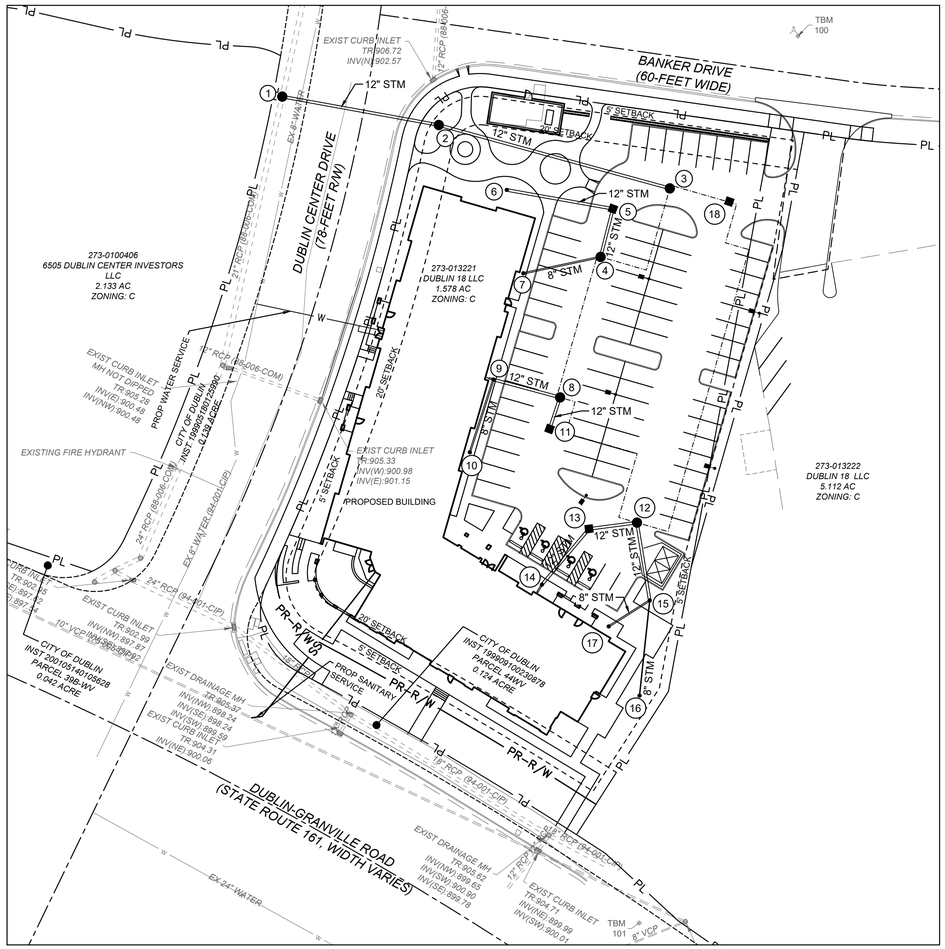
FINAL DEVELOPMENT PLAN
FOR

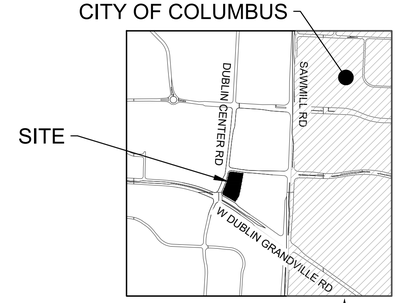
ALL IN DUBLIN

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
W. DUBLIN GRANVILLE ROAD

SHEET INDEX



INDEX MAP
HORZ 1"=40' 0 40 80



VICINITY MAP
1" = 1000'

SITE DATA

ZONING:

PROPERTY OWNER:	DUBLIN 18 LLC
PARCEL ID:	273-013221
ADDRESS:	W DUBLIN GRANVILLE ROAD, DUBLIN OHIO 43017
ZONING:	BSC SAWMILL CENTER NEIGHBORHOOD
PROPOSED USE:	MULTI-FAMILY, MIXED USE
FEMA FLOODPLAIN:	39049C0151K (6/17/2008) ZONE X

SITE DATA:

TOTAL SITE AREA:	1.59 AC
EXISTING IMPERVIOUS AREA:	0.28 AC
PROPOSED IMPERVIOUS AREA:	1.24 AC
BUILDING & PARKING SETBACK:	5'

BUILDING DATA:

UNITS:	1 BEDROOM: 38 2 BEDROOM: 29 3 BEDROOM: 8 TOTAL: 75
BUILDING HEIGHT:	56' PROPOSED (70' MAXIMUM HEIGHT)

PARKING DATA:

1-BEDROOM:	38 UNITS x 1 SPACE PER UNIT = 38 SPACES
2-BEDROOM:	29 UNITS x 1.5 SPACE PER UNIT = 43.5 SPACES
3-BEDROOM:	3-BEDROOM: 8 UNITS x 2 SPACE PER UNIT = 16 SPACES
REQUIRED PARKING:	(38+43.5+16) x 0.90(10% TRANSIT REDUCTION) = 88 SPACES
PROVIDED PARKING:	ON-SITE: 75 SPACES ON-STREET: 11 SPACES (TO BE FURTHER DEVELOPED WITH CITY STAFF)
REQUIRED ADA PARKING:	4
PROVIDED ADA PARKING:	4

SITE NARRATIVE:

ALL IN DUBLIN IS A PROPOSED 4 STORY APARTMENT BUILDING WITH 75 DWELLING UNITS AND ASSOCIATED PARKING, UTILITIES, AND AMENITIES.

STANDARD CONSTRUCTION DRAWINGS

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

CITY OF DUBLIN
(2020 EDITION)

PD-02 RD-10
PD-03 RD-15
PD-06 SA-04
RD-02 ST-03
RD-03 ST-04
RD-05
RD-06
RD-07

OWNER/ DEVELOPER
TFG HOUSING RESOURCES
685 SOUTH FRONT STREET
COLUMBUS, OHIO 43206
CONTACT: BRAD CARMAN
PHONE: 614-949-0116
EMAIL: BCARMAN@TFGHR.COM

ARCHITECT
MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OHIO 43212
CONTACT: JENA KESSLER
PHONE: 614-764-0407
EMAIL: JENAK@DESIGNWITHMA.COM

ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43231
CONTACT: DANIEL ANUGERAH
PHONE: 614-901-2235
EMAIL: DANUGERAH@STRUCTUREPOINT.COM

LANDSCAPE ARCHITECT
EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
CONTACT: BASILIO 'BUZZ' FORESI
PHONE(O): 614-486-3343
PHONE (C): 614-578-6047
EMAIL: BFORESI@EDGELA.COM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION

HORIZONTAL CONTROL

COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION. A PROJECT ADJUSTMENT FACTOR OF 1.000024421 WAS APPLIED ABOUT C.P. 1500 TO OBTAIN GROUND COORDINATES.

C.P.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
1500	5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"	765181.698	1802362.416	908.12
1501	5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"	765236.625	1802281.633	910.75
1502	5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"	765004.136	1802196.127	908.96
1503	5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"	765322.696	1802428.204	911.26
1504	MAG NAIL W/FLASHER SET	764848.525	1802372.316	906.25

VERTICAL CONTROL

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND GEOID 18, AND AN NGS OPUS SOLUTION FOR CONTROL POINT 1500. THE ELEVATIONS FOR ALL OTHER CONTROL POINTS AND BENCHMARKS LISTED HEREON WERE ESTABLISHED UTILIZING A DIFFERENTIAL LEVEL CIRCUIT ORIGINATING FROM CONTROL POINT 1500.

B.M.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
1500	5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"	N/A	N/A	908.12
TBM 100	CHISELED "X" ON THE SE ARROW BOLT OF A FIRE HYDRANT LOCATED ALONG THE NORTH SIDE OF BANKER DRIVE, 220-FEET EAST OF THE INTERSECTION OF BANKER DRIVE WITH DUBLIN CENTER DRIVE.	N/A	N/A	910.37
TBM 101	RR SPIKE ON THE NORTH SIDE OF A POWER POLE LOCATED ALONG THE NORTH SIDE OF W DUBLIN-GRANVILEL ROAD, 280-FEET SOUTHEAST OF THE INTERSECTION OF DUBLIN CENTER DRIVE WITH W DUBLIN-GRANVILLE ROAD, 25-FEET SOUTHWEST OF A SANITARY MANHOLE, AND 10-FEET NORTHWEST OF A LIGHT POLE.	N/A	N/A	907.89

REGISTERED ENGINEER DATE
DANIEL ANUGERAH, E-90019, P.E.

Ohio Utilities Protection Service
Call 811 before you dig

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	12/23/2025
DRAWN BY:	DA
CHECKED BY:	BDS
JOB NUMBER:	2024.03885

1/14

PLOT SCALE: 1:1 EDIT DATE: 12/23/25 - 1:41 PM EDITED BY: DANUGERAH DRAWING FILE: O:\2024\03885\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP2024.03885 TS.DWG

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 DR. A 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:

    AEP OHIO - ELECTRIC
    BREEZELINE - TELECOM
    COLUMBIA GAS OF OH-COLUMBUS - GAS
    DUBLIN SEWER - SANITARY SEWER
    DUBLIN WATER - WATER MAIN
    DUBLIN DIVISION OF ENGINEERING - STORMWATER
    AT&T - TELECOM
    CHARTER COMM - TELECOM

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.

WATER LINE

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

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

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

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

5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO ITEM 801.13 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C_651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7). PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CITY OF DUBLIN SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.

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

7. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER AND HAVE BEEN ACCEPTED BY THE CITY ENGINEER. A TAP PERMIT FOR EACH WATER SERVICE MUST BE OBTAINED FROM THE CITY OF DUBLIN AND THE CITY OF COLUMBUS DIVISION OF WATER BEFORE MAKING ANY TAPS INTO PUBLIC WATER LINES.

8. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLUMBUS DIVISION OF WATER AT 645_7788 AND THE CITY OF DUBLIN DIVISION OF ENGINEERING AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.

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

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

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

12. WATER METERS SHALL BE INSTALLED INSIDE PROPOSED STRUCTURES UNLESS A METER PIT INSTALLATION IS APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. METER PITS MUST CONFORM TO STANDARD DRAWINGS L-7103, A&B FOR 5/8" THROUGH 1" METERS OR L-6317, A, B, C&D FOR 1-1/2" OR LARGER METERS.

13. WATER LINES TO BE INSTALLED IN EMBANKMENT AREAS SHALL BE PLACED AFTER THE EMBANKMENT HAS BEEN PLACED AND COMPACTED ACCORDING TO THE STANDARD SPECIFICATIONS.

14. CURB STOP BOXES SHALL BE LOCATED AT LEAST 1 FOOT INSIDE THE RIGHT_OF_WAY AND SET AT FINISHED GRADE.

15. IF THE TOP OF THE OPERATING NUT OF ANY VALVE IS GREATER THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24 INCHES OF FINISHED GRADE ELEVATION.

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

17. TWO ¾ INCH TAPS SHALL BE INSTALLED WITHIN 2 FEET OF THE END OF THE LINE ON ALL DEAD-END WATER LINES.

STORM SEWER

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

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

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

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

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

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

6. 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.

7. 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.

8. 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.

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

10. BACKFILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH ITEM 911 OR ITEM 912 OF THE CITY OF COLUMBUS CONSTRUCTION MATERIAL SPECIFICATIONS (CMS).

11. 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).

ALL HP STORM AND HP SANITITE PIPE (FOR STORM SEWER) SHALL BE MANDREL TESTED IN ACCORDANCE WITH CITY OF COLUMBUS ITEM 901.21, WITH THE EXCEPTION THAT THE WAITING PERIOD PRIOR TO TESTING SHALL BE 30 DAYS.

MAIL DELIVERY

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.

AMERICAN
STRUCTUREPOINT
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FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GENERAL NOTES

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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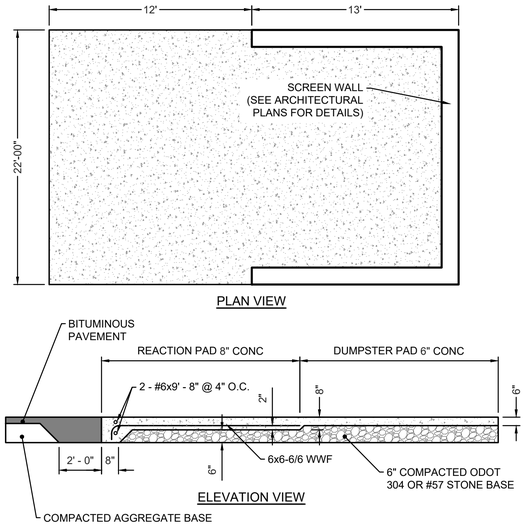
CHECKED BY:	BDS
JOB NUMBER:	2024.03885



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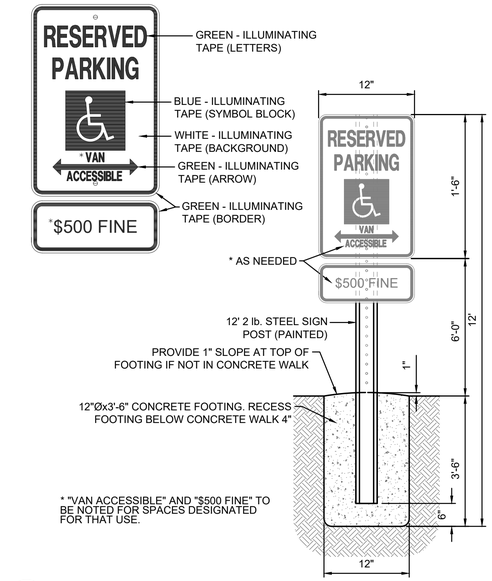

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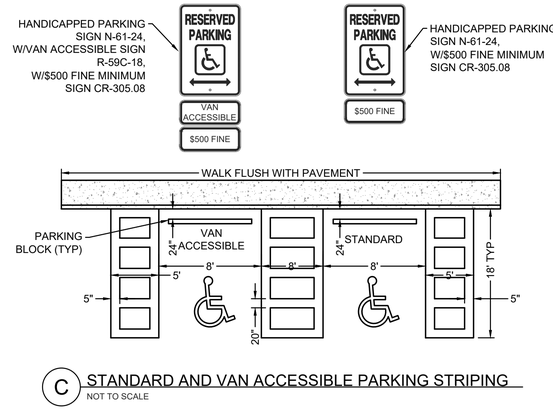

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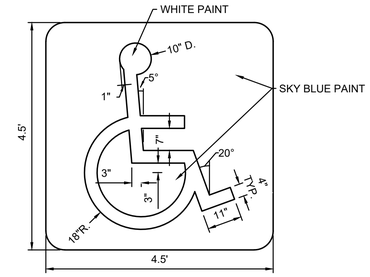

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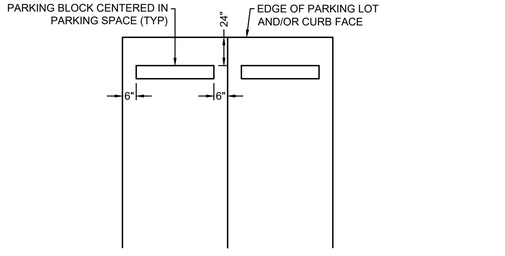

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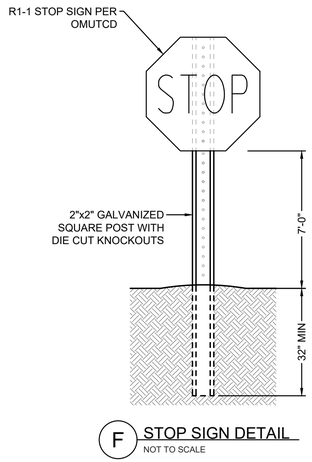

F STOP SIGN DETAIL
NOT TO SCALE

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FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE DETAILS

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	12/22/2025
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CHECKED BY:	BDS
JOB NUMBER:	2024.03885

NOTES:

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EXISTING LEGEND

PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
PR-R/W	PROPOSED RIGHT-OF-WAY
	PAVEMENT/ SIDEWALK
	PAVEMENT STRIPING
	CURB
	ROAD CENTERLINE
	STORM SEWER
	SANITARY SEWER
w	WATER LINE
g	GAS LINE
fo	FIBER OPTIC LINE
e	ELECTRIC
ohe	OVERHEAD ELECTRIC

DEMOLITION LEGEND

TBR	TO BE REMOVED
TBRO	TO BE REMOVED BY OTHERS
TBRR	TO BE REMOVED AND REPLACED
TBA	TO BE ABANDONED
DND	DO NOT DISTURB
	ASPHALT PAVEMENT TO BE REMOVED
	CONCRETE PAVEMENT TO BE REMOVED
X	ITEM TO BE REMOVED
	TREE TO BE REMOVED

6525 SAWMILL LLC
PID 273-012229
2.00 ACRES
ZONING BSD-SCN

6505 DUBLIN CENTER INVESTORS LLC
2.133 ACRES
INST 202211080154705
DUBLIN CITY CENTER
PLAT BOOK 69, PAGE 18
RESERVE "C"
PID 273-010406
ZONING: BSD-SCN

LOT 1
1.578 ACRES

DUBLIN CITY CENTER
PLAT BOOK 69, PAGE 18
RESERVE "A"
PID 273-013222
5.00 ACRES
ZONING BSD-SCN

LOT 2
5.112 ACRES

GERMAIN REAL ESTATE COMPANY LLC
PID 273-008275
4.00 ACRES
ZONING BSD-O

DUBLIN-GRANVILLE ROAD (STATE ROUTE 161- WIDTH VARIES)

BANKER DRIVE (60-FEET R/W)

DUBLIN CENTER DRIVE (78-FEET R/W)

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FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	12/22/2025
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4/14

HORZ 1"=30' 0 30 60

PLOT SCALE: 1:1 EDIT DATE: 12/22/25 - 4:29 PM EDITED BY: JBRYDEN DRAWING FILE: O:\2024\03885\D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP2024.03885 XTP.DWG

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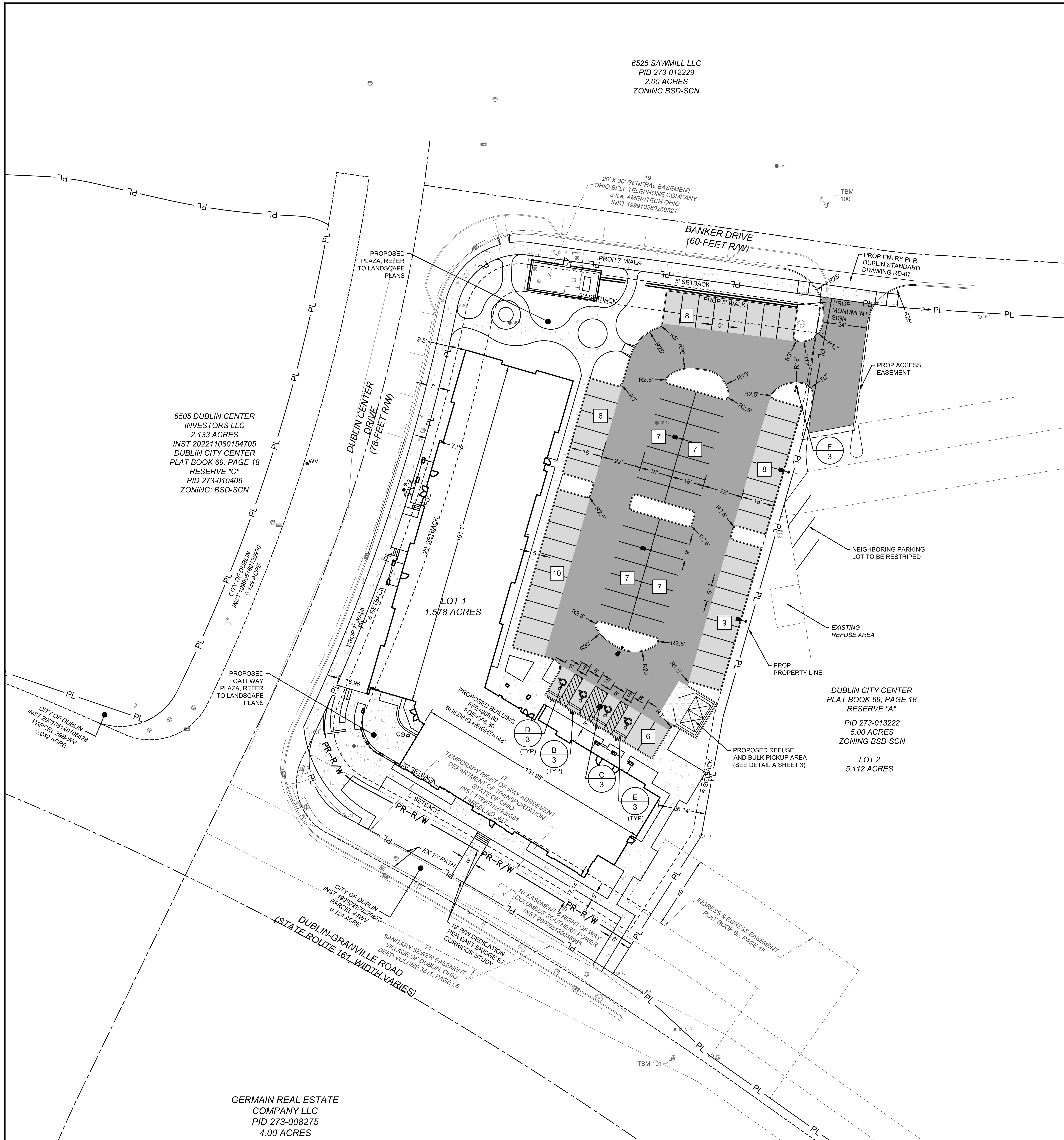
SITE LEDGEND

PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
PR-R/W	PROPOSED RIGHT-OF-WAY
X	PARKING STALL COUNT
	STRAIGHT CURB
	CURB AND GUTTER
	LIGHT POLE (BY OTHERS)
	PARKING BLOCK
	SIGN
	HEAVY DUTY ASPHALT PAVEMENT PER DUBLIN STANDARD DRAWING RD-04
	STANDARD DUTY ASPHALT PAVEMENT PER DUBLIN STANDARD DRAWING RD-04
	HEAVY DUTY CONCRETE PER DETAIL A SHEET 3
	CONCRETE WALK PER DUBLIN STANDARD DRAWING RD-05



6525 SAWMILL LLC
PID 273-012229
2.00 ACRES
ZONING BSD-SCN
20' X 30' GENERAL EASEMENT
OHIO BELL TELEPHONE COMPANY
a.k.a. AMERITECH OHIO
INST 199910260269521
TBM 100
BANKER DRIVE
(60-FEET R/W)
PROP 7' WALK
5' SETBACK
PROP 5' WALK
PROPOSED PLAZA, REFER TO LANDSCAPE PLANS
PROP ENTRY PER DUBLIN STANDARD DRAWING RD-07
PROP MONUMENT SIGN
PROP ACCESS EASEMENT
6505 DUBLIN CENTER INVESTORS LLC
2.133 ACRES
INST 202211080154705
DUBLIN CITY CENTER
PLAT BOOK 69, PAGE 18
RESERVE "C"
PID 273-010406
ZONING: BSD-SCN
DUBLIN CENTER DRIVE
(78-FEET R/W)
CITY OF DUBLIN
INST 199905180125990
0.139 ACRE
LOT 1
1.578 ACRES
PROP 7' WALK
20' SETBACK
NEIGHBORING PARKING LOT TO BE RESTRIPED
EXISTING REFUSE AREA
PROP PROPERTY LINE
DUBLIN CITY CENTER
PLAT BOOK 69, PAGE 18
RESERVE "A"
PID 273-013222
5.00 ACRES
ZONING BSD-SCN
LOT 2
5.112 ACRES
PROPOSED GATEWAY PLAZA, REFER TO LANDSCAPE PLANS
CITY OF DUBLIN
INST 200105140105628
PARCEL 39B-WV
0.042 ACRE
PROPOSED BUILDING
FFE=908.80
FGE=908.30
BUILDING HEIGHT=148'
PROPOSED REFUSE AND BULK PICKUP AREA (SEE DETAIL A SHEET 3)
TEMPORARY RIGHT OF WAY AGREEMENT
DEPARTMENT OF TRANSPORTATION
STATE OF OHIO
INST 199909100230881
PARCEL NO. 44T
EX 10' PATH
CITY OF DUBLIN
INST 199909100230878
PARCEL 44WV
0.124 ACRE
DUBLIN-GRANVILLE ROAD
(STATE ROUTE 161, WIDTH VARIES)
10' EASEMENT & RIGHT OF WAY
COLUMBUS SOUTHERN POWER
INST 200003130049565
10' R/W DEDICATION PER EAST BRIDGE ST CORRIDOR STUDY
SANITARY SEWER EASEMENT
VILLAGE OF DUBLIN, OHIO
DEED VOLUME 3511, PAGE 65
INGRESS & EGRESS EASEMENT
PLAT BOOK 69, PAGE 18
TBM 101
GERMAIN REAL ESTATE
COMPANY LLC
PID 273-008275
4.00 ACRES
ZONING BSD-O
HORZ 1"=30'
0
30
60

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FINAL DEVELOPMENT PLAN FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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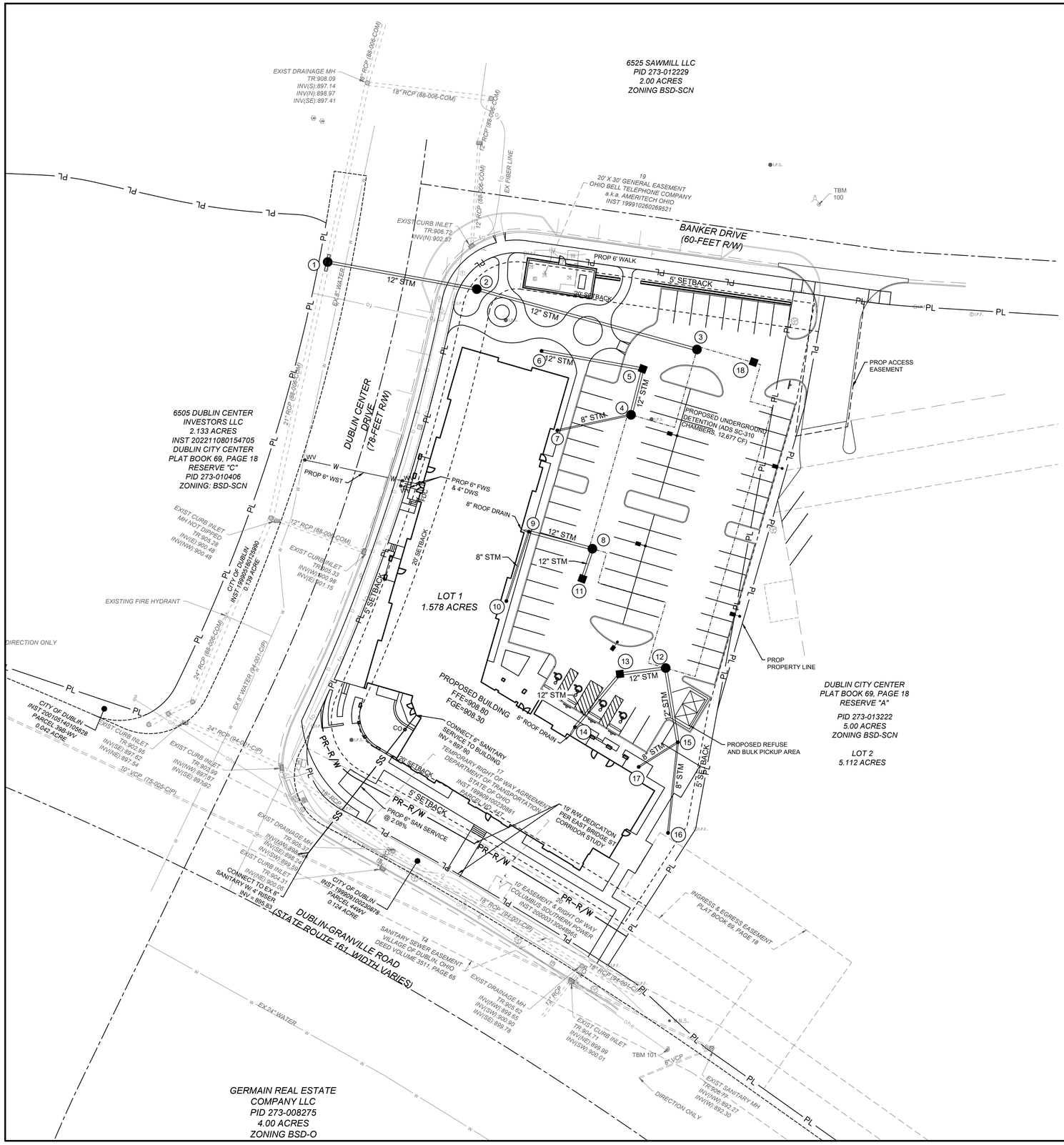

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UTILITY LEGEND

SS	SANITARY SERVICE
W	WATER
DWS	DOMESTIC WATER SERVICE
FWS	FIRE WATER SERVICE
STM	STORM SEWER
■	CATCH BASIN
●	STORM MANHOLE
WV	WATER VALVE
►	REDUCER
FDC	FIRE DEPARTMENT CONNECTION
●□	LIGHT POLE (BY OTHERS)

HORZ 1"=30' 0 30 60

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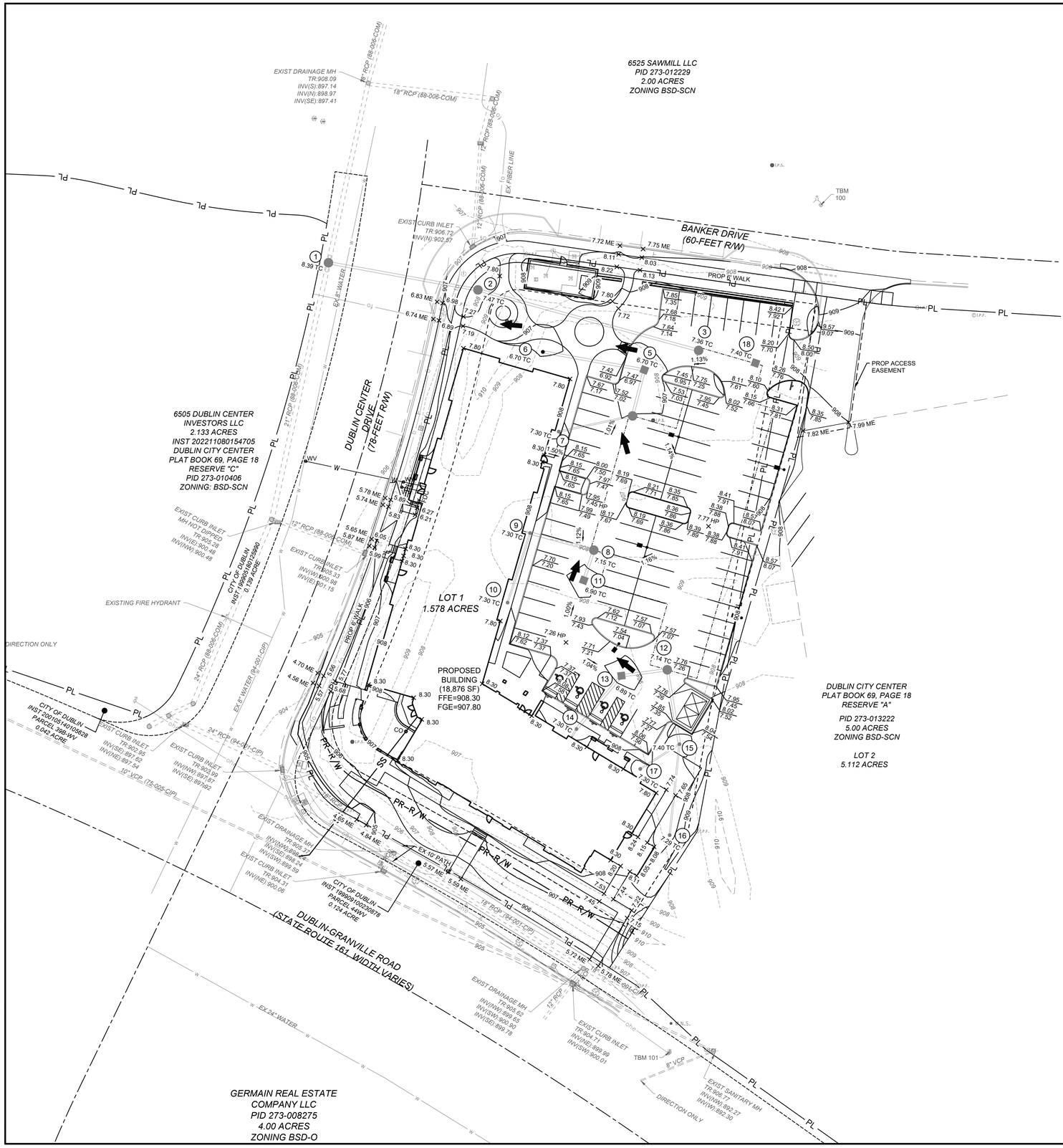
6/14

PLOT SCALE: 1:1 EDIT DATE: 12/23/25 - 3:58 PM, EDITED BY: DANUGERAH DRAWING FILE: O:\2024\03885\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\2024.03885 UP.DWG



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GRADING LEGEND

——XXX——	PROPOSED MAJOR CONTOUR
——XXX——	PROPOSED MINOR CONTOUR
- - -XXX- - -	EXISTING MAJOR CONTOUR
- - -XXX- - -	EXISTING MINOR CONTOUR
FFE=110.00	FINISHED FLOOR ELEVATION
FGE=110.00	FINISHED GRADE ELEVATION
×10.00	SPOT ELEVATION
×100.00 TC	TOP OF CASTING ELEVATION
×10.00 HP	HIGH POINT ELEVATION
	FLOOD ROUTE
	NORMAL POOL
——> o o o——	SWALE
ATG	ADJUST TO GRADE

GRADING NOTE

ADD 900.00 TO ALL SPOT ELEVATIONS TO obtain NAVD88 ELEVATIONS.

HORZ 1"=30' 0 30 60

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GRADING PLAN

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7/14

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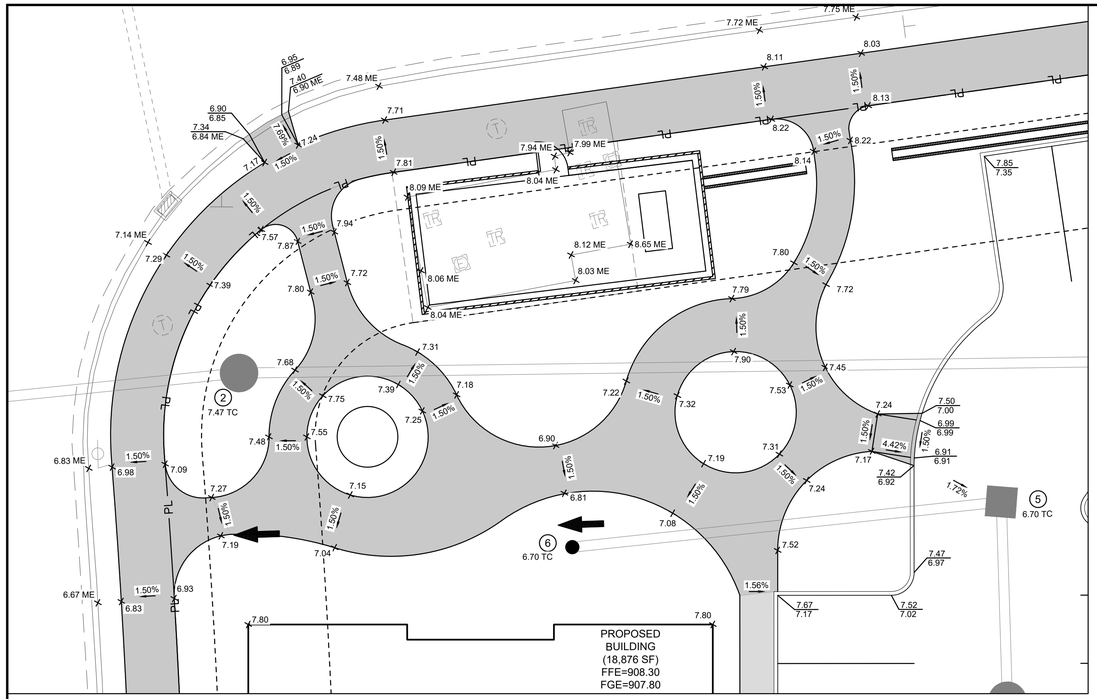

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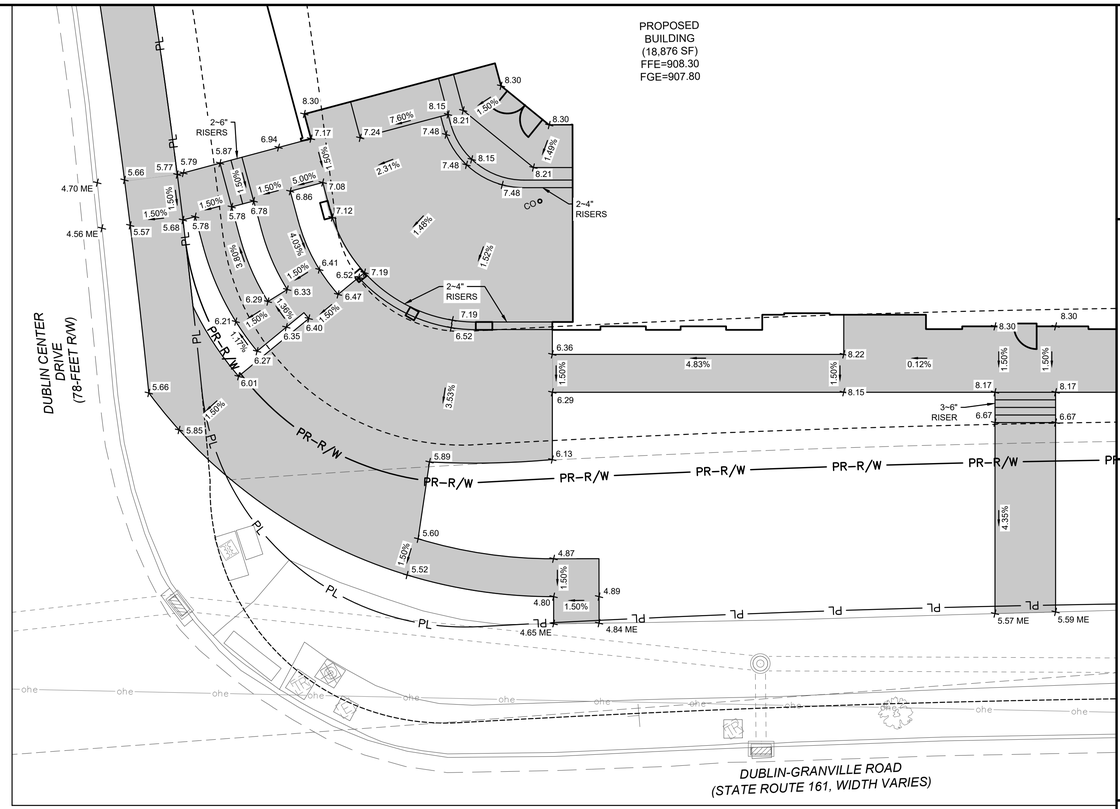

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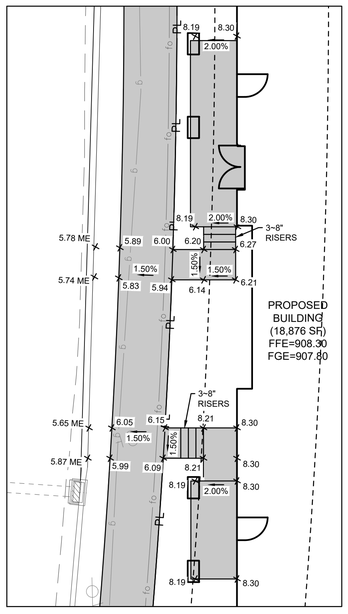

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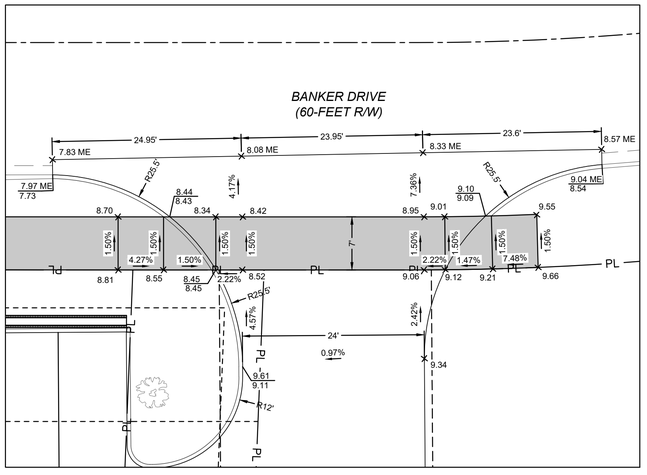

D GRADING DETAIL
SCALE: 1" = 10'

GRADING LEGEND

xxx	PROPOSED MAJOR CONTOUR
xxx	PROPOSED MINOR CONTOUR
xxx	EXISTING MAJOR CONTOUR
xxx	EXISTING MINOR CONTOUR
FFE=110.00	FINISHED FLOOR ELEVATION
×10.00	SPOT ELEVATION
×100.00 TC	TOP OF CASTING ELEVATION
×10.00 HP	HIGH POINT ELEVATION
×10.00 ME	MATCH EXISTING ELEVATION
10.50	TOP OF CURB ELEVATION
10.00	BOTTOM OF CURB ELEVATION
×10.00 TW	TOP OF WALL ELEVATION
×10.00 BW	BOTTOM OF WALL ELEVATION
X.XX%	SLOPE ARROW
	FLOW ARROW
	FLOOD ROUTE
	NORMAL POOL
	SWALE
ATG	ADJUST TO GRADE
	CONCRETE WALK

GRADING NOTE

ADD 900.00 TO ALL SPOT ELEVATIONS TO OBTAIN NAVD88 ELEVATIONS.

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GRADING DETAIL

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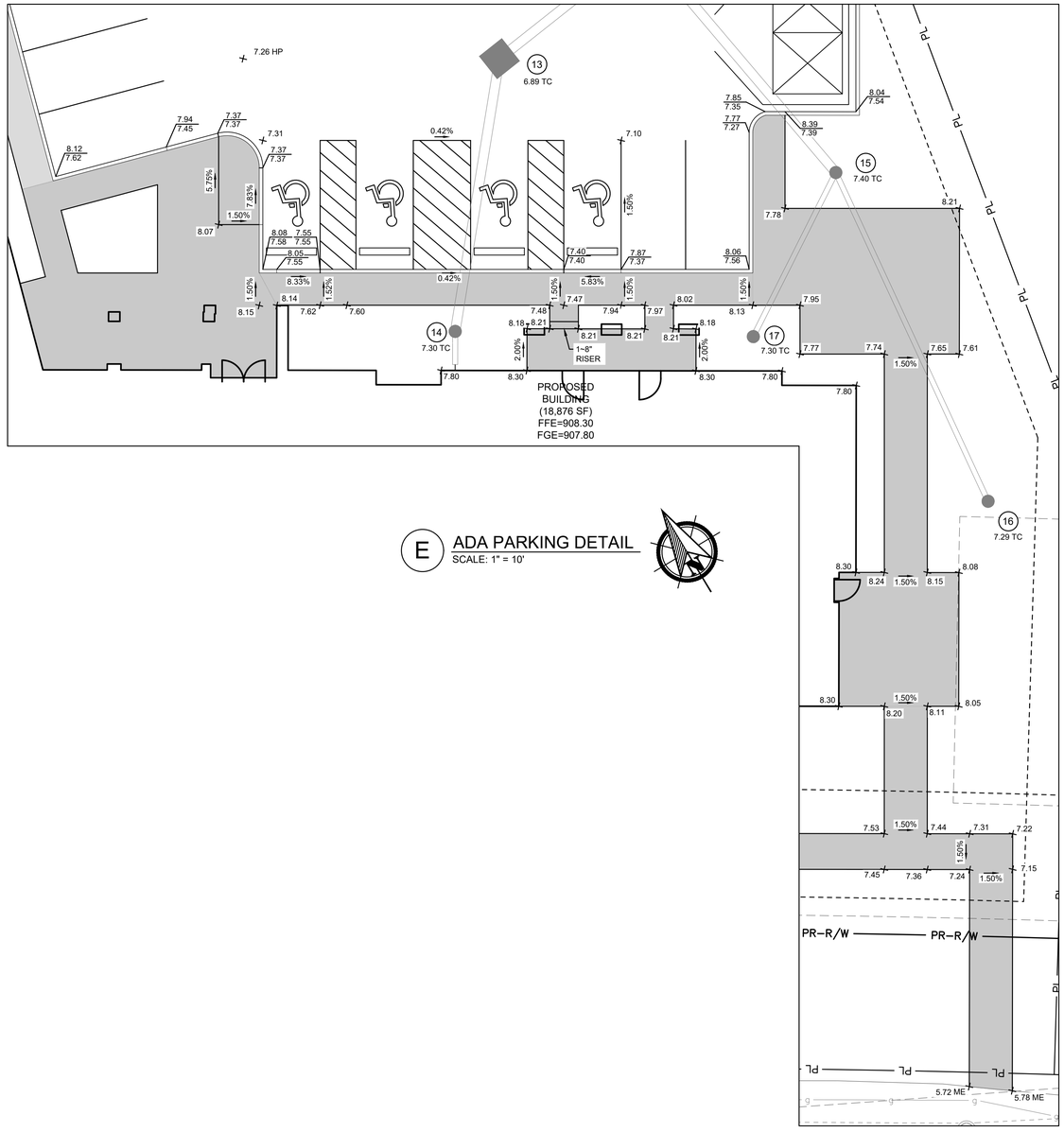

E ADA PARKING DETAIL

SCALE: 1" = 10'

GRADING LEGEND

XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
FFE=110.00	FINISHED FLOOR ELEVATION
×10.00	SPOT ELEVATION
×100.00 TC	TOP OF CASTING ELEVATION
×10.00 HP	HIGH POINT ELEVATION
×10.00 ME	MATCH EXISTING ELEVATION
10.50 / 10.00	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
×10.00 TW	TOP OF WALL ELEVATION
×10.00 BW	BOTTOM OF WALL ELEVATION
X.XX%	SLOPE ARROW
	FLOW ARROW
	FLOOD ROUTE
	NORMAL POOL
	SWALE
ATG	ADJUST TO GRADE

GRADING NOTE

ADD 900.00 TO ALL SPOT ELEVATIONS TO OBTAIN NAVD88 ELEVATIONS.

NOTES:

1. THIS APPLICATION DOES NOT INCLUDE OFF-SITE IMPROVEMENTS, WHICH ARE OUTSIDE THE SCOPE OF THIS PROJECT AND ARE SHOWN FOR CONTEXT ONLY. THESE IMPROVEMENTS WILL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS WITH CITY STAFF.

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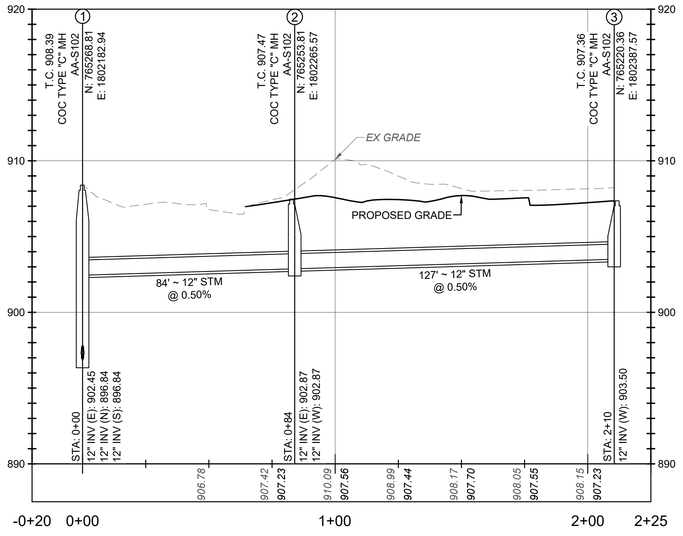
FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GRADING DETAIL

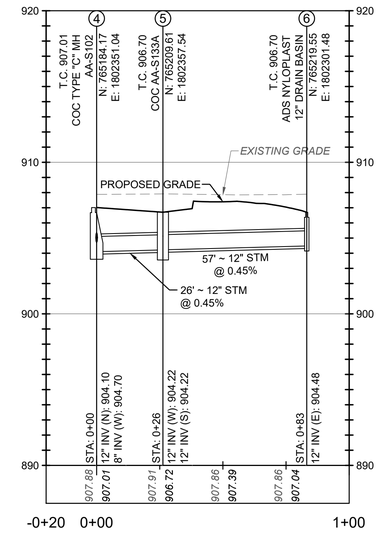
REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	12/23/2025
DRAWN BY:	DA
CHECKED BY:	BDS
JOB NUMBER:	2024.03885

PLOT SCALE: 1:1 EDIT DATE: 12/23/25 - 4:01 PM EDITED BY: DANIJGERAH DRAWING FILE: O:\2024\03885\D_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\2024.03885.GP DETAIL.DWG



STORM SEWER PROFILE STM 1-3
SCALE: H:1"=30', V:1"=5'



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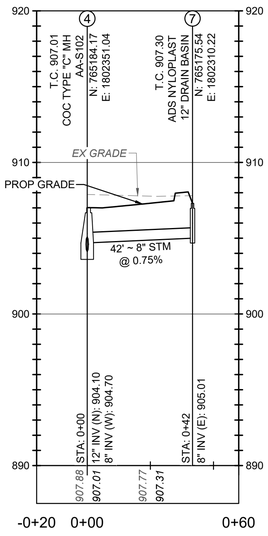

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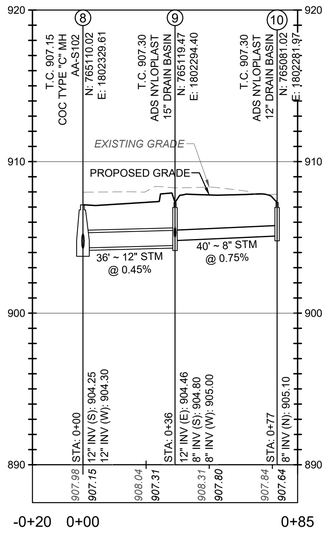

STORM SEWER PROFILE STM 8-10
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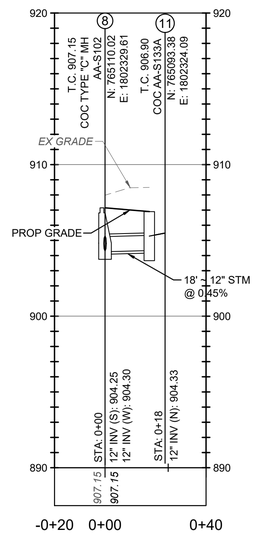

STORM SEWER PROFILE STM 8-11
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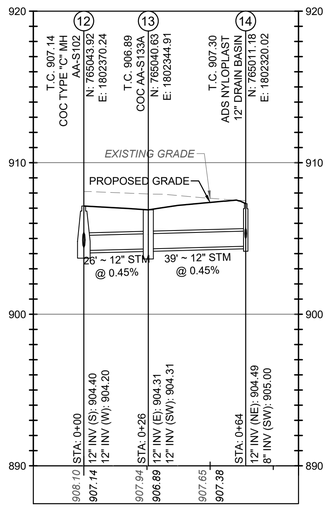

STORM SEWER PROFILE STM 12-14
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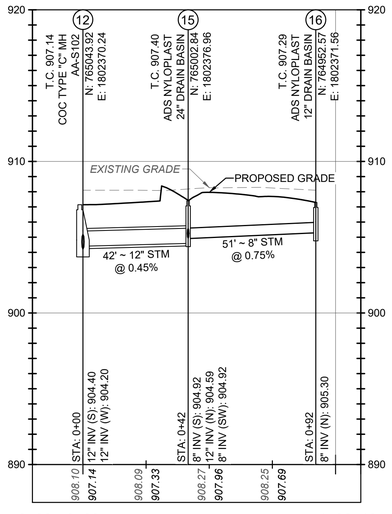
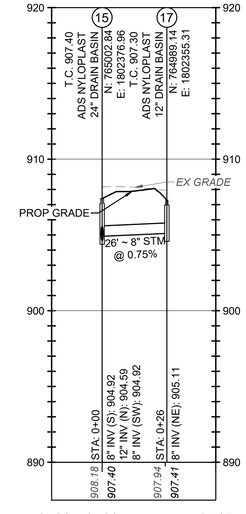


STORM SEWER PROFILE STM 12-16
SCALE: H:1"=30', V:1"=5'



STORM SEWER PROFILE STM 15-17
SCALE: H:1"=30', V:1"=5'

A OUTLET STRUCTURE DETAIL - MODIFIED COC AA-S102 MH - STRUCTURE (3)
NOT TO SCALE

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FINAL DEVELOPMENT PLAN
FOR
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STORM PROFILE

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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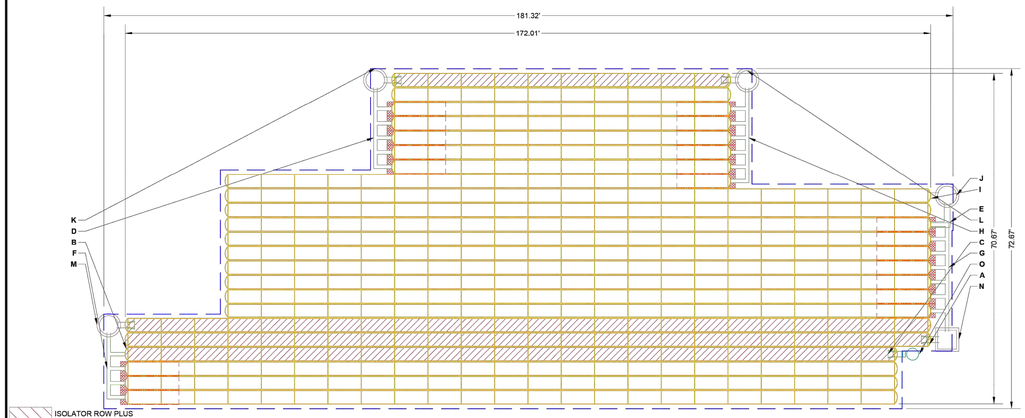
10/14

PLOT SCALE: 1:1 EDIT DATE: 12/23/25 - 1:00 PM EDITED BY: DANUGERAH DRAWING FILE: C:\2024\03885\D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\2024.03885 STM PROFILE.DWG

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
414	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	9.83	**PART TYPE**	**ITEM ON LAYOUT**	**DESCRIPTION**	**INVERT***	**MAX FLOW**
46	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3.67					
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3.17	PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3.17	PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS	3.50"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3.17		C	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP (TYP 5 PLACES)		
12982	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	2.33	FLAMP				
		TOP OF SC-310 CHAMBER:	1.83	MANIFOLD	D	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
		8" x 8" TOP MANIFOLD INVERT:	0.79	MANIFOLD	E	12" x 12" BOTTOM MANIFOLD, ADS N-12	0.90"	
		8" x 8" TOP MANIFOLD INVERT:	0.79	MANIFOLD	F	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
9981	SYSTEM AREA (SF)	8" x 8" TOP MANIFOLD INVERT:	0.79	MANIFOLD	G	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
508.0	SYSTEM PERIMETER (ft)	8" x 8" TOP MANIFOLD INVERT:	0.79	MANIFOLD	H	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
		12" x 12" BOTTOM MANIFOLD INVERT:	0.57	PIPE CONNECTION	I	12" BOTTOM CONNECTION	0.90"	
		12" ISOLATOR ROW PLUS INVERT:	0.57	CONCRETE STRUCTURE	J	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
		12" ISOLATOR ROW PLUS INVERT:	0.57	CONCRETE STRUCTURE	K	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN
		12" ISOLATOR ROW PLUS INVERT:	0.57	CONCRETE STRUCTURE	L	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN
		12" ISOLATOR ROW PLUS INVERT:	0.57	CONCRETE STRUCTURE	M	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		0.9 CFS IN
		12" ISOLATOR ROW PLUS INVERT:	0.57	CONCRETE STRUCTURE	N	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN
		12" BOTTOM CONNECTION INVERT:	0.57					
		BOTTOM OF SC-310 CHAMBER:	0.50	NYLOPLAST (INLET W/ ISO PLUS ROW)	O	30" DIAMETER (24.00" SUMP MIN)		
		BOTTOM OF STONE:	0.00					



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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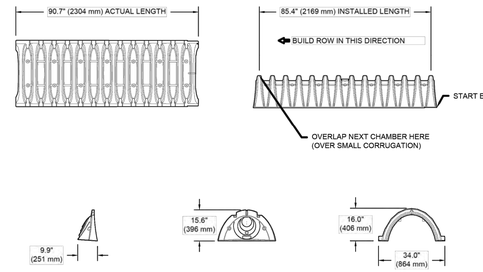
SC-310 TECHNICAL SPECIFICATION

NTS

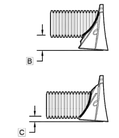


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)

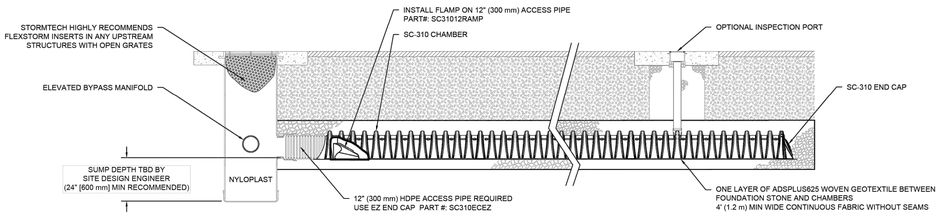


ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 SC-310 TECHNICAL SPECIFICATION



SC-310 ISOLATOR ROW PLUS DETAIL

NTS

3 SC-310 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

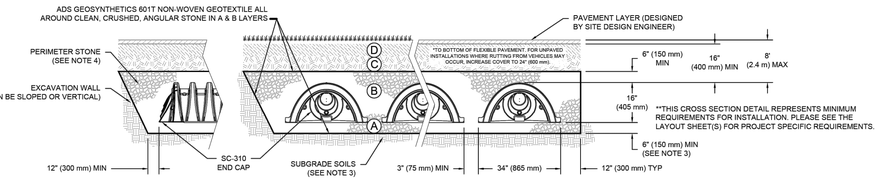
NOTES

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

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO **18"** (**450** mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONGRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL

DRAWN: DA | DATE: 11/18/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

ALL IN DUBLIN
COLUMBUS, OH, USA

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET
1 OF 1

AMERICAN STRUCTUREPOINT INC.
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FINAL DEVELOPMENT PLAN
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UNDERGROUND DETENTION DETAILS

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11/14

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EROSION CONTROL LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- SILT FENCE
- SWALE
- CONCRETE WASHOUT AREA
- SILT FENCE INLET PROTECTION
- DANDY BAG INLET PROTECTION
- BEAVER DAM INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

6525 SAWMILL LLC
PID 273-012229
2.00 ACRES
ZONING BSD-SCN

6505 DUBLIN CENTER INVESTORS LLC
2.133 ACRES
INST 202211080154705
DUBLIN CITY CENTER
PLAT BOOK 69, PAGE 18
RESERVE "C"
PID 273-010406
ZONING: BSD-SCN

LOT 1
1.578 ACRES

DUBLIN CITY CENTER
PLAT BOOK 69, PAGE 18
RESERVE "A"
PID 273-013222
5.00 ACRES
ZONING BSD-SCN

LOT 2
5.112 ACRES

GERMAIN REAL ESTATE COMPANY LLC
PID 273-008275
4.00 ACRES
ZONING BSD-O

BANKER DRIVE (60-FEET R/W)
DUBLIN CENTER DRIVE (78-FEET R/W)
DUBLIN-GRANVILLE ROAD (STATE ROUTE 161_WIDTH VARIES)

AMERICAN STRUCTUREPOINT INC.
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FINAL DEVELOPMENT PLAN
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ALL IN DUBLIN
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EROSION CONTROL PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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JOB NUMBER:	2024.03885

12/14

HORZ 1"=30' 0 30 60

PLOT SCALE: 1:1 EDIT DATE: 12/22/25 - 4:28 PM EDITED BY: JBRYDEN DRAWING FILE: O:\2024\03885\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\2024.03885 ECP.DWG

SITE NARRATIVE

PLAN DESIGNER	OWNER & SITE CONTACT
AMERICAN STRUCTUREPOINT, INC.	TFG HOUSING RESOURCES
2550 CORPORATE EXCHANGE DR., STE 300	686 SOUTH FRONT STREET
COLUMBUS, OHIO 43231	COLUMBUS, OHIO 43206
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EXISTING SITE CONDITIONS: GRASS LAWN WITH PARKING LOT. LOT ENTRANCE ON THE WEST SIDE OF LOT.

PROJECT DESCRIPTION: ACTIVITIES INCLUDE THE CONSTRUCTION OF A SINGLE APARTMENT BUILDING WITH 75 DWELLING UNITSS, ASSOCIATED UTILITIES, DRIVES, SIDEWALK AND PAVEMENT IMPROVEMENTS, AND AN UNDERGROUND DETENTION SYSTEM. APPROXIMATELY 1.83 ACRES OF THE SITE WILL BE DISTURBED.

RECEIVING STREAM: SCIOTO RIVER.

DISTURBED AREA: 1.83 ACRES

SITE BMPS: FINAL LOCATIONS OF ALL SITE BMPS, INCLUDING DUMPSTERS, VEHICLE FUELING AREAS, CONCRETE TRUCK WASH, MATERIAL STORAGE, AND TOPSOIL STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. IF FINAL LOCATION OF BMPS DIFFER FROM THE LOCATIONS SHOWN, CONTRACTOR SHALL MODIFY SWPPP AND INFORM OHIO EPA OF NEW LOCATIONS OF BMPS.

ADJACENT AREAS:
EAST: COMMERCIAL - BANK
NORTH: BANKER DRIVE
WEST: DUBLIN CENTER DRIVE
SOUTH: W DUBLIN GRANVILLE DRIVE

GRADING REQUIREMENTS: DISTURBED AREAS WILL BE PROTECTED BY SILT FENCE, DANDY BAGS, AND TEMPORARY SEDIMENT TRAPS AS SHOWN ON THE PLAN. AREAS WILL BE STABILIZED WHEN GRADED TO PREVENT EROSION ON THE SITE.

EROSION & SEDIMENT CONTROL MEASURES: A COMBINATION OF MEASURES WILL BE USED TO PROVIDE EROSION & SEDIMENT CONTROL, INCLUDING SILT FENCE AND SEEDING.

PROVIDE INLET PROTECTION AT ALL NEW AND EXISTING DRAINAGE STRUCTURES.

ANY OFF SITE BORROW OR SPOIL AREAS SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH BY THE OHIO EPA. ALL EROSION AND SEDIMENT CONTROL MEASURES FOR OFF-SITE AREAS NOT COVERED BY A SEPARATE NOI OR SWPPP SHALL BE COORDINATED WITH THE OHIO EPA.

ALL TRENCH OR EXCAVATION GROUNDWATER CONTAINING SEDIMENT MUST BE EFFECTIVELY TREATED PRIOR TO DISCHARGE INTO THE STORM SEWER SYSTEM.

USE ALL MEANS NECESSARY TO CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF SITE.

PERMANENT STABILIZATION: THE SITE WILL BE STABILIZED BY THE USE OF SEEDING OR SODDING IN LAWN AREAS.

MAINTENANCE: ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT WEEKLY AND AFTER SIGNIFICANT RAINFALLS. ANY DAMAGED FACILITIES ARE TO BE REPLACED OR REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

GENERAL CONSTRUCTION SEQUENCE: (UNLESS NOTED OTHERWISE, ALL EROSION AND SEDIMENT CONTROL MEASURES FROM THE BEGINNING OF EARTH DISTURBING ACTIVITIES TO FINAL COMPLETION OF THE PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR)

1. ESTABLISH CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT CONSTRUCTION AREA.
2. CONSTRUCT TEMPORARY SEDIMENT CONTROLS AND PERIMETER EROSION CONTROL MEASURES, INCLUDING SEDIMENT BASINS, TEMPORARY OUTLET STRUCTURE, CONSTRUCTION ENTRANCE, AND SILT FENCE. MEASURES SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS OF FIRST GRUBBING.
3. CLEAR AND GRUB
4. STRIP AND STOCKPILE TOPSOIL. SEED STOCKPILES. PROVIDE PERIMETER SILT FENCE AT TOE OF STOCKPILE SLOPE.
5. PERFORM ROUGH GRADING AND EXCAVATION. STABILIZE AREAS AS INDICATED HEREIN.
6. INSTALL STORM SEWERS, OUTLET STRUCTURE, AND INLET FILTERS.
7. COMPLETE ALL PAVEMENT ACTIVITIES.
8. COMPLETE FINE GRADING OF SEEDED AREAS AND STABILIZE DISTURBED AREAS.
9. ONCE FINAL SEED HAS BEEN ESTABLISHED, CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES AND CLEAN ALL SEDIMENT FROM STRUCTURES AND PAVEMENT. SEDIMENT/WATER QUALITY BASIN SHALL BE CLEANED OF ALL ACCUMULATED SEDIMENT AND RESTORED TO THE ORIGINAL DESIGN CONTOURS SHOWN ON THESE PLANS.
10. PRIOR TO FINISHING WORK, ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO MATERIAL STORAGE AREAS, TRAILER AREAS, FUELING AREAS, TRUCK WASH AREAS, EQUIPMENT PATHS, HAUL ROADS, ETC.) SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS, OR IF IN AREAS OF PROPOSED IMPROVEMENTS, TO THEIR PROPOSED CONDITIONS. ALL STONE, TRASH, AND DEBRIS SHALL BE REMOVED FROM THE SOIL. THE UPPER 12" OF SOIL SHALL BE SCARIFIED, AND AREA SHALL BE GRADED TO SUBGRADE WITH SUITABLE MATERIALS. FURNISH 6" MINIMUM OF TOPSOIL AND SEED ALL AREAS.

SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

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

OEPA NOI: PENDING

RUNOFF COEFFICIENTS:
PRE-DEVELOPED: C = 0.50
POST-DEVELOPED: C = 0.81
PRE-DEVELOPED IMPERVIOUS AREA: 0.29 ACRES
POST-DEVELOPED IMPERVIOUS AREA: 1.22 ACRES

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. ALL APPLICABLE GOVERNING AGENCIES MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH WORK DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE GOVERNING AGENCIES; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
4. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
5. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY GOVERNING AGENCIES, THROUGHOUT THE DURATION OF CONSTRUCTION.
6. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE GOVERNING AGENCIES.
7. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED SHALL BE SODDED. AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE TEMPORARILY SEEDED AND MULCHED AS REQUIRED BY GOVERNING AGENCIES.
9. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
10. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS, AND WETLANDS, IF ANY WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE AREA TRIBUTARY TO THE LAKE, POND, OR WETLAND IS RESTORED.
11. TO MINIMIZE EROSION, ALL 3:1 SLOPES OR GREATER SHALL BE COVERED WITH A TEMPORARY EROSION CONTROL BLANKET OR STAKED SOD.
12. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, DITCHES, LAKES, PONDS, WETLANDS SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.
13. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION.
14. 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 TIME.

SEDIMENT AND EROSION CONTROL NOTES:

MAINTENANCE & INSPECTION PROCEDURES:
ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS FOLLOWING ANY STORM EVENT OF 0.5INCHES OR GREATER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH REDUCES THE EFFICIENCY OF A CONTROL FEATURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER AND IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

TEMPORARY SEEDING AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION, AND A WRITTEN LOG MUST BE KEPT. THIS LOG SHALL INDICATE THE DATE OF THE INSPECTION, NAME OF THE INSPECTOR, WEATHER CONDITIONS, OBSERVATIONS, ANY CORRECTIVE ACTIONS TAKEN, AND BE SIGNED IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES PERMIT. ANY CONTROL MEASURE MUST BE REPAIRED/REPLACED WITHIN THREE DAYS OF INSPECTION.

PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL BE TRAINED IN ALL INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER. A WRITTEN DOCUMENT CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE PLAN. THE DOCUMENT SHALL BE CREATED BY THE CONTRACTOR SIGNED PRIOR TO THE START OF CONSTRUCTION.

DISPOSAL OF SOLID/SANITARY/TOXIC WASTE:
SOLID, SANITARY, AND TOXIC WASTE MUST BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS

IT IS PROHIBITED TO BURN, BURY, OR POUR OUT ONTO THE GROUND OR INTO A STORM SEWER WATER CONVEYANCE ANY SOLVENTS, PAINTS, STAINS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CEMENT CURING COMPOUNDS, AND OTHER SUCH SOLID AND HAZARDOUS WASTES.

ANY RINSE WATERS OF SUCH MATERIAL ARE ALSO PROHIBITED FROM BEING PLACED WHERE THEY MAY ENTER DRAINAGEWAYS.

WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN A DIKED, DESIGNATED AREA, AWAY FROM ANY CONVEYANCE CHANNEL.

COORDINATE WASH OUT AREA WITH CONSTRUCTION MANAGER.

CONTRACTORS RESPONSIBILITIES:
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.

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 ODNR MANUAL "RAINWATER AND LAND DEVELOPMENT". THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

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 EARTH MOVING ACTIVITIES.

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 AND/OR THE OHIO EPA.

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

IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF SEDIMENTATION CONTROLS DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE CONTROLS SHALL BE REPLACED UPON GRADING OR DURING ANY INCLEMENT WEATHER.

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

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO SOLID OR LIQUID WASTE IS DISCHARGED INTO STORM WATER RUNOFF. UNTREATED SEDIMENT-LADEN RUNOFF SHALL NOT FLOW OFFSITE WITHOUT BEING DIRECTED THROUGH A CONTROL PRACTICE.

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE INTO OR ALONG SIDE RIVERS, STREAMS, CREEKS, NATURAL OR MAN-MADE CHANNELS OR SWALES LEADING THERETO. CONCRETE WASH WATER AND SURPLUS CONCRETE SHALL BE CONFINED TO APPROVED AREAS. AFTER SOLIDIFYING THESE WASTED MATERIALS SHALL BE REMOVED FROM THE SITE.

POST FLOOD EVENT SITE MAINTENANCE:

FOLLOWING A FLOOD EVENT, INSPECT ALL MECHANICAL EQUIPMENT THAT ARE LOCATED ON THE SITE FOR ANY DAMAGES. WALLS AND WALL PENETRATIONS SHALL ALSO BE CHECKED FOR CRACKS AND LEAKS AND REPAIRED AS NECESSARY. ALL DEBRIS THAT MAY HAVE ACCUMULATED ALONG THE SITE SHALL BE GATHERED AND DISPOSED OF ACCORDING TO CITY STANDARDS. CHECK AND ENSURE THAT ALL DRAINAGE STRUCTURES ARE IN STANDARD OPERATION AND REPAIR ANY DAMAGES OR CLOGS THAT MAY HAVE OCCURRED DURING FLOODING.

STABILIZATION PROCEDURES

CONTRACTOR SHALL BE RESPONSIBLE TO KEEP A RECORD OF DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN EARTH DISTURBANCE HAS TEMPORARILY OR PERMANENTLY CEASED ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES HAVE BEEN INITIATED. THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLAN AS INDICATED BY THE LIMITS OF DISTURBANCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY STABILIZATION
TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 14 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY STABILIZATION MUST BE APPLIED TO ANY AREA OF THE SITE WHICH WILL REMAIN IDLE OVER THE WINTER. THE TEMPORARY SEED SHALL BE RYE (GRASS) APPLIED AT A RATE OF 25 LBS PER 1000 SY. PRIOR TO SEEDING, 900 LBS OF GROUND AGRICULTURAL LIMESTONE AND 200 LBS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EVERY 1000 SY STABILIZED. IMMEDIATELY AFTER ANY GIVEN AREA IS SEEDED, STRAW OR HAY SHALL BE EVENLY PLACED OVER ALL SEEDED AREAS. TWO TONS PER ACRE FOR STRAW, OR 3 TONS PER ACRE FOR HAY SHALL BE PLACED WHEN SEEDING IS PREFORMED BETWEEN THE DATES OF MARCH 15 AND OCTOBER 15. THREE TONS PER ACRE STRAW, OR 4.5 TONS PER ACRE FOR HAY, SHALL BE PLACED WHEN SEEDING IS PREFORMED BETWEEN THE DATES OF OCTOBER 15 AND MARCH 15 OF THE SUCCEEDING YEAR. IF DORMANT SEEDING IS BEING USED FOR STABILIZATION, SEED SHALL BE PLANTED AFTER NOVEMBER 20. AREAS TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING STONE BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

IN ADDITION TO TEMPORARY SEEDING, THE CONTRACTOR SHALL PLACE A FILTER FABRIC BARRIER AROUND THE BASE OF ALL SOIL STOCKPILES.

PERMANENT STABILIZATION
DISTURBED PORTIONS OF THE SITE WHEN CONSTRUCTION HAS COMPLETED, OR PORTIONS THAT WILL REMAIN DORMANT FOR LONGER THAN ONE YEAR, SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. THE PERMANENT SEED MIX SHALL CONSIST OF 260 LBS/ACRE OF TURF TYPE TALL FESCUE. PRIOR TO SEEDING, APPLY COMMERCIAL FERTILIZER AT THE RATE OF 1 LB ACTUAL NITROGEN PER 1000 SF. FERTILIZER TO HAVE 20-22-14 ANALYSIS. AFTER SEEDING, EACH AREA SHALL BE MULCHED USING TURFIBER (OR EQUIVALENT) AT A RATE OF 2000 LBS PER ACRE WITH 50 LBS OF TURFIBER ADDED PER 100 GALLONS OF MACHINE CAPACITY. KEEP HYDROMULCH FROM NON-TARGET AREAS INCLUDING PAVEMENT, PLANT MATERIALS, CURBING, AND STRUCTURES. IF THESE SURFACES ARE HIT DURING HYDROMULCHING OPERATIONS, WASH THE SURFACE IMMEDIATELY.

IF SEASONAL CONDITIONS PROHIBIT THE ESTABLISHMENT OF VEGETATIVE COVER, OTHER METHODS OF STABILIZATION, SUCH AS MULCHING WITH A TACKIFIER OR MATTING, MUST BE EMPLOYED AND MAINTAINED UNTIL A MORE PERMANENT METHOD CAN BE IMPLEMENTED.

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	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

PERMANENT STABILIZATION	
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
AN AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE IN THAT AREA

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB/1,000 SF	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
	TALL FESCUE	1	40 LB
	ANNUAL RYGRASS	1	40 LB
AUGUST 16 TO NOVEMBER 1	RY	3	2 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
	TALL FESCUE	1	40 LB
	ANNUAL RYGRASS	1	40 LB
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

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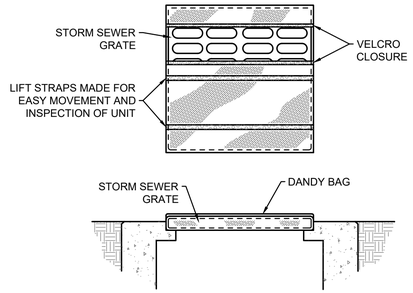
FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

EROSION CONTROL NOTES

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	11/19/2025
DRAWN BY:	DA
CHECKED BY:	BDS
JOB NUMBER:	2024.03885

PLOT SCALE: 1:1 EDIT DATE: 12/22/25 - 4:28 PM EDITED BY: JBRYDEN DRAWING FILE: O:\2024\03885\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\2024.03885 ECP.DWG



INSTALLATION:

1. STAND GRATE ON END. PLACE DANDY BAG OVER GRATE.
2. FLIP 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.
3. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH THE GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE:

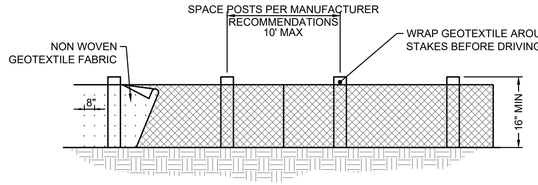
AFTER EACH STORM EVENT AND SILT HAS DRIED, REMOVE ACCUMULATED DEBRIS FROM THE SURFACE OF DANDY BAG WITH BROOM.

NOTE:

PROVIDE FOR INLETS LOCATED IN PAVEMENT

DANDY BAG WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT THAT MEETS OR EXCEEDS THE FOLLOWING SPEFICICATIONS	
GRAB TENSILE STRENGTH	ASTM D 4632
GRAB TENSILE ELONGATION	ASTM D 4632
PUNCTURE STRENGTH	ASTM D 4833
MULLEN BURST STRENGTH	ASTM D 3786
TRAPEZOID TEAR STRENGTH	ASTM D 4533
UV RESISTANCE	ASTM D 4355
APPARENT OPENING SIZE	ASTM D 4751
FLOW RATE	ASTM D 4491
PERMITIVITY	ASTM D 4491

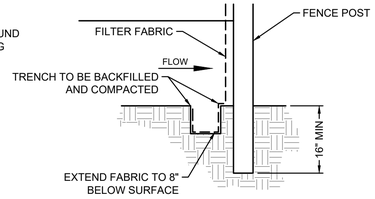
A DANDY BAG INLET PROTECTION
NOT TO SCALE



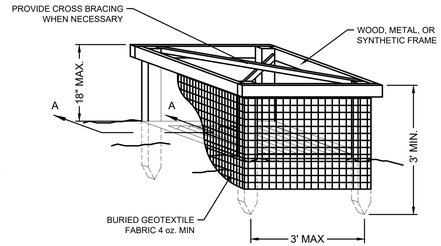
NOTES:

1. FENCE POST SHALL BE A MINIMUM LENGTH OF 32 INCHES LONG PLUS BURIAL DEPTH, COMPOSED OF NOMINAL DIMENSIONED 2x2 INCH HARDWOOD OF SOUND QUALITY. ALTERNATELY POST MATERIAL SHALL BE STEEL OR SYNTHETIC AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST DAMAGE DURING INSTALLATION, TO SUPPORT APPLIED LOADS, AND SO THE GEOTEXTILE CAN BE ADEQUATELY SECURED TO POST
2. FABRIC SHALL BE A NEEDLE PUNCHED NON-WOVEN GEOTEXTILE FABRIC CONSISTING OF STRONG, ROT RESISTANT, MATERIALS RESISTANT TO DETERIORATION FROM ULTRAVIOLET AND HEAT EXPOSURE.
3. MINIMUM 8" FABRIC BURY REQUIRED.
4. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
5. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
7. SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY HALF THE HEIGHT OF THE SILT FENCE.

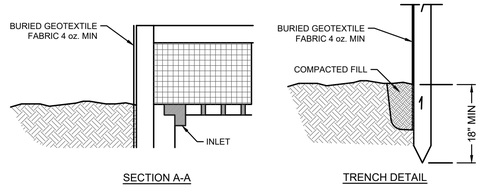
B SILT FENCE
NOT TO SCALE



MINIMUM CRITERIA FOR SILT FENCE FABRIC (ODOT, 2002)		
MINIMUM TENSILE STRENGTH	120 lbs (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 lbs (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 lbs (180 N)	ASTM D 4533
APPARENT OPENING SIZE	˜ 0.84 mm	ASTM D 4751
MINIMUM PERMITIVITY	$1x10^{-2}$ sec. $^{-1}$	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM D 4355



FRAME DETAIL



SECTION A-A

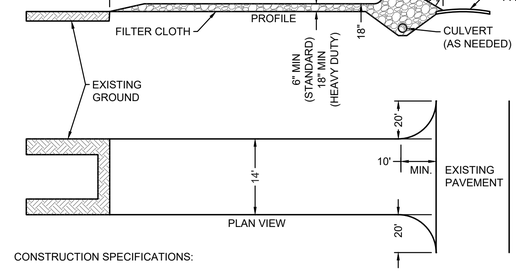
TRENCH DETAIL

NOTE:

PROVIDE FOR INLETS **NOT** LOCATED IN PAVEMENT

1. INLET PROTECTION SHALL BE CONSTRUCTION EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOIN SHOWN. The TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

C SILT FENCE INLET PROTECTION
NOT TO SCALE



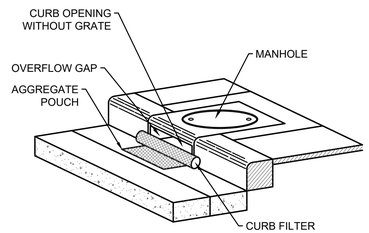
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE—ODOT # 2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH—THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
3. THICKNESS -THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH -THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
5. GEOTEXTILE -A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 lbs
MINIMUM PUNCTURE STRENGTH	80 psi
MINIMUM TEAR STRENGTH	50 lbs
MINIMUM BURST STRENGTH	320 psi
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS<0.6 mm
PERMITIVITY	$1x10^{-3}$ cm/sec

6. TIMING—THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
7. CULVERT -A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
8. WATER BAR -A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR PREVENT FLOWING SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
11. REMOVAL—THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

D CONSTRUCTION ENTRANCE
NOT TO SCALE



INSTALLATION:

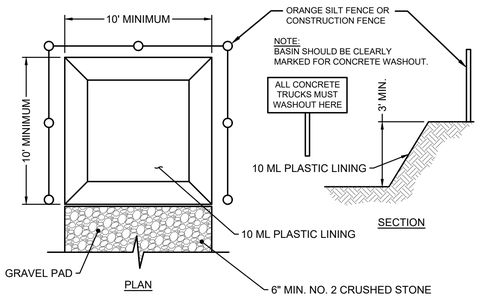
1. STAND GRATE ON END. SLIDE THE BEAVER DAM BAG ON WITH DAM ON TOP OF THE GRATE. PULL ALL EXCESS DOWN.
2. LAY UNIT ON ITS SIDE. CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER.
3. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST, THEN LOWER BACK INTO PLACE.
4. PRESS VELCRO DOTS TOGETHER WHICH ARE LOCATED UNDER LIFTING STRAPS. THIS ENSURES STRAPS REMAIN FLUSH WITH GUTTER.

MAINTENANCE:

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

DANDY BAG WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT THAT MEETS OR EXCEEDS THE FOLLOWING SPEFICICATIONS	
GRAB TENSILE STRENGTH	ASTM D 4632
GRAB TENSILE ELONGATION	ASTM D 4632
PUNCTURE STRENGTH	ASTM D 4833
MULLEN BURST STRENGTH	ASTM D 3786
TRAPEZOID TEAR STRENGTH	ASTM D 4533
UV RESISTANCE	ASTM D 4355
APPARENT OPENING SIZE	ASTM D 4751
FLOW RATE	ASTM D 4491
PERMITIVITY	ASTM D 4491

E BEAVER DAM INLET PROTECTION
NOT TO SCALE



NOTE:

1. CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 100' FROM STORM SEWER INLETS, STREAMS, WETLANDS OR ANY OTHER SURFACE WATERS.
2. IF CONCRETE WASHOUT AREA IS LOCATED AWAY FROM A PAVED SURFACE, CONSTRUCT A GRAVEL ACCESS ROUTE EQUAL IN COMPOSITION TO A CONSTRUCTION ENTRANCE.
3. CONCRETE WASHOUT AREA SHALL BE SUFFICIENT SIZE TO CONTAIN CONCRETE WASTE GENERATED. LARGE SITES MAY REQUIRE MULTIPLE CONCRETE WASHOUT AREAS.
4. PLASTIC LINING SHALL BE DOUBLE-LINED, CONTINUOUS 10-ML POLYETHYLENE SHEETING FREE OF HOLES, TEARS OR OTHER DEFECTS INSTALLED ON A SMOOTH, LEVEL SURFACE, FREE OF LARGE ROCKS AND DEBRIS.
5. CONCRETE WASHOUT SIGNAGE SHALL BE CLEARLY VISIBLE AND LOCATED WITHIN 30 FEET OF EACH WASHOUT AREA.
6. CONCRETE WASHOUT AREA SHALL BE COVERED DURING INCLEMENT WEATHER TO PREVENT OVERFLOW.
7. PREFABRICATED, PORTABLE AND RE-USABLE CONCRETE WASHOUT CONTAINERS ARE ACCEPTABLE.
8. CONCRETE WASHOUT AREA SHALL BE INSPECTED DAILY TO CHECK FOR DAMAGE AND DETERMINE IF IT NEEDS CLEANED OR REPLACED. ANY DAMAGE TO THE SIDEWALLS OR PLASTIC LINING SHALL BE REPAIRED IMMEDIATELY. REPLACE THE ENTIRE CONCRETE WASHOUT AREA WHEN IT IS 75% FULL.

F CONCRETE WASHOUT AREA
NOT TO SCALE

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

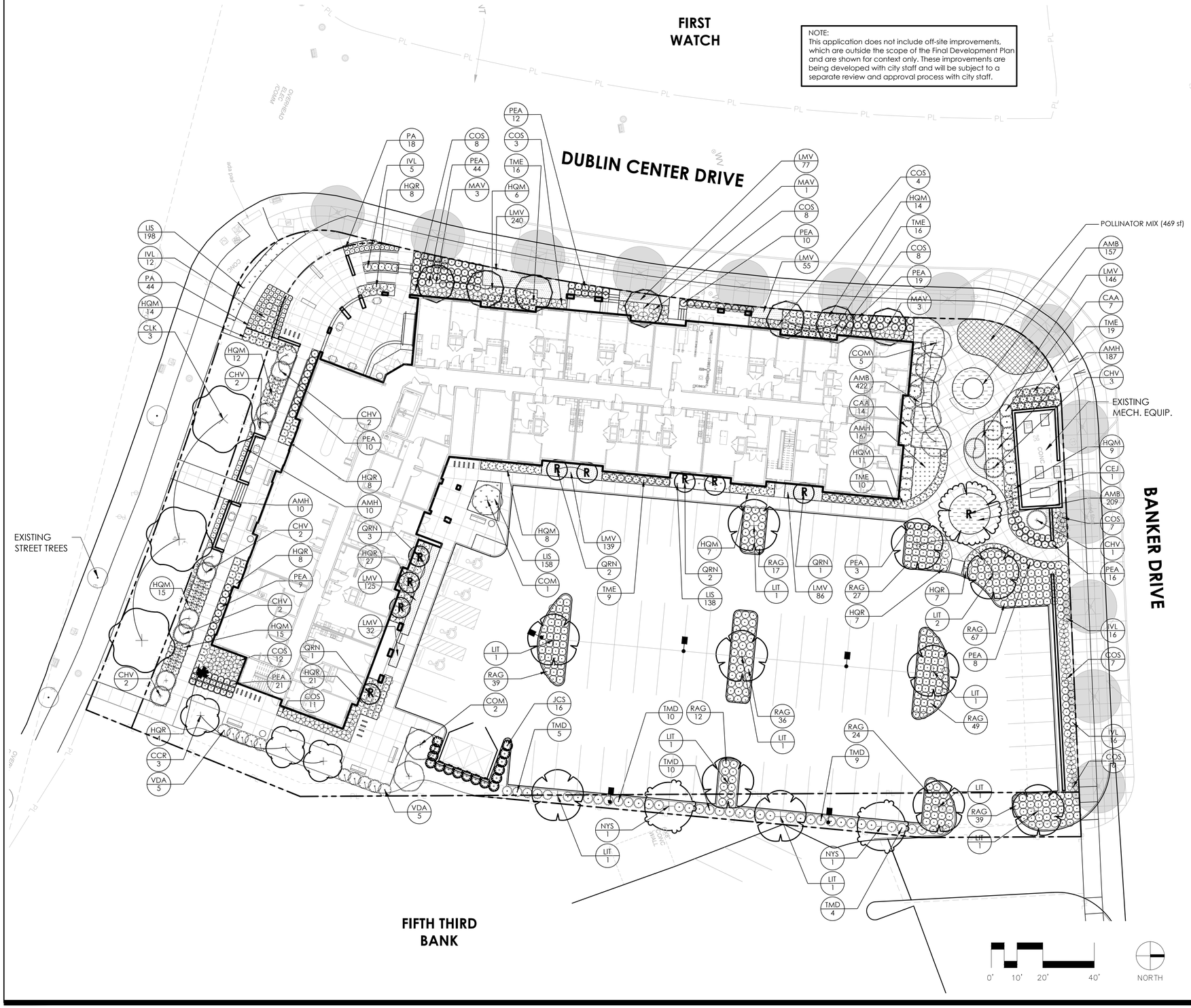
EROSION CONTROL DETAILS

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	11/19/2025
DRAWN BY:	DA
CHECKED BY:	BDS
JOB NUMBER:	2024.03885

14/14

PLOT SCALE: 1:1 EDIT DATE: 12/22/25 - 4:28 PM EDITED BY: JBRYDEN DRAWING FILE: O:\2024\03885\D_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\2024.03885 ECP.DWG



LEGEND

- EXISTING TREE
  SEE L-4 TREE SURVEY & REPLACEMENT PLAN
- PROPOSED STREET TREE
  (SPECIES PER CITY OF DUBLIN STREET TREE PLAN)
- R — PROPOSED REPLACEMENT TREE
  (10) Trees @ 2.5" Cal. = 25 inches
  SEE L-4 TREE SURVEY & REPLACEMENT PLAN

GENERAL LANDSCAPE NOTES:

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	CEJ	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B
	CCR	3	CERCIS CANADENSIS 'RISING SUN'	RISING SUN REDBUD	6' HGT.	B&B
	CHV	14	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6' HGT.	B&B
	CLK	3	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	3" CAL.	B&B
	COM	8	CORNUS MAS	CORNELIAN CHERRY	6' HGT.	B&B
	JCS	16	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' - 6' HGT.	B&B
	LIT	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B
	MAV	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	B&B
	NYS	2	NYSSA SYLVATICA	BLACK TUPELO	3" CAL.	B&B
	QRN	9	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT® OAK	3" CAL.	B&B
SHRUBS						
	CAA	21	CALYCANTHUS X 'APHRODITE'	APHRODITE SWEETSHRUB	#3	CONT.
	COS	74	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE RED TWIG DOGWOOD	#3	CONT.
	HQM	111	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	#3	CONT.
	HQR	90	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	#3	CONT.
	IVL	49	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	#3	CONT.
	PA	62	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	2 GAL.	
	RAG	310	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	CONT.
	TMD	38	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	#3	CONT.
	TME	70	TAXUS X MEDIA 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	#3	CONT.
	VDA	10	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	#5	CONT.
GRASSES						
	PEA	152	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1	CONT.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUB AREAS						
		469 SF	POLLINATOR MIX			
	DT	87	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1	CONT.
	EP	43	ECHINACEA PURPUREA	CONEFLOWER	#1	CONT.
	MC	43	MONARDA X 'JACOB CLINE'	JACOB CLINE BEE BALM	#1	CONT.
	RH	43	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1	CONT.
PERENNIALS						
	AMH	354	AMSONIA HUBRICHTII	THREAD-LEAF BLUESTAR	#1	CONT.
	AMB	788	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	#1	CONT.
	LMV	900	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	#1	CONT.
	LIS	494	LIRIOPE SPICATA	CREEPING LILYTURF	#1	CONT.

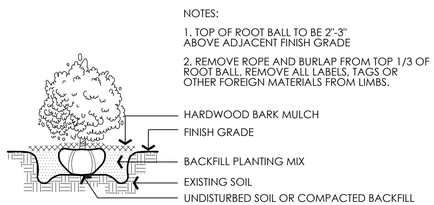
DUBLIN CITY CODE COMPLIANCE CHART

CODE SECTION	REQUIRED	PROVIDED
153.065-D(5)(a) Landscaping and tree preservation - Surface parking and circulation area landscaping	Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped, or a street wall shall be installed in accordance with division (E)(2) of this section along the parking lot boundary facing the street to create a visual edge along the public right-of-way. The required street frontage treatment shall be in accordance with the following: 2. Where a surface parking lot/vehicular use area is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with division (E)(2) of this section and at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street. Trees are permitted to be installed but not required. Required landscaping may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.	Masonry street wall provided @ 85 lf (3' hgt.) with (45) decid shrubs
153.065-D(5)(c) Landscaping and tree preservation - Interior landscaping	1. ... a minimum of 5% of the interior parking lot area, calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped. 2. Interior landscape areas shall be landscaped with one or more of the following options: a. Option A: Landscape Peninsula or Island - The minimum width of a landscape peninsula or island shall be ten feet with a minimum area of 150 square feet, with a maximum run of 12 parking spaces permitted without a tree island. One medium deciduous tree as defined by Appendix E or as otherwise approved by the City Forester shall be planted for every 12 parking spaces. Trees shall be planted in topsoil approved by the Director of Parks and Open Space or the City Forester. The Director of Parks and Open Space or the City Forester may require structural soil to be placed beneath paved areas surrounding the peninsula or island, as necessary to ensure the long term health of trees, depending on the planting and paving conditions. All islands and peninsulas shall be excavated to a depth of three feet. Structural soil shall not be used in planting beds. 75 spaces / 12 = 6.25 or 7 trees required 5% of the interior parking lot area, calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped. Minimum width of a landscape island is 10 feet or 150 SF. Max of 12 spaces without an island. Each island should include 1 med. dec. tree per 12 parking spaces. Total vehicular use area = +/- 27,151 SF Landscaped area required = 1,358 SF	9 trees provided 1,775 SF provided = 6.6% (See diagram below)
153.065-D(7) Landscaping and tree preservation - Foundation planting	(b) Where building foundation landscaping is required, at least one shrub shall be provided per each ten linear feet of building façade, or fraction thereof, within a landscape bed or raised planter extending a minimum of 42 inches beyond the foundation. Shrub spacing shall be at the industry minimum standard by species. Building foundation landscaping shall be continuous. Plantings should be designed and creatively clustered by species, and respond to the character of the adjacent architecture and surrounding area. 791 lf bldg facade / 10 = 79.1 or 80 shrubs required	shrubs provided = 201
153.065-(B)(3) Required bicycle parking	a. For residential uses, except attached and detached single-family, one space for every two dwelling units. Up to 50% of required spaces may be provided within garages for multiple-family uses provided the required reviewing body determines that the garage size and dedicated bicycle parking facilities are generally adequate to accommodate these spaces. 75 units/ 2 DU = 37.5 or 38 bicycle parking spaces required	(19) bike racks provided. (2) spaces per rack = 38 spaces provided
153.065-(I)(4)(c) Seating Areas	a. Outdoor seating areas are required for all pocket plazas... b. Where required, there shall be a minimum of one linear foot of seating for every two linear feet of public or private street frontage. The required reviewing body may modify this requirement where conditions warrant greater or lesser seating. Pocket Plaza A: 60 lf public street frontage/ 2 = 30 lf seating required Pocket Plaza B: 60 lf public street frontage/ 2 = 30 lf seating required	Pocket Plaza A: (1) bench + (1) table and chairs = 10 lf seating provided Pocket Plaza B: (1) bench + (1) table and chairs = 10 lf seating provided

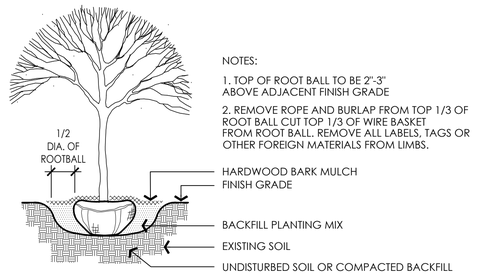
SITE FURNISHINGS SCHEDULE

TYPE	QTU	MODEL	MODEL	COLOR / FINISH
Bench	6	LANDSCAPE FORMS	NeoLiviano Bench, 69", backed, surface mounted.	Frame: anodized aluminum finish with thermally modified ash wood slat.
Linear Bench	2	STREETLIFE	Rough&Ready Crosswise Bench, surface mounted.	Frame: powdercoated with louro wood slat.
Curved bench	3	STREETLIFE	Rough&Ready Curved Bench, surface mounted.	Frame: powdercoated with louro wood slat.
Table & Chairs	8	LANDSCAPE FORMS	One Catena and Steelhead 36" round tabletop with two Catena backed chair, surface mounted.	Powdercoated, color by owner
Bike Rack	19	LANDSCAPE FORMS	Loop bike rack, surface mounted.	Powdercoated, color by owner
Trash Receptacle	4	LANDSCAPE FORMS	Poe Litter Receptacle, Top opening, 34 gallon, surface mounted.	Powdercoated, color by owner

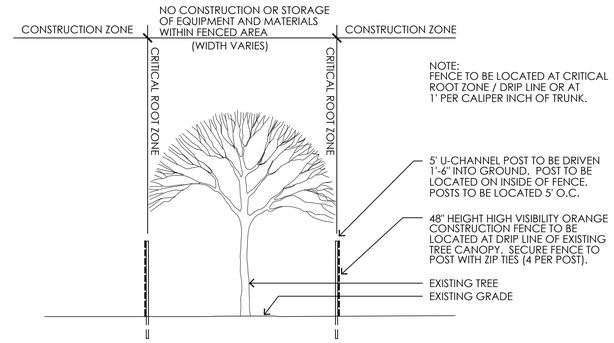
NOTE:
This application does not include off-site improvements, which are outside the scope of the Final Development Plan and are shown for context only. These improvements are being developed with city staff and will be subject to a separate review and approval process with city staff.



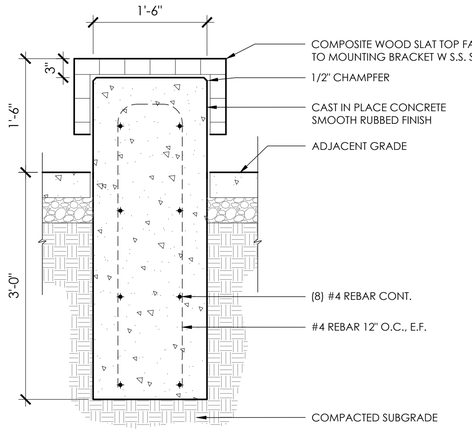
1 SHRUB PLANTING DETAIL
NTS



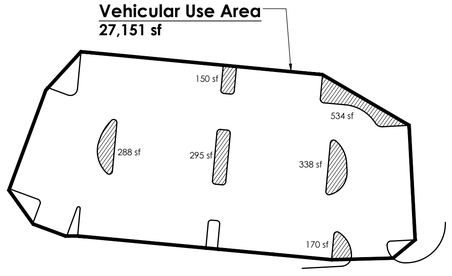
2 DECID. TREE PLANTING DETAIL
NTS



3 TREE PROTECTION FENCE
NTS



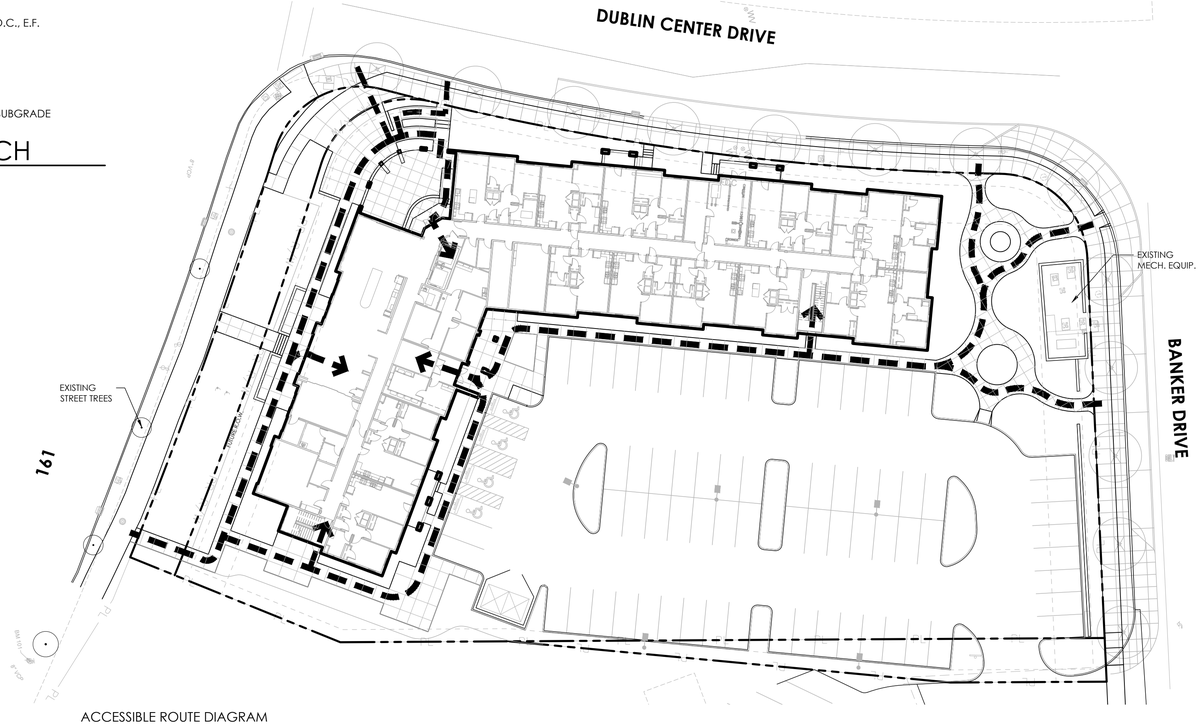
4 SLAT-TOP CONCRETE BENCH
SCALE: 1" = 1'-0"



Interior Landscape Required = 1,358 sf (5.0%)

Interior Landscape Provided = 1,775 sf (6.6%)

INTERIOR LANDSCAPE DIAGRAM
153.065-D(5)(c)



ACCESSIBLE ROUTE DIAGRAM
SCALE: 1" = 20'

All In Dublin
BSD - LANDSCAPE COMPLIANCE DATA
Dublin, OH
December 22, 2025

DUBLIN CITY CODE COMPLIANCE CHART

CODE SECTION	REQUIRED	PROVIDED
153.064-C(1) Provision of open space	Residential. There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.. Total dwelling units = 75 x 200 = 15,000 sf of open space required	15,004 sf (0.34 Acres)

NOTE:
This application does not include off-site improvements, which are outside the scope of the Final Development Plan and are shown for context only. These improvements are being developed with city staff and will be subject to a separate review and approval process with city staff.

LEGEND

OPEN SPACE PROPOSED
TOTAL AREA = 15,004 SF
(0.34 Ac.)

PLAZA A
2,645 SF

POCKET PLAZA A
1,161 SF

POCKET PLAZA B
1,066 SF

POCKET PARK A
6,022 SF

POCKET PARK B
4,110 SF

DUBLIN CENTER DRIVE

BANKER DRIVE

PROPOSED 75-UNIT BUILDING

EXISTING MECH. EQUIP.

EXISTING STREET TREES

161

FIFTH THIRD BANK

0' 10' 20' 40'

NORTH

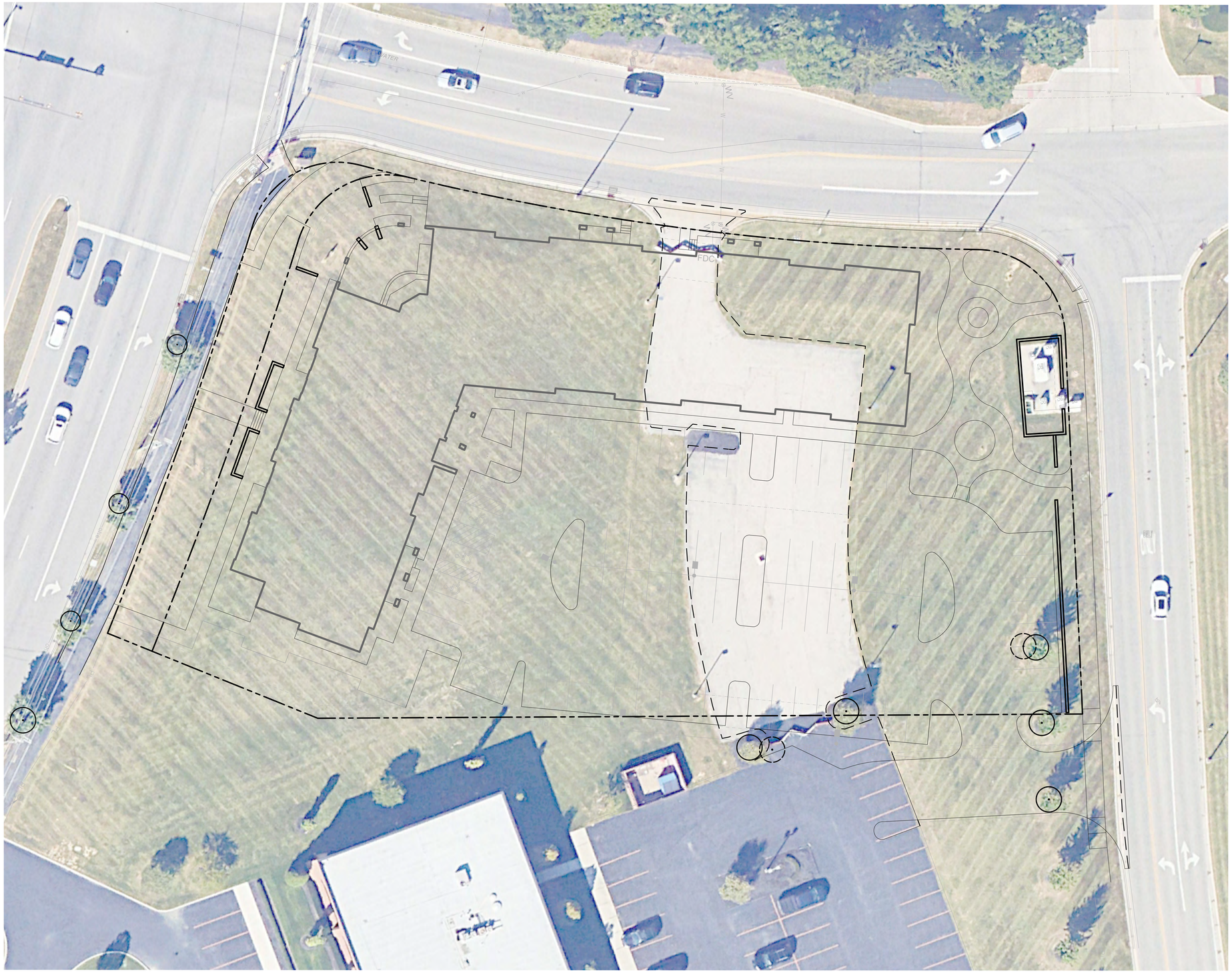
Open Space Characteristics

Open Space	Size
POCKET PARK A - Multiple seating areas -ADA access -3 access points to public sidewalk - Public art opportunity at intersection	6,002 sf
POCKET PARK B - Multiple seating areas -ADA access - Public art opportunity	4,196 sf
PLAZA A - Covered seating area -ADA access	2,645 sf
POCKET PLAZA A -Multiple seating areas -ADA access via adjacent pocket parks	1,161 sf
POCKET PLAZA B -Multiple seating areas -ADA access via adjacent pocket parks	1,066 sf
TOTAL OPEN SPACE	15,004 sf

ma design | EDGE | AMERICAN STRUCTUREPOINT INC.

All In Dublin

BSD - OPEN SPACE EXHIBIT
Dublin, OH
December 22, 2025



GENERAL NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE ALONG THE CRITICAL ROOT ZONE AS SHOWN.
2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
3. PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.
4. PRUNING SHALL BE IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
5. NO WORK IS TO BEGIN ON SITE UNTIL APPROVAL HAS BEEN MADE BY APPROPRIATE CITY STAFF.

LEGEND

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

CRITICAL ROOT ZONE

TREE TO BE PROTECTED

X = 1' PER CALIPER INCH (DBH)

TREE INVENTORY SCHEDULE

KEY	TREE SPECIES (COMMON NAME)	DBH	CONDITION AND TREATMENT
1	MAPLE	8"	GOOD - FERTILIZE
2	MAPLE	6"	GOOD - FERTILIZE
3	MAPLE	8"	GOOD - FERTILIZE
4	MAPLE	6"	GOOD - REMOVE AND REPLACE
5	HONEYLOCUST	6"	GOOD - REMOVE AND REPLACE

TREE INVENTORY SCHEDULE - OFFSITE TREES

KEY	TREE SPECIES (COMMON NAME)	DBH	CONDITION AND TREATMENT
6	MAPLE	6"	GOOD - REMOVE AND REPLACE
7	HONEYLOCUST	6"	GOOD - PRUNE & FERTILIZE
8	MAPLE	6"	GOOD - REMOVE AND REPLACE

TREE REPLACEMENT DATA

4. 6" MAPLE
5. 6" HONEYLOCUST
6. 6" MAPLE
8. 6" MAPLE

24" OF DIAMETER TO REPLACE (SEE LANDSCAPE PLAN)

NOTE:
This application does not include off-site improvements, which are outside the scope of the Final Development Plan and are shown for context only. These improvements are being developed with city staff and will be subject to a separate review and approval process with city staff.

0' 10' 20' 40' NORTH

ma design | EDGE | AMERICAN STRUCTUREPOINT INC.

All In Dublin

BSD - TREE SURVEY & REPLACEMENT PLAN
Dublin, OH
December 22, 2025

EXISTING ROW

FUTURE ROW

DUBLIN CENTER DRIVE

PROPOSED BUILDING

W. DUBLIN-GRANVILLE ROAD

BANKER DRIVE

1 Gateway at Intersection
2 Bike Parking
3 Outdoor Patio
4 Potential Public Art
5 Existing Multi-use Path
6 Stairs
7 Seating Plaza
8 Sensory Garden
9 Stoop
10 Drop-off
11 Shared Access
12 Parking Lot Landscape
13 Perimeter Landscape
14 Proposed Generator and Existing Utility Box
15 Dumpster Enclosure with Screening
16 Street Wall Screening from Parking Area
17 Future Street Trees in Tree Grate
18 Specimen Tree
19 Pollinator Garden
20 Water Feature

NOTE:
This application does not include off-site improvements, which are outside the scope of the Final Development Plan and are shown for context only. These improvements are being developed with city staff and will be subject to a separate review and approval process with city staff.

0' 10' 20' 40'

NORTH

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All In Dublin

BSD - SITE PLAN RENDERING
Dublin, OH
December 22, 2025

Linear Benches

Built-in Benches

Table and Chairs

Benches

Potential Public Art

Bike Rack

Trash Receptacle

Pollinator Garden

Water Feature

Curved Benches

Enclosure Wall

Street Wall

NOTE:
This application does not include off-site improvements, which are outside the scope of the Final Development Plan and are shown for context only. These improvements are being developed with city staff and will be subject to a separate review and approval process with city staff.

0' 10' 20' 40'

NORTH

All In Dublin

BSD - SITE PLAN AMENITIES
Dublin, OH
December 22, 2025

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EDGE

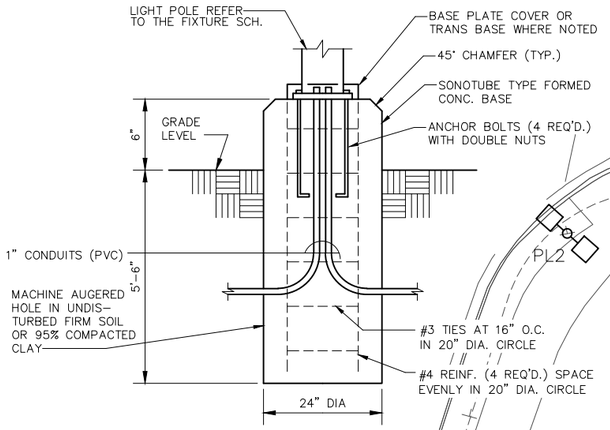
AMERICAN STRUCTUREPOINT INC.

All In Dublin

BSD - SITE PLAN WITH FUTURE ROADWAY IMPROVEMENTS

Dublin, OH

December 22, 2025

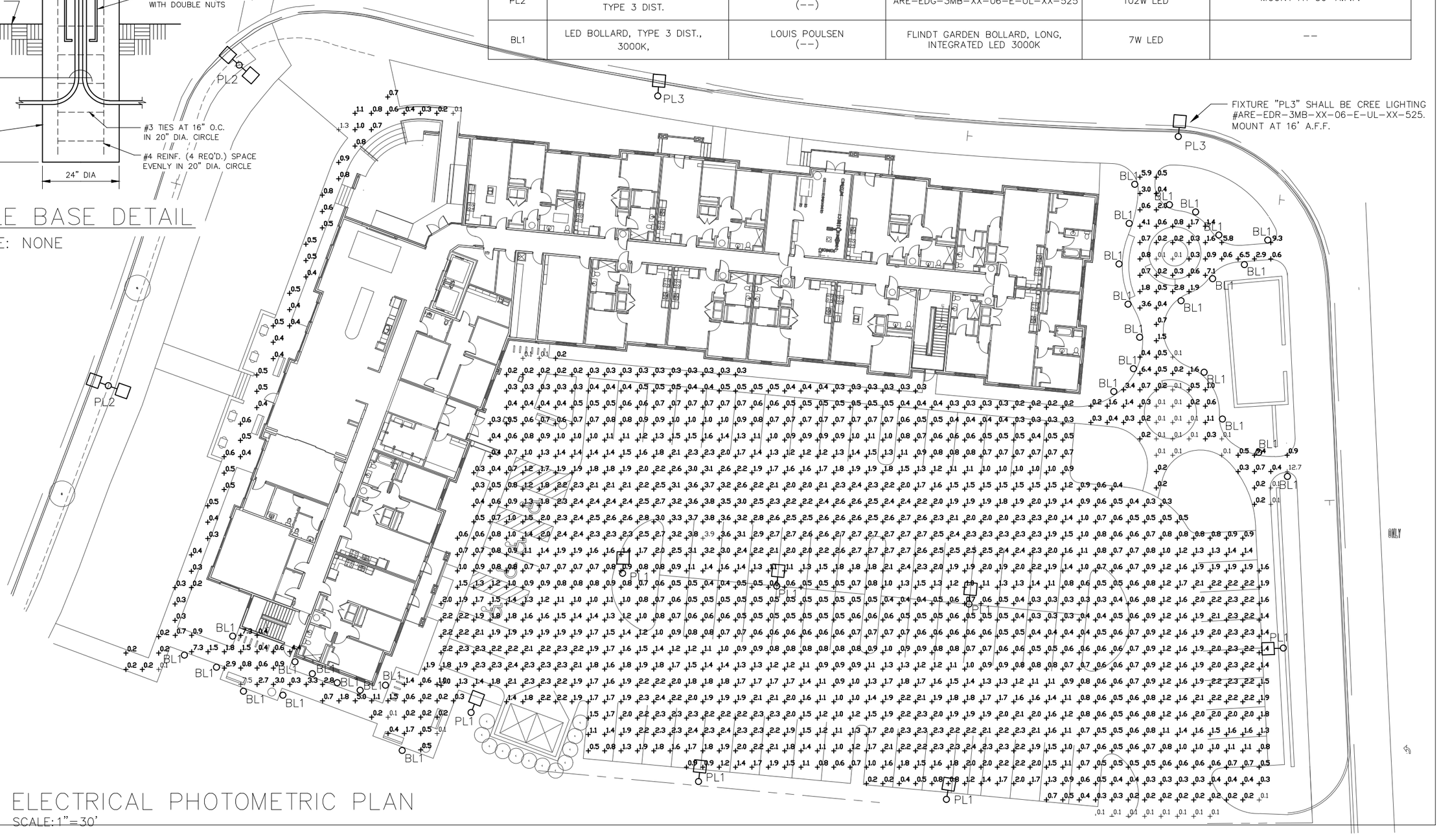


POLE BASE DETAIL

SCALE: NONE

FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
PL1	LED POLE MOUNTED FIXTURE, TYPE 4W DIST.	KIM LIGHTING (--)	UR20-56L-75-4K7-4W-BC-PT	75W LED	MOUNT AT 20' A.F.F.
PL2	LED POLE MOUNTED FIXTURE, TYPE 3 DIST.	CREE LIGHTING (--)	ARE-EDG-3MB-XX-06-E-UL-XX-525	102W LED	MOUNT AT 30' A.F.F.
BL1	LED BOLLARD, TYPE 3 DIST., 3000K,	LOUIS POULSEN (--)	FLINDT GARDEN BOLLARD, LONG, INTEGRATED LED 3000K	7W LED	--

FIXTURE "PL3" SHALL BE CREE LIGHTING #ARE-EDR-3MB-XX-06-E-UL-XX-525. MOUNT AT 16' A.F.F.



ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1"=30'

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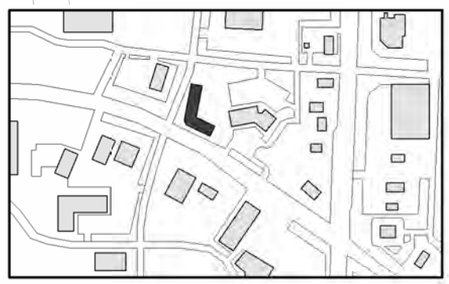
ELECTRICAL PHOTOMETRIC PLAN

All in Dublin • 2024.400 • 11.20.2025 ES0.00

BUILDING AREA LEGEND

- AMENITY SPACE
- CIRCULATION
- SUPPORT
- VERTICAL PENETRATIONS
- DWELLING UNIT
- REQUIRED BUILDING ZONE (RBZ)

KEY PLAN



first floor

1" = 30'-0"

0′ 15′ 30′ 60′

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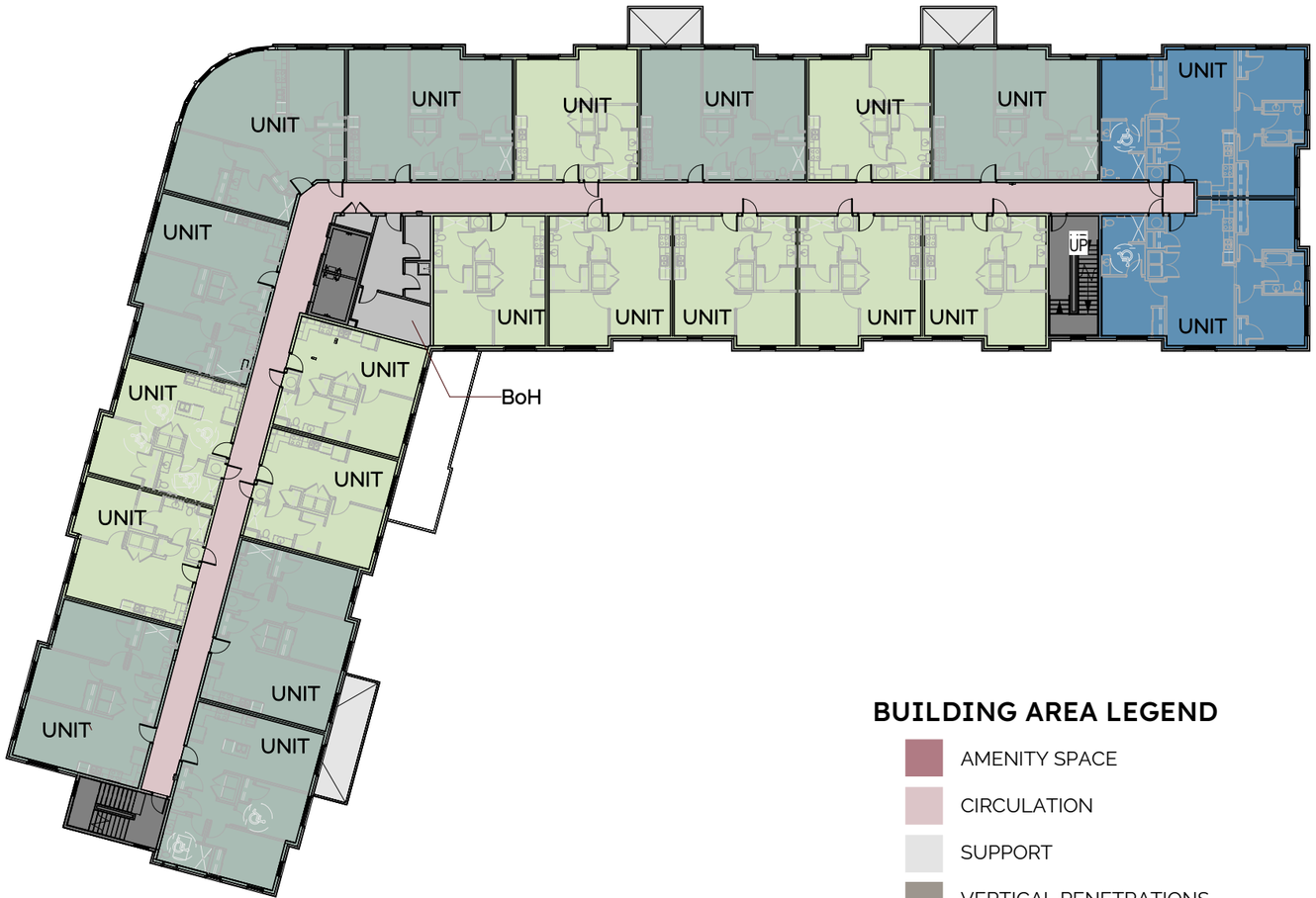
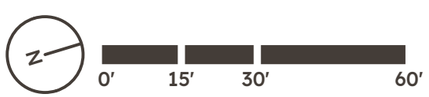
OVERALL FLOOR PLANS



typ floor (2nd, 3rd, 4th)

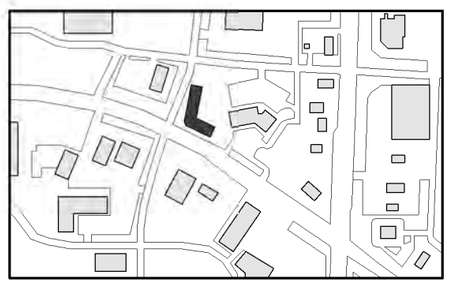
1" = 30'-0"



BUILDING AREA LEGEND

- AMENITY SPACE
- CIRCULATION
- SUPPORT
- VERTICAL PENETRATIONS
- DWELLING UNIT
- REQUIRED BUILDING ZONE (RBZ)

KEY PLAN



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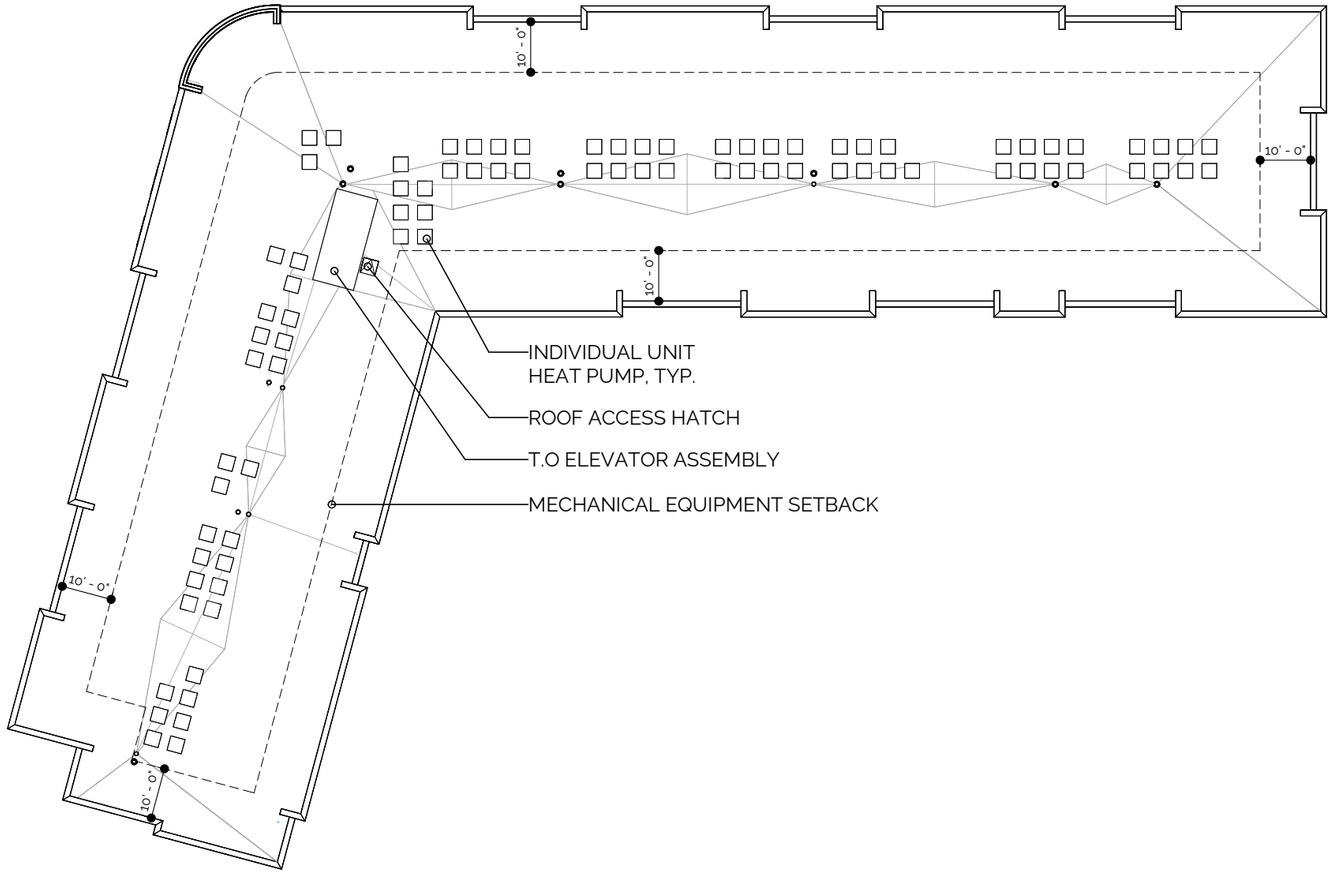

roof plan

1" = 30'-0"

N

0′ 15′ 30′ 60′

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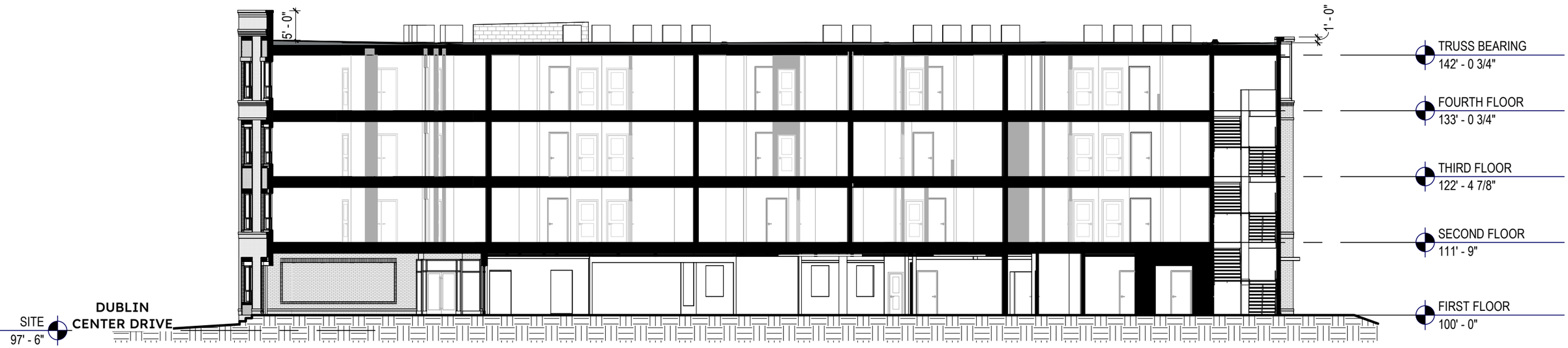
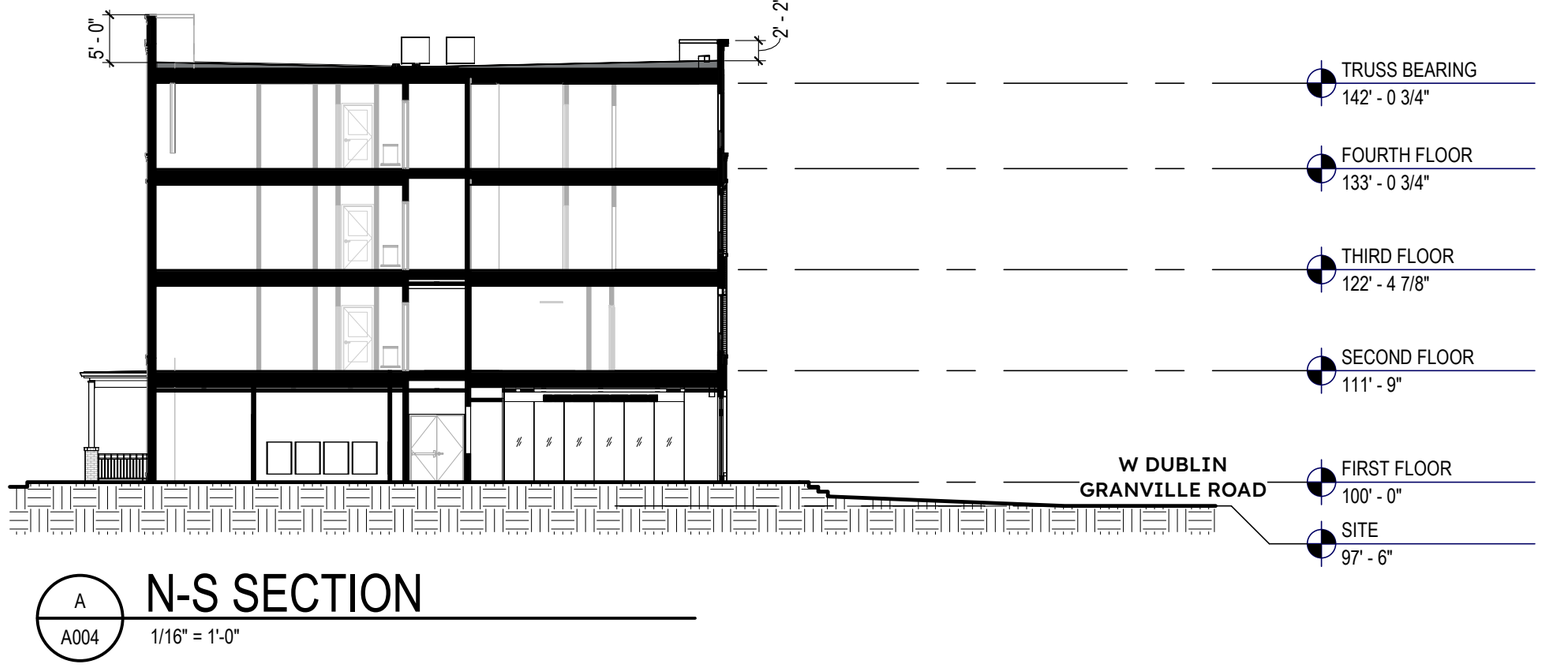


B
A004

E-W SECTION

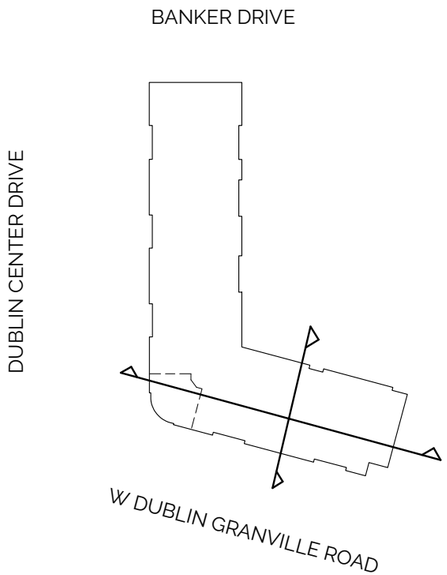
1/16" = 1'-0"



A
A004

N-S SECTION

1/16" = 1'-0"



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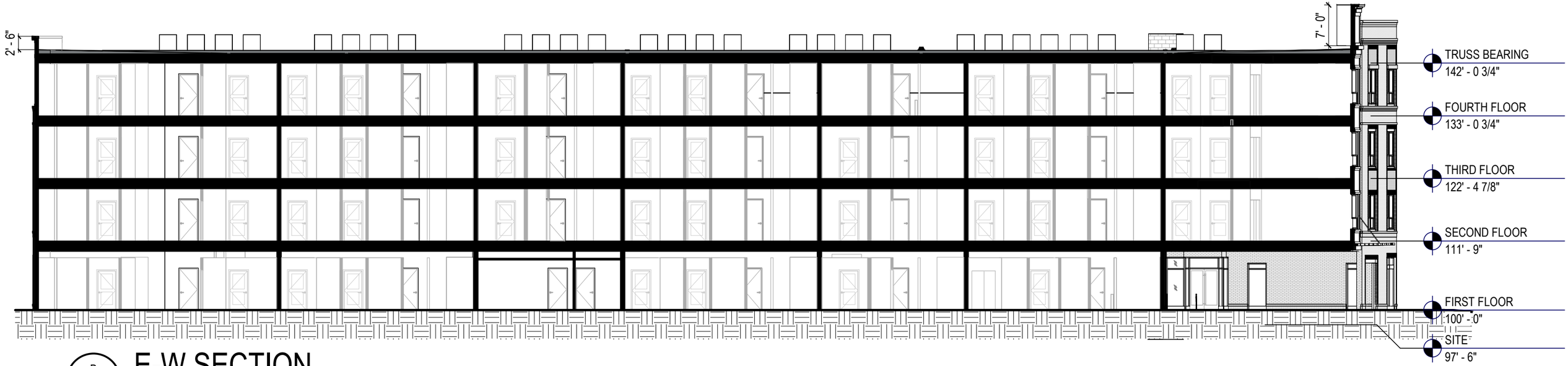
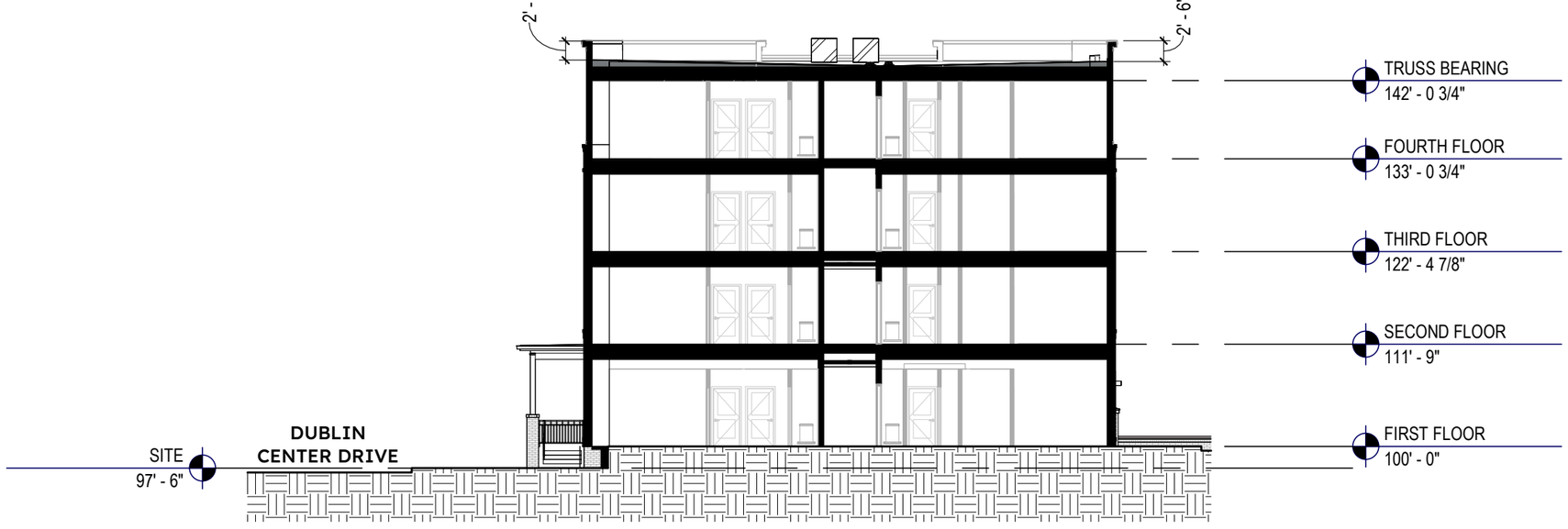
BUILDING SECTIONS (SOUTH WING)



B / A005

E-W SECTION

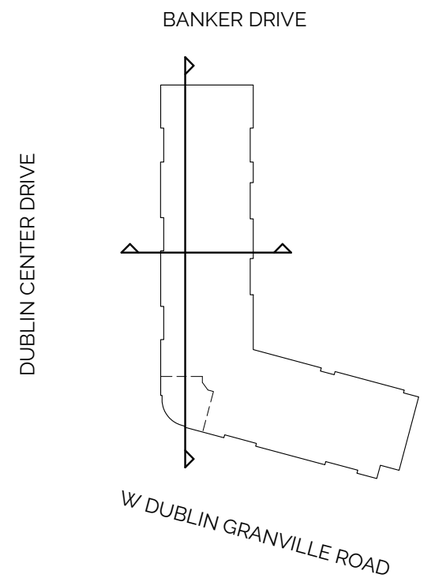
1/16" = 1'-0"



A / A005

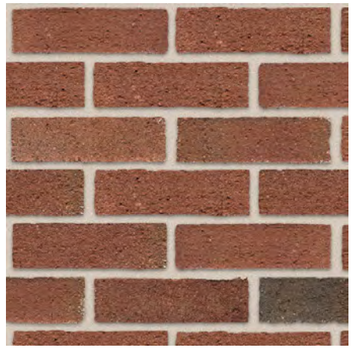
N-S SECTION

1/16" = 1'-0"



ma design

BUILDING SECTIONS (NORTH WING)



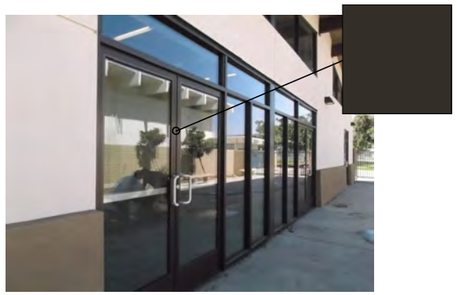
A BR-1 BRICK (FIELD)
GLEN-GERY
CANYON BLEND

B BR-2 BRICK (ACCENT)
GLEN-GERY
COPENHAGEN

C FC-1 FIBER CEMENT TRIM & PANEL
JAMES HARDIE
COBBLE STONE SMOOTH

D FC-2 FIBER CEMENT TRIM & PANEL
JAMES HARDIE
TIMBER BARK SMOOTH

E FC-3 FIBER CEMENT TRIM
JAMES HARDIE
SMOOTH - DARK BRONZE
TO MATCH WINDOW



F SF-1 STOREFRONT SYSTEM
KAWNEER
MEDIUM BRONZE

G WN-1 RESIDENTIAL WINDOW
ANDERSEN 100 SERIES
DARK BRONZE

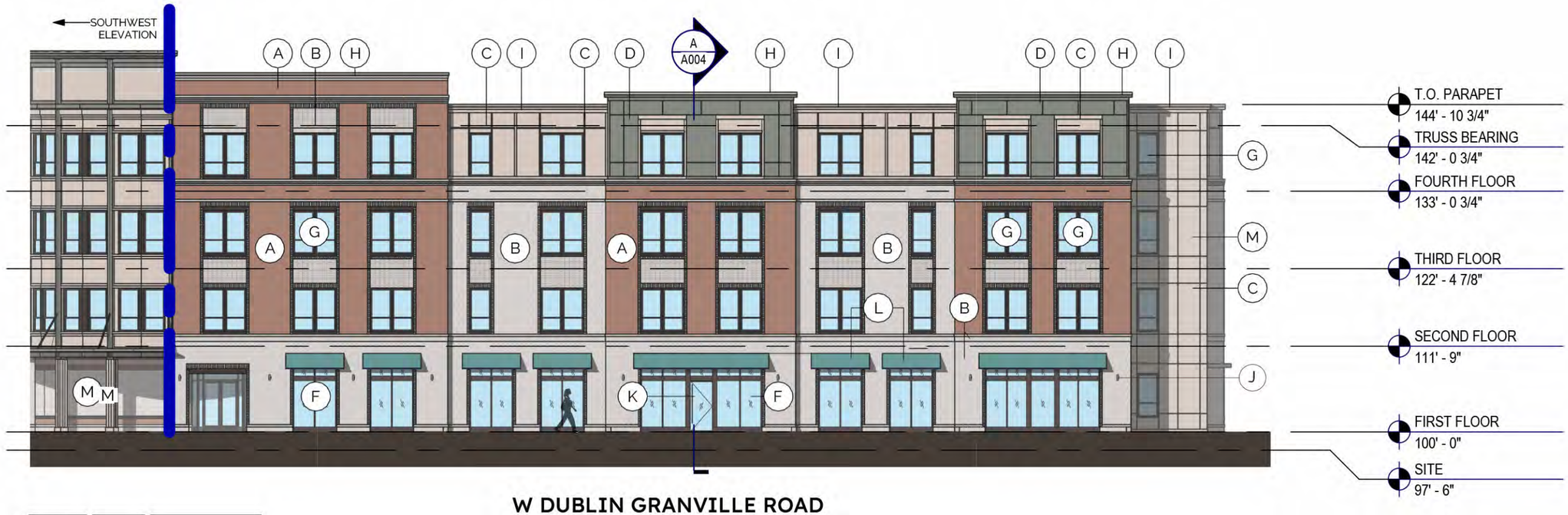
H MTL-1 METAL COPING CAP
DMI
SANDSTONE

I MTL-2 METAL COPING CAP
DMI
SPARTAN BRONZE

J MTL-3 RAILINGS AND LIGHT FIXTURES
BRONZE

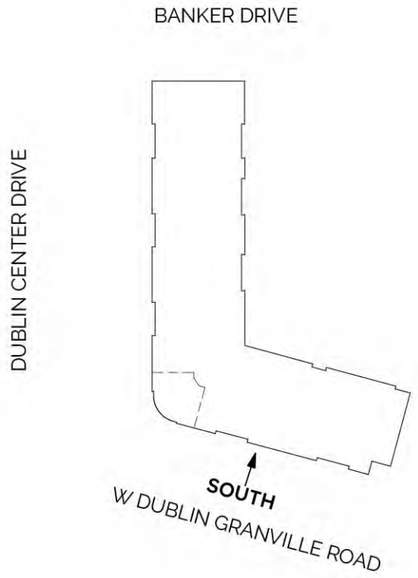
L ARCHITECTURAL AWNING (CUSTOM)
FRAME: METAL, DARK BRONZE
FABRIC: SERGE FERRARI SOLTIS PROOF 502
PROFILE: SHED
COLOR: AS SHOWN

N CANOPY (CUSTOM)
STYLE: HANGER-SUPPORTED SUNSHADES
FRAME: METAL, DARK BRONZE
PROFILE: CUSTOM



A	BR-1	BRICK (FIELD) GLEN-GERY CANYON BLEND
B	BR-2	BRICK (ACCENT) GLEN-GERY COPENHAGEN
C	FC-1	FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH
D	FC-2	FIBER CEMENT TRIM & PANELS JAMES HARDIE TIMBER BARK SMOOTH FINISH
E	FC-3	FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH
F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

H	MTL-1	METAL COPING CAP DMI SANDSTONE
I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
J	MTL-3	RAILINGS AND LIGHT FIXTURES BLACK
K		BUILDING ENTRANCE
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



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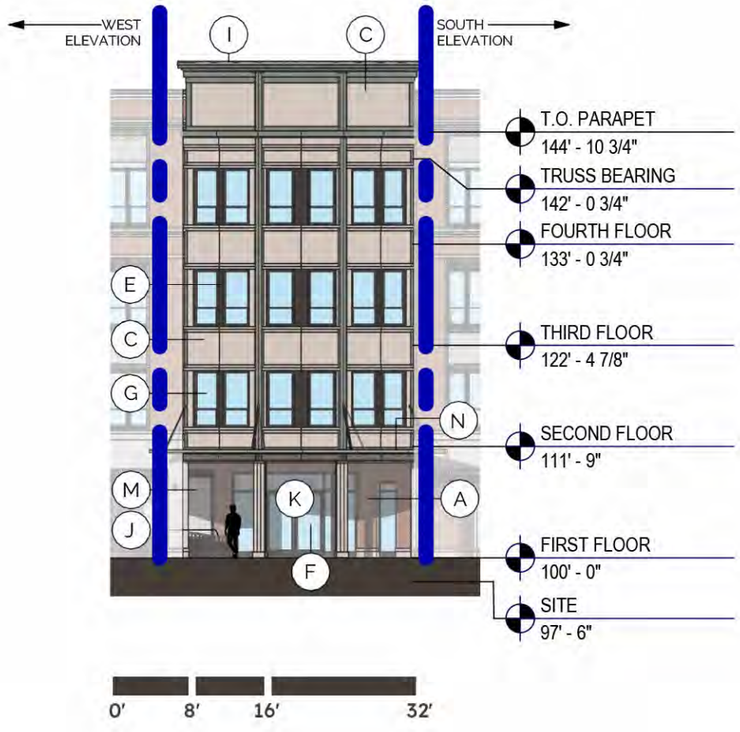
SOUTH ELEVATION (STREET FACADE)



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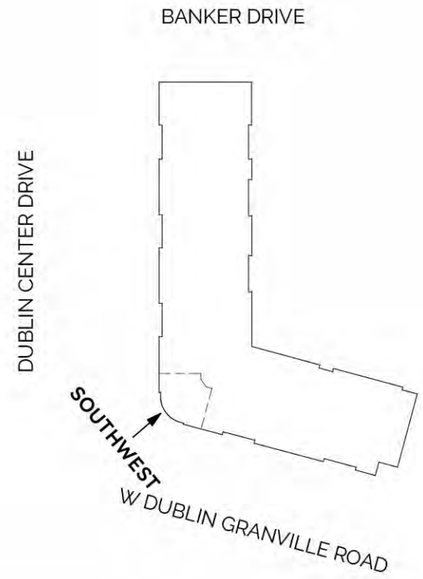
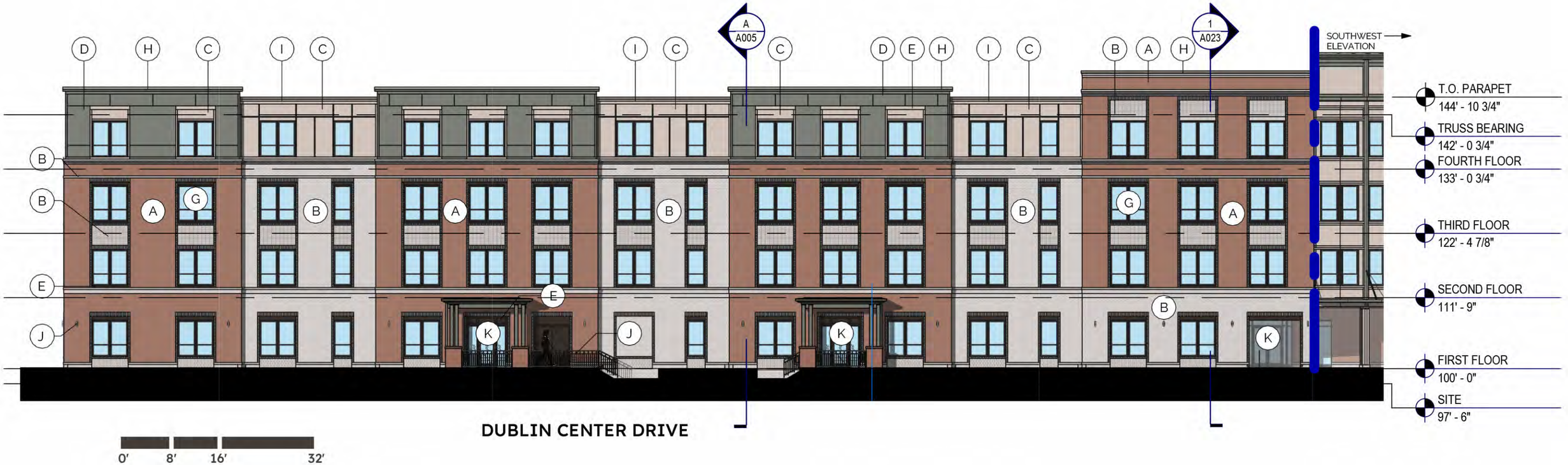
E	FC-3	FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH
F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

H	MTL-1	METAL COPING CAP DMI SANDSTONE
I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
J	MTL-3	RAILINGS AND LIGHT FIXTURES BLACK
K		BUILDING ENTRANCE
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



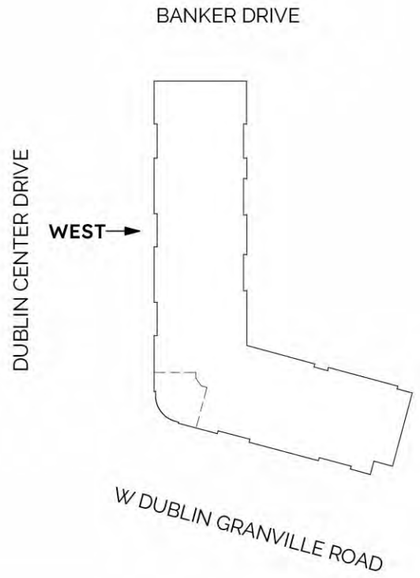
ma design

SOUTHWEST ELEVATION (STREET FACADE)



A	BR-1	BRICK (FIELD) GLEN-GERY CANYON BLEND
B	BR-2	BRICK (ACCENT) GLEN-GERY COPENHAGEN
C	FC-1	FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH
D	FC-2	FIBER CEMENT TRIM & PANELS JAMES HARDIE TIMBER BARK SMOOTH FINISH
E	FC-3	FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH
F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

H	MTL-1	METAL COPING CAP DMI SANDSTONE
I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
J	MTL-3	RAILINGS AND LIGHT FIXTURES BLACK
K		BUILDING ENTRANCE
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



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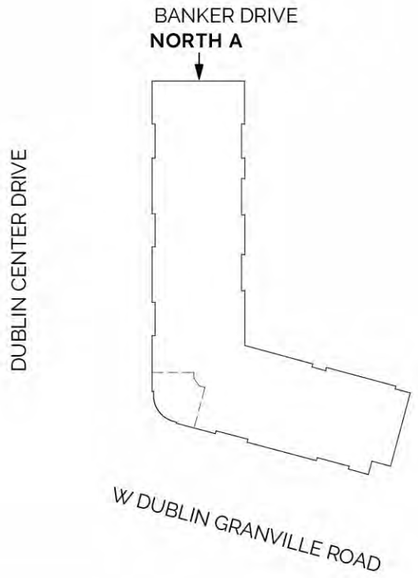
WEST ELEVATION (STREET FACADE)

A	BR-1	BRICK (FIELD) GLEN-GERY CANYON BLEND
B	BR-2	BRICK (ACCENT) GLEN-GERY COPENHAGEN
C	FC-1	FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH
D	FC-2	FIBER CEMENT TRIM & PANELS JAMES HARDIE TIMBER BARK SMOOTH FINISH
E	FC-3	FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH
F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

H	MTL-1	METAL COPING CAP DMI SANDSTONE
I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
J	MTL-3	RAILINGS AND LIGHT FIXTURES BLACK
K		BUILDING ENTRANCE
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



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NORTH ELEVATION A (STREET FACADE)

A	BR-1	BRICK (FIELD) GLEN-GERY CANYON BLEND
B	BR-2	BRICK (ACCENT) GLEN-GERY COPENHAGEN
C	FC-1	FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH
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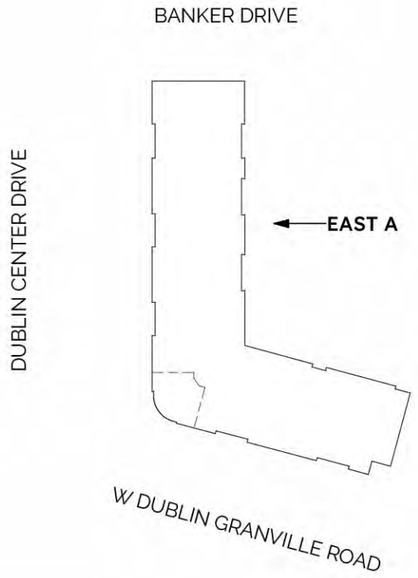
E	FC-3	FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH
F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

H	MTL-1	METAL COPING CAP DMI SANDSTONE
I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
J	MTL-3	RAILINGS AND LIGHT FIXTURES BLACK
K		BUILDING ENTRANCE
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



ma design

EAST ELEVATION A (NON-STREET FACADE)

A	BR-1	BRICK (FIELD) GLEN-GERY CANYON BLEND
B	BR-2	BRICK (ACCENT) GLEN-GERY COPENHAGEN
C	FC-1	FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH
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F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

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I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
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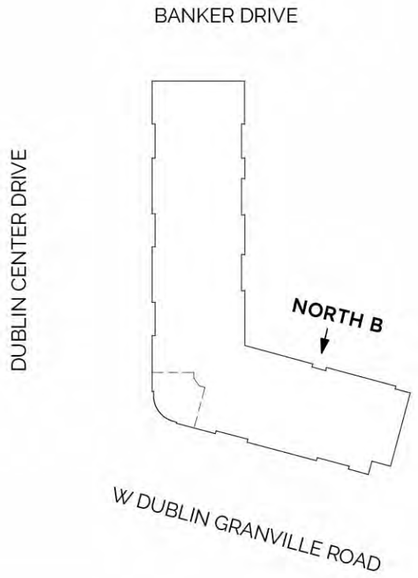
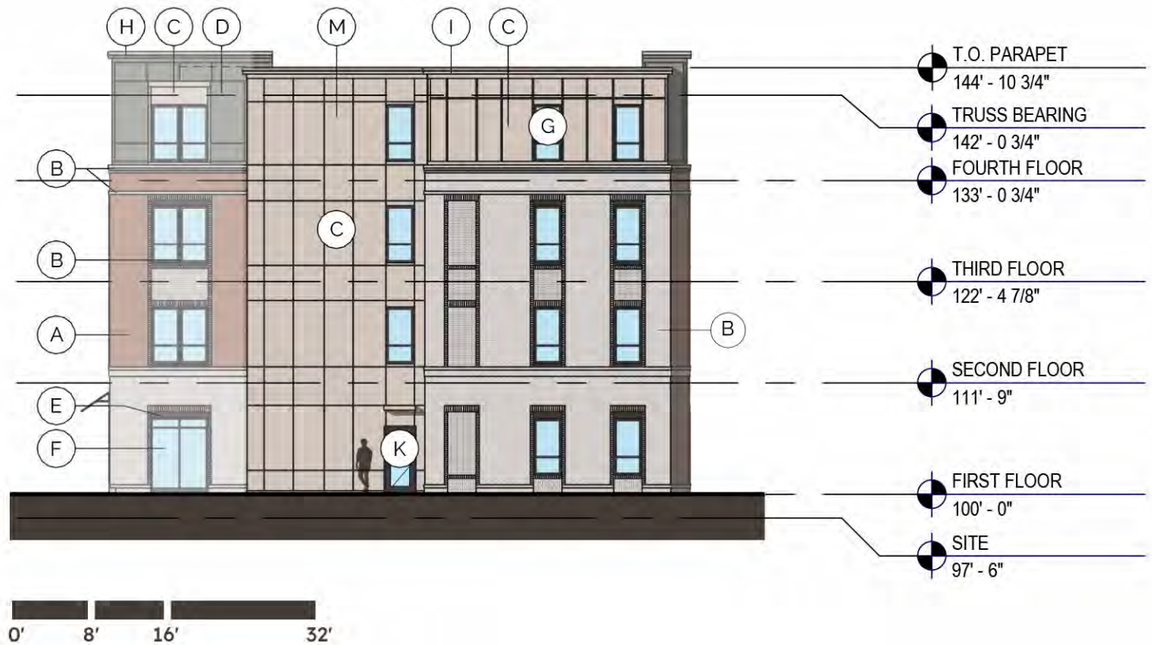
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



ma design

NORTH ELEVATION B (NON-STREET FACADE)



A	BR-1	BRICK (FIELD) GLEN-GERY CANYON BLEND
B	BR-2	BRICK (ACCENT) GLEN-GERY COPENHAGEN
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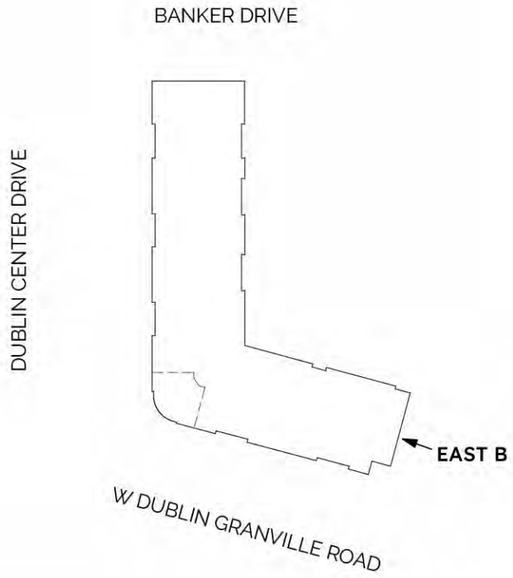
F	SF-1	STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
G	WN-1	RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

H	MTL-1	METAL COPING CAP DMI SANDSTONE
I	MTL-2	METAL COPING CAP DMI SPARTAN BRONZE
J	MTL-3	RAILINGS AND LIGHT FIXTURES BLACK
K		BUILDING ENTRANCE
L		ARCHITECTURAL AWNING
M		PROPOSED MURAL LOCATION
N		CANOPY



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EAST ELEVATION B (NON-STREET FACADE)

SOUTH FACADE REQUIREMENTS

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 77.0% (4,208/ 5,463)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 23.0% (1,255/ 5,463)

FACADE REQUIREMENTS
STREET FACADE: YES
PRINCIPAL FRONTAGE: YES

TRANSPARENCY REQUIREMENTS:
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 27.4% (1,830 SF / 6,679 SF)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 1,697 SF
GLAZING/OPENING AREA: 632 SF
TRANSPARENCY PROVIDED: 37.2%
(632 / 1,697) = .372
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 1,538 SF
GLAZING AREA: 378 SF
TRANSPARENCY PROVIDED: 24.6%
(378 / 1,538 = .246)
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80' - 0" FEET)

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
40' - 0" INCREMENTS)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
15' - 0" FEET OR 30% OF
FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3' - 0" TO TOP
OF GROUND STORY)

SOUTH FACADE MATERIALS

PRIMARY MATERIALS
4,208 SF

WALL MATERIALS - SOUTH FACADE		
AREA	MATERIAL	COLOR
1,683 SF	BRICK (BR-1)	RED
1,911 SF	BRICK (BR-2)	TAN
3,594 SF		

WINDOWS - SOUTH FACADE
AREA
1,152 SF

STOREFRONT - SOUTH FACADE
AREA
614 SF

GLASS DOORS - SOUTH FACADE
AREA
0 SF

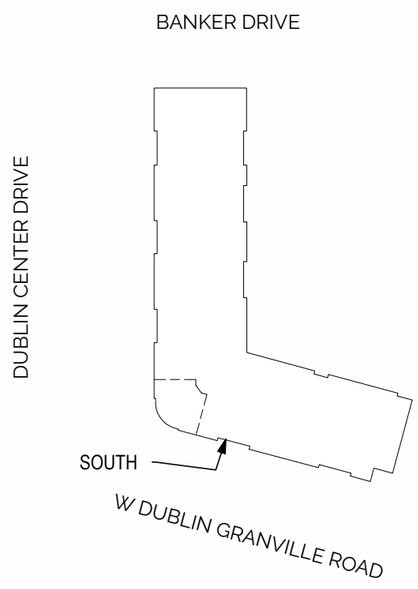
WALL MATERIALS - WEST - SECONDARY		
AREA	MATERIAL	COLOR
836 SF	FIBER CEMENT	COBBLESTONE
339 SF	FIBER CEMENT	TIMBER BARK
80	FIBER CEMENT	DARK BRONZE
1,255 SF		

SECONDARY MATERIALS
1,255 SF

TOTAL FACADE SQUARE FOOTAGE: 6,679 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS, DOORS, AND OPENING: 5,463 SF

SOUTH ELEVATION

1" = 20'-0"



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TRANSPARENCY & MATERIAL CALCULATIONS - SOUTH

SW FACADE REQUIREMENTS

WAIVER REQ.

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 24.6% (234 / 951)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 75.4% (717 / 951)

FACADE REQUIREMENTS
STREET FACADE: YES
PRINCIPAL FRONTAGE: YES

TRANSPARENCY REQUIREMENTS:
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 33.5% (419 SF / 1249 SF)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 278 SF
GLAZING/OPENING AREA: 121 SF
TRANSPARENCY PROVIDED: 43.5%
(121 / 278) = .435
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 258 SF
GLAZING AREA: 99 SF
TRANSPARENCY PROVIDED: 38.3%
(99 / 258= .383)
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80' - 0" FEET)

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
40' - 0" INCREMENTS)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
15' - 0" FEET OR 30% OF
FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3' - 0" TO TOP
OF GROUND STORY)

SW FACADE MATERIALS

PRIMARY MATERIALS
234 SF

WALL MATERIALS - SOUTHWEST FACADE		
AREA	MATERIAL	COLOR
93	BRICK (BR-1)	RED
20	BRICK (BR-2)	TAN
113 SF		

STOREFRONT - SOUTHWEST FACADE
AREA
121 SF

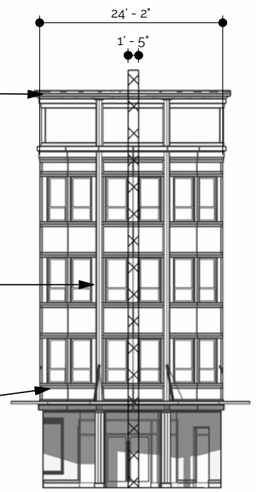
WINDOWS - SOUTHWEST FACADE
AREA
298 SF

GLASS DOORS - SOUTHWEST FACADE
AREA
0 SF

WALL MATERIALS - SOUTHWEST - SECONDARY		
AREA	MATERIAL	COLOR
697 SF	FIBER CEMENT	COBBLESTONE
0 SF	FIBER CEMENT	TIMBER BARK
20 SF	FIBER CEMENT	DARK BRONZE
717 SF		

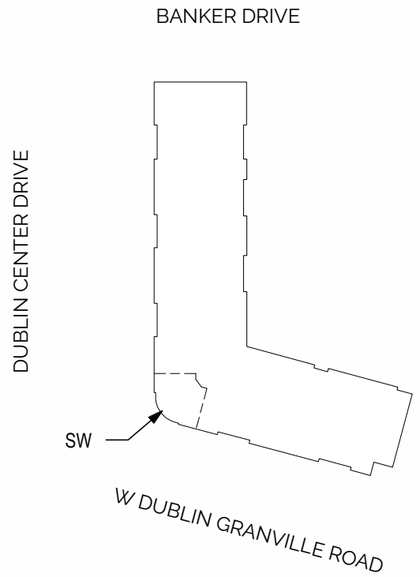
SECONDARY MATERIALS
717 SF

TOTAL FACADE SQUARE FOOTAGE: 1,249 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS, DOORS, AND OPENINGS: 951 SF



SW ELEVATION

1" = 20'-0"



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TRANSPARENCY & MATERIAL CALCULATIONS - SOUTHWEST

WEST FACADE REQUIREMENTS

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 77.0% (5,756 / 7,515)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 23.0% (1,759 / 7,515)

FACADE REQUIREMENTS
STREET FACADE: YES
PRINCIPAL FRONTAGE: YES

TRANSPARENCY REQUIREMENTS:
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 23.0% (2,247 SF / 9,762 SF)

WAIVER REQ.

GROUND STORY TRANSPARENCY
OPAQUE AREA: 2,433 SF
GLAZING/OPENING AREA: 414 SF
TRANSPARENCY PROVIDED: 17.0%
(414 / 2,433) = .170
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 2,206 SF
GLAZING AREA: 558 SF
TRANSPARENCY PROVIDED: 25.3%
(558 / 2,206 = .253)
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80' - 0" FEET)

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
40' - 0" INCREMENTS)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
15' - 0" FEET OR 30% OF
FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3' - 0" TO TOP
OF GROUND STORY)

WEST FACADE MATERIALS

PRIMARY MATERIALS
5,756 SF

WALL MATERIALS - WEST FACADE		
AREA	MATERIAL	COLOR
2,494	BRICK (BR-1)	RED
3,262	BRICK (BR-2)	TAN
5,756 SF		

STOREFRONT - WEST FACADE
AREA
0 SF

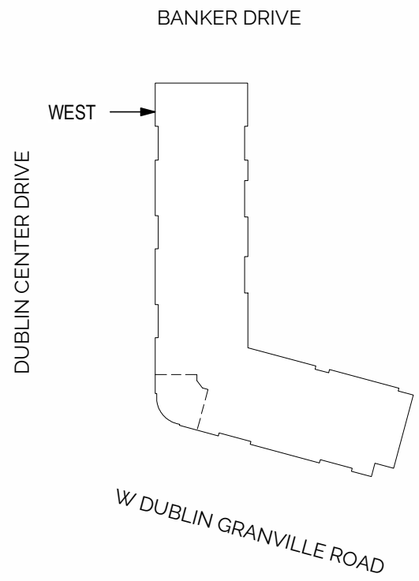
WINDOWS - WEST FACADE
AREA
2088 SF

GLASS DOORS - WEST FACADE
AREA
0 SF

WALL MATERIALS - WEST - SECONDARY		
AREA	MATERIAL	COLOR
679 SF	FIBER CEMENT	COBBLESTONE
883 SF	FIBER CEMENT	TIMBER BARK
197	FIBER CEMENT	DARK BRONZE
1,759 SF		

SECONDARY MATERIALS
1,759 SF

TOTAL FACADE SQUARE FOOTAGE: 9,762 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS, DOORS, AND OPENINGS: 7,515 SF



WEST ELEVATION

1" = 20'-0"

NORTH FACADE REQUIREMENTS

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 84.1% (3,535/ 4,205)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 15.9 % (670/ 4,205)

FACADE REQUIREMENTS
STREET FACADE: NO
PRINCIPAL FRONTAGE: NO

TRANSPARENCY REQUIREMENTS
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 22.7% (1211 SF / 5,340 SF)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 1,334 SF
GLAZING AREA: 344 SF
TRANSPARENCY PROVIDED: 22.7%
(304 / 1,334) = .227
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 1,210 SF
GLAZING AREA: 289 SF
TRANSPARENCY PROVIDED: 23.8%
(288 / 1,209) = .238
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80' - 0" FEET)

WAIVER REQ.

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: NO
(NO GREATER THAN
40' - 0" INCREMENTS)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
15' - 0" FEET OR 30% OF
FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3' - 0" TO TOP
OF GROUND STORY)

NORTH FACADE MATERIALS

PRIMARY MATERIALS
3,535 SF

WALL MATERIALS - NORTH FACADE		
AREA	MATERIAL	COLOR
1,693 SF	BRICK (BR-1)	RED
1,766 SF	BRICK (BR-2)	TAN
3,459 SF		

STOREFRONT - NORTH FACADE
AREA
76 SF

WINDOWS - NORTH FACADE
AREA
1044 SF

GLASS DOORS - NORTH FACADE
AREA
0 SF

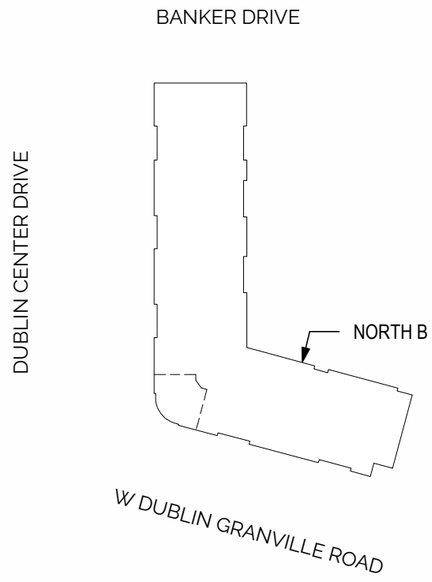
WALL MATERIALS - NORTH FACADE - SECONDARY		
AREA	MATERIAL	COLOR
250 SF	FIBER CEMENT	COBBLESTONE
311 SF	FIBER CEMENT	TIMBER BARK
109 SF	FIBER CEMENT	DARK BRONZE
670 SF		

SECONDARY MATERIALS
670 SF

TOTAL FACADE SQUARE FOOTAGE: 5,340 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 4,205 SF

NORTH ELEVATION B

1" = 20'-0"



NORTH FACADE REQUIREMENTS

WAIVER REQ.

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 72.3% (1,526/ 2,112)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 27.7 % (586 / 2,112)

FACADE REQUIREMENTS
STREET FACADE: NO
PRINCIPAL FRONTAGE: NO

TRANSPARENCY REQUIREMENTS
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 24.2% (676 SF / 2,788 SF)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 718 SF
GLAZING AREA: 169 SF
TRANSPARENCY PROVIDED: 23.5%
(169 / 718) = .235
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 651 SF
GLAZING AREA: 169 SF
TRANSPARENCY PROVIDED: 26.0%
(169 / 661) = .260
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80' - 0" FEET)

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
40' - 0" INCREMENTS)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
15' - 0" FEET OR 30% OF
FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3' - 0" TO TOP
OF GROUND STORY)

NORTH FACADE MATERIALS

PRIMARY MATERIALS
1,526 SF

WALL MATERIALS - NORTH FACADE		
AREA	MATERIAL	COLOR
761 SF	BRICK (BR-1)	RED
765 SF	BRICK (BR-2)	TAN
1,526 SF		

STOREFRONT - NORTH FACADE
AREA
0 SF

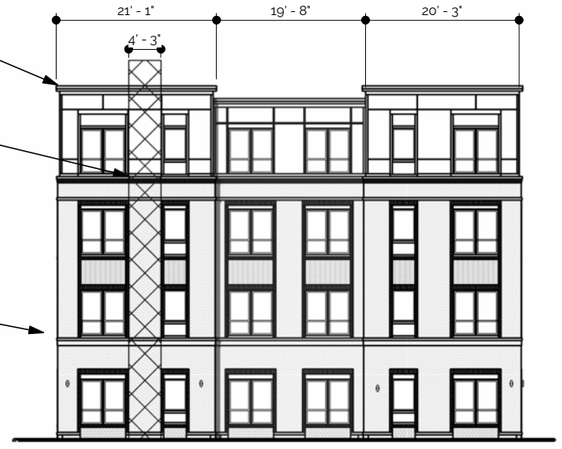
WINDOWS - NORTH FACADE
AREA
676 SF

GLASS DOORS - NORTH FACADE
AREA
0 SF

SECONDARY MATERIALS
586 SF

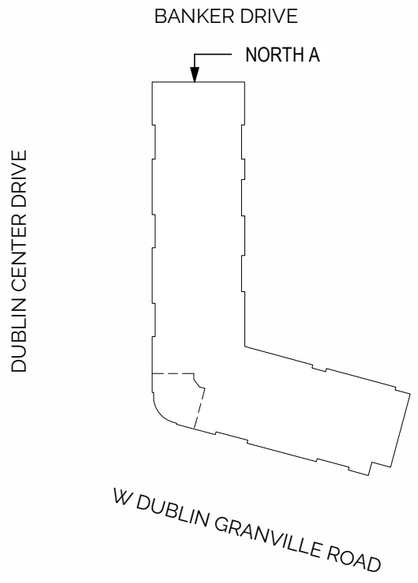
WALL MATERIALS - NORTH FACADE - SECONDARY		
AREA	MATERIAL	COLOR
210 SF	FIBER CEMENT	COBBLESTONE
289 SF	FIBER CEMENT	TIMBER BARK
87 SF	FIBER CEMENT	DARK BRONZE
586 SF		

TOTAL FACADE SQUARE FOOTAGE: 2,788 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 2,112 SF



NORTH ELEVATION A

1" = 20'-0"



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TRANSPARENCY & MATERIAL CALCULATIONS - NORTH

EAST FACADE REQUIREMENTS

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 80.0% (5,201 / 6,523)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 20.0% (1,322/6,523)

FACADE REQUIREMENTS
STREET FACADE: NO
PRINCIPAL FRONTAGE: YES

TRANSPARENCY REQUIREMENTS:
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 19.3% (1,557 SF / 8,080 SF)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 2,058 SF
GLAZING AREA: 346 SF
TRANSPARENCY PROVIDED: 16.8%
(346 / 2,058) = .168
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 1,868 SF
GLAZING AREA: 395 SF
TRANSPARENCY PROVIDED: 21.1%
(395 / 1,868 = .211)
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80' - 0" FEET)

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
40' - 0" INCREMENTS)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN
15' - 0" FEET OR 30% OF
FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3' - 0" TO TOP
OF GROUND STORY)

EAST FACADE MATERIALS

PRIMARY MATERIALS
5205 SF

WALL MATERIALS - EAST FACADE		
AREA	MATERIAL	COLOR
2,141	BRICK (BR-1)	RED
3,060 SF	BRICK (BR-2)	TAN

5,201 SF

STOREFRONT - EAST FACADE
AREA
0 SF

WINDOWS - EAST FACADE
AREA
1,532 SF

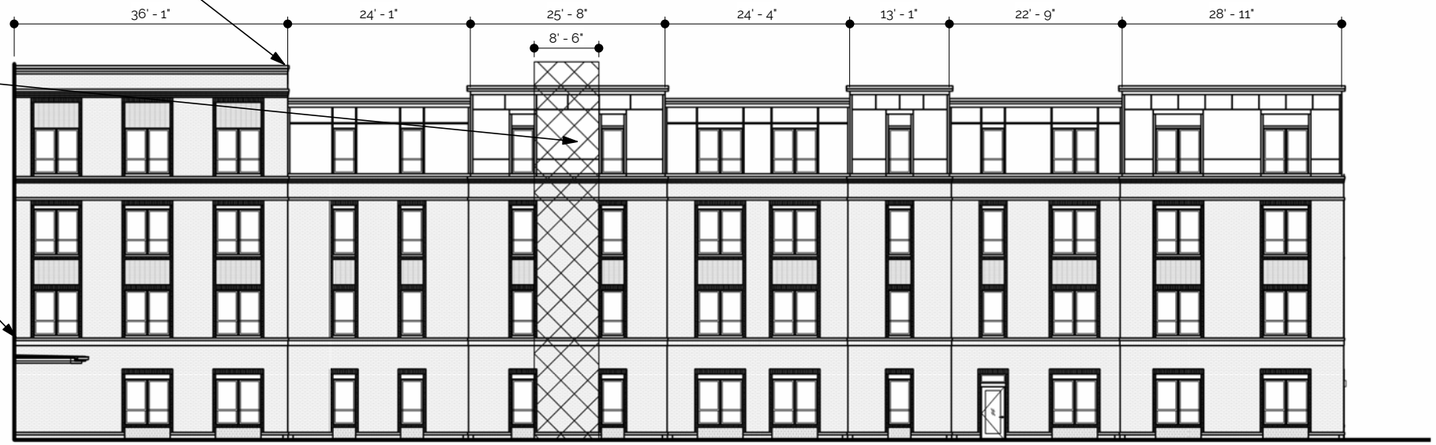
GLASS DOORS - EAST FACADE
AREA
0 SF

SECONDARY MATERIALS
1,322 SF

WALL MATERIALS - EAST FACADE - SECONDARY		
AREA	MATERIAL	COLOR
629 SF	FIBER CEMENT	COBBLESTONE
573 SF	FIBER CEMENT	TIMBER BARK
120 SF	FIBER CEMENT	DARK BRONZE

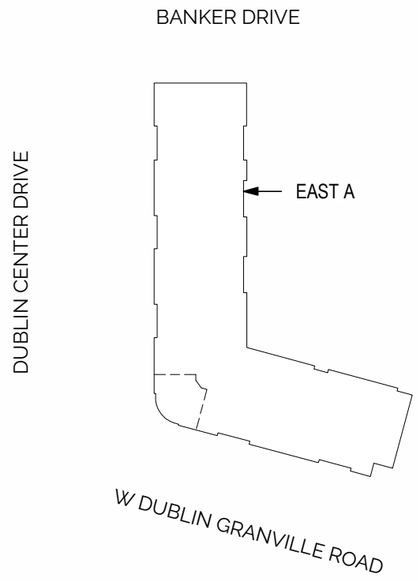
1,322 SF

TOTAL FACADE SQUARE FOOTAGE: 8,080 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 6,523 SF



EAST ELEVATION A

1" = 20'-0"



EAST FACADE REQUIREMENTS

WAIVER REQ.

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: 80%
PROVIDED: 52.5% (1,239/2,361)

SECONDARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS
REQUIRED: <20%
PROVIDED: 47.5% (1,122/2,361)

FACADE REQUIREMENTS
STREET FACADE: YES
PRINCIPAL FRONTAGE: NO

WAIVER REQ.

TRANSPARENCY REQUIREMENTS
OVERALL TRANSPARENCY
REQUIRED: >20%
PROVIDED: 13.0% (348/ 2,691)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 780 SF
GLAZING/OPENING AREA: 88 SF
TRANSPARENCY PROVIDED: 12.2%
(88/780 = 12.2)
TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY
OPAQUE AREA: 651 SF
GLAZING AREA: 90 SF
TRANSPARENCY PROVIDED: 13.8%
(90 / 651 = .138)
TRANSPARENCY REQUIRED: 20%

REQUIRED CHANGE IN ROOF PLANE OR TYPE
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 80'-0" FEET)

VERTICAL FACADE DIVISIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN EVERY 40'-0" FEET)

BLANK WALL LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(NO GREATER THAN 15'0" FEET OR 30% OF FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS
REQUIRED: YES
PROVIDED: YES
(WITHIN 3'-0" TO TOP OF GROUND STORY

EAST FACADE MATERIALS

PRIMARY MATERIALS
1,239 SF

WALL MATERIALS - EAST FACADE		
AREA	MATERIAL	COLOR
170 SF	BRICK (BR-1)	RED
1,051 SF	BRICK (BR-2)	TAN
1,221 SF		

WINDOWS - EAST FACADE
AREA
306 SF

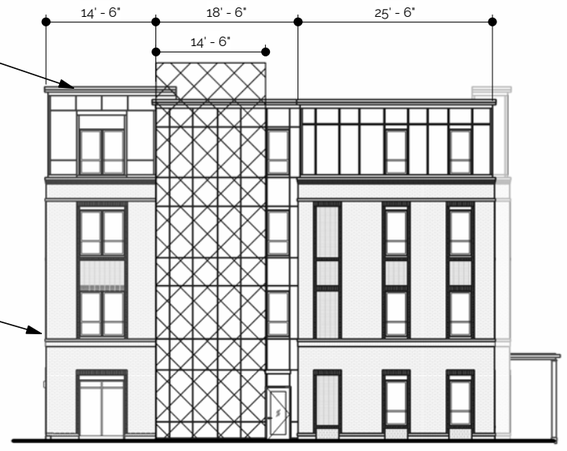
STOREFRONT - EAST FACADE
AREA
18 SF

GLASS DOORS - EAST FACADE
AREA
0 SF

SECONDARY MATERIALS
1,122 SF

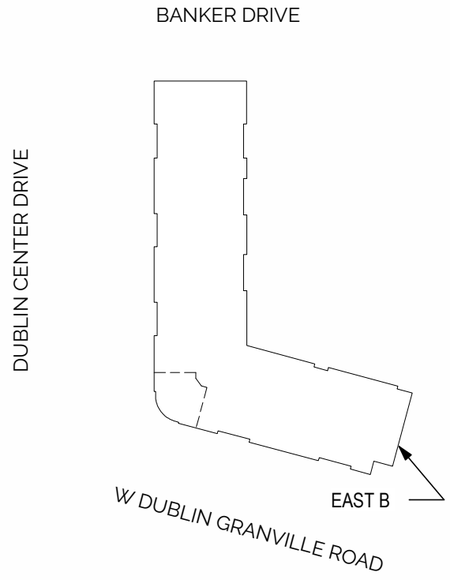
WALL MATERIALS - EAST FACADE - SECONDARY		
AREA	MATERIAL	COLOR
995 SF	FIBER CEMENT	COBBLESTONE
109 SF	FIBER CEMENT	TIMBER BARK
18 SF	FIBER CEMENT	DARK BRONZE
1,122 SF		

TOTAL FACADE SQUARE FOOTAGE: 2,361 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 2,691 SF



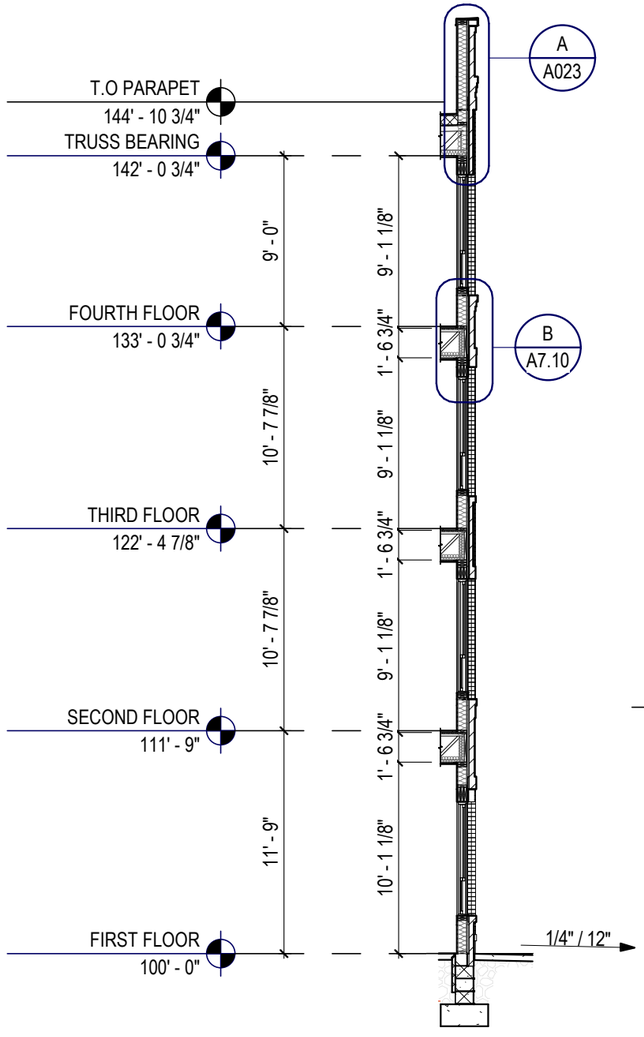
EAST ELEVATION B

1" = 20'-0"



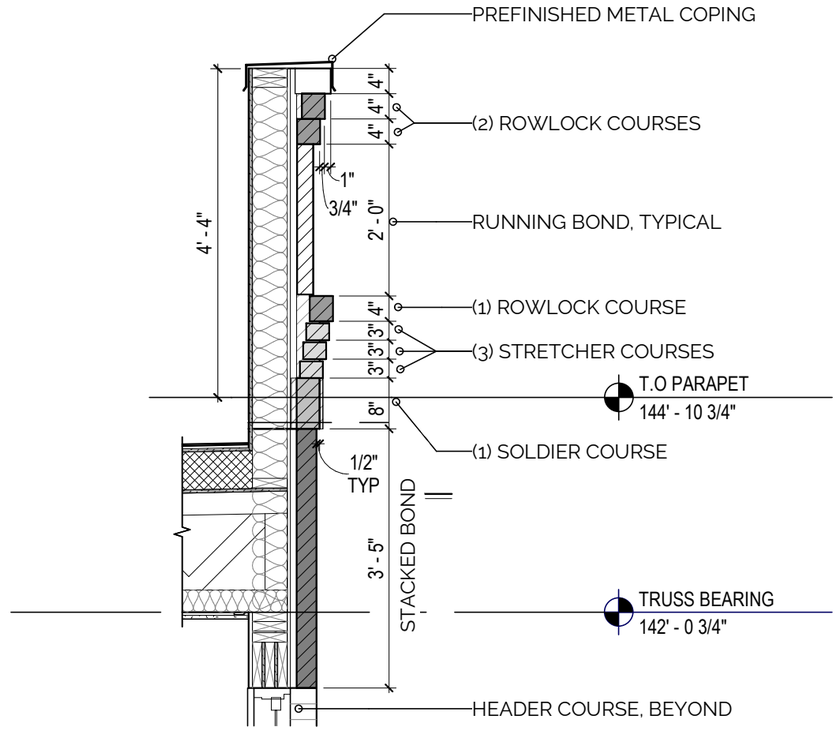
RENDERED PERSPECTIVE - SW CORNER

RENDERED PERSPECTIVE - NW CORNER



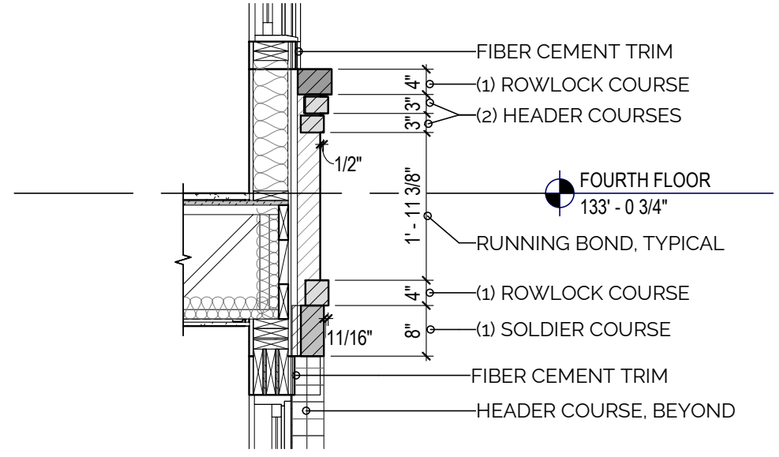
1 A023 **wall section**

1/8" = 1'-0"



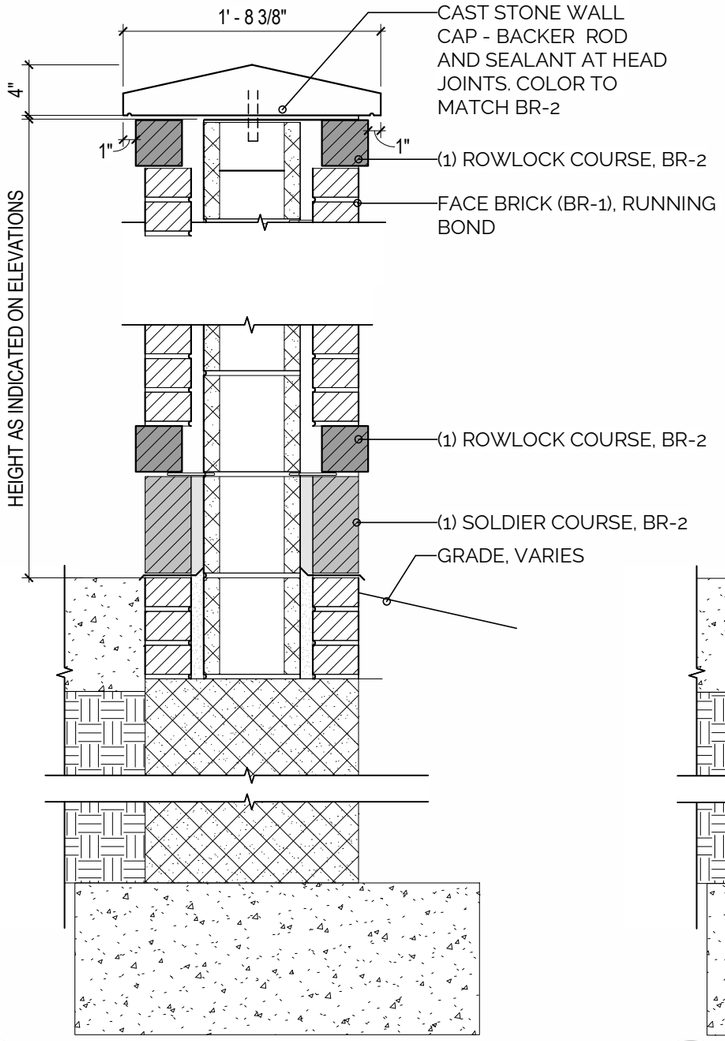
A A022 **section detail**

1/2" = 1'-0"



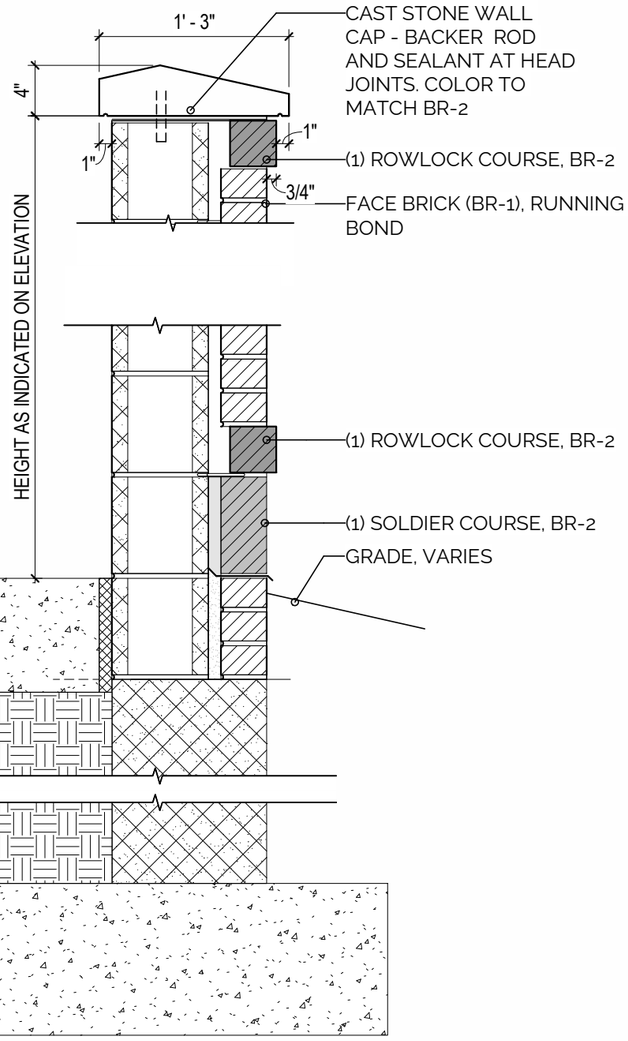
B A023 **section detail**

1/2" = 1'-0"



B A024 **site wall - two-sided brick**

1" = 1'-0"

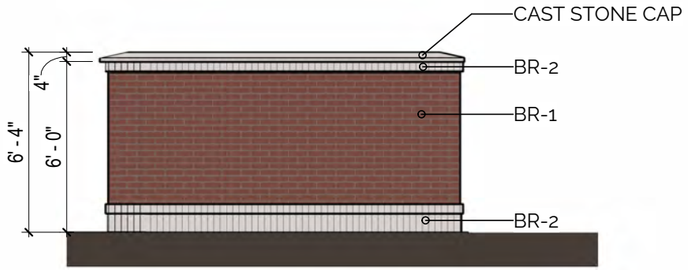


A A024 **site wall - one-sided brick**

1" = 1'-0"

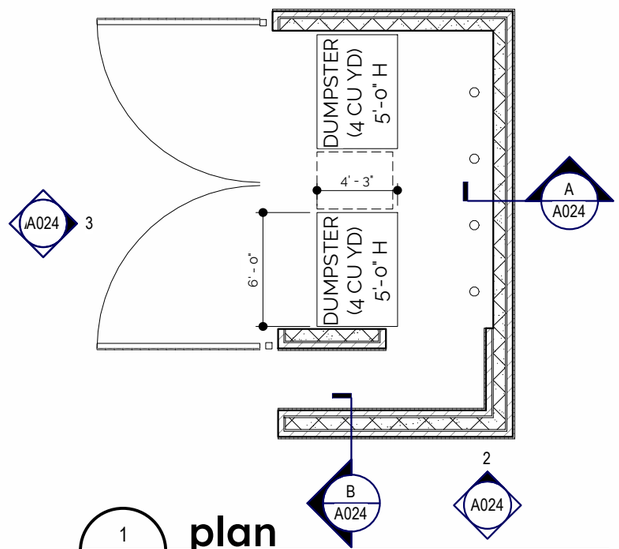
3 A024 **front elevation**

3/16" = 1'-0"



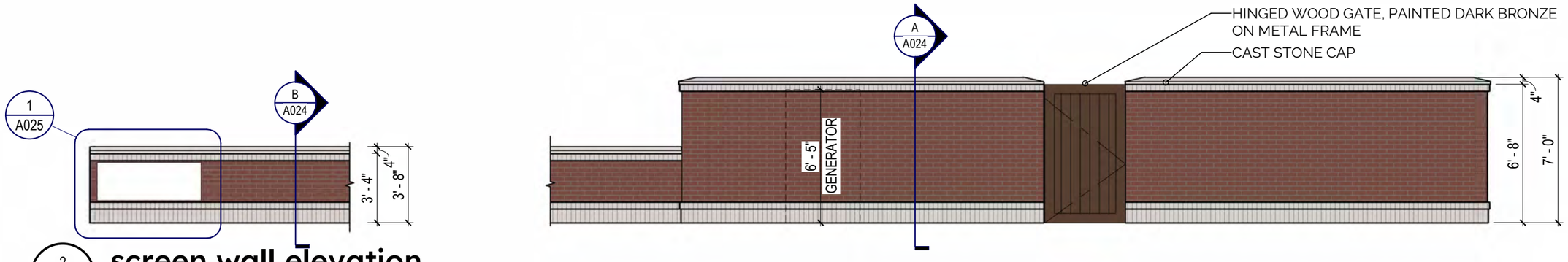
2 A024 **typical elevation**

3/16" = 1'-0"



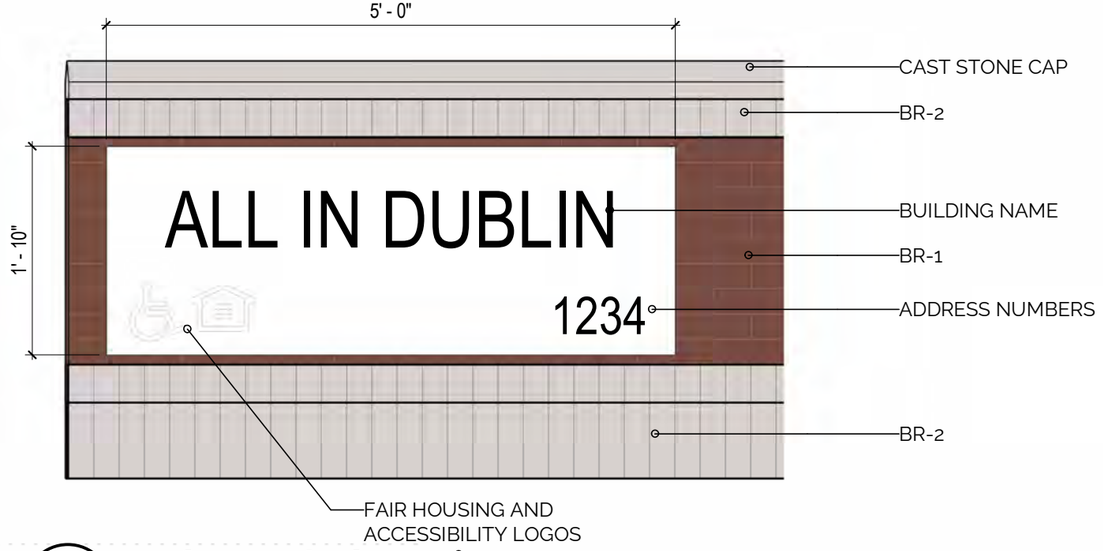
1 A024 **plan**

1/8" = 1'-0"



2 A025 **screen wall elevation**

3/16" = 1'-0"



1 A025 **enlarged elevation**

3/4" = 1'-0"

ma design