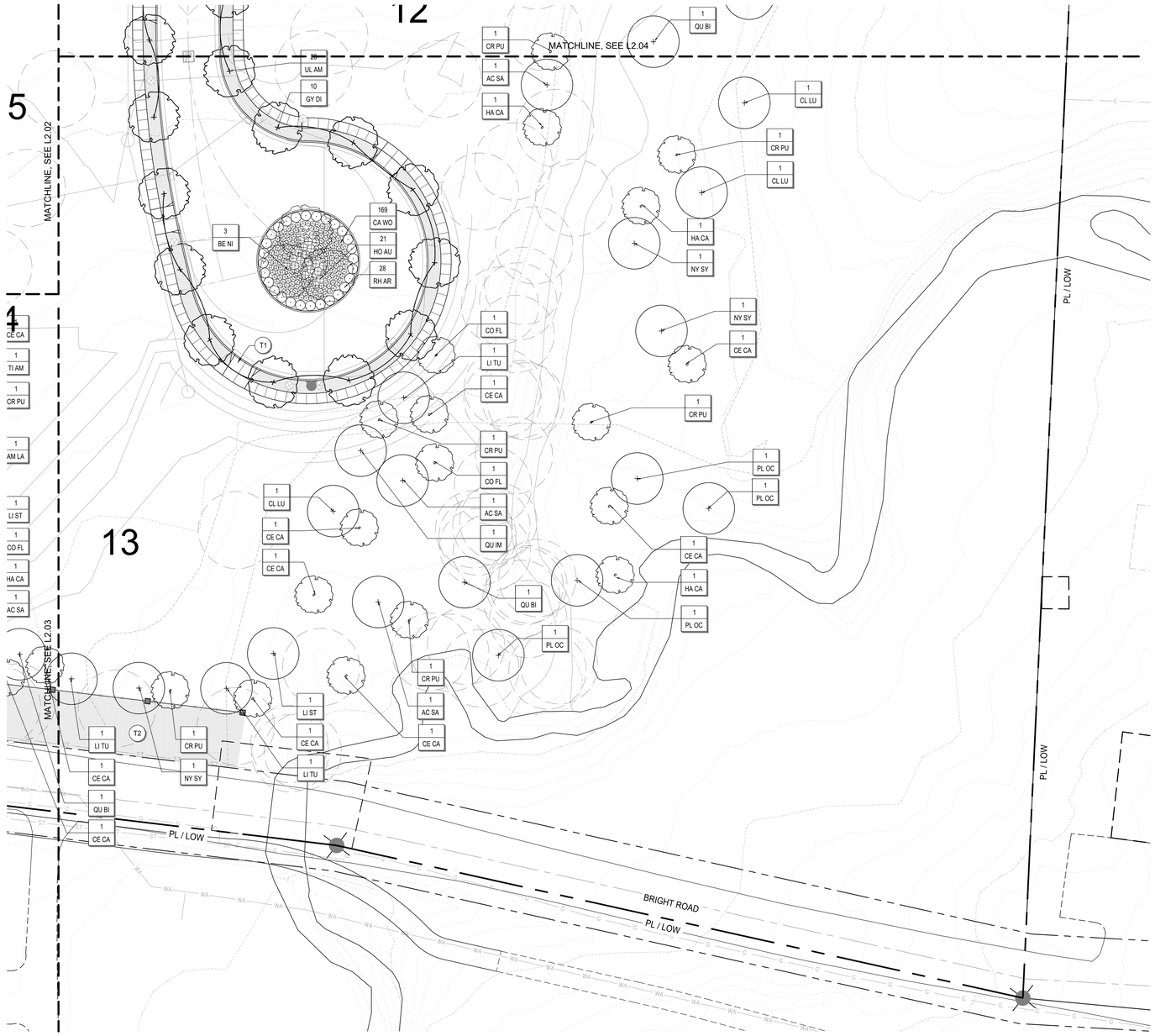

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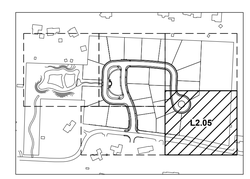

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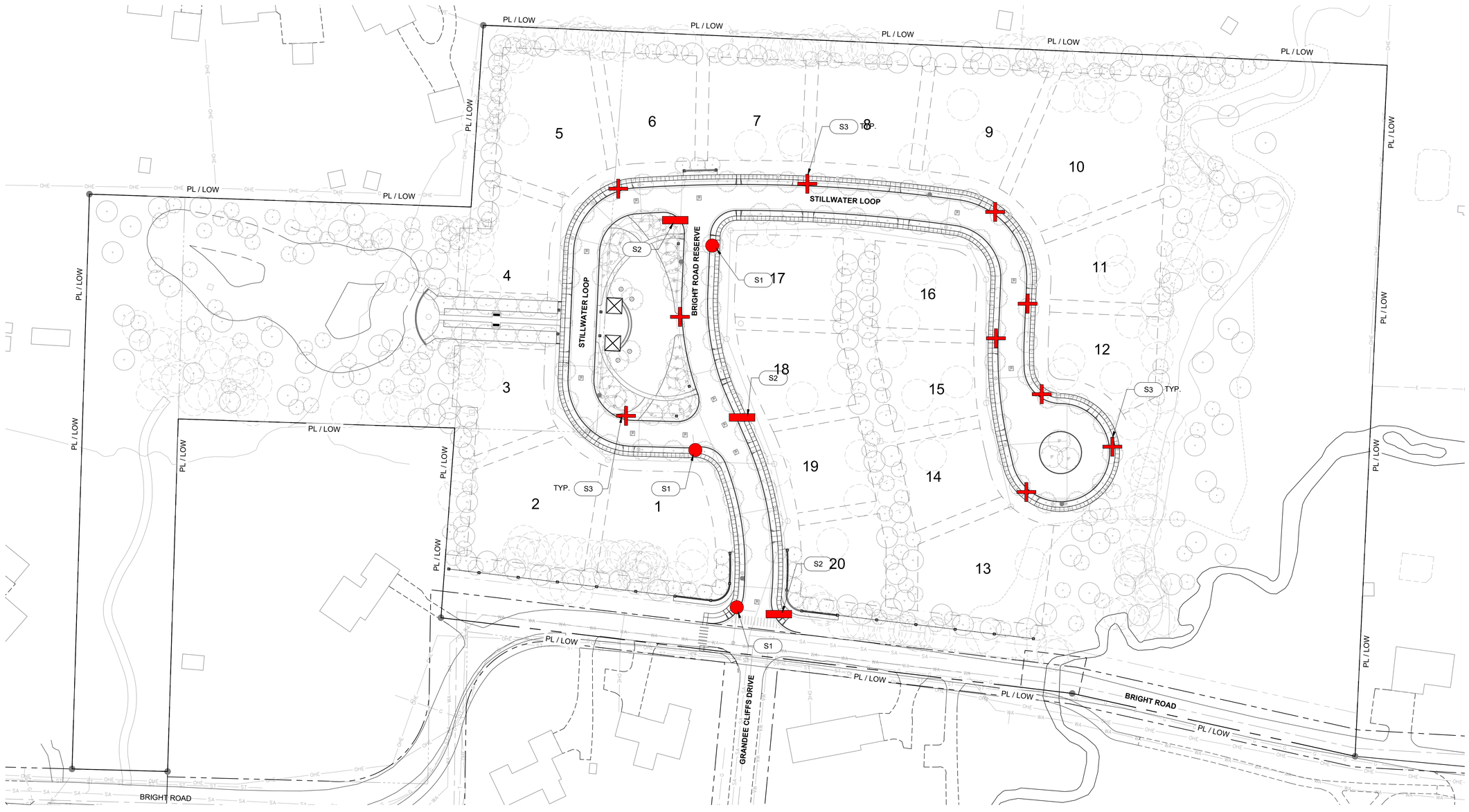
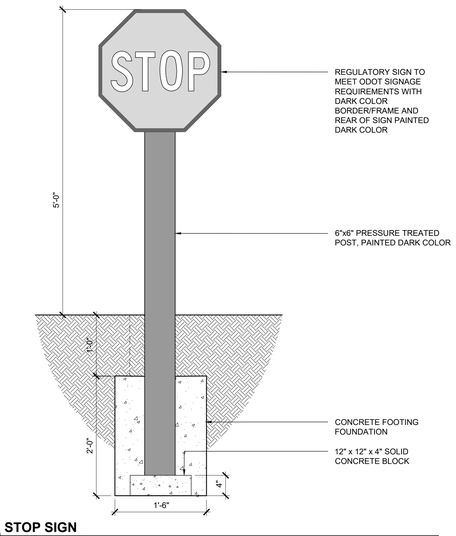
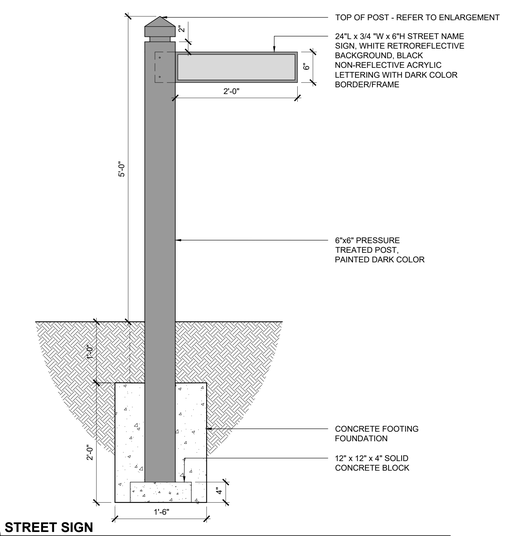
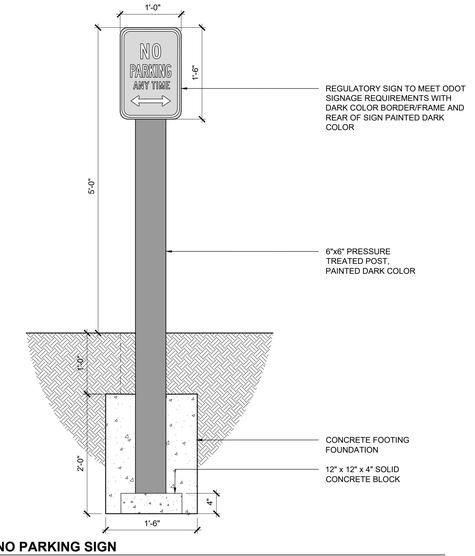




1 **STOP SIGN**
SCALE: 1" = 1'-0"



2 **STREET SIGN**
SCALE: 1" = 1'-0"



3 **NO PARKING SIGN**
SCALE: 1" = 1'-0"

SIGN LEGEND

SYMBOL	PATTERN	DETAIL	DESCRIPTION
SPECIALTY ITEMS			
S1		1 / L3.01	**STOP SIGN**
S2		2 / L3.01	**STREET SIGN**
S3		3 / L3.01	**NO PARKING SIGN**

0 20' 40' 80'

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VLO 12V LED Large Accent

One light, three lumen levels.

Our VLO Accent fixture is equipped with the Lumen Effects System, which allows you to easily switch between three lumen outputs: 400, 600, or 835, with the use of the Magnetic Key. Its field configurable design allows for customization based on the needs of the application.

Variable Lumen Output (VLO) Adjustment		Lumens
Level 1*	Flashes one time	400 lm
Level 2	Flashes two times	600 lm
Level 3	Flashes three times	835 lm

*Factory setting

VLO 12V LED Accent with Lumen Effects System makes designing and modifying landscape lighting easier.

- **Lumen Effects System** eliminates the need to mechanically adjust or open the fixture, supporting product longevity.
- **Flexible Lumen Levels** allows you to set and adjust the lumen levels as the landscape needs change.
- **Sealed and fully encapsulated** to safeguard from water ingression and the outdoor elements – helping to extend the life of the product.
- **Versatile IP66 rated** design provides a dust and water tight housing that can protect against strong jets of water that can occur in coastal areas with strong storms or applications close to sprinklers.
- **6,000-volt system surge protection** protects against power surges and irregularities when paired with one of our transformers.

KICHLER

PROJECT UTILIZING THIS SPECIFICATION AND ASSOCIATED OUTPUT FOR PROPOSED SITE UPLIGHT

PRODUCT ORDERING GUIDE

Ordering Guide (product number breakdown)	1 Item Number for Fixture & Beam Angle:	2 Product Finish:	3 Color Temperature:
	16018 = 15° Narrow Spot **16019** = 35° Flood **16020** = 60° Wide Flood	**AZT** = Textured Architectural Bronze **BKT** = Black **CBR** = Centennial Brass	**27** = 2700K, Warm White **30** = 3000K, Pure White
Example: 16018 CBR 30	1 6 0 1 8	C B R	3 0

BEAM SPREAD

PHOTOMETRICS

16018AZT27 / 16018BKT27 / 16018CBR27 — 15° Narrow Spot, 2700K - Warm White
16018AZT30 / 16018BKT30 / 16018CBR30 — 15° Narrow Spot, 3000K - Pure White
16019AZT27 / 16019BKT27 / 16019CBR27 — 35° Flood, 2700K - Warm White
16019AZT30 / 16019BKT30 / 16019CBR30 — 35° Flood, 3000K - Pure White
16020AZT27 / 16020BKT27 / 16020CBR27 — 60° Wide Flood, 2700K - Warm White
16020AZT30 / 16020BKT30 / 16020CBR30 — 60° Wide Flood, 3000K - Pure White

LEVEL 1 | 16018 | Low - 400 lm

Distance	Foot-candles	Beam Width
60'	8.7	15.8'
48'	1.1	12.6'
36'	2	9.5'
24'	4.5	6.3'
12'	18	3.2'
9'	40.2	2.1'

LEVEL 1 | 16019 | Low - 400 lm

Candela	Max Candela: 948		
Distance	Foot-candles	****	Beam Width
40'	0.4		24.5'
32'	0.6		19.6'
24'	1		14.7'
16'	2.3		9.8'
8'	9.2		4.9'
4'	37.3		2.5'

LEVEL 1 | 16020 | Low - 400 lm

Candela	Max Candela: 396		
Distance	Foot-candles	****	Beam Width
80'	0.2		49'
64'	0.3		39.2'
48'	0.5		29.4'
32'	1.1		19.6'
16'	4.4		9.8'
8'	17.5		4.9'

LEVEL 2 | 16018 | Mid - 600 lm

Candela	Max Candela: 4525		
Distance	Foot-candles	****	Beam Width
60'	1.3		15.8'
48'	2.1		12.6'
36'	3.7		9.5'
24'	8.3		6.3'
12'	33.2		3.2'
9'	74.7		2.1'

LEVEL 2 | 16019 | Mid - 600 lm

Candela	Max Candela: 1,811		
Distance	Foot-candles	****	Beam Width
40'	2		24.5'
32'	1		19.6'
24'	1.8		14.7'
16'	4.1		9.8'
8'	16.4		4.9'
4'	65.6		2.5'

LEVEL 2 | 16020 | Mid - 600 lm

Candela	Max Candela: 560		
Distance	Foot-candles	****	Beam Width
80'	0.3		49'
64'	0.5		39.2'
48'	0.8		29.4'
32'	1.8		19.6'
16'	7.3		9.8'
8'	29.1		4.9'

LEVEL 3 | 16018 | High - 835 lm

Candela	Max Candela: 6576		
Distance	Foot-candles	****	Beam Width
60'	1.8		15.8'
48'	2.8		12.6'
36'	5		9.5'
24'	11.2		6.3'
12'	44.8		3.2'
9'	100.8		2.1'

LEVEL 3 | 16019 | High - 835 lm

Candela	Max Candela: 1816		
Distance	Foot-candles	****	Beam Width
40'	0.9		24.5'
32'	1.3		19.6'
24'	2.4		14.7'
16'	5.4		9.8'
8'	21.5		4.9'
4'	86		2.5'

LEVEL 3 | 16020 | High - 835 lm

Candela	Max Candela: 750		
Distance	Foot-candles	****	Beam Width
80'	40.8		49'
32'	10.2		39.2'
24'	2.6		29.4'
16'	1.1		19.6'
8'	0.6		9.8'
4'	0.4		4.9'

VLO 12V LED Large Accent — Additional Specs

FINISH OPTIONS

- **AZT** - Textured Architectural Bronze
- **BKT** - Textured Black
- **CBR** - Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	400 lm	600 lm	835 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 15V AC	8.5VA	12.5VA	17VA
Power (W) @ 15V DC	5.25W	8.5W	12W
Efficacy (lm/W @ DC)	76 lm/W	70 lm/W	69 lm/W
Halogen Equivalents	40W	60W	83.5W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step

Fixture can be used in up or down position.

Input

Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	2.55A Max @ 9VAC
Inrush Current	9A Max
Efficiency	> 70L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Environmental

Environmental Protection Rating	Wet, IP66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50K Hours

Mechanical & Housing Specification

Diameter/Height	2.75" W x 6" L x 4.5" H
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	24 oz (Aluminum), 48 oz (Brass)

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Wire

18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads.

Optics

Polycarbonate TIR lens provides superior fixture beam angle. Available in 15°, 35° and 60°.

FIXTURE ATTRIBUTES

Included Accessories

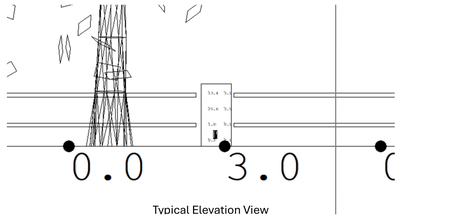
8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key.

Optional Accessories

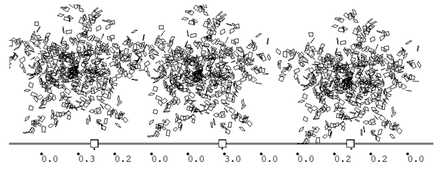
3" Riser Stem	15509CBR
6" Riser Stem	15645AZT, BKT, 15510CBR
12" Riser Stem	15656AZT, BKT, 15511CBR
18" Riser Stem	15657AZT, BKT, 15512CBR
24" Riser Stem	15658AZT, BKT, 15513CBR
Adjustable Riser Stem	15170AZT, BKT
Stem Coupler	15649AZT, BKT
Mounting Base	15493CBR
Two Fixture "T"	15515CBR
Surface Flange	15607AZT, BKT
Bracket	15603AZT, BKT, 15516CBR
Tree Mount	15604AZT, BKT, CBR
Gutter Mount	15643AZT, 15514CBR
Gutter Mount	15489CBR
Long Cowl	16068CBR
Amber Lens	16072AMB
Green Lens	16072GRN
Hexcell Louver	16073BK
Beam Expander	16091PRO
8" Stake	15575BK
14" Stake	15576BK
Power Post	15276BK

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	Consult Technical Support			



Typical Elevation View



Typical Plan View

TYPICAL UPLIT PIER PHOTOMETRIC STUDY

LIGHTING LEGEND

SYMBOL	PATTERN	DESCRIPTION
SPECIALTY ITEMS		
L1		**SITE UPLIGHT**

LIGHTING NOTES

1. ALL SITE LIGHTING IS LOW-VOLTAGE LANDSCAPE LIGHTING FOR UPLIGHTING SITE ELEMENTS INCLUDING TREES, STONE PIERS AND WALLS.
2. TYPICAL POLE-MOUNTED STREET LIGHTING WILL NOT BE INCLUDED IN THIS PROJECT.

0 20' 40' 80'

N

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revision	date	issued
1		
2		
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4		
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6		
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8		
9		
10		

seal

issue date 08.04.2025

project number c24044

sheet name
PHOTOMETRIC LIGHTING PLAN

sheet number
L4.01

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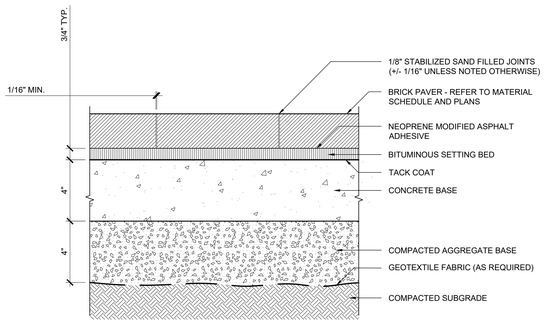
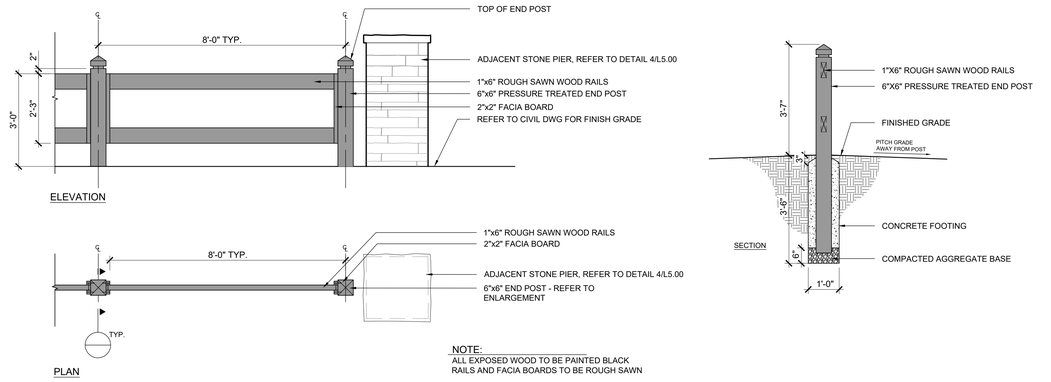
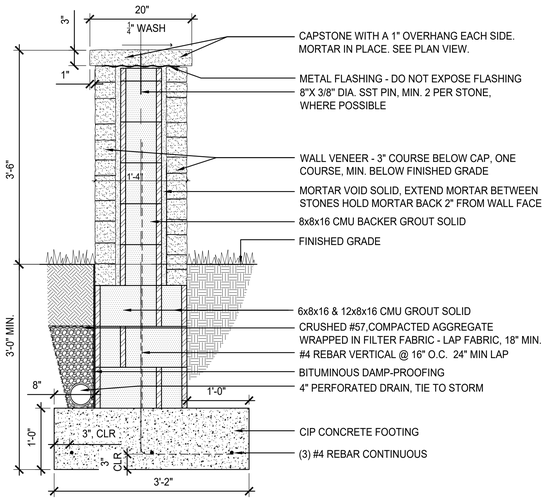
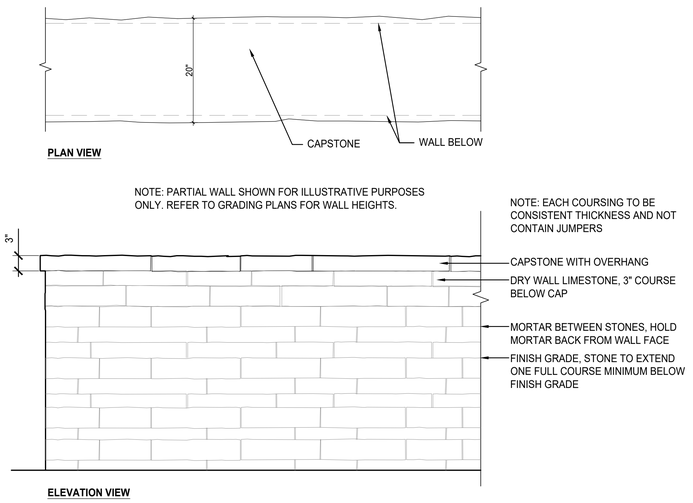


1 BRICK PAVER: PEDESTRIAN - BITUMINOUS BED ON CONCRETE BASE
SCALE: 3" = 1'-0"

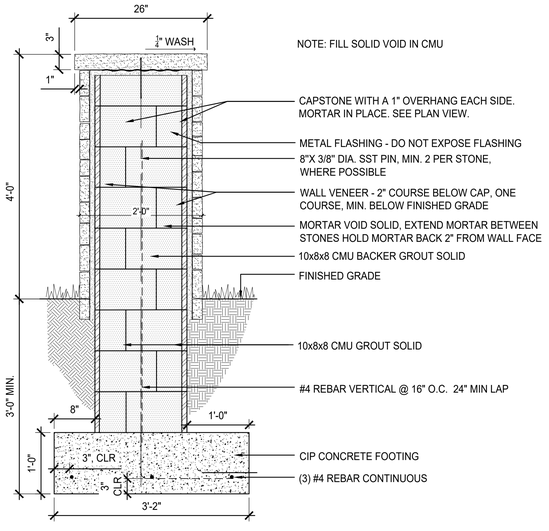


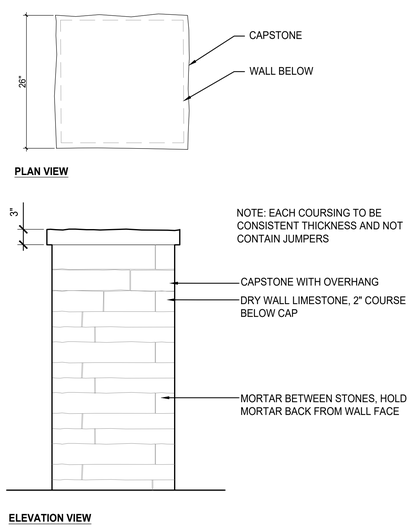
2 SPLIT RAIL WOOD FENCE
SCALE: 1/2" = 1'-0"





3 STONE WALL
SCALE: 1" = 1'-0"





4 STONE PIER
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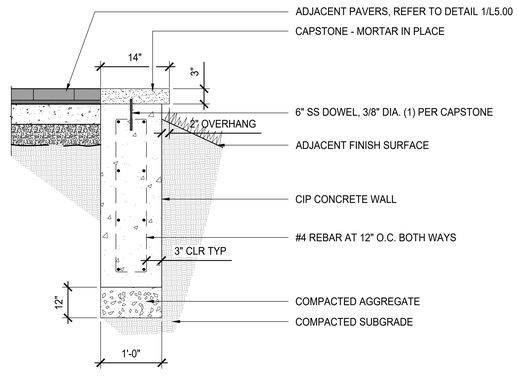

NOTE: PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. AT A MINIMUM, SHOW DIMENSIONS, FINISHES, COATINGS, MATERIALS, PLANS, SECTIONS AND JOINTS.

5 COURTYARD HEADWALL
SCALE: 1" = 1'-0"

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revision	date	issued

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issue date 07.24.2025

project number c24044

sheet name
DETAILS

sheet number
L5.00

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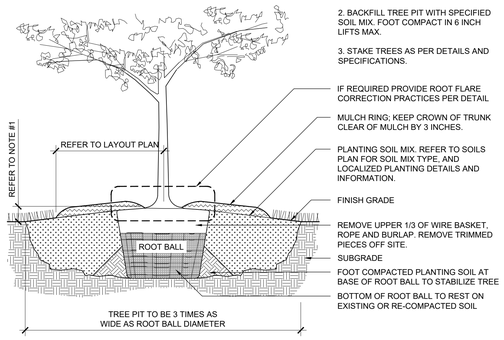
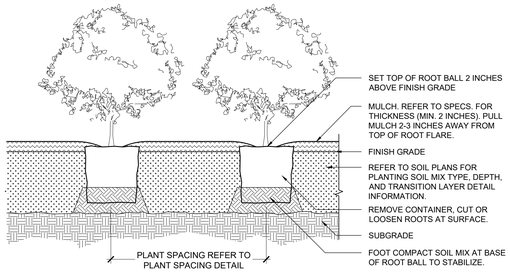
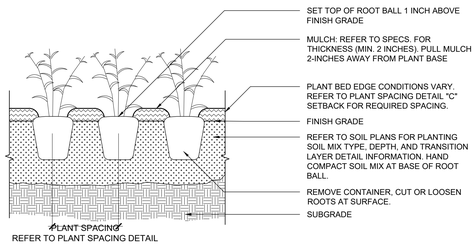


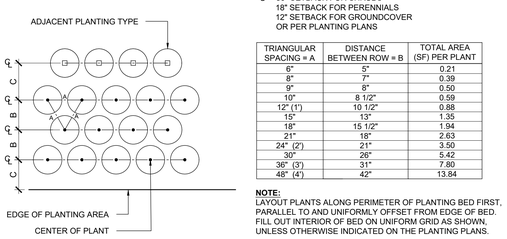
1 TREE PLANTING: LAWNS & MEADOWS
SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING - CONTAINER
SCALE: 1" = 1'-0"



3 GRASSES / PERENNIALS / GROUND COVER PLANTINGS
SCALE: 1" = 1'-0"

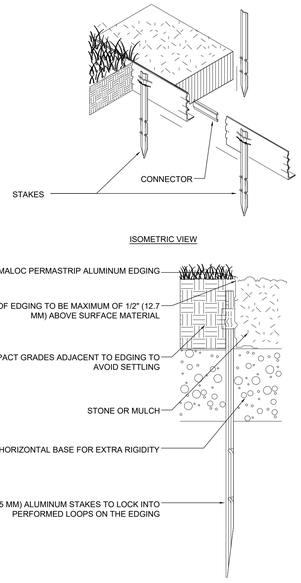


"C"= 30" SETBACK FOR SHRUBS
18" SETBACK FOR PERENNIALS
12" SETBACK FOR GROUNDCOVER
OR PER PLANTING PLANS

TRIANGULAR SPACING = A	DISTANCE BETWEEN ROW = B	TOTAL AREA (SF) PER PLANT
6"	5"	0.21
8"	7"	0.39
9"	8"	0.50
10"	8 1/2"	0.59
12" (1')	10 1/2"	0.88
15"	13"	1.35
18"	15 1/2"	1.94
21"	18"	2.63
24" (2')	21"	3.50
30"	26"	5.42
36" (3')	31"	7.80
48" (4')	42"	13.84

NOTE:
LAYOUT PLANTS ALONG PERIMETER OF PLANTING BED FIRST, PARALLEL TO AND UNIFORMLY OFFSET FROM EDGE OF BED. FILL OUT INTERIOR OF BED ON UNIFORM GRID AS SHOWN, UNLESS OTHERWISE INDICATED ON THE PLANTING PLANS.

4 PLANT SPACING, TRIANGULAR LAYOUT
SCALE: 1" = 1'-0"



5 ALUMINUM EDGING
SCALE: N.T.S.

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project number c24044

sheet name
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sheet number
L6.00

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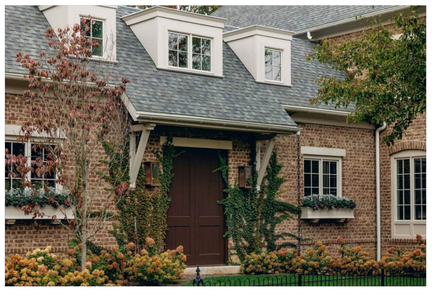
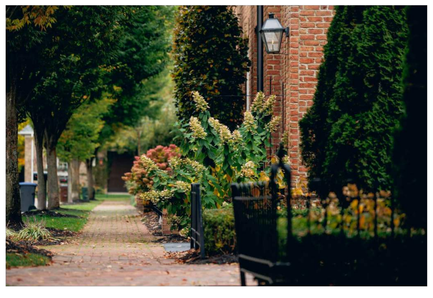
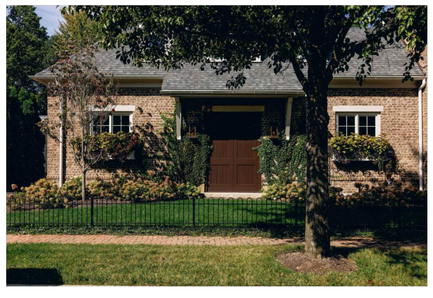
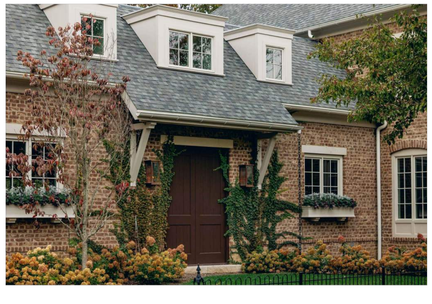
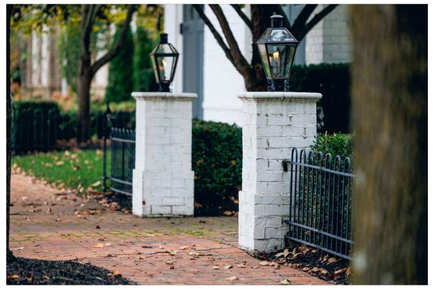
CUSTOM AND BUILT CONDITIONS WILL VARY.

1 MATERIAL IMAGERY







2 CHARACTER IMAGERY

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issue date 08.04.2025

project number c24044

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MATERIAL CHARACTER IMAGERY

sheet number
L7.00

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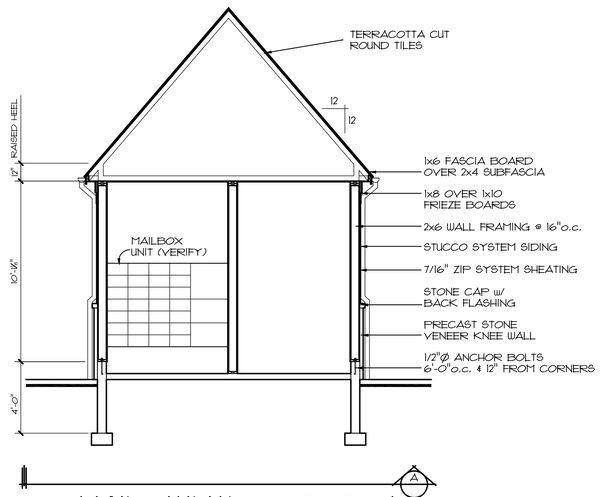
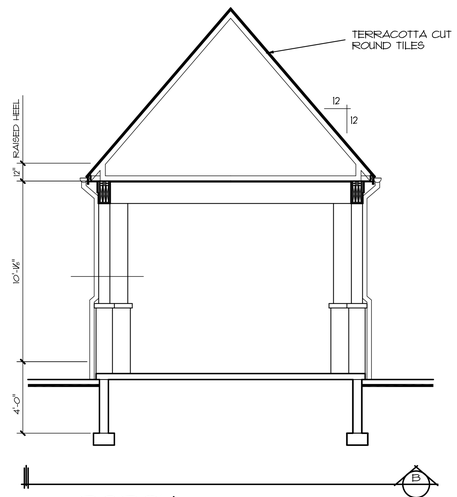


MAIL, UTILITLY & PORCH BUILDING SECTION

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



PORCH BUILDING SECTION

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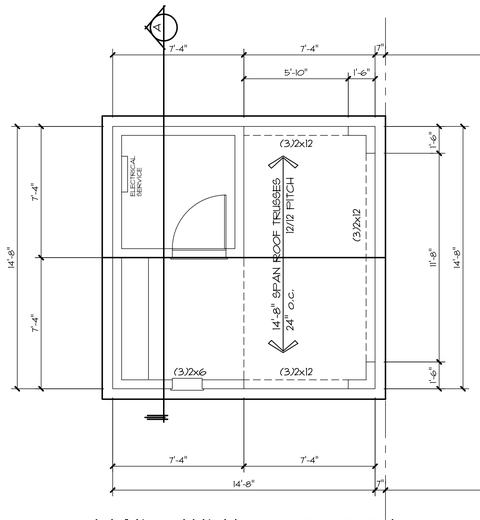
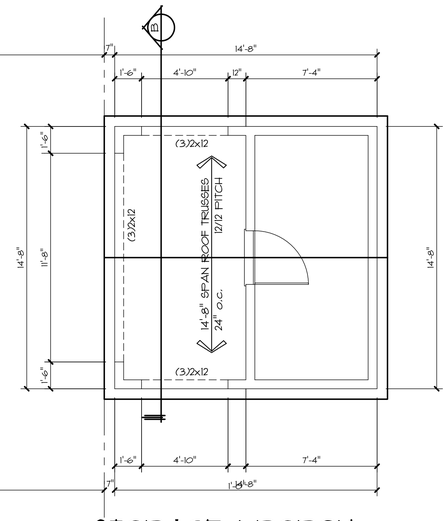


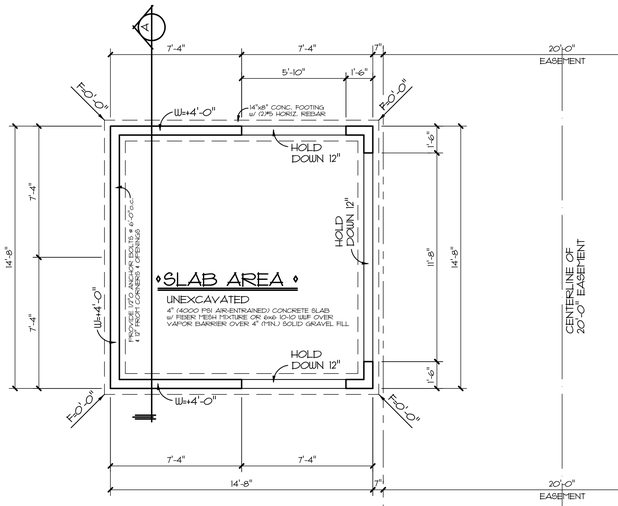
MAIL, UTILITY & PORCH ROOF PLAN

SCALE: 1/4" = 1'-0" MAIL DROP AREA 54 S.F.



STORAGE & PORCH ROOF PLAN

SCALE: 1/4" = 1'-0" COVERED PORCH AREA 107.5 S.F.



MAIL, UTILITLY & PORCH FOUNDATION PLAN

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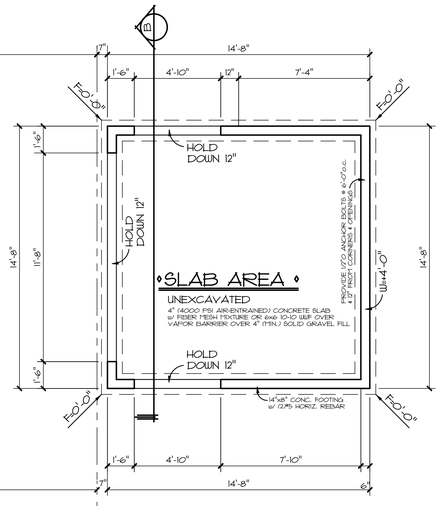

STORAGE & PORCH FOUNDATION PLAN

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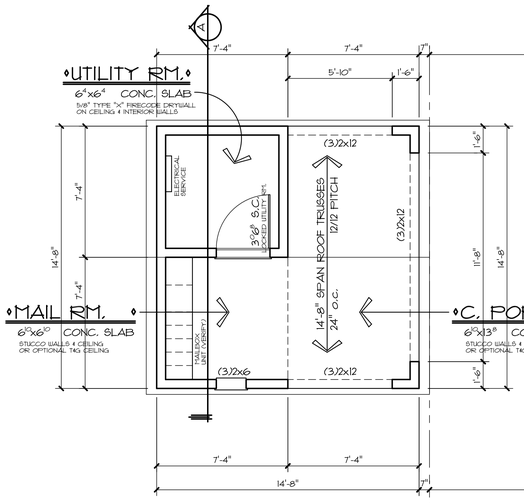
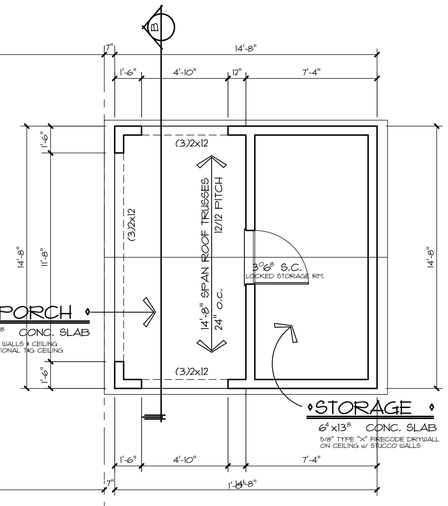


MAIL, UTILTIY & PORCH FLOOR PLAN

SCALE: 1/4" = 1'-0" MAIL DROP AREA 54 S.F.
COVERED PORCH AREA 107.5 S.F./ UTILITY AREA 54 S.F.



STORAGE & PORCH FLOOR PLAN

SCALE: 1/4" = 1'-0" COVERED PORCH AREA 107.5 S.F.
STORAGE AREA 107.5 S.F.

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MEMBER AIBD CPBD
Member BIA The Builders CGP

THE BRIGHT ROAD RESERVE
By Corinthian Fine Homes, LLC
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DUBLIN, OHIO 43017
PHONE: (614) 766-7355

MAIL & STORAGE BUILDINGS w/ C. PORCHES

BRIGHT ROAD RESERVE
4338 BRIGHT ROAD DUBLIN OHIO

PLANS & BUILDING SECTIONS

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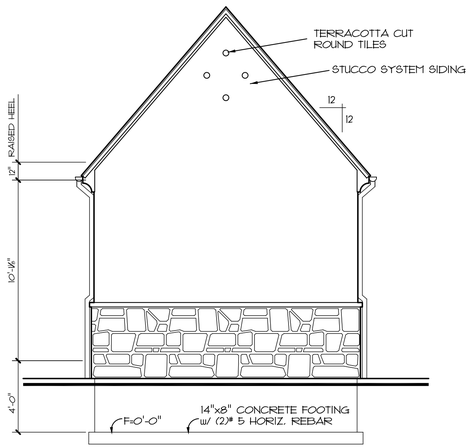
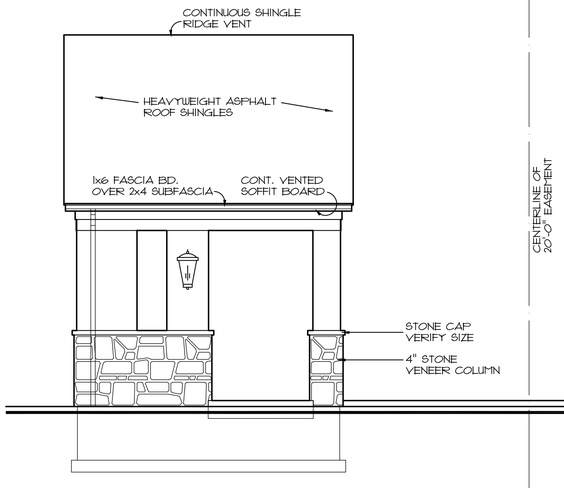
REVISIONS	
REVISIONS	
SHEET:	1



MAIL, UTILITY & PORCH LEFT SIDE ELEVATION

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



MAIL, UTILITY & PORCH FRONT ELEVATION

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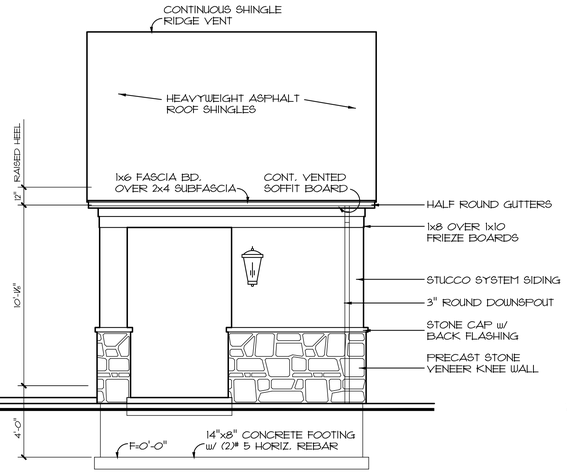

STORAGE & PORCH FRONT ELEVATION

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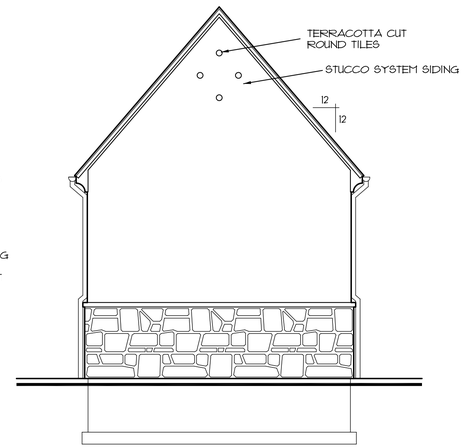

STORAGE & PORCH RIGHT SIDE ELEVATION

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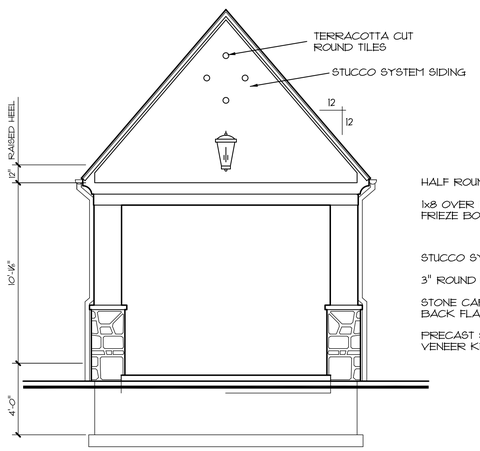

STORAGE & PORCH RIGHT SIDE ELEVATION

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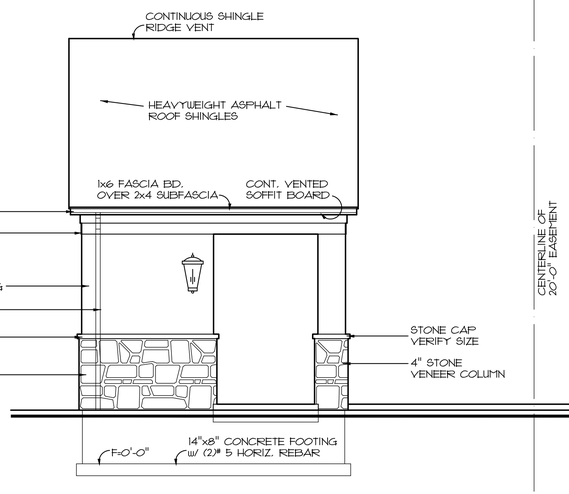
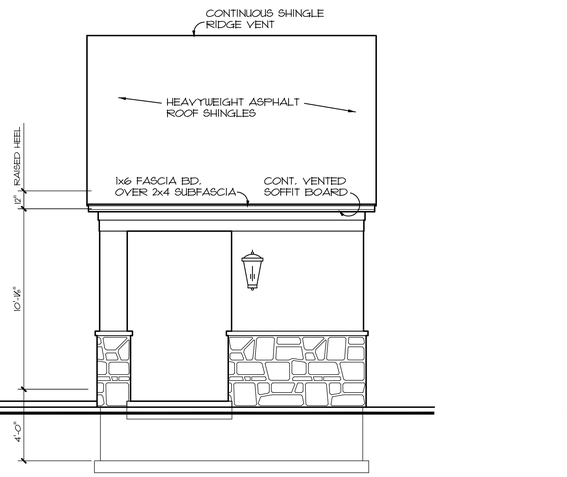


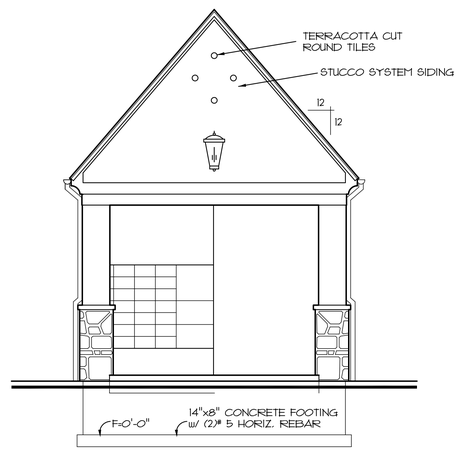
STORAGE & PORCH REAR ELEVATION

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



MAIL, UTILTIY & PORCH REAR ELEVATION

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



MAIL, UTILITY & PORCH LEFT SIDE ELEVATION

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

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MAIL & STORAGE BUILDINGS w/ C. PORCHES

BRIGHT ROAD RESERVE
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EXTERIOR ELEVATIONS

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