C401 - C402 - GRADING DETAIL

PROPERTY OWNER: DUBLIN 18 LLC

PARCEL ID: 273-013221

ADDRESS: W DUBLIN GRANVILLE ROAD, DUBLIN OHIO

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:

2 BEDROOM: 29

BUILDING HEIGHT: 56' PROPOSED (70' MAXIMUM HEIGHT)

PARKING DATA:

1-BEDROOM: 38 UNITS x 1 SPACE PER UNIT = 38 SPACES

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

DESCRIPTION

5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"

MAG NAIL W/FLASHER SET

HORIZONTAL CONTROL

COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS

TO OBTAIN GROUND COORDINATES.

NORTHING (GROUND)

765181.698

765236.625

765004.136

765322.696

764848.525

EASTING (GROUND)

1802362.416

1802281.633

1802196.127

1802428.204

1802372.316

ELEVATION

910.75

908.96

911.26

2-BEDROOM: 29 UNITS x 1.5 SPACE PER UNIT = 43.5 SPACES

3-BEDROOM: 8 UNITS x 2 SPACE PER UNIT

3-BEDROOM: 3-BEDROES = 16 SPACES

(38+43.5+16) x 0.90(10% TRANSIT REQUIRED PARKING: REDUCTION) = 88 SPACES

ON-SITE: 75 SPACES

PROVIDED PARKING: ON-STREET: 11 SPACES (TO BE FURTHER DEVELOPED WITH CITY STAFF)

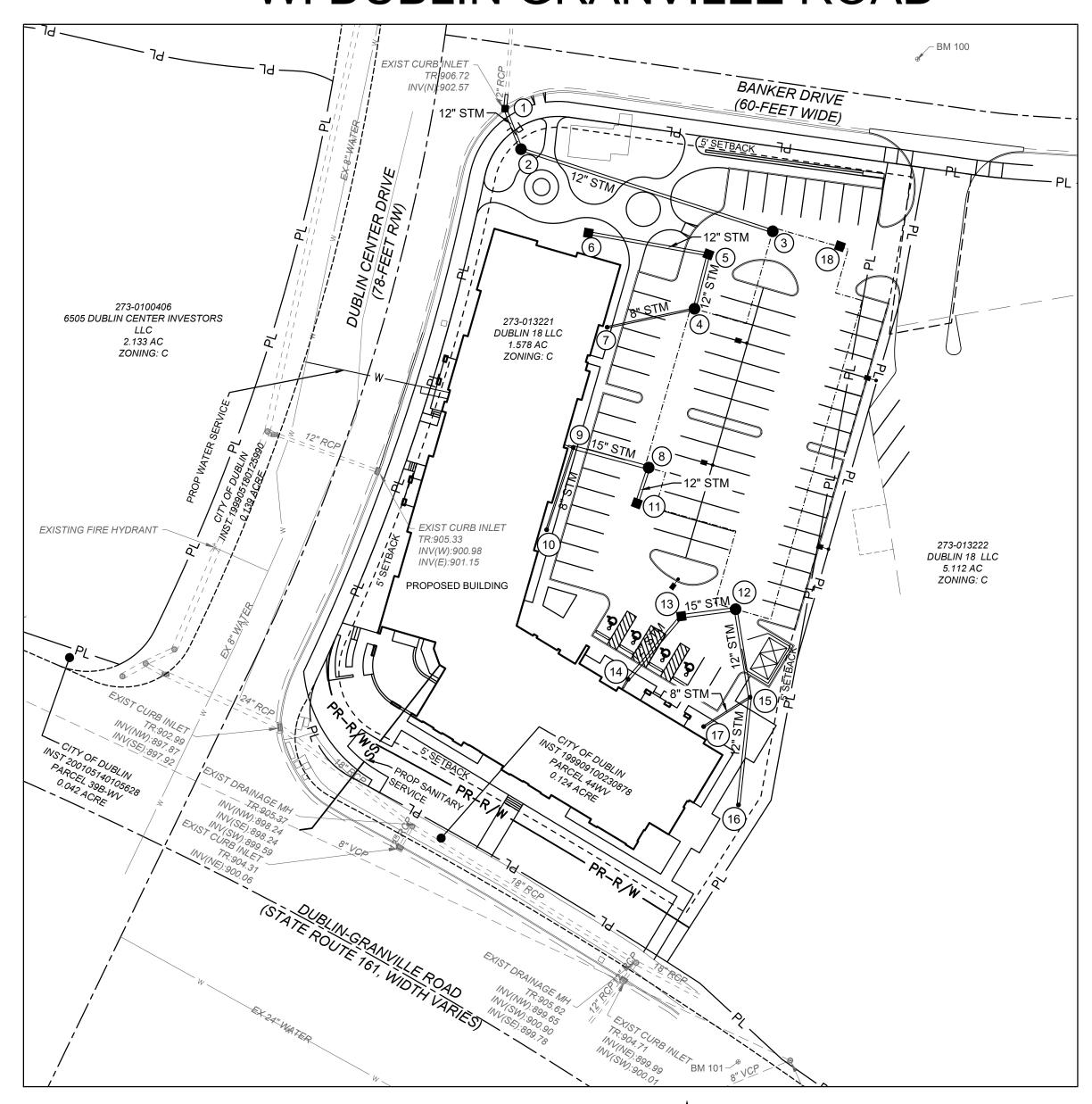
REQUIRED ADA PARKING: 4

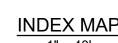
PROVIDED ADA PARKING: 4

FINAL DEVELOPMENT PLAN

ALL IN DUBLIN

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







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.

PD-02 RD-10

RD-02 ST-03 RD-03 ST-04

RD-06

OWNER/ DEVELOPER TFG HOUSING RESOURCES 685 SOUTH FRONT STREET

COLUMBUS, OHIO 43206 CONTACT: BRAD CARMAN PHONE: 614-949-0116 EMAIL: BCARMAN@TFGHR.COM

ENGINEER AMERICAN STRUCTUREPOINT 2550 CORPORATE EXCHANGE DRIVE, SUITE 300

COLUMBUS, OHIO 43231 CONTACT: BEN SCHILLING PHONE: 614-901-2235 EMAIL: BSCHILLING@STRUCTUREPOINT.COM

REGISTERED ENGINEER

DANIEL ANUGERAH, E-90019, P.E.

ARCHITECT

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

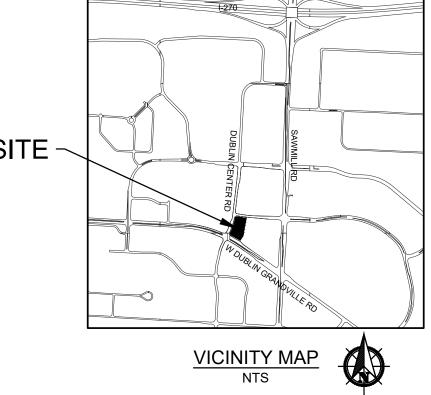
LANDSCAPE ARCHITECT

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

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



DATE

11/18/2025 DRAWN BY: CHECKED BY: BDS JOB NUMBER: 2024.03885

ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION. A PROJECT ADJUSTMENT FACTOR OF 1.000024421 WAS APPLIED ABOUT C.P. 1500 5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT" 5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT" 5/8" REBAR W/STAMPED CAP "ASI CONTROL POINT"

1503

1504

GENERAL NOTES

- 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 22. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING 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 24. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN 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 25. ALL INLETS SHALL BE CHANNELIZED. 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 27. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST 1. 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, 28. STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING 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 2. 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 3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE 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 5. BE APPROVED FOR INSTALLATION.
- BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES. 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 1. 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 2. THE CITY.
- PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE 3. 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 4. STANDARD CONSTRUCTION DRAWINGS.
- 23. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED 5. ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
- APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.
- 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.

- ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.
- 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.

<u>UTILITIES</u>

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

- 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.
- CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS 6. 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 7. 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.
- WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE 8. ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.
- ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) 6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF 9. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING. DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

- 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 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.
- 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 16. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP 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

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 STORM SEWER 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 1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING 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 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.

- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
- LIMITED TO: SEDIMENT BASINS. SILT FILTER FENCE. AGGREGATE CHECK DAMS. AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
- CONSISTENT WITH EROSION CONTROL PRACTICES.
- DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER 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 OWNER, AND THE OWNER'S ENGINEER. TOP OF ROCK ELEVATIONS SHALL BE SHOWN ON "AS_BUILT" CONSTRUCTION DRAWINGS.

- 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 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 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 MAIL DELIVERY "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.
- 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.
- 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.
- 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.
- 10. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF COLUMBUS STANDARDS.
- TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE 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.
- AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE 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.
 - 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.

- SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO SEEDED AND HYDRO_MULCHED ACCORDING TO ITEMS 203 AND 659 OF THE STANDARD SPECIFICATIONS.
- SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO 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.
- ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT 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.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES 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.
- SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE 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
- SUBMIT BLASTING REPORTS UPON COMPLETION OF BLASTING TO THE CITY ENGINEER, THE 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.
- WATER. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY 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).
- AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C 651, PARTICULARLY FOR 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.

- 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

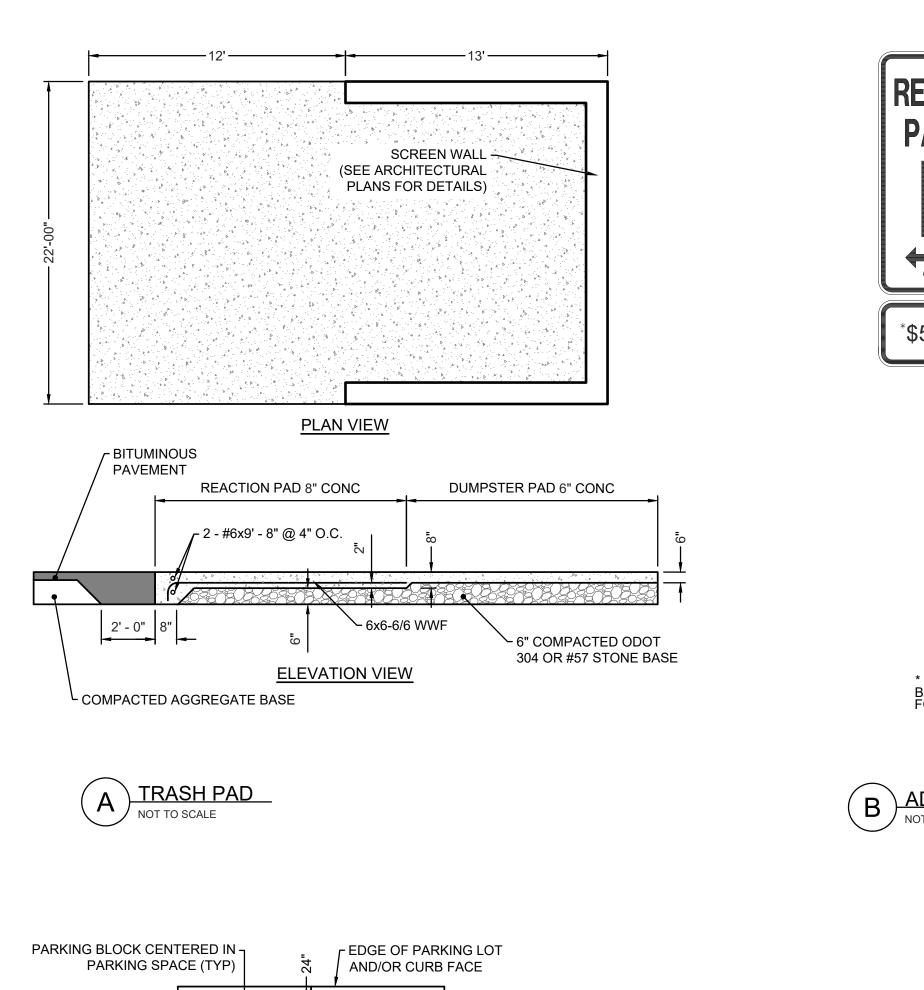
- 1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. 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.

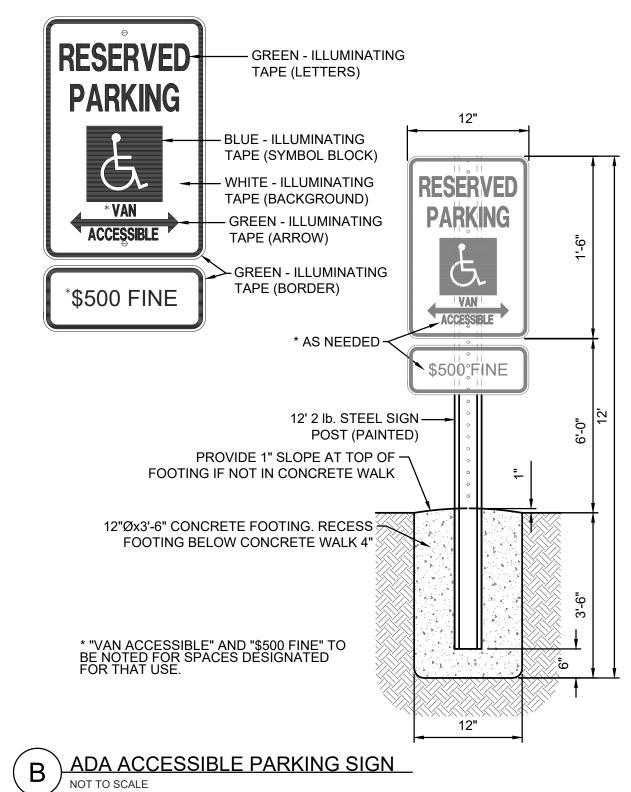
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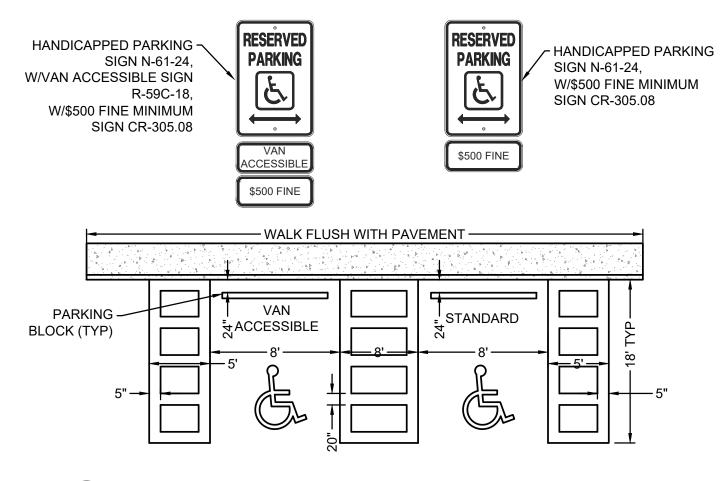
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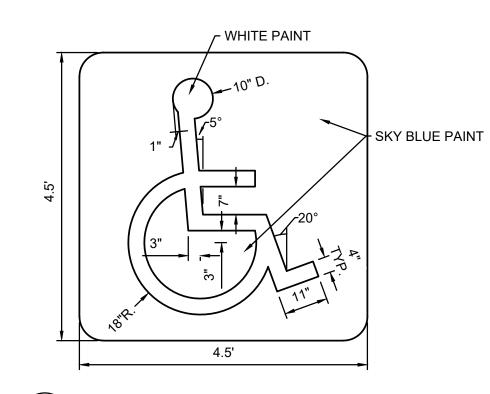
11/18/2025 DATE: DRAWN BY: CHECKED BY: BDS JOB NUMBER: 2024.03885



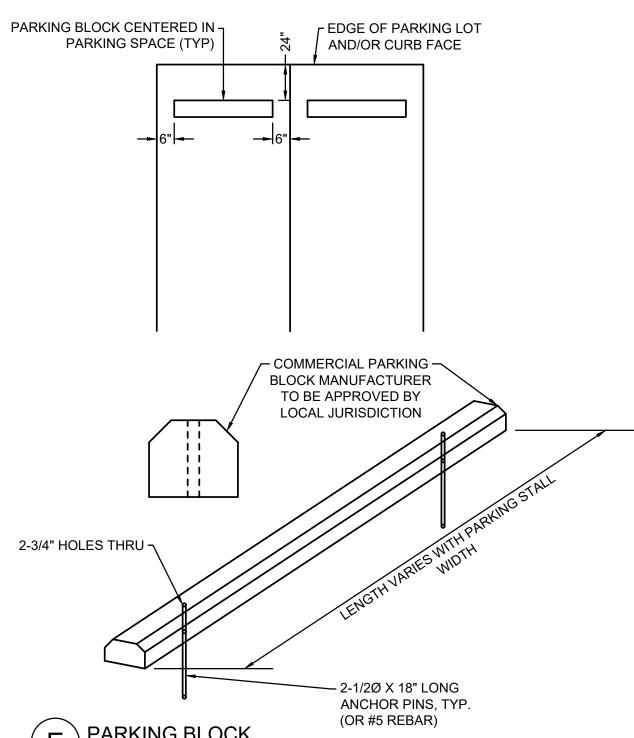


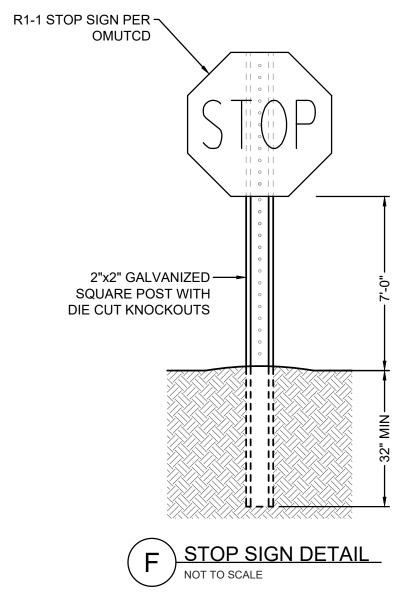


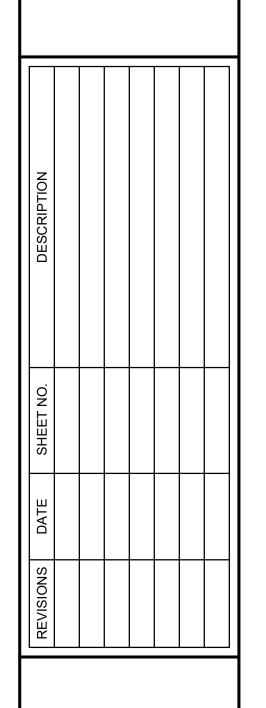




D ADA ACCESSIBLE PARKING SYMBOL NOT TO SCALE







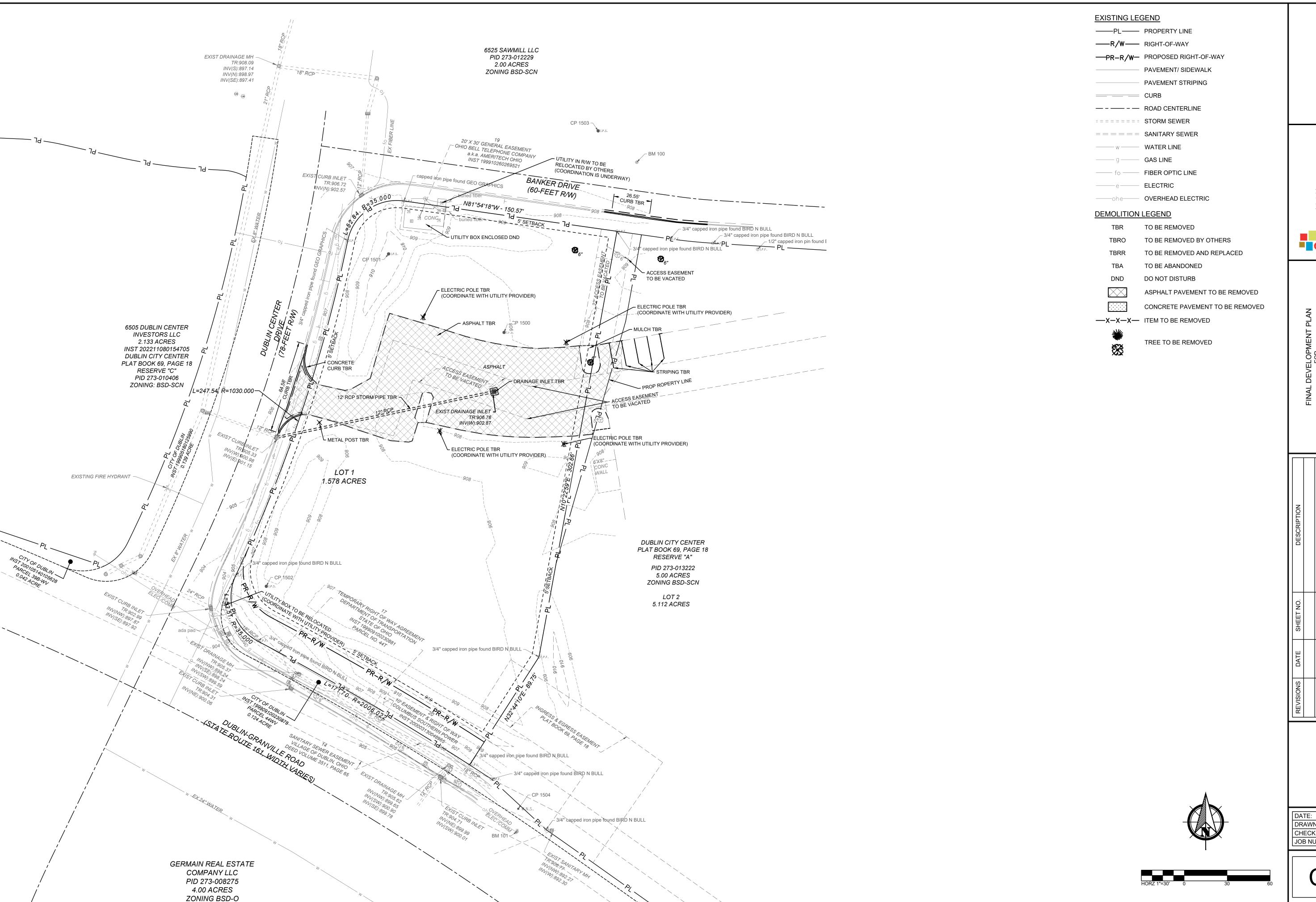
L DEVELOPMENT PLAN
FOR
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JBLIN, FRANKLIN COUNTY, OF

DATE: 11/19/2025

DRAWN BY: DA

CHECKED BY: BDS

JOB NUMBER: 2024.03885



PLAN

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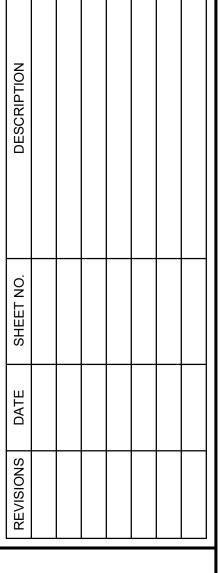
UNITY, OHIO

TIONS &

Z550 Corporate Exchange Dr.

TEL 614,901,2238

ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
EXISTING CONDITIONS
DEMOLITION PLAN

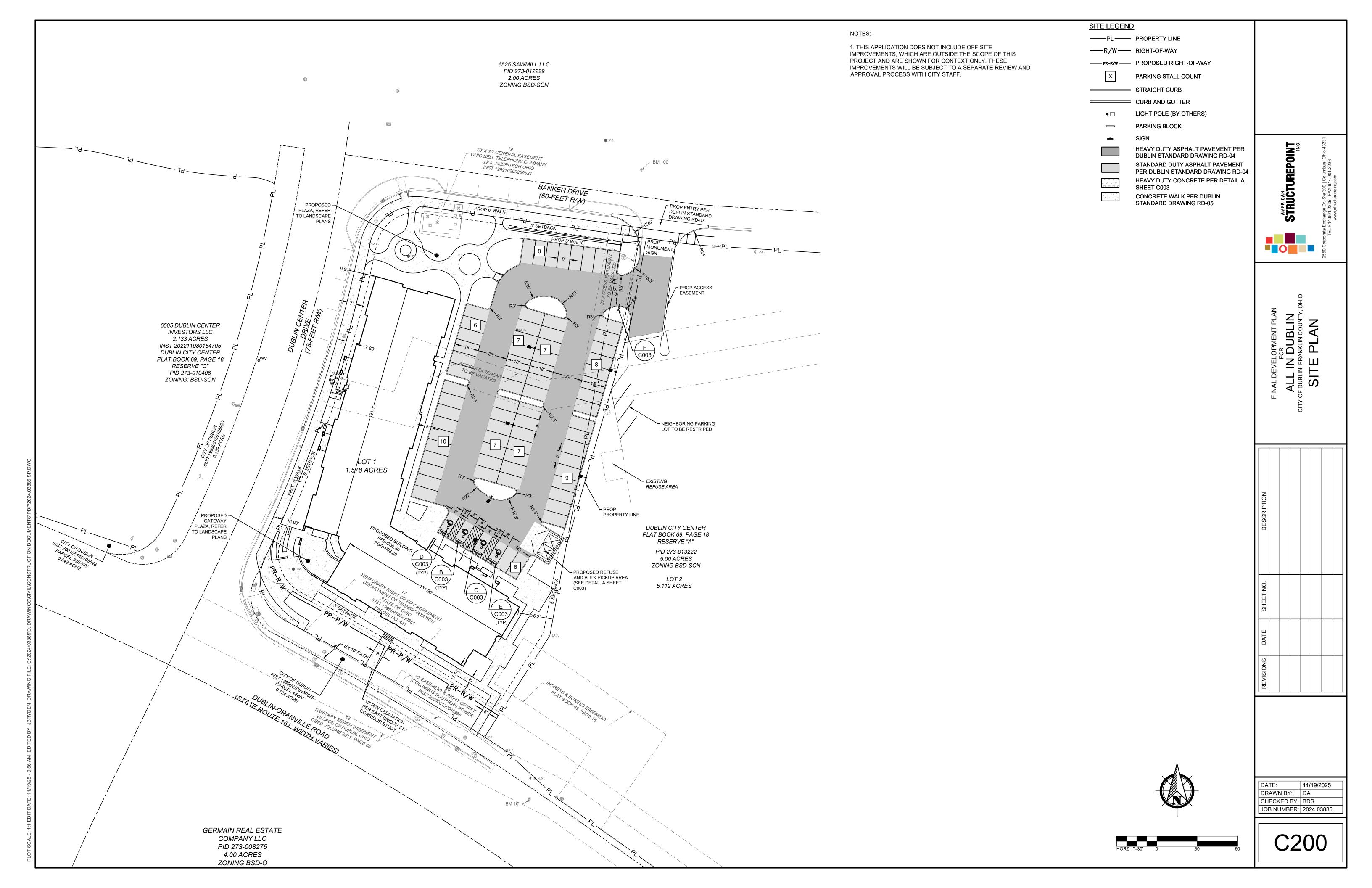


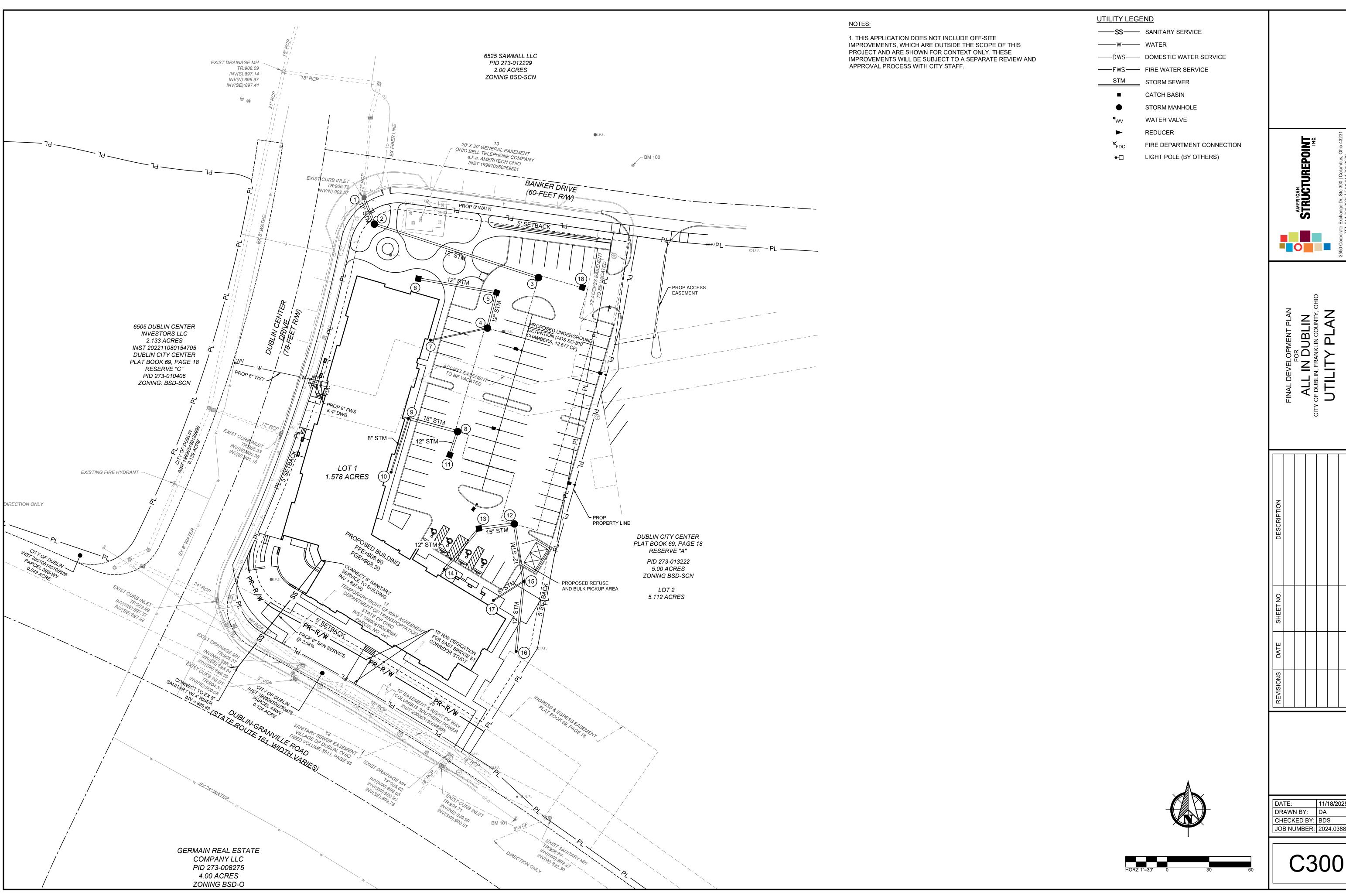
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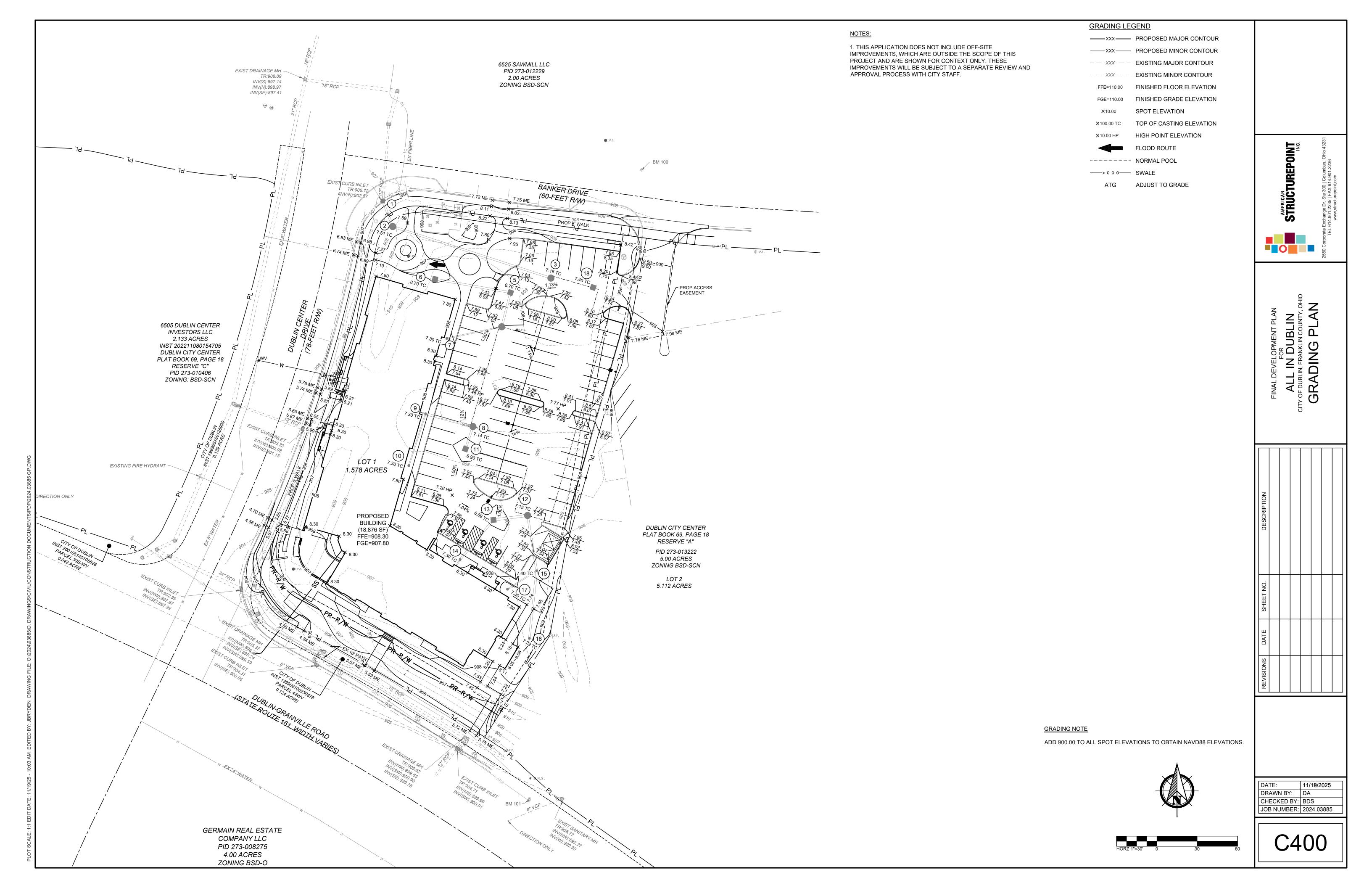
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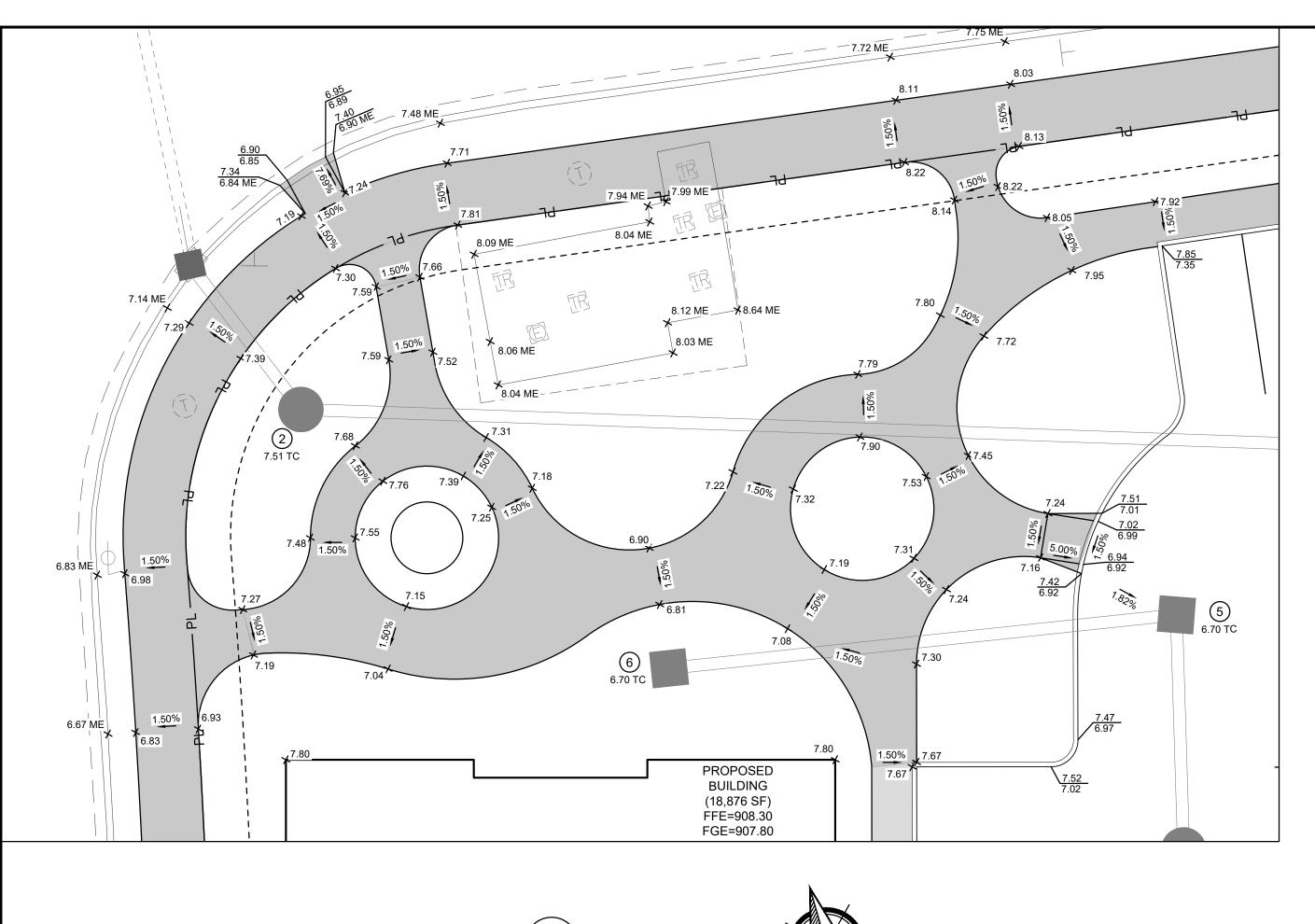




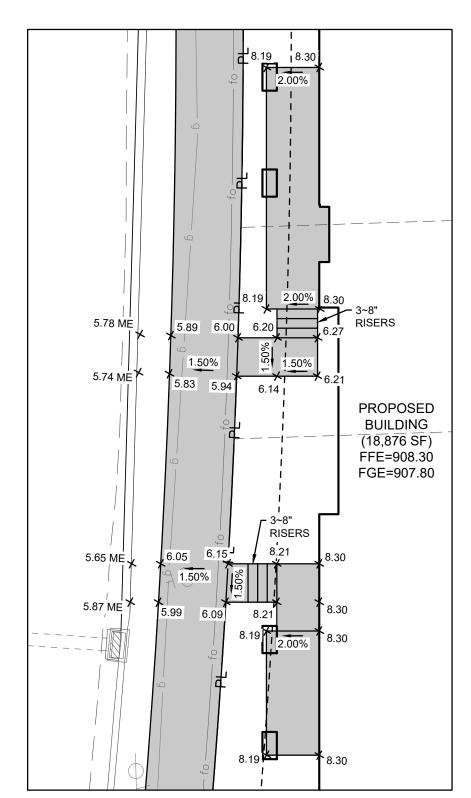


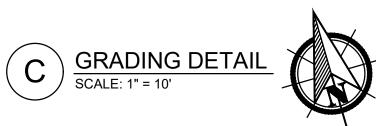
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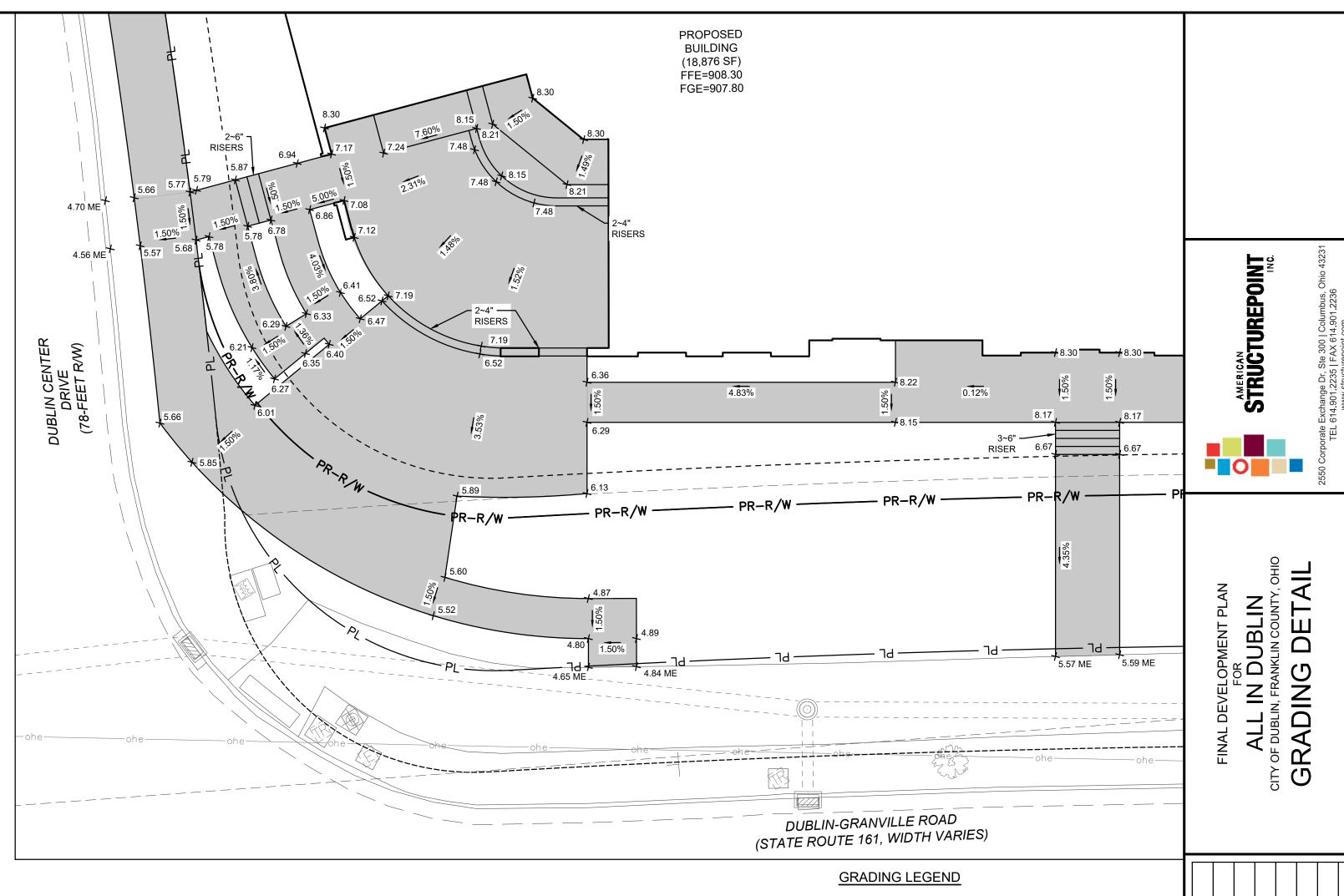




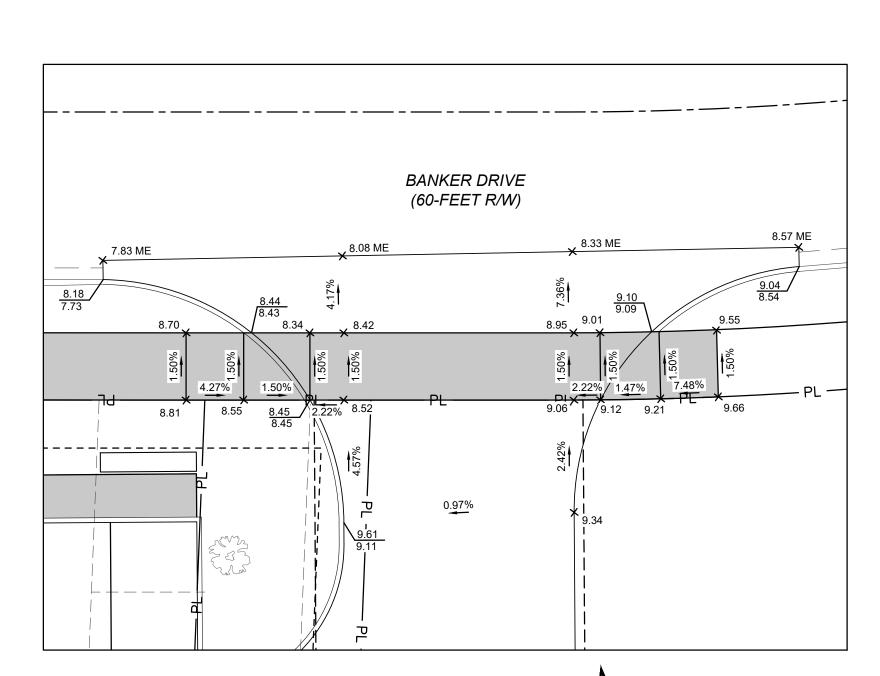


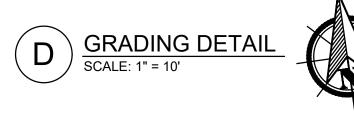












xxx	PROPOSED MAJOR CONTOUR					
xxx	PROPOSED MINOR CONTOUR					
	EXISTING MAJOR CONTOUR					
XXX	EXISTING MINOR CONTOUR	DESCRIPTION				
FFE=110.00	FINISHED FLOOR ELEVATION	SCR				
× 10.00	SPOT ELEVATION					
×100.00 TC	TOP OF CASTING ELEVATION					
X10.00 HP	HIGH POINT ELEVATION					
X10.00 ME	MATCH EXISTING ELEVATION					
10.50 10.00	TOP OF CURB ELEVATION					
10.00	BOTTOM OF CURB ELEVATION	SHEET NO				
X 10.00 TW	TOP OF WALL ELEVATION	쀺				
X10.00 BW	BOTTOM OF WALL ELEVATION	S				
X.XX%	SLOPE ARROW					
→ ~~	FLOW ARROW	DATE				
	FLOOD ROUTE					
	NORMAL POOL	SNS				
> 0 0 0	SWALE	REVISIONS				
ATG	ADJUST TO GRADE	RE				

GRADING NOTE

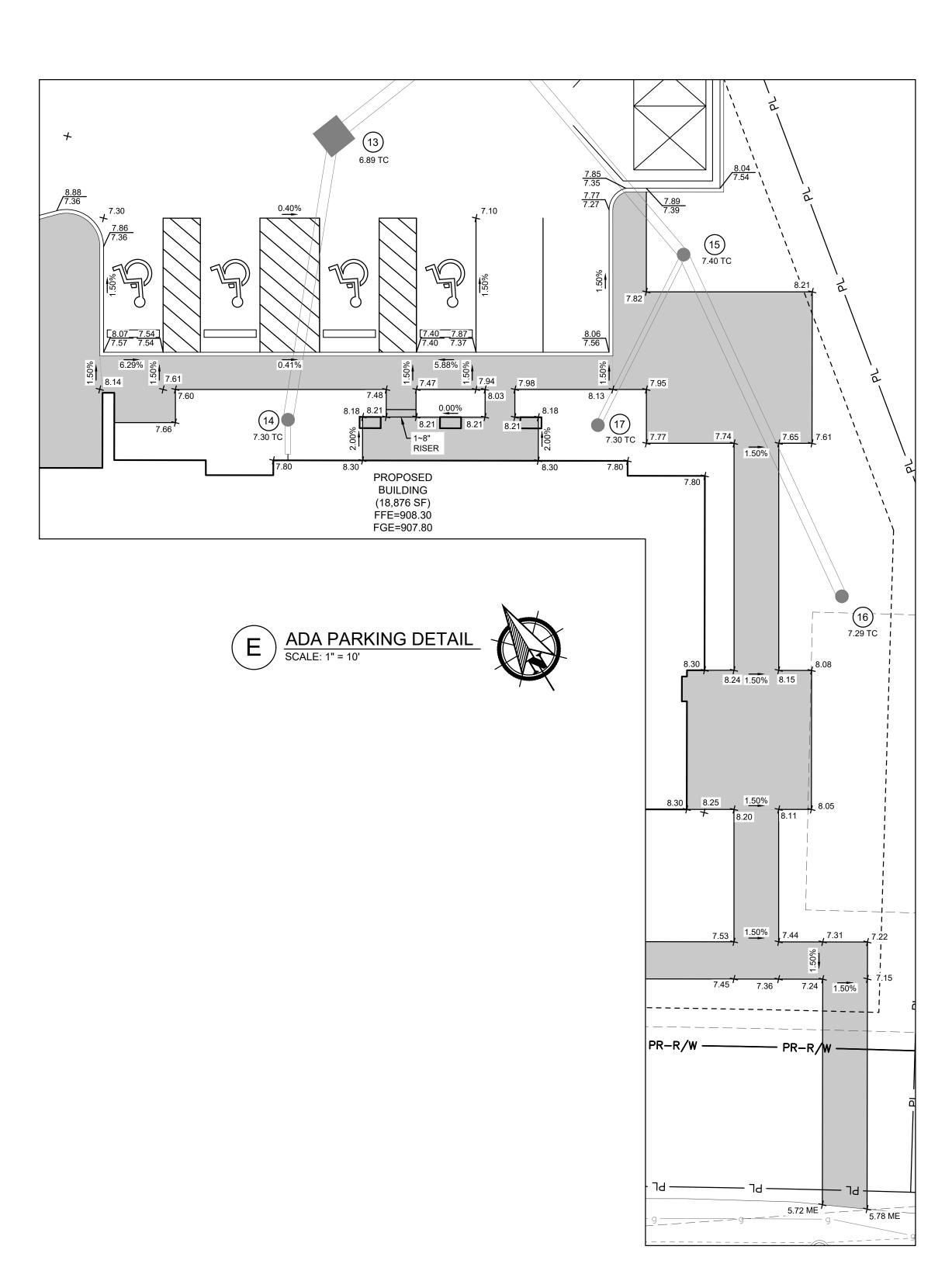
ADD 900.00 TO ALL SPOT ELEVATIONS TO OBTAIN NAVD88 ELEVATIONS.

 DATE:
 11/19/2025

 DRAWN BY:
 DA

 CHECKED BY:
 BDS

 JOB NUMBER:
 2024.03885



GRADING LEGEND

——XXX—— PROPOSED MAJOR CONTOUR -- -xxx- -- Existing major contour FFE=110.00 FINISHED FLOOR ELEVATION SPOT ELEVATION **×**10.00 TOP OF CASTING ELEVATION X100.00 TC HIGH POINT ELEVATION ×10.00 ME MATCH EXISTING ELEVATION TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION X10.00 TW TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION X.XX% SLOPE ARROW FLOW ARROW

FLOOD ROUTE ----- NORMAL POOL

-----> 0 0 0----- SWALE

ATG ADJUST TO GRADE

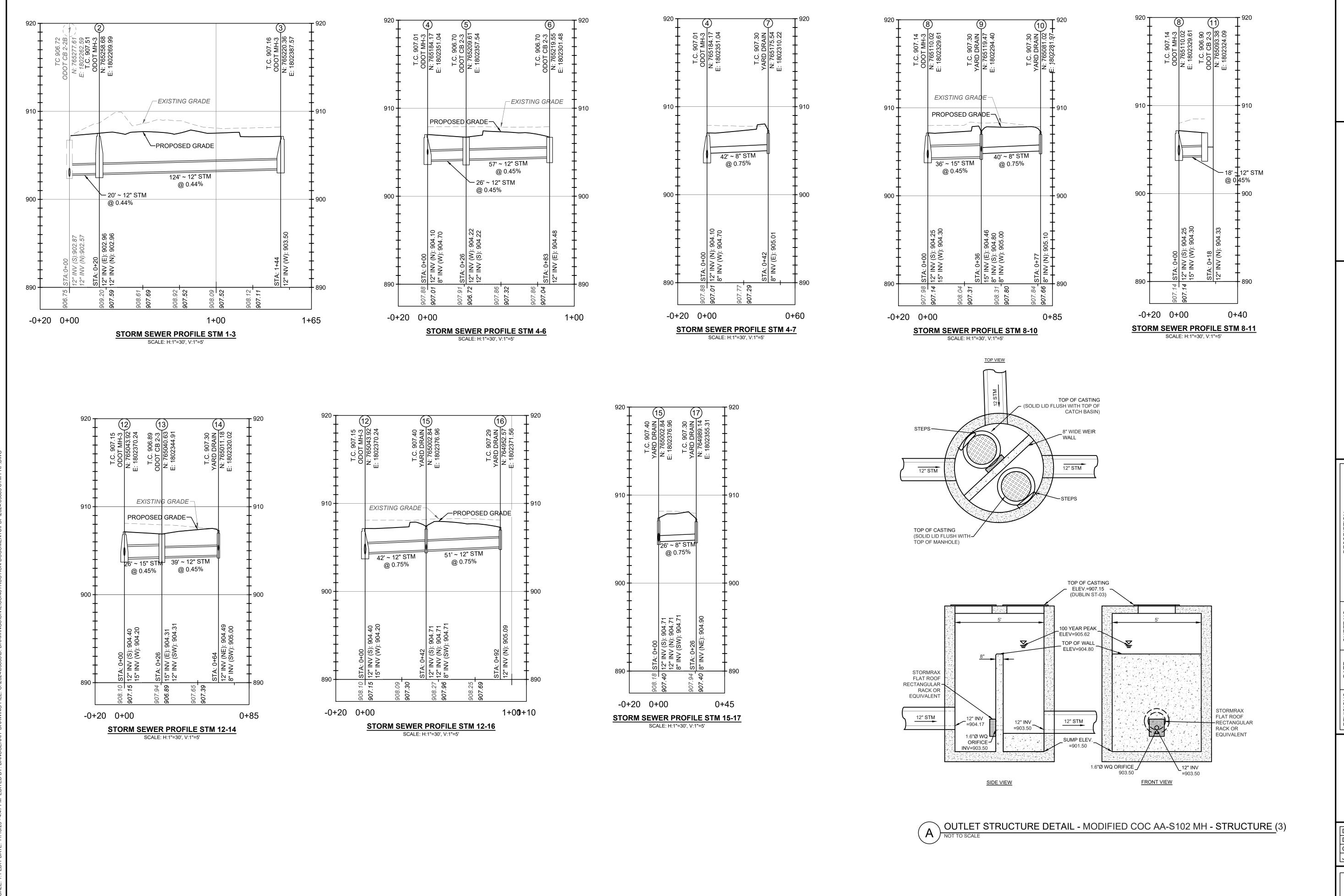
GRADING NOTE

ADD 900.00 TO ALL SPOT ELEVATIONS TO OBTAIN NAVD88 ELEVATIONS.

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

STRUCTUREPOINT INC.

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



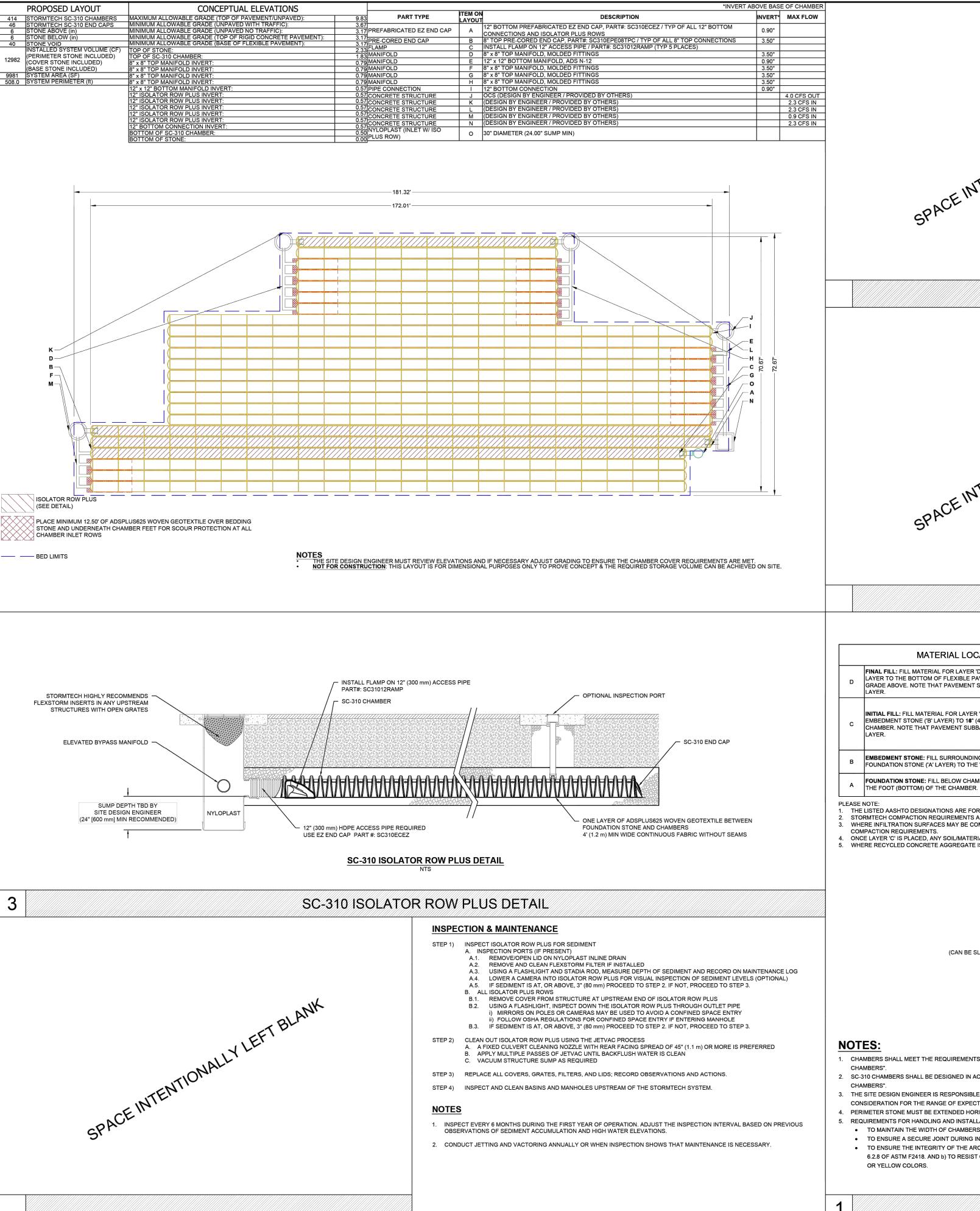
AMERICAN
STRUCTUREPOINT
ING.

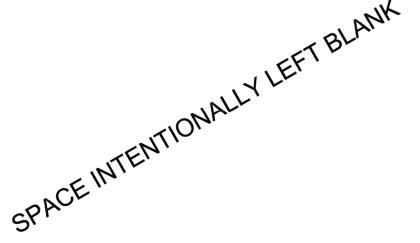
2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 432
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

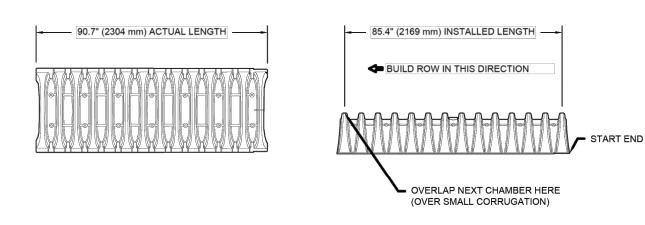
FINAL DEVELOPMENT PLAN
FOR
ALL IN DUBLIN
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
STORM PROFILE

REVISIONS DATE SHEET NO. DESCRIPTION

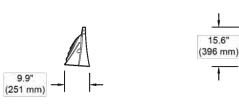
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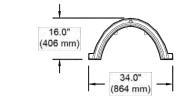




SC-310 TECHNICAL SPECIFICATION







NOMINAL CHAMBER SPECIFICATIONS CHAMBER STORAGE MINIMUM INSTALLED STORAGE*

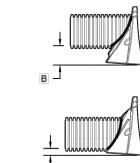
34.0" X 16.0" X 85.4" (864 mm X 406 mm X 2169 mm) 14.7 CUBIC FEET (0.42 m³) (0.83 m³) 29.3 CUBIC FEET

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

35.0 lbs.

PART#	STUB	В	С
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	
SC310EPE06BPC	0 (130 11111)		0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	
SC310EPE08BPC	0 (200 11111)		0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	
SC310EPE10BPC	10 (23011111)		0.7" (18 mm)
SC310ECEZ*	12" (300 mm)		0.9" (23 mm)

3, 357, 4, 467, 5, 56, 57



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"

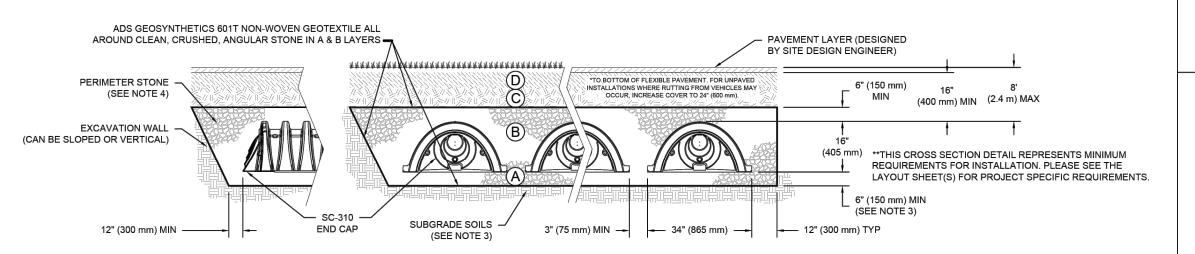
SC-310 TECHNICAL SPECIFICATION

	ACCEPTA	BLE FILL MATERIALS: STORMTECH SO	C-310 CHAMBER SYSTEMS	
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
	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" (460 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).
E	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.
<i>-</i>	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}

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". 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.

OR RECYCLED CONCRETES

- 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 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.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH
- CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 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

SC-310 CROSS SECTION DETAIL

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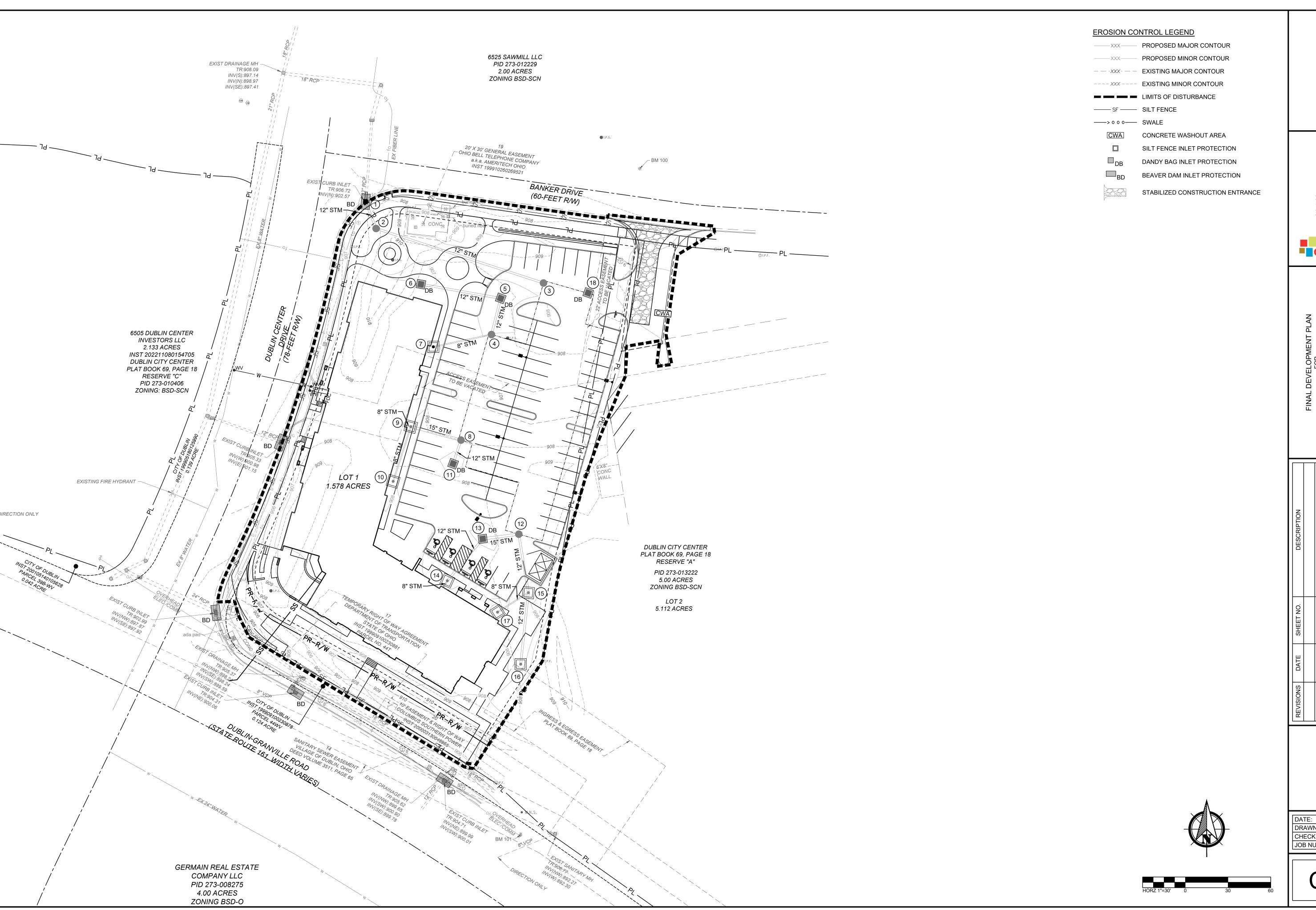
DRAWN:

UBLIN

4640 TRUEMAN E HILLIARD, OH 43 1-800-733-7473

DATE: DRAWN BY: CHECKED BY: BDS JOB NUMBER: 2024.03885

11/18/2025



STRUCTUREPOINT

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FOR ALL IN DUBLIN

CITY OF DUBLIN, FRANKLIN COUNTY, OH

EROSION CONTROL

REVISIONS DATE SHEET NO. DESC

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

PHONE: (614) 901-2235

DISTURBED AREA:

OWNER & SITE CONTACT TFG HOUSING RESOURCES 685 SOUTH FRONT STREET COLUMBUS, OHIO 43206 CONTACT: BRAD CARMAN PHONE: (614) 949-0116

EMAIL: BSCHILLING@STRUCTUREPOINT.COM EMAIL: BCARMAN@TFGHR.COM **EXISTING SITE CONDITIONS:** GRASS LAWN WITH PARKING LOT. LOT ENTRANCE ON THE WEST SIDE OF LOT.

1.83 ACRES

ACTIVITIES INCLUDE THE CONSTRUCTION OF A SINGLE APARTMENT BUILDING WITH 75 PROJECT DESCRIPTION: 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.

FINAL LOCATIONS OF ALL SITE BMPS, INCLUDING DUMPSTERS, VEHICLE FUELING SITE BMPS:

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.

COMMERCIAL - BANK ADJACENT AREAS: BANKER DRIVE

DUBLIN CENTER DRIVE SOUTH: W DUBLIN GRANVILLE DRIVE

DISTURBED AREAS WILL BE PROTECTED BY SILT FENCE, DANDY BAGS, AND GRADING REQUIREMENTS: 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 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**
- 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
- INSTALL STORM SEWERS, OUTLET STRUCTURE, AND INLET FILTERS.
- COMPLETE ALL PAVEMENT ACTIVITIES.
- COMPLETE FINE GRADING OF SEEDED AREAS AND STABILIZE DISTURBED AREAS. 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

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

ACCORDANCE WITH THIS SCHEDULE.

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

OEPA NOI: PENDING

RUNOFF COEFFICIENTS:

POST-DEVELOPED: C = 0.81

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

EROSION CONTROL NOTES:

- 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
- 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.
- 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
- 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

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.

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

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

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

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.

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 FEFT 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.

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

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.

TEMF	PORARY 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 THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAY
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 T TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

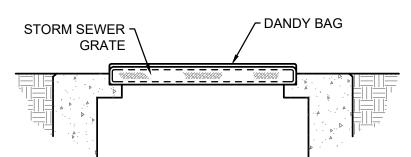
PERMANENT STABILIZATION					
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS				
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE				
AN AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO 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	OATS	3	4 BUSHEL			
AUGUST 15	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	RY	3	2 BUSHEL			
NOVEMBER 1	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, SODDII	NG PRACTICES O	R DORMANT SEEDING			

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

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



INSTALLATION:

- 1. STAND GRATE ON END. PLACE DANDY BAG OVER
- 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.
- 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.

DANDY BAG INLET PROTECTION

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				

NOTES:

GEOTEXTILE FABRIC

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

SPACE POSTS PER MANUFACTURER RECOMMENDATIONS

10' MAX

- 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.



- FENCE POST WRAP GEOTEXTILE AROUND FILTER FABRIC STAKES BEFORE DRIVING TRENCH TO BE BACKFILLED -AND COMPACTED **EXTEND FABRIC TO 8"**

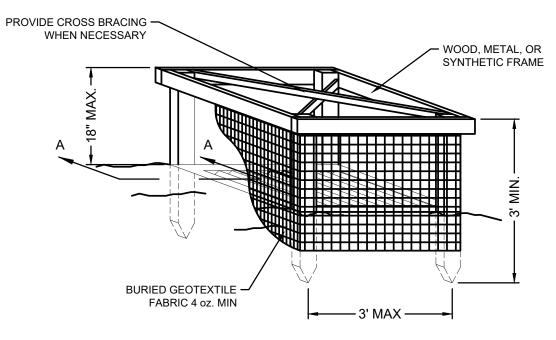
6. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY HALF THE HEIGHT OF THE SILT FENCE.

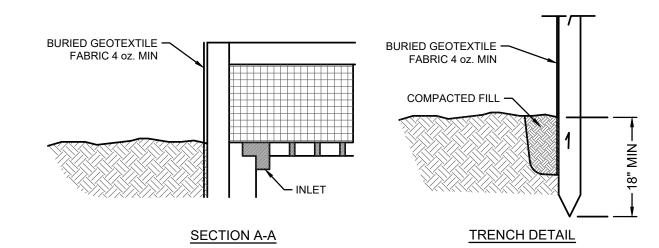
BELOW SURFACE

		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					
APPARENT OPENING SIZE MINIMUM PERMITIVITY	≤ 0.84 mm 1x10 ⁻² sec1	<i>P</i>					

- MANHOLE



FRAME DETAIL



DANDY BAG WILL BE MANUFACTURED IN THE U.S.A.

FROM A WOVEN MONOFILAMENT THAT MEETS OR

EXCEEDS THE FOLLOWING SPEFICICATIONS

GRAB TENSILE STRENGTH

GRAB TENSILE ELONGATION

PUNCTURE STRENGTH

MULLEN BURST STRENGTH

TRAPEZOID TEAR STRENGTH

UV RESISTANCE

APPARENT OPENING SIZE

FLOW RATE

PERMITIVITY

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 COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN 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 7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE THE OVERLAP JOIN SHOWN. The TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT 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 WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IS LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.



ASTM D 4632

ASTM D 4632

ASTM D 4833

ASTM D 3786

ASTM D 4533

ASTM D 4355

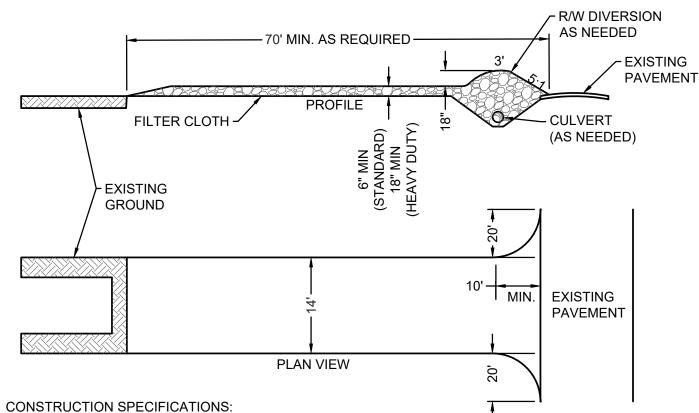
ASTM D 4751

ASTM D 4491

ASTM D 4491

ORANGE SILT FENCE OR — 10' MINIMUM — -CONSTRUCTION FENCE BASIN SHOULD BE CLEARLY MARKED FOR CONCRETE WASHOUT. ALL CONCRETE TRUCKS MUST WASHOUT HERE 10 ML PLASTIC LINING - 10 ML PLASTIC LINING GRAVEL PAD <u>PLAN</u> - 6" MIN. NO. 2 CRUSHED STONE

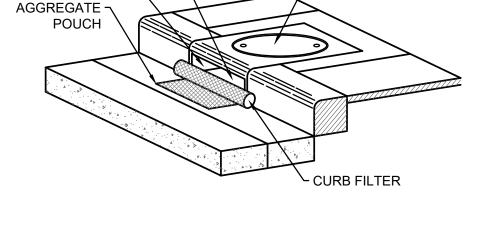
- 1. CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 100' FROM STORM SEWER INLETS, STREAMS, WETLANDS OR ANY OTHER SURFACE WATERS.
- 2. IF CONCRETE WASHOUT AREA IS LOCATED AWAY FROM A PAVED SURFACE, CONSTRUCT A GRAVEL ACCESS ROUTE EQUAL IN COMPOSITION TO A CONSTRUCTION ENTRANCE.
- 3. CONCRETE WASHOUT AREA SHALL BE SUFFICIENT SIZE TO CONTAIN CONCRETE WASTE GENERATED. LARGE SITES MAY REQUIRE MULTIPLE CONCRETE WASHOUT
- 4. PLASTIC LINING SHALL BE DOUBLE-LINED, CONTINUOUS 10-ML POLYETHYLENE SHEETING FREE OF HOLES, TEARS OR OTHER DEFECTS INSTALLED ON A
- 5. CONCRETE WASHOUT SIGNAGE SHALL BE CLEARLY VISIBLE AND LOCATED WITHIN
- 6. CONCRETE WASHOUT AREA SHALL BE COVERED DURING INCLEMENT WEATHER
- 7. PREFABRICATED, PORTABLE AND RE-USABLE CONCRETE WASHOUT CONTAINERS
- 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



- 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 9. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL 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.
- 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.



CURB OPENING -

WITHOUT GRATE

OVERFLOW GAP

- 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
- LOWER BACK INTO PLACE. 4. PRESS VELCRO DOTS TOGETHER WHICH ARE LOCATED UNDER LIFTING STRAPS. THIS ENSURES

GRATE IS INSERTED IN FRAME FIRST, THEN

MAINTENANCE: 1. WITH A STIFF BRISTLE BROOM, SWEEP SILT AND

OTHER DEBRIS OFF SURFACE AFTER EACH STORM EVENT.

<u>| BEAVER DAM INLET PROTECTION | </u>

STRAPS REMAIN FLUSH WITH GUTTER.

AREAS.

SMOOTH, LEVEL SURFACE, FREE OF LARGE ROCKS AND DEBRIS.

30 FEET OF EACH WASHOUT AREA.

TO PREVENT OVERFLOW.

ARE ACCEPTABLE.

ENTIRE CONCRETE WASHOUT AREA WHEN IT IS 75% FULL.

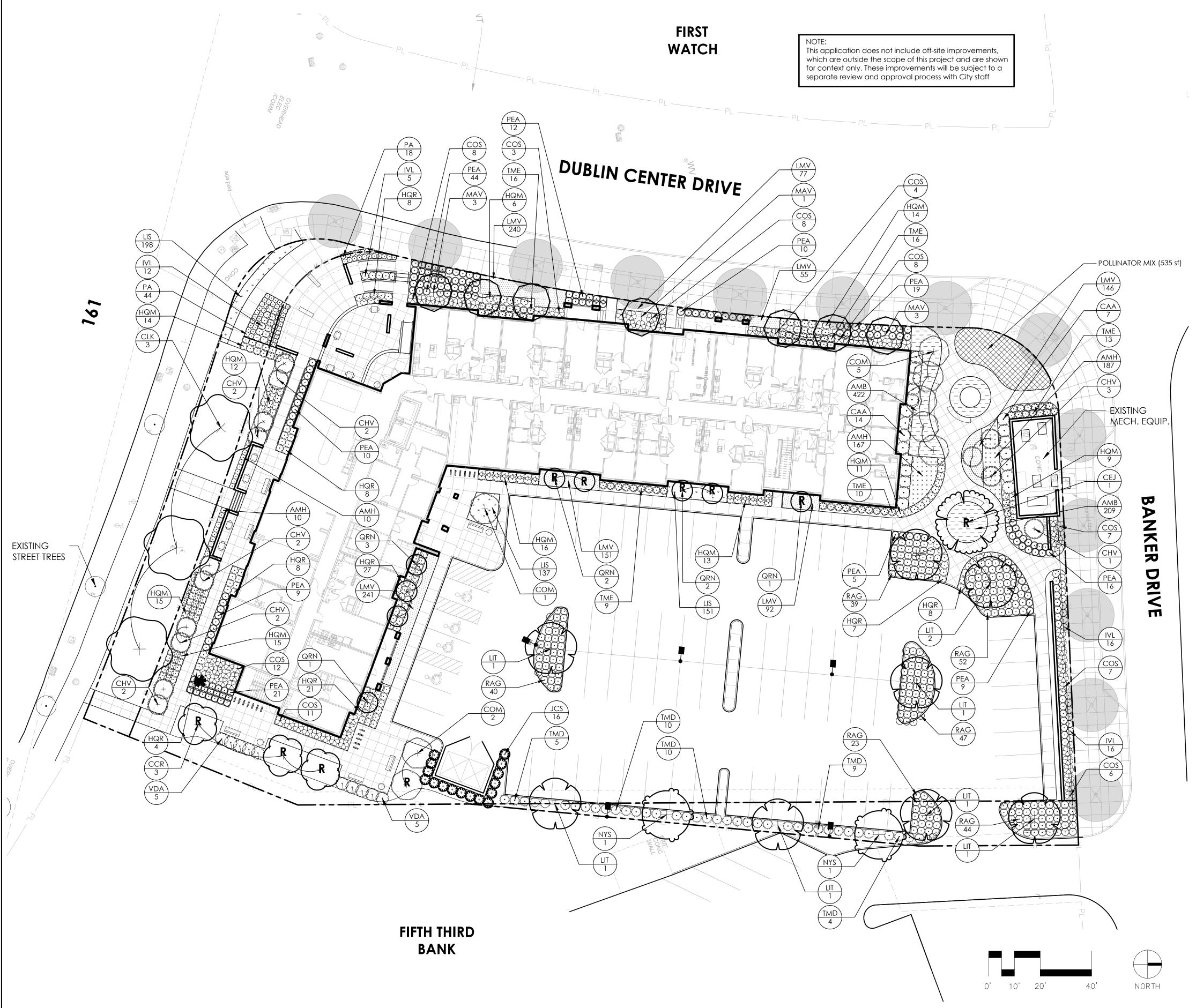
CONCRETE WASHOUT AREA

D CONSTRUCTION ENTRANCE

NTR(S OA

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



LEGEND GENERAL LANDSCAPE NOTES:

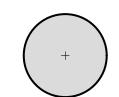
STARTING.

CONSTRUCTION, SEE PLAN.



EXISTING TREE

SEE L-4 TREE SURVEY & REPLACEMENT PLAN



PROPOSED STREET TREE (SPECIES PER CITY OF DUBLIN STREET TREE PLAN)



PROPOSED REPLACEMENT TREE (10) Trees @ 2.5" Cal. = 25 inches SEE L-4 TREE SURVEY & REPLACEMENT PLAN

CODED NOTES:

1 bike racks

- 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
- 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
- 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.

,	CHEDU T	T	T	1	Ī	<u> </u>
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
REES						
	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
	СОМ	8	CORNUS MAS	CORNELIAN CHERRY	6' HGT.	B&B
	JCS	16	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' - 6' HGT.	B&B
	LIT	8	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	125	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	#3	CONT.
	HQR	91	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	245	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	CONT.
	TMD	38	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	#3	CONT.
	TME	64	TAXUS X MEDIA 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	#3	CONT.
	VDA	10	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	#5	CONT.
GRASSES						•
<u>OK/ (33L3</u>	PEA	155	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1	CONT.
Symbol	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
		IQII	IDOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUB AR	EAS	T				
		535 SF	POLLINATOR MIX			
	DT	99	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1	CONT.
	EP MC	49 49	ECHINACEA PURPUREA MONARDA X 'JACOB CLINE'	CONEFLOWER JACOB CLINE BEE BALM	#1	CONT.
	RH	49	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1	CONT.
PERENNIA	I.S.					
× × × × × × × × × × × × × × × × × × ×		354	AMSONIA HURDIOHTII	THREAD-LEAF BLUESTAR	#1	CONT.
× × × × × × × × × × × × × × × × × × ×	АМН	334	AMSONIA HUBRICHTII	HIKEAD-LEAF DLUESTAK	# 1	CONI.
	AMB	788	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	#1	CONT.
	LMV	1,002	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	#1	CONT.
* * * * * * * * * * * * * * * * * * *	LIS	486	LIRIOPE SPICATA	CREEPING LILYTURF	#1	CONT.

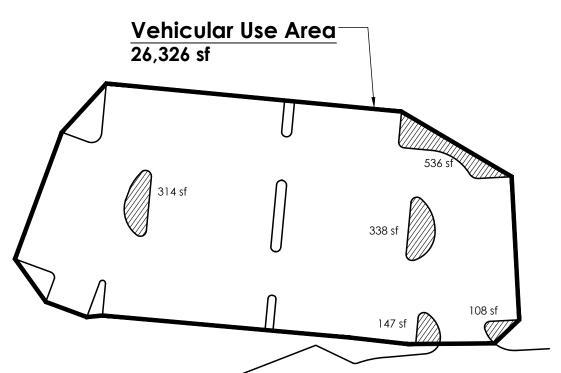






DUBLIN CITY CODE COMPLIANCE CHART

	OMPLIANCE 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 = +/- 26,886 SF	7 trees provided
	Total vehicular use area = +/- 26,886 SF Landscaped area required = 1,344 SF	1,475 SF provided = 5.5% (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 If 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

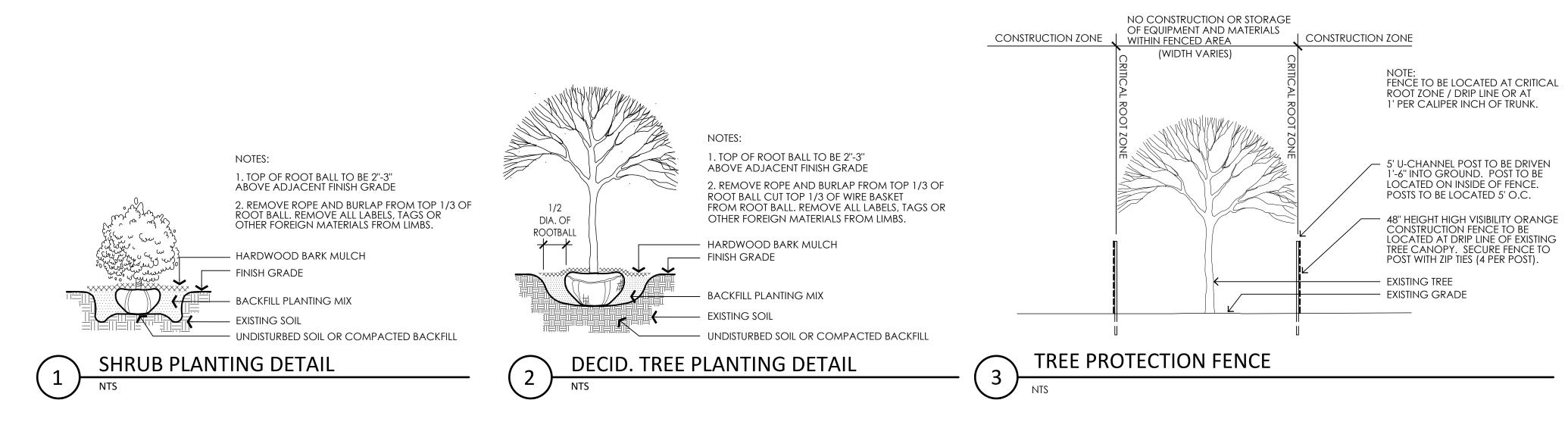


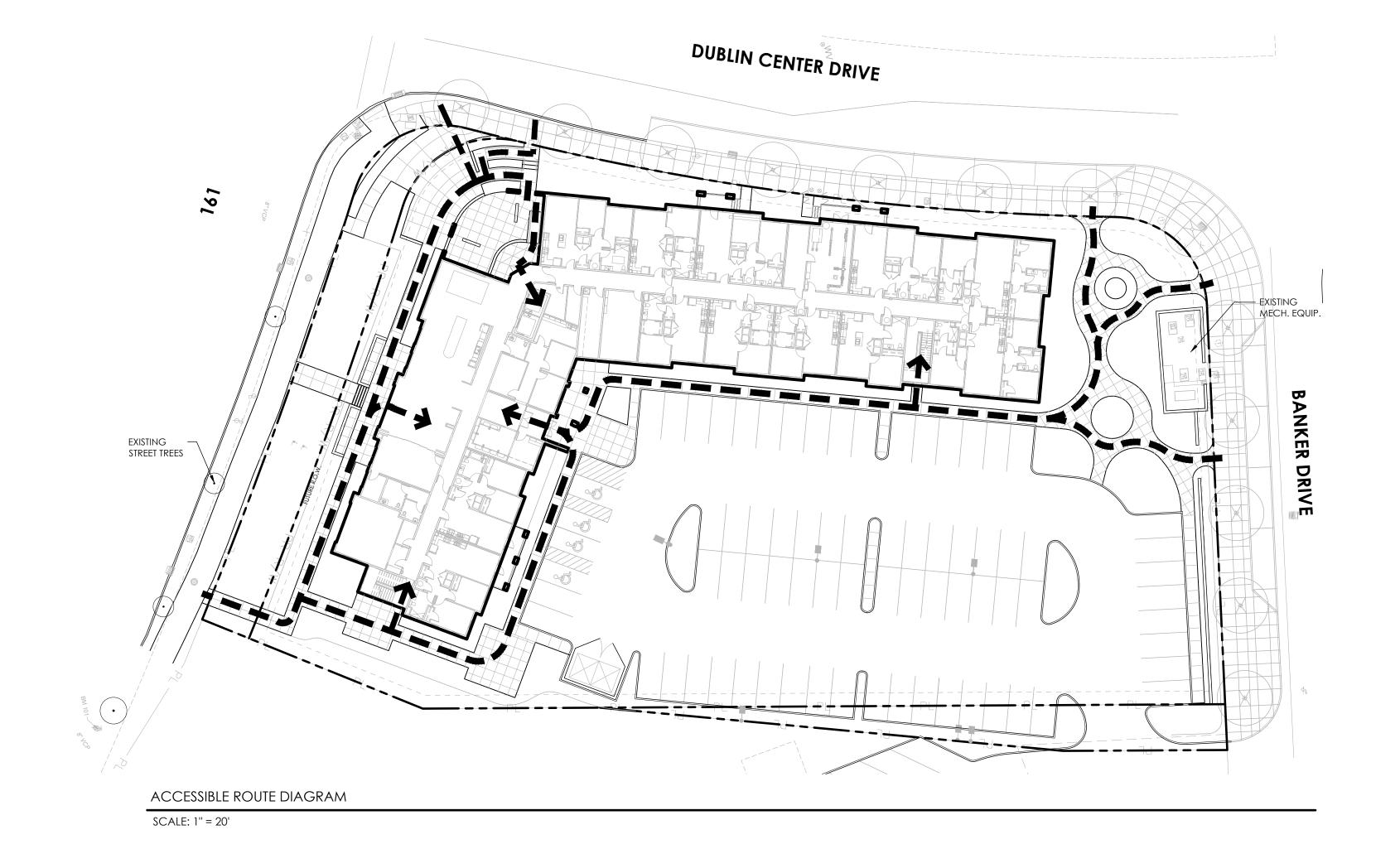
Interior Landscape Required = 1,316 sf (5.0%)

Interior Landscape Provided = 1,443 sf (5.5%)

INTERIOR LANDSCAPE DIAGRAM

153.065-D(5)(c)





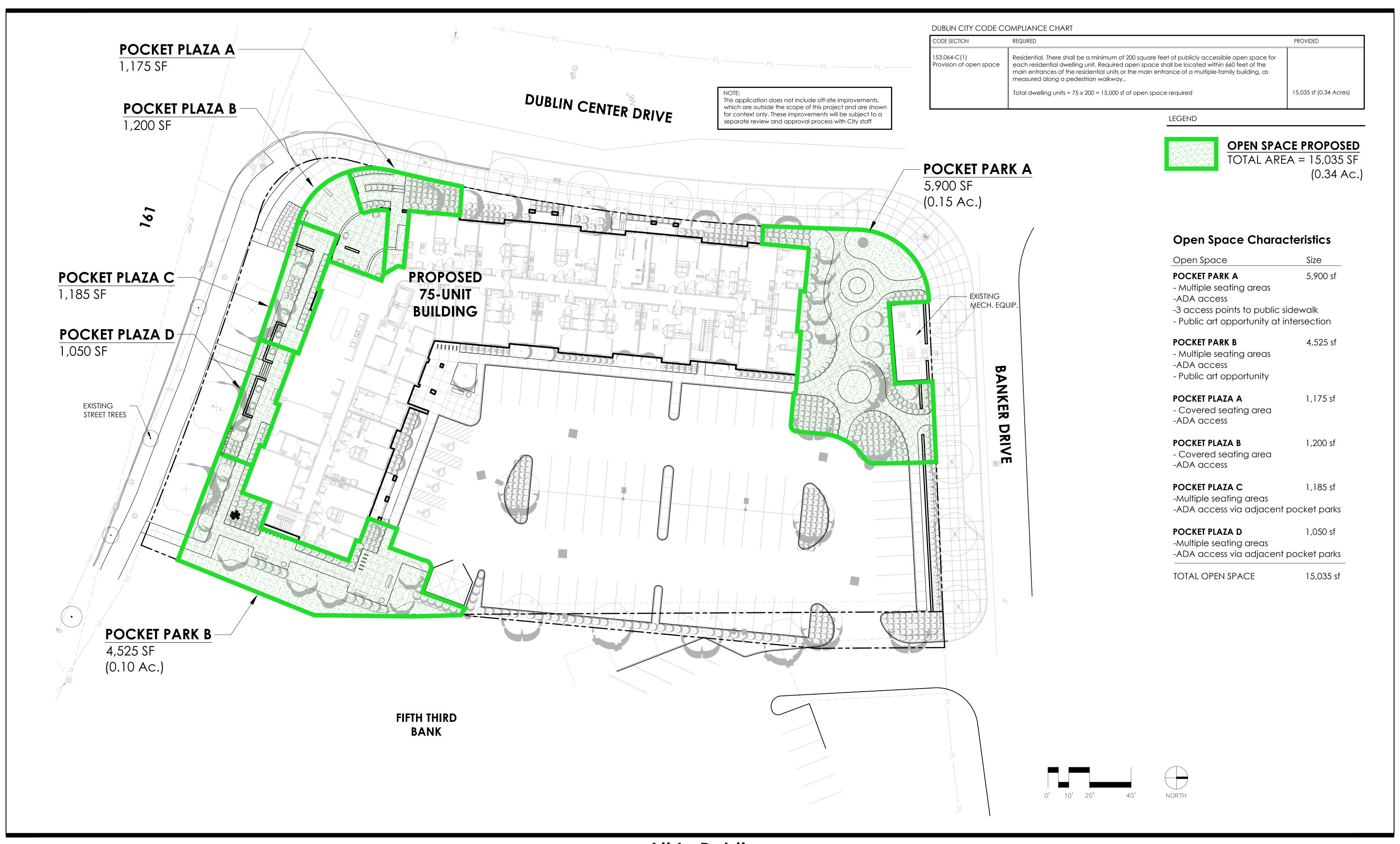


BSD - LANDSCAPE COMPLIANCE DATA
Dublin, OH
November 20, 2025

















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
- 2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON
- 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 ABORICULTURE STANDARDS.
- 5. NO WORK IS TO BEGIN ON SITE UNTIL APPROVAL HAS BEEN MADE BY APPROPRIATE CITY STAFF.

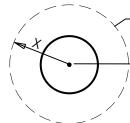
LEGEND



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
١	1	MAPLE	8"	GOOD - FERTILIZE
١	2	MAPLE	6"	GOOD - FERTILIZE
١	3	MAPLE	8"	GOOD - FERTILIZE
١	4	MAPLE	6"	GOOD - REMOVE AND REPLACE
	5	HONEYLOCUST	6"	GOOD - REMOVE AND REPLACE

TREE INVENTORY SCHEDULE - OFFSITE TREES

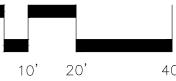
KEY	TREE SPECIES (COMMON NAME)	DBH	CONDITION AND TREATMENT
6	MAPLE	6"	GOOD - REMOVE AND REPLACE
7	HONEYLOCUST	6"	GOOD - PRUNE & FERTILIZE
8	MAPLE	6"	GOOD - REMOVE AND REPLACE

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 this project and are shown
for context only. These improvements will be subject to a
separate review and approval process with City staff









(ma) design

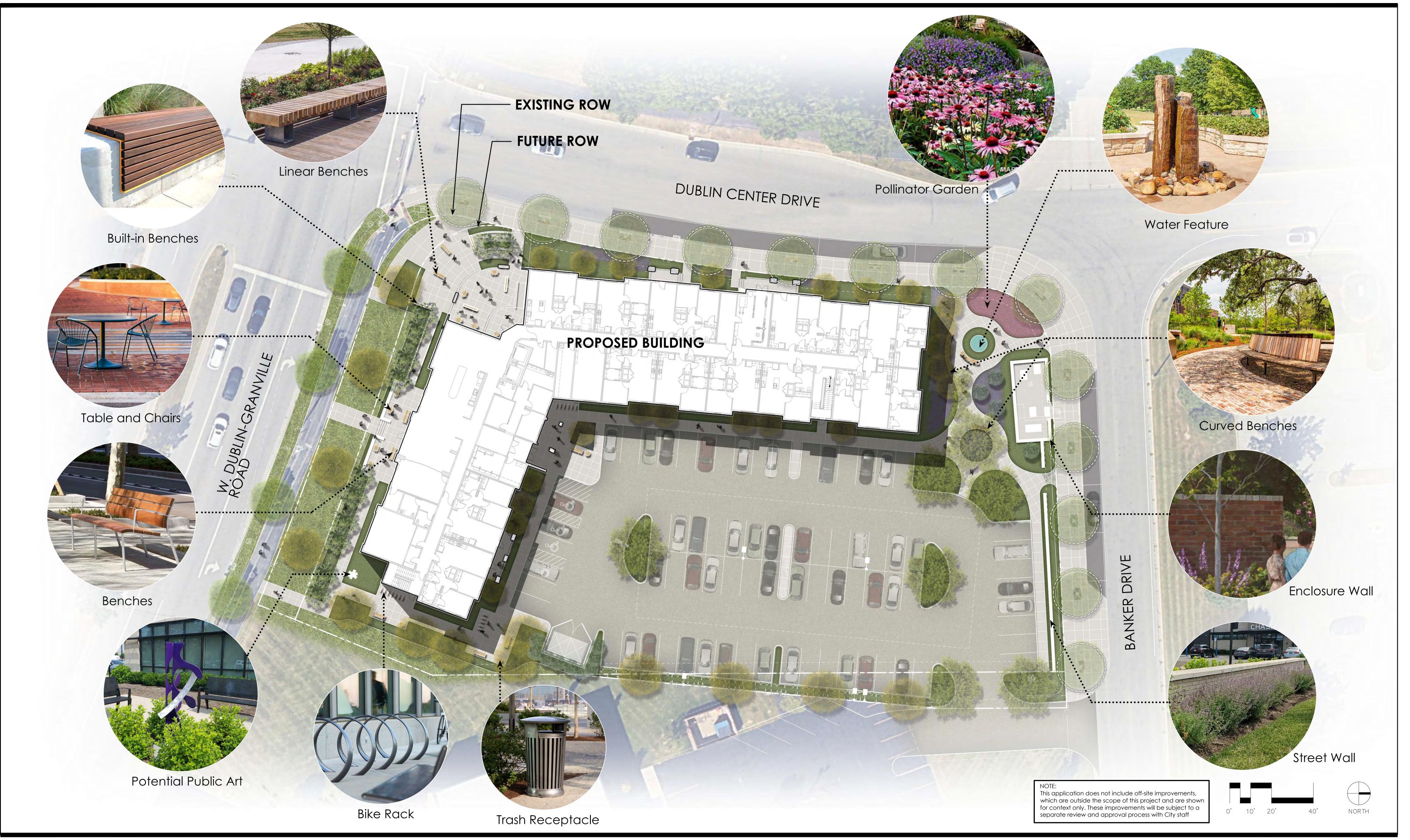


















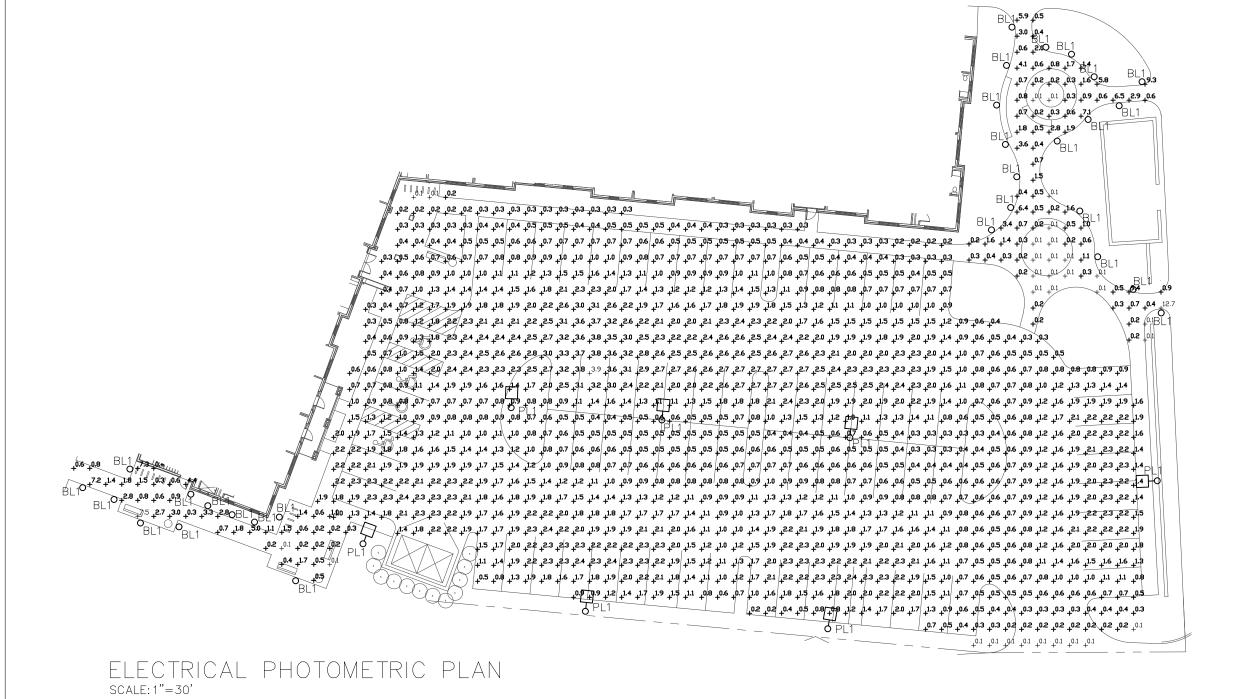






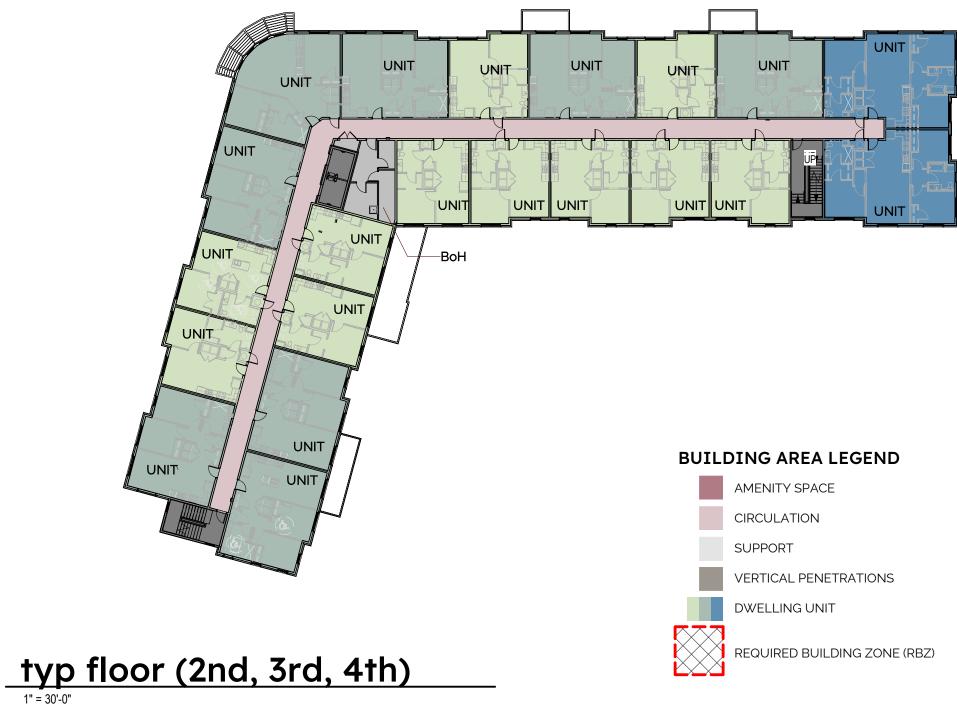


FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
PL1	LED POLE MOUNTED FIXTURE, TYPE 4W DIST.	KIM LIGHTING ()	UR20-56L-75-4K7-4W-BC-PT	75W LED	MOUNT AT 20' A.F.F.
BL1	LED BOLLARD, TYPE 3 DIST., 3000K,	LOUIS POULSEN ()	FLINDT GARDEN BOLLARD, LONG, INTEGRATED LED 3000K	7W LED	

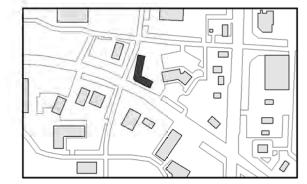




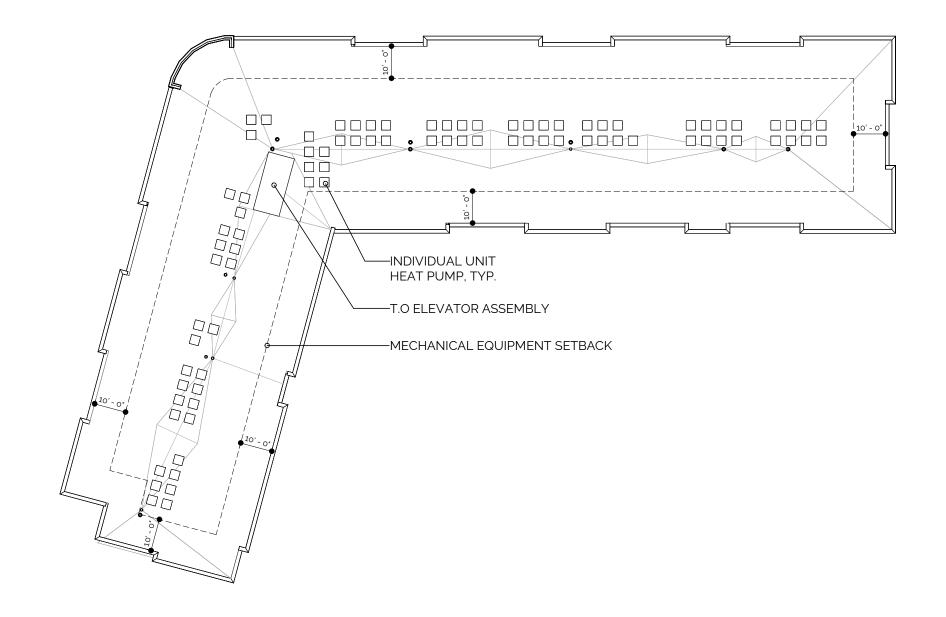






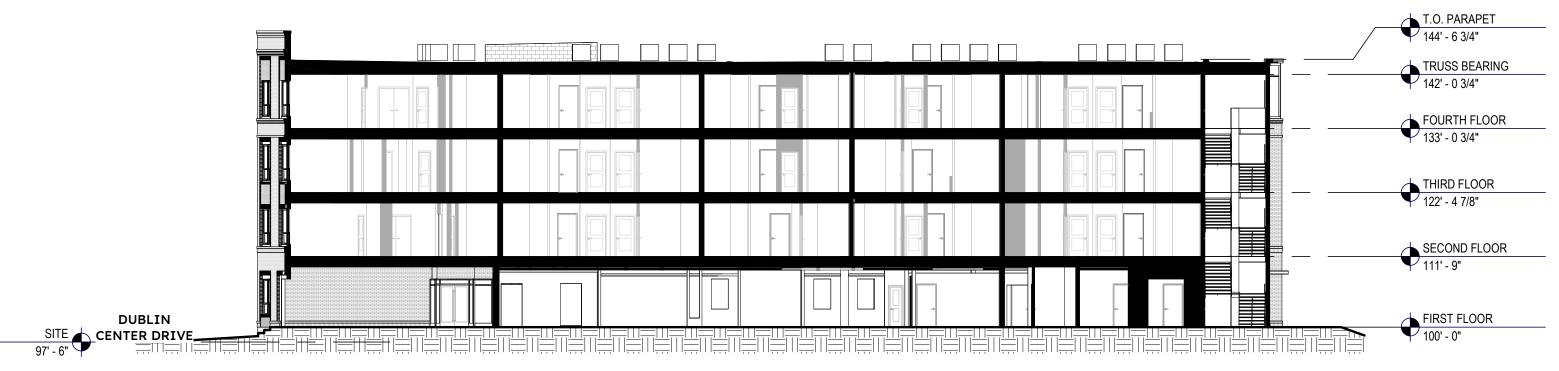


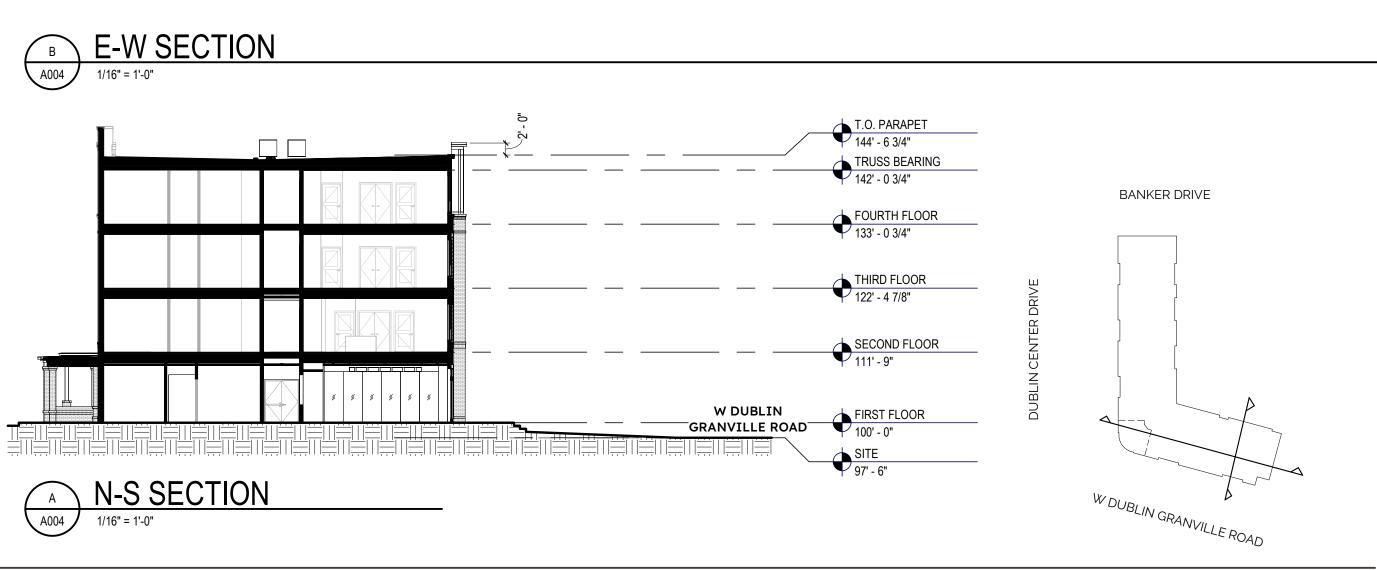


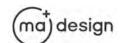


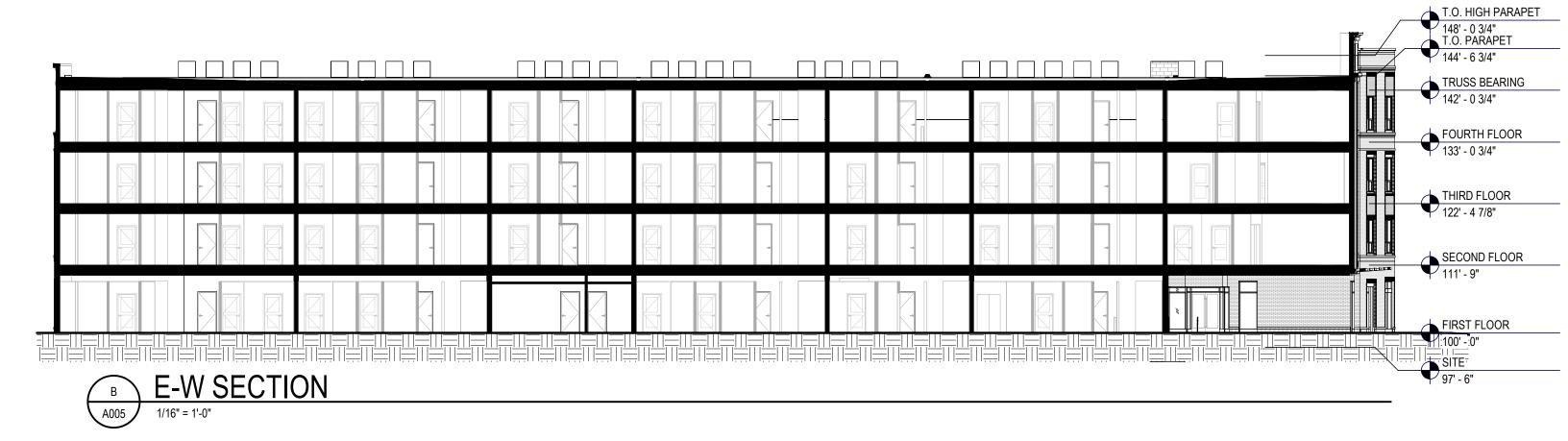
roof plan 1" = 30'-0"

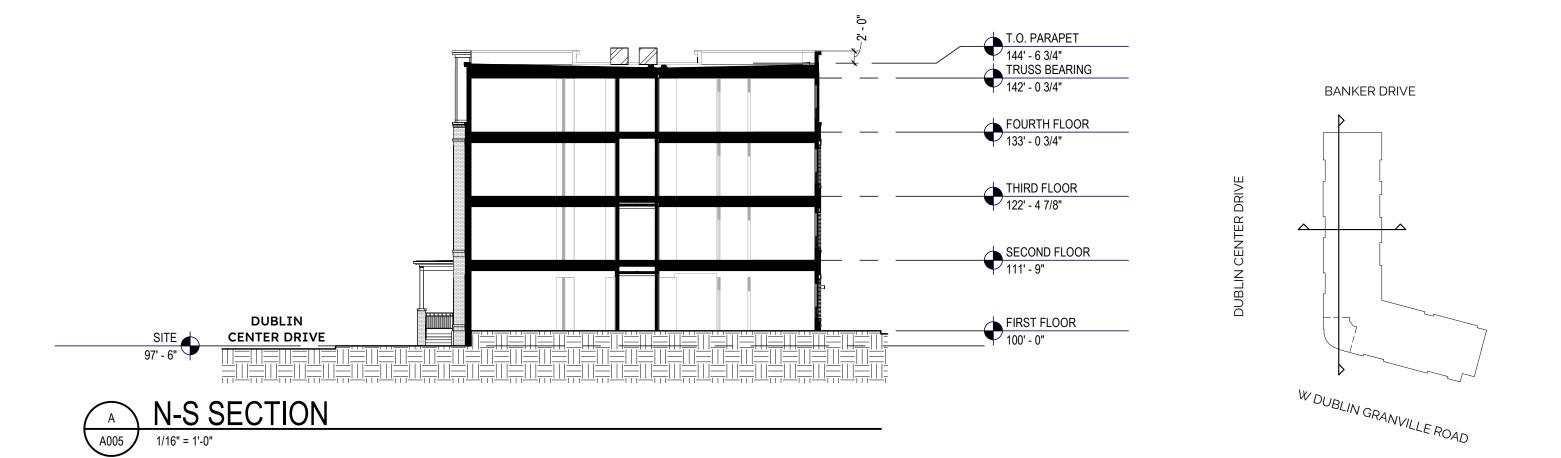


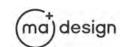


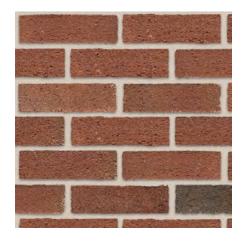
















BR-2 BRICK (ACCENT) GLEN-GERY COPENHAGEN



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



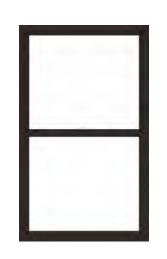
FC-2 FIBER CEMENT TRIM & PANEL JAMES HARDIE TIMBER BARK SMOOTH



FC-2 FIBER CEMENT TRIM JAMES HARDIE SMOOTH - DARK BRONZE TO MATCH WINDOW



STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE



WN-1 RESIDENTIAL WINDOW ANDERSEN 100 SERIES DARK BRONZE



MTL-1 METAL COPING CAP DMI SANDSTONE



MTL-2 METAL COPING CAP SPARTAN BRONZE



MTL-3 RAILINGS AND LIGHT FIXTURES BRONZE



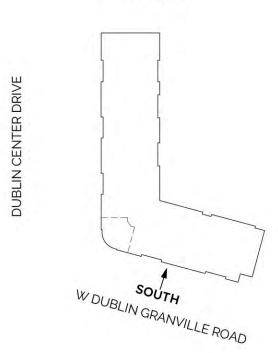


- A BR-1 BRICK (FIELD)
 GLEN-GERY
 CANYON BLEND
- B BR-2 BRICK (ACCENT)
 GLEN-GERY
 COPENHAGEN
- C FC-1 FIBER CEMENT TRIM & PANELS
 JAMES HARDIE
 COBBLE STONE SMOOTH FINISH
- D FC-2 FIBER CEMENT TRIM & PANELS
 JAMES HARDIE
 TIMBER BARK SMOOTH FINISH
- E FC-3 FIBER CEMENT TRIM

 JAMES HARDIE

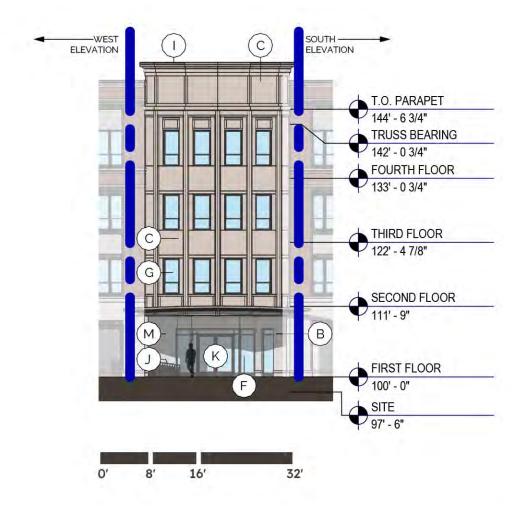
 DARK BRONZE SMOOTH FINISH
- F SF-1 STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
- G WN-1 RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

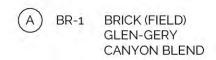
- H MTL-1 METAL COPING CAP DMI SANDSTONE
- () MTL-2 METAL COPING CAP DMI SPARTAN BRONZE
- (J) MTL-3 RAILINGS AND LIGHT FIXTURES BLACK
- (K) BUILDING ENTRANCE
- ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO
- M PROPOSED MURAL LOCATION



BANKER DRIVE

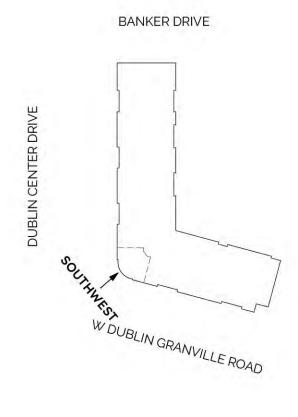
2025 MA Design: | artistic illustration only - not for construction: | the concepts and ideas reflected in the materials in this package are intended to help us as we work with you to create an original design, we do not copy the work of others, but instead look at it for inspir





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

- MTL-1 METAL COPING CAP DMI SANDSTONE
- MTL-2 METAL COPING CAP SPARTAN BRONZE
- MTL-3 RAILINGS AND LIGHT FIXTURES BLACK
- **BUILDING ENTRANCE**
- ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO
- PROPOSED MURAL LOCATION





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

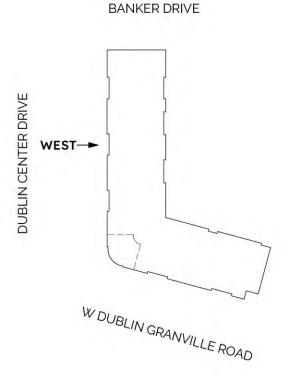
I) MTL-2 METAL COPING CAP DMI SPARTAN BRONZE

J MTL-3 RAILINGS AND LIGHT FIXTURES BLACK

K) BUILDING ENTRANCE

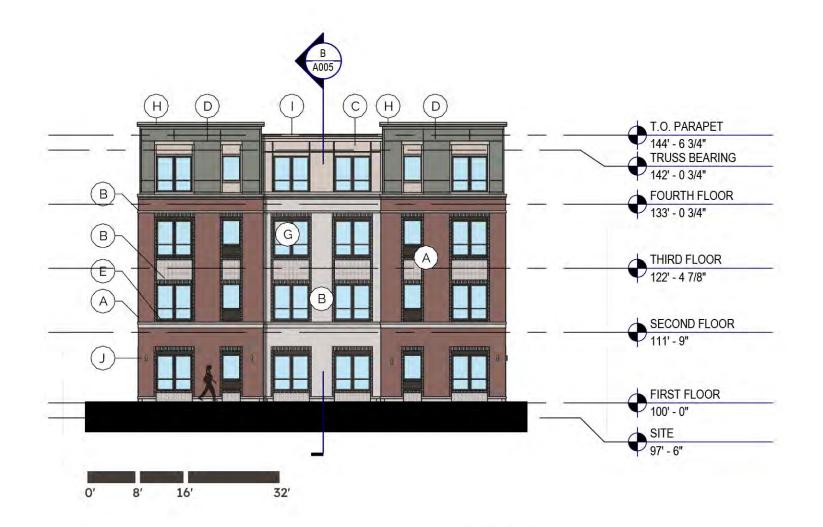
ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO

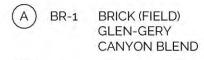
M) PROPOSED MURAL LOCATION











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

FC-1 FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH

FC-2 FIBER CEMENT TRIM & PANELS JAMES HARDIE TIMBER BARK SMOOTH FINISH

(E) FC-3 FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH

SF-1 STOREFRONT SYSTEM **KAWNEER** MEDIUM BRONZE

WN-1 RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

MTL-1 METAL COPING CAP DMI SANDSTONE

MTL-2 METAL COPING CAP SPARTAN BRONZE

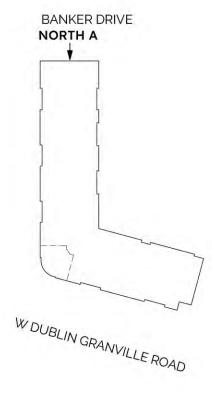
MTL-3 RAILINGS AND LIGHT FIXTURES BLACK

BUILDING ENTRANCE

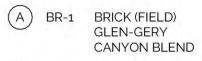
ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO

PROPOSED MURAL LOCATION









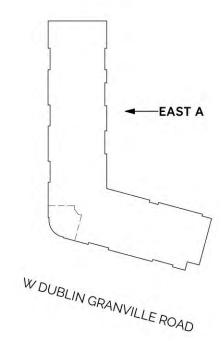
- B BR-2 BRICK (ACCENT)
 GLEN-GERY
 COPENHAGEN
- C FC-1 FIBER CEMENT TRIM & PANELS
 JAMES HARDIE
 COBBLE STONE SMOOTH FINISH
- D) FC-2 FIBER CEMENT TRIM & PANELS
 JAMES HARDIE
 TIMBER BARK SMOOTH FINISH
- E FC-3 FIBER CEMENT TRIM

 JAMES HARDIE

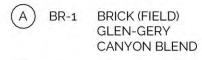
 DARK BRONZE SMOOTH FINISH
- F SF-1 STOREFRONT SYSTEM KAWNEER MEDIUM BRONZE
- G WN-1 RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

- 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
- ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO
- M) PROPOSED MURAL LOCATION









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

FC-1 FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH

FC-2 FIBER CEMENT TRIM & PANELS JAMES HARDIE TIMBER BARK SMOOTH FINISH

(E) FC-3 FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH

SF-1 STOREFRONT SYSTEM **KAWNEER** MEDIUM BRONZE

WN-1 RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

MTL-1 METAL COPING CAP DMI SANDSTONE

MTL-2 METAL COPING CAP SPARTAN BRONZE

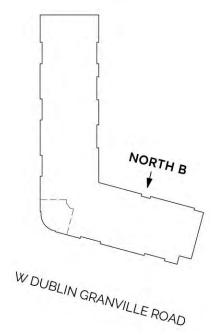
MTL-3 RAILINGS AND LIGHT FIXTURES **BLACK**

BUILDING ENTRANCE

ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO

PROPOSED MURAL LOCATION









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

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

FC-1 FIBER CEMENT TRIM & PANELS JAMES HARDIE COBBLE STONE SMOOTH FINISH

FC-2 FIBER CEMENT TRIM & PANELS JAMES HARDIE TIMBER BARK SMOOTH FINISH

(E) FC-3 FIBER CEMENT TRIM JAMES HARDIE DARK BRONZE SMOOTH FINISH

SF-1 STOREFRONT SYSTEM **KAWNEER** MEDIUM BRONZE

WN-1 RESIDENTIAL WINDOW ANDERSON 100 SERIES DARK BRONZE

MTL-1 METAL COPING CAP DMI SANDSTONE

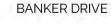
MTL-2 METAL COPING CAP SPARTAN BRONZE

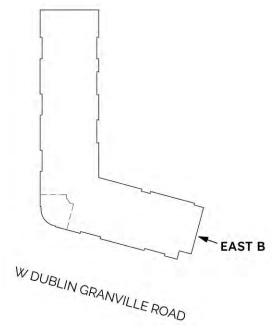
MTL-3 RAILINGS AND LIGHT FIXTURES BLACK

BUILDING ENTRANCE

ARCHITECTURE AWNING COLOR TO MATCH ALL-IN LOGO

PROPOSED MURAL LOCATION





SOUTH FACADE REQUIREMENTS

SOUTH FACADE MATERIALS

PRIMARY MATERIALS PRIMARY MATERIALS: BRICK, GLASS

REQUIRED: 80% PROVIDED: 77.3% (4,195 / 5,428)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 22.7% (1,223 / 5,428)

FACADE REQUIREMENTS

STREET FACADE: PRINCIPAL FRONTAGE:

TRANSPARENCY REQUIREMENTS: OVERALL TRANSPARENCY

REQUIRED: >20%

PROVIDED: 27.4% (1,814 SF / 6,628 SF)

GROUND STORY TRANSPARENCY OPAQUE AREA:

GLAZING/OPENING AREA: TRANSPARENCY PROVIDED:

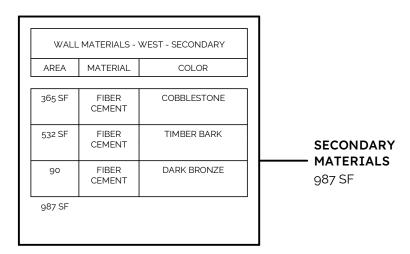
(632 / 1,690) = .374 TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY OPAQUE AREA: 1,534 SF

GLAZING AREA: 378 SF TRANSPARENCY PROVIDED: 24.6% (378 / 1,534 = .246)

TRANSPARENCY REQUIRED: 20%

WALL MATERIALS - SOUTH FACADE WINDOWS - SOUTH FACADE AREA MATERIAL COLOR AREA COLOR 1,710 SF BRICK (BR-1) 1,152 SF 1,871 SF BRICK (BR-2) COLOR 3,581 SF **PRIMARY MATERIALS** STOREFRONT - SOUTH FACADE GLASS DOORS - SOUTH FACADE 4,382 SF AREA AREA 614 SF o SF

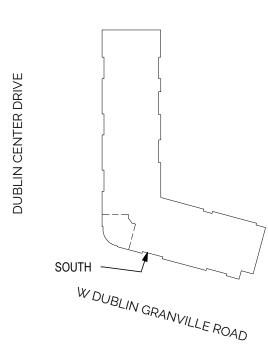


TOTAL FACADE SQUARE FOOTAGE: 6,628 SF TOTAL FACADE EXCLUDING PUNCHED WINDOWS, DOORS, AND OPENING: 5,428 SF



SOUTH ELEVATION

1" = 20'-0"



BANKER DRIVE



SW FACADE REQUIREMENTS

SW FACADE MATERIALS

PRIMARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: 80%

PROVIDED: 23.4% (214 / 916)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 76.6% (702 / 916)

FACADE REQUIREMENTS

STREET FACADE: PRINCIPAL FRONTAGE: YES

TRANSPARENCY REQUIREMENTS: OVERALL TRANSPARENCY

REQUIRED: >20%

PROVIDED: 29.1% (326 SF / 1119 SF)

GROUND STORY TRANSPARENCY OPAQUE AREA:

GLAZING/OPENING AREA: TRANSPARENCY PROVIDED:

(123 / 250) = .492 TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY

OPAQUE AREA: 227 SF GLAZING AREA TRANSPARENCY PROVIDED: 29.9%

TRANSPARENCY REQUIRED: 20%

(68 / 227= .299)

REQUIRED CHANGE IN ROOF PLANE OR TYPE-

(NO GREATER THAN

PROVIDED: YES

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

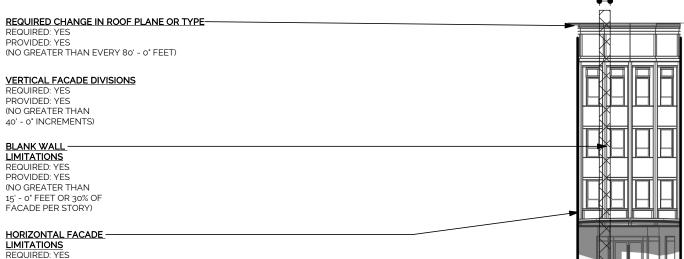
WINDOWS - SOUTHWEST WALL MATERIALS - SOUTHWEST FACADE FACADE AREA MATERIAL AREA COLOR BRICK (BR-1) 0 RED 203 SF 91 BRICK (BR-2) GRAY 91 SF **PRIMARY MATERIALS** GLASS DOORS - SOUTHWEST STOREFRONT - SOUTHWEST FACADE 214 SF FACADE AREA AREA o SF 123 SF

AREA	MATERIAL	COLOR
702 SF	FIBER CEMENT	COBBLESTONE
o SF	FIBER CEMENT	TIMBER BARK
o SF	FIBER CEMENT	DARK BRONZE

SECONDARY MATERIALS

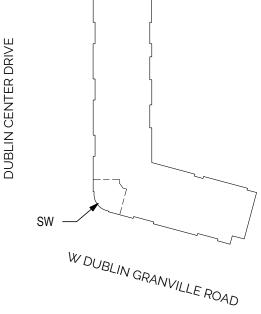
702 SF

TOTAL FACADE SQUARE FOOTAGE: 1119 SF TOTAL FACADE EXCLUDING PUNCHED WINDOWS, DOORS, AND OPENINGS: 916 SF









BANKER DRIVE



WEST FACADE REQUIREMENTS

WEST FACADE MATERIALS

PRIMARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: 80%

PROVIDED: 76.9% (5,778 / 7,513)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 23.1% (1,735 / 7,513)

FACADE REQUIREMENTS

STREET FACADE: PRINCIPAL FRONTAGE:

TRANSPARENCY REQUIREMENTS: OVERALL TRANSPARENCY

REQUIRED: >20% PROVIDED: 23.3% (2,216 SF / 9,480 SF)

GROUND STORY TRANSPARENCY

OPAQUE AREA: GLAZING/OPENING AREA: 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%

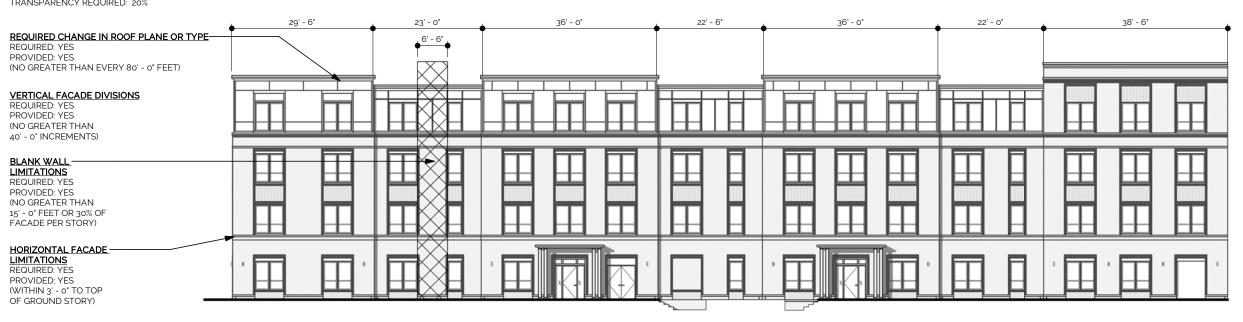
WALL MATERIALS - WEST FACADE WINDOWS - WEST FACADE AREA MATERIAL COLOR AREA BRICK (BR-1) RED 2088 SF 2,494 BRICK (BR-2) GRAY 3,284 5,778 SF **PRIMARY MATERIALS** STOREFRONT - WEST FACADE GLASS DOORS - WEST FACADE 5,778 SF AREA ARFA o SF

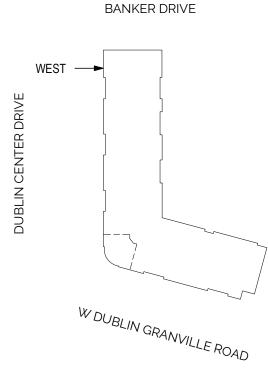
WALL MATERIALS - WEST - SECONDARY MATERIAL AREA COLOR COBBLESTONE 657 SF **FIBER** CEMENT TIMBER BARK 883 SF FIBER CEMENT FIBER DARK BRONZE CEMENT 1,735 SF

SECONDARY MATERIALS

1,735 SF

TOTAL FACADE SQUARE FOOTAGE: 9,740 SF TOTAL FACADE EXCLUDING PUNCHED WINDOWS, DOORS, AND OPENINGS: 7,513 SF





WEST ELEVATION

1" = 20'-0"



NORTH FACADE REQUIREMENTS

NORTH FACADE MATERIALS

PRIMARY MATERIALS PRIMARY MATERIALS: BRICK, GLASS REQUIRED: 80% PROVIDED: 84.2% (3,535/4,198)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 15.8 % (663 / 4,198)

FACADE REQUIREMENTS STREET FACADE: PRINCIPAL FRONTAGE:

TRANSPARENCY REQUIREMENTS
OVERALL TRANSPARENCY

REQUIRED: >20% PROVIDED: 22.7% (1211 SF / 5,333 SF)

GROUND STORY TRANSPARENCY 1,334 SF

GLAZING AREA: 344 SF TRANSPARENCY PROVIDED: (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%

WALL MATERIALS - NORTH FACADE WINDOWS - NORTH FACADE AREA MATERIAL COLOR AREA BRICK (BR-1) 1,693 SF RED 1044 SF 1.766 SF BRICK (BR-2) GRAY 3,459 SF STOREFRONT - NORTH FACADE GLASS DOORS - NORTH FACADE AREA ARFA

WALL MATERIALS - NORTH FACADE - SECONDARY MATERIAL AREA COLOR COBBLESTONE 243 SF FIBER CEMENT TIMBER BARK FIBER 311 SF CEMENT 109 SF FIBER DARK BRONZE CEMENT 663 SF

SECONDARY MATERIALS 663 SF

TOTAL FACADE SQUARE FOOTAGE: 5,333 SF TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 4,198 SF

REQUIRED CHANGE IN ROOF PLANE OR TYPE-REQUIRED: YES PROVIDED: YES

(NO GREATER THAN EVERY 80' - 0" FEET) VERTICAL FACADE DIVISIONS

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

BLANK WALL **LIMITATIONS** 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)

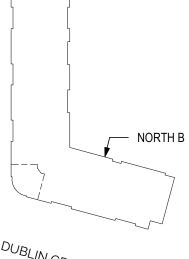
46' - 6" 10' - 8" XX

NORTH ELEVATION B

1" = 20'-0"



CENTER DUBLIN



W DUBLIN GRANVILLE ROAD



PRIMARY

3,535 SF

MATERIALS

NORTH FACADE REQUIREMENTS

NORTH FACADE MATERIALS

PRIMARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: 80%

PROVIDED: 72.4% (1526/ 2,105)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 27.6 % (579 / 2,105)

FACADE REQUIREMENTS

STREET FACADE: PRINCIPAL FRONTAGE:

TRANSPARENCY REQUIREMENTS
OVERALL TRANSPARENCY

REQUIRED: >20% PROVIDED: 24.3% (676 SF / 2,781 SF)

GROUND STORY TRANSPARENCY GLAZING AREA: TRANSPARENCY PROVIDED:

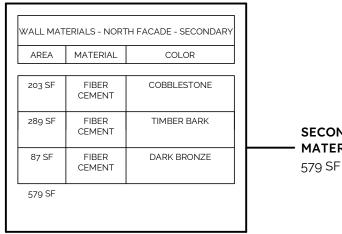
(169 / 718) = .235 TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY OPAQUE AREA:

GLAZING AREA: 169 SF TRANSPARENCY PROVIDED: 26.0% (169 / 661) = .260

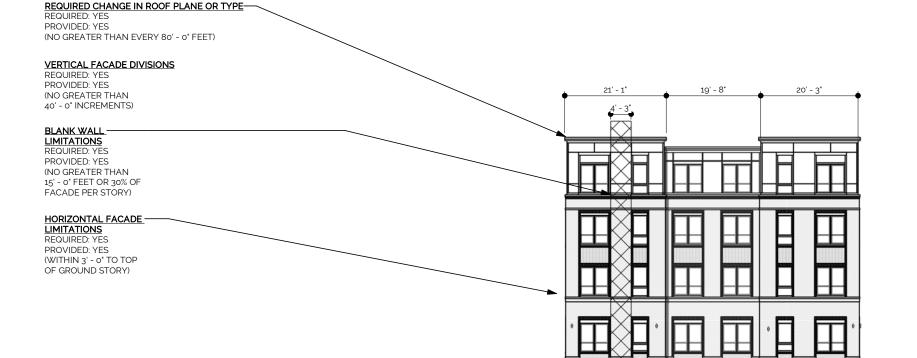
TRANSPARENCY REQUIRED: 20%

WALL MATERIALS - NORTH FACADE WINDOWS - NORTH FACADE AREA MATERIAL COLOR AREA BRICK (BR-1) 761 SF RED 676 SF 765 SF BRICK (BR-2) GRAY 1,526 SF **PRIMARY MATERIALS** STOREFRONT - NORTH FACADE GLASS DOORS - NORTH FACADE 1,526 SF AREA ARFA o SF



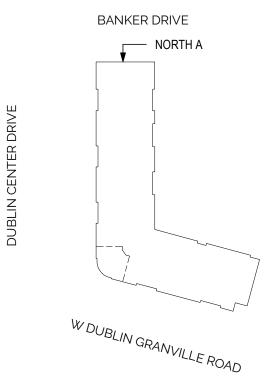
SECONDARY MATERIALS

TOTAL FACADE SQUARE FOOTAGE: 2,781 SF TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 2,105 SF



NORTH ELEVATION A

1" = 20'-0"





EAST FACADE REQUIREMENTS

EAST FACADE MATERIALS

PRIMARY MATERIALS PRIMARY MATERIALS: BRICK, GLASS REQUIRED: 80% PROVIDED: 80% (5,201 / 6,499)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 19% (1,298/6,499)

FACADE REQUIREMENTS

STREET FACADE: NO PRINCIPAL FRONTAGE: YES

TRANSPARENCY REQUIREMENTS: OVERALL TRANSPARENCY

REQUIRED: >20%

PROVIDED: 19.3% (1,557 SF / 8,056 SF)

GROUND STORY TRANSPARENCYOPAQUE 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% (305 / 1,868 = 211)

TRANSPARENCY REQUIRED: 20%

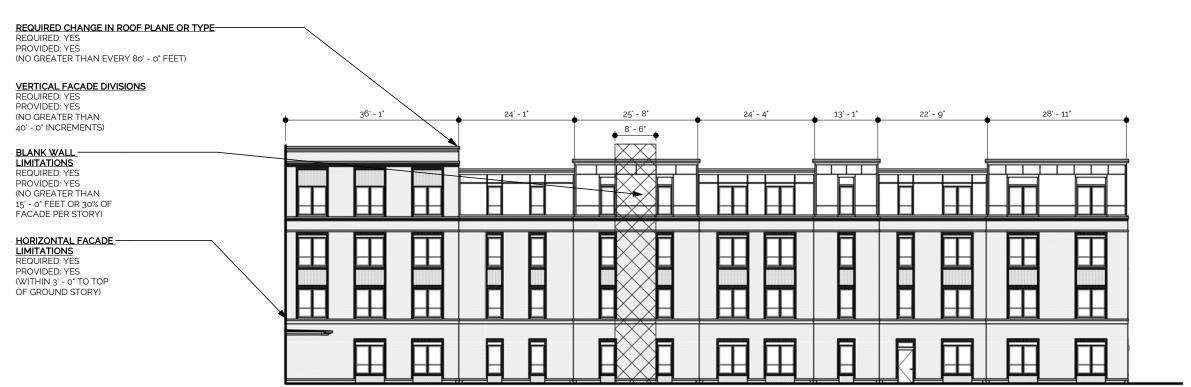
WALL MATERIALS - EAST FACADE WINDOWS - EAST FACADE AREA MATERIAL COLOR AREA BRICK (BR-1) 2,141 RED 1,532 SF 3.060 SF BRICK (BR-2) GRAY 5,201 SF **PRIMARY MATERIALS** STOREFRONT - EAST FACADE GLASS DOORS - EAST FACADE 5205 SF AREA ARFA o SF

WALL MATERIALS - EAST FACADE - SECONDARY MATERIAL AREA COLOR COBBLESTONE 605 SF **FIBER** CEMENT TIMBER BARK FIBER 573 SF CEMENT 120 SF FIBER DARK BRONZE CEMENT 1,298 SF

SECONDARY MATERIALS

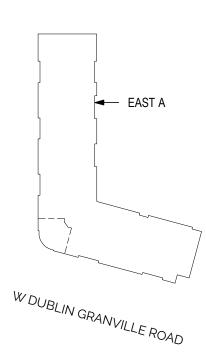
1,298 SF

TOTAL FACADE SQUARE FOOTAGE: 8056 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 6,499 SF



EAST ELEVATION A

1" = 20'-0"



BANKER DRIVE

2025 MA Design | artistic illustration only - not for construction | the concepts and ideas reflected in the materials in this package are intended to help us as we work with you to create an original design, we do not copy the work of others, but instead look at it for inspiral

DRIVE

DUBLIN CENTER

EAST FACADE REQUIREMENTS

EAST FACADE MATERIALS

WAIVER REQ.

PRIMARY MATERIALS
PRIMARY MATERIALS: BRICK, GLASS

REQUIRED: 80% PROVIDED: 52.9% (1,284/2,425)

SECONDARY MATERIALS

PRIMARY MATERIALS: BRICK, GLASS REQUIRED: <20% PROVIDED: 47.1% (1,141/2,425)

FACADE REQUIREMENTS
STREET FACADE: YES
PRINCIPAL FRONTAGE: NO

TRANSPARENCY
OVERALL TRANS
REQUIRED: >20%
PROVIDED: 10.1%

TRANSPARENCY REQUIREMENTS
OVERALL TRANSPARENCY

REQUIRED: >20% PROVIDED: 10.1% (268 / 2,645)

GROUND STORY TRANSPARENCY
OPAQUE AREA: 695
GLAZING/OPENING AREA: 84 \$

TRANSPARENCY PROVIDED: (84/695 = 12.1) TRANSPARENCY REQUIRED: 20%

UPPER STORY TRANSPARENCY OPAQUE AREA:

OPAQUE AREA: 630 SF GLAZING AREA: 53 SF TRANSPARENCY PROVIDED: 8.4% (53 / 630 * .084)

TRANSPARENCY REQUIRED: 20%

WALL MATERIALS - EAST FACADE WINDOWS - EAST FACADE AREA MATERIAL COLOR AREA BRICK (BR-1) 170 SF RED 196 SF 1.066 SF BRICK (BR-2) GRAY 1,236 SF **PRIMARY MATERIALS** STOREFRONT - EAST FACADE GLASS DOORS - EAST FACADE 1,284 SF AREA AREA 48 SF o SF

WALL MATERIALS - EAST FACADE - SECONDARY MATERIAL AREA COLOR COBBLESTONE 1,020 SF **FIBER** CEMENT TIMBER BARK 106 SF FIBER CEMENT 15 SF FIBER DARK BRONZE CEMENT 1,141 SF

SECONDARY MATERIALS 1,141 SF

TOTAL FACADE SQUARE FOOTAGE: 2,645 SF
TOTAL FACADE EXCLUDING PUNCHED WINDOWS AND DOORS: 2,425 SF

REQUIRED CHANGE IN ROOF PLANE OR TYPE

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

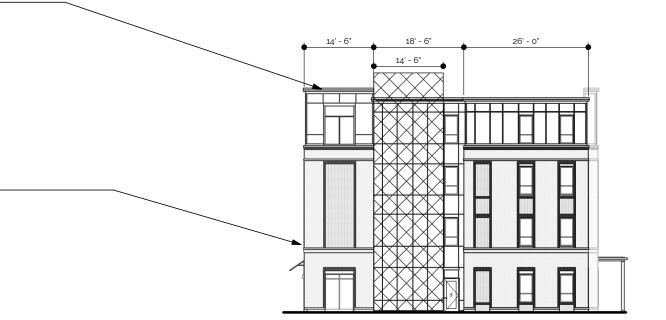
REQUIRED: YES
PROVIDED: YES

(NO GREATER THAN 15'0" FEET OR 30% OF FACADE PER STORY)

HORIZONTAL FACADE LIMITATIONS

PROVIDED: YES

(WITHIN 3'-0" TO TOP OF GROUND STORY



EAST ELEVATION B

1" = 20'-0"



