



# SAWMILL

6515 SAWMILL ROAD  
DUBLIN, OH 43017.



## OWNER & CONSULTANTS

### OWNER:

JP MORGAN CHASE BANK, N.A.  
RETAIL REAL ESTATE  
10 S. DEARBORN ST.  
15TH FLOOR  
CHICAGO, ILLINOIS 60603

CONTACT: JANE HEALY  
PHONE: 312-325-3320  
JANE.E.HEALY@CHASE.COM

### ARCHITECT OF RECORD:

THE ARCHITECTS PARTNERSHIP  
200 SOUTH MICHIGAN AVENUE  
SUITE 1020  
CHICAGO, ILLINOIS 60604

JOHN M. HALLERAN  
OHIO LICENSE NO. 1717068, EXP. 12/31/21

CONTACT: TIMOTHY MESECK, 312-583-9800, x144  
MESECK@TAPCHICAGO.COM

### CIVIL ENGINEER/LANDSCAPE ARCHITECT:

KIMLEY-HORN  
CONTACT: DERIK LEARY  
PHONE: 614-454-6697  
DERIK.LEARY@KIMLEY-HORN.COM

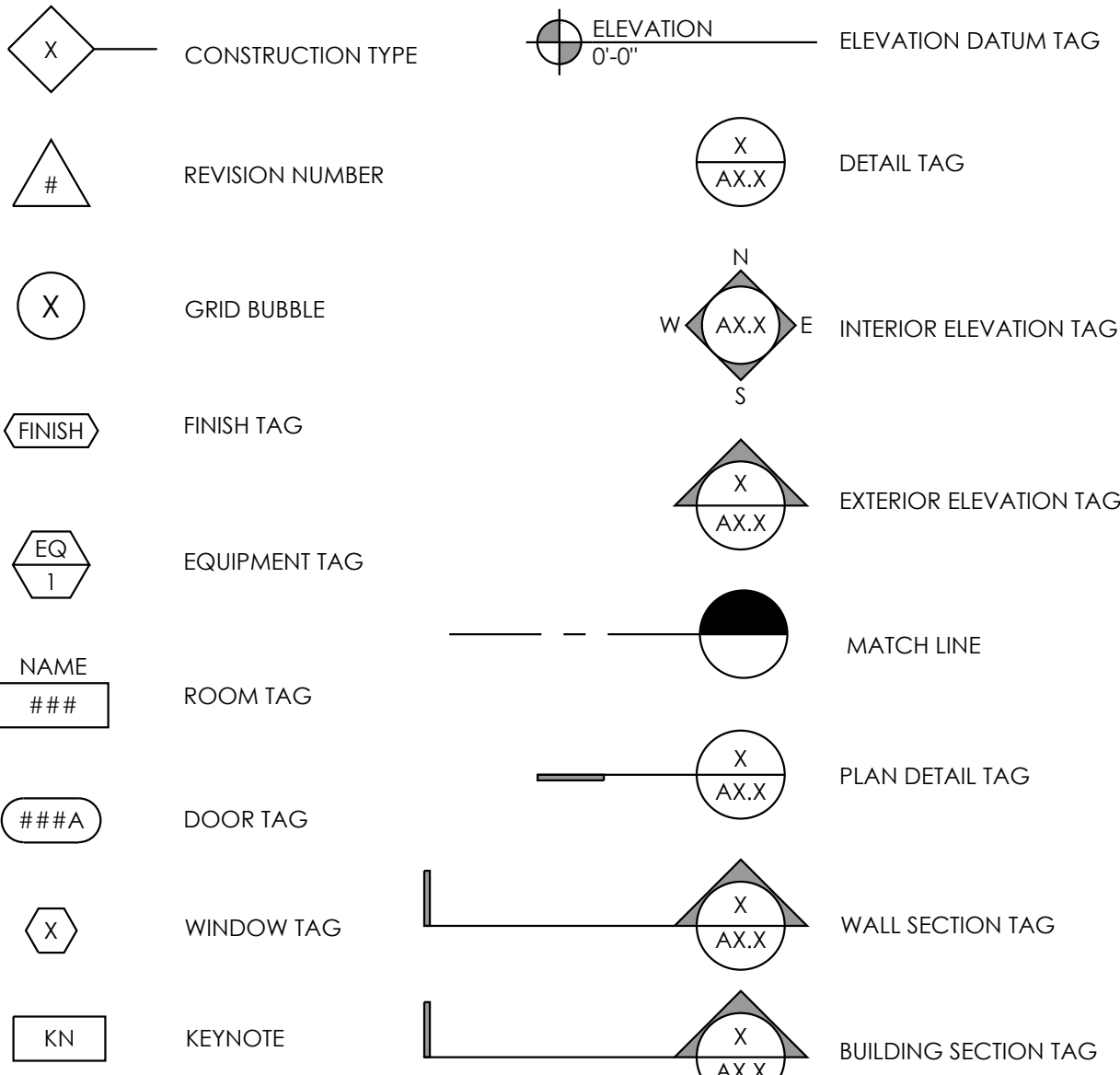
### LANDSCAPE:

FARIS PLANNING & DESIGN, LLC.  
CONTACT: TODD FARIS  
PHONE: 614-487-1964  
TFARIS@FARISPLANNINGANDDESIGN.COM

### PHOTOMETRIC CALCULATIONS:

FSG  
CONTACT: ELIZABETH FERGUSON  
PHONE: 214-351-6266  
ELIZABETH.FERGUSON@FSGI.COM

## SYMBOLS



## ABBREVIATIONS

GENERAL ABBREVIATIONS		CHASE ABBREVIATIONS	
A	ANNEALED	AB	ACCESS BAR (FORMERLY 'BLD')
AC	AIR CONDITIONING	ABCM	ASSISTANT BANKING CENTER MANAGER
ACT	ACOUSTIC CEILING TILE	AHD	AFTER-HOUR DEPOSITORY
AFF	ABOVE FINISH FLOOR	ATM, eATM	AUTOMATED TELLER MACHINE
AHU	AIR HANDLING UNIT	BCM	BANKING CENTER MANAGER
AL	ALUMINUM	BFW	BRAND FOCAL WALL
ASPH	ASPHALT	BRG	BULLET-RESISTANT GLASS
CJ	CONTROL JOINT	CAT	CUSTOMER ACCESS TABLE
CLNG	CEILING	CCR	CUSTOMER CONFERENCE ROOM
CMU	CONCRETE MASONRY UNIT	CPC	CHASE PRIVATE CLIENT
COL	COLUMN	CR	CASH RECYCLER
CONC	CONCRETE	CSC	CUSTOMER SERVICE CENTER
CONT	CONTINUOUS	DAB	DIGITAL ACCESS BAR
CPT	CARPET	DU	DRIVE-UP
CT	CERAMIC TILE	EBDU	EXPRESS BANKING DRIVE-UP
CL	CENTERLINE	FAB	FULL ACCESS BAR (FORMERLY 'AB')
DBL	DOUBLE	HUB	HOLD-UP BUTTON
DF	DRINKING FOUNTAIN	LAB	LITE ACCESS BAR
DIA	DIAMETER	LTOS	LEAD TELLER OPERATIONS SPECIALIST
DIM	DIMENSION	MFD	MULTI-FUNCTIONAL DEVICE
DN	DOWN	MM	MASS MARKET
DS	DOWNSPOUT	PB	PERSONAL BANKER
EA	EACH	PCA	PRIVATE CLIENT ADVISOR
EJ	EXPANSION JOINT	PCB	PROVATE CLIENT BANKER
ELEC	ELECTRICAL	PCIA	PRIVATE CLIENT INVESTMENT ADVISOR
ELEV	ELEVATION	PR	PACKAGE RECEIVER
EQ	EQUAL	RG	REACH GUARD
EXIST	EXISTING	SCCR	SMALL CUSTOMER CONFERENCE ROOM
FD	FLOOR DRAIN	SDB	SAFE DEPOSIT BOX
FE	FIRE EXTINGUISHER	TCD	TELLER CASH DISPENSER
FEC	FIRE EXTINGUISHER CABINET	TCC	TABLET CHARGING CABINET
FF	FINISH FLOOR	VAT	VACUUM AIR TUBE
F&I	FURNISHED AND INSTALLED		
FR	FIRE RATED		
FRP	FIBERGLASS REINFORCED PLASTIC		
GALV	GALVANIZED		
GYP BD	GYP SUM BOARD		
HC	HANDICAP		
HDW	HARDWARE		
HM	HOLLOW METAL		
HVAC	HEATING, VENTILATION, AIR CONDITIONING		
HT	HEIGHT		
INSUL	INSULATION		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MCM	MASONRY OPENING		
MR	MOISTURE RESISTANT		
MTL	METAL		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NGOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OPP	OPPOSITE		
PF	PRE-FABRICATED		
PSF	POUNDS PER SQUARE FOOT		
PT	PRESSURE TREATED		
PTD	PAINTED		

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A0.4	CODE INFORMATION	●					
A0.5	ARCHITECTURAL SITE PLAN	●					
A0.6	EXISTING CONDITIONS	●					
A0.7	PEDESTRIAN CIRCULATION PATTERN	●					
A0.8	VEHICULAR CIRCULATION PATTERN	●					
CIVIL							
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L-2.0	TREE PRESERVATION / REMOVAL PLAN	●					
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E1.1	PHOTOMETRIC CALCULATIONS - CUT SHEETS	●					
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A4.1.2	BUILDING SECTIONS	●					
A4.2.1	WALL SECTIONS	●					

## CODE INFORMATION

JURISDICTION: CITY OF DUBLIN, OHIO <u>APPLICABLE CODES</u>	
BUILDING CODE:	2017 OHIO BUILDING CODE CITY OF DUBLIN ORDINANCES
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODES:	2017 OHIO PLUMBING CODE
MECHANICAL CODE:	2017 OHIO MECHANICAL
ACCESSIBILITY CODE:	2010 ADA STANDARDS
ENERGY CODE:	OHIO ENERGY CODE
FIRE CODE:	2015 MINNESOTA FIRE CODE
MUNICIPAL CODE:	CODE OF ORDINANCES OF THE CITY OF DUBLIN, OHIO
ZONING CODE:	CITY OF DUBLIN ORDINANCES



SAWMILL  
RETAIL BANKING CENTER  
6515 SAWMILL RD.  
DUBLIN, OH 43017

ARCHITECT/ ENGINEER OF RECORD



SEAL

NOT FOR  
CONSTRUCTION

ISSUE	DATE	DESCRIPTION
	06/11/2020	ISSUE FOR APPROVAL

PROJECT INFORMATION BLOCK		
JOB #	19108	
DRAWN BY:	CP / ED	
CHECKED BY:	TW / TM	

SHEET TITLE

COVER SHEET

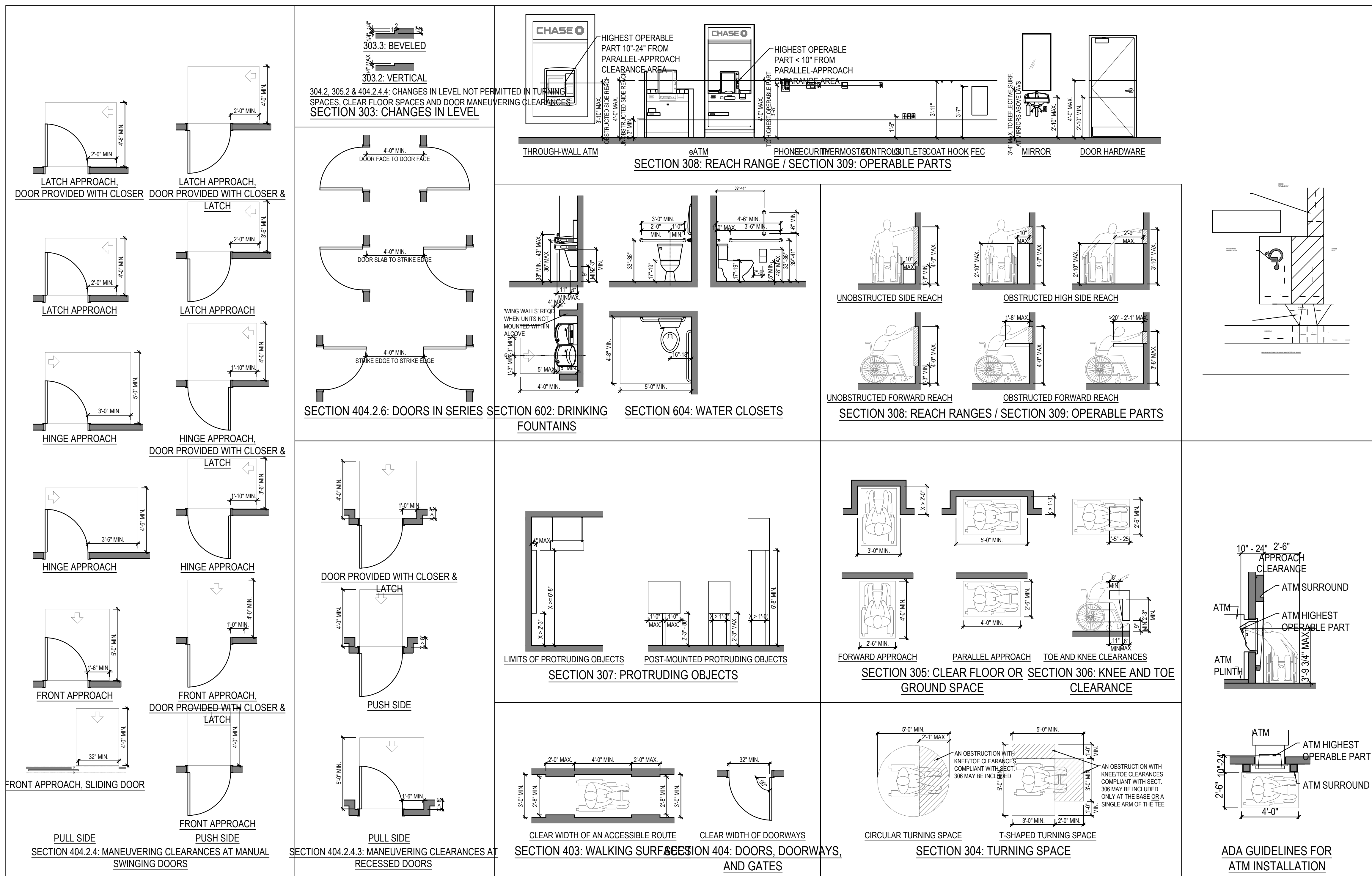
SHEET NUMBER

A0.1







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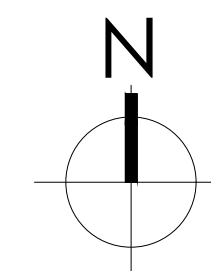
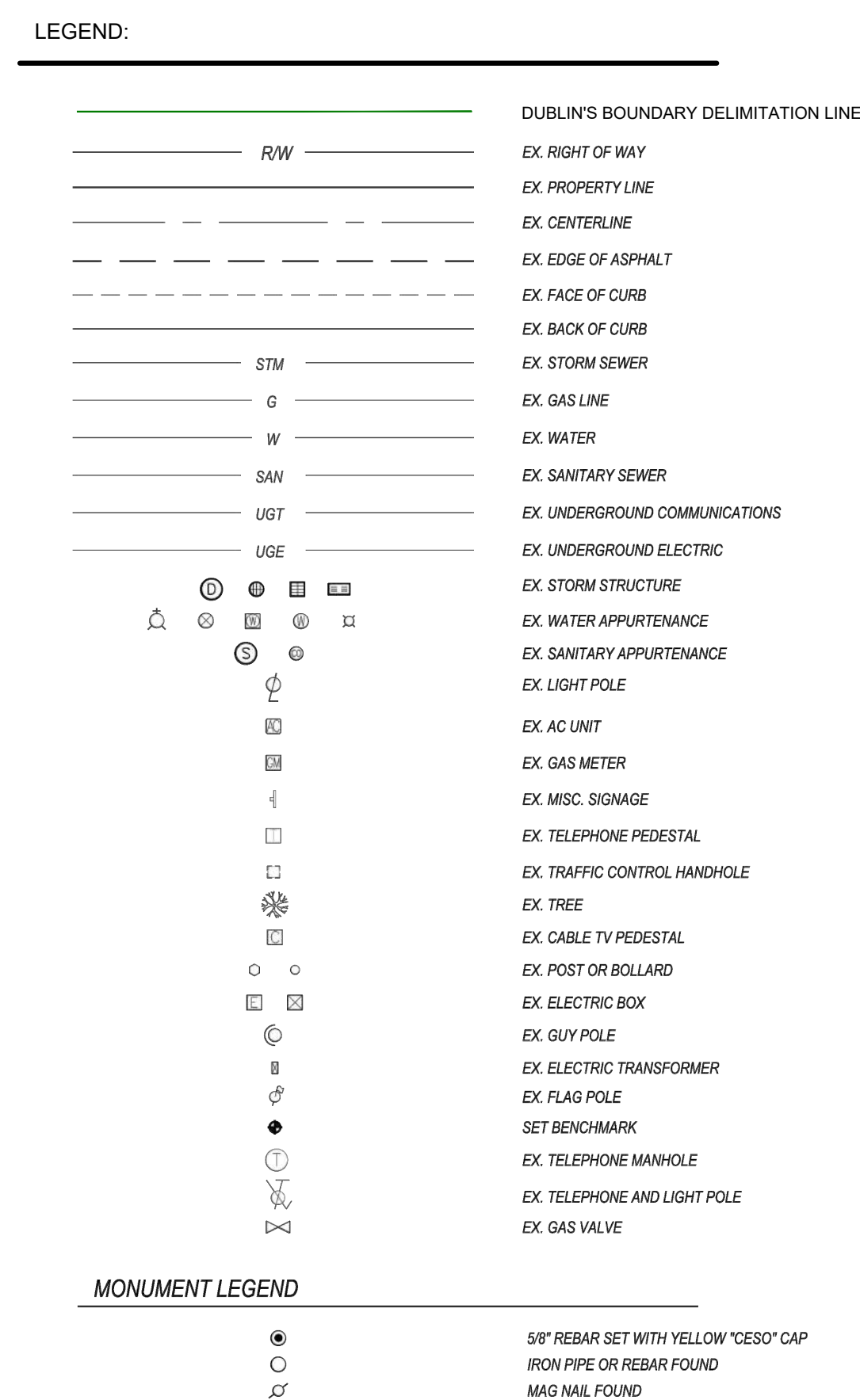












**SAWMILL RELO**  
**RETAIL BANKING CENTER**  
6515 SAWMILL RD.  
DUBLIN, OH 43017

ARCHITECT/ENGINEER OF RECORD

**tap**  
The  
Architects  
Partnership

SEA

NOT FOR  
CONSTRUCTION

[illegible]

PROJECT INFORMATION BLOCK	
JOB #	1910
DATE:	02/20/2022
DRAWN BY:	DTR / TAD
CHECKED BY:	JL

SHEET TITLE

EXISTING  
CONDITIONS  
PLAN

SHEET NUMBER

EXISTING  
CONDITIONS  
PLAN

## A0.6

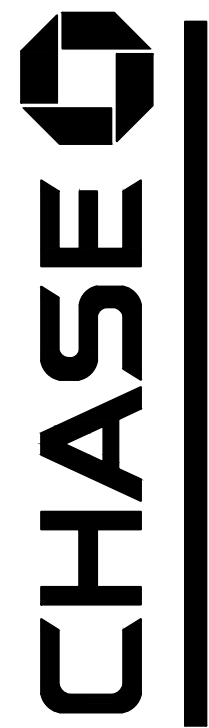












SAWMILL  
RETAIL BANKING CENTER  
6515 SAWMILL RD.  
DUBLIN, OH 43017

ARCHITECT/ ENGINEER OF RECORD  
**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2400 CORPORATE EXCHANGE DR, STE 120  
COLUMBUS, OH 43231  
614-454-6697  
WWW.KIMLEY-HORN.COM

NOT FOR  
CONSTRUCTION

ISSUE	DATE	DESCRIPTION
	06/11/2020	ISSUE FOR APPROVAL

PROJECT INFORMATION BLOCK		
JOB #	19108	
DRAWN BY:	CP / ED	
CHECKED BY:	TW / TML	

SHEET TITLE

TITLE SHEET

SHEET NUMBER

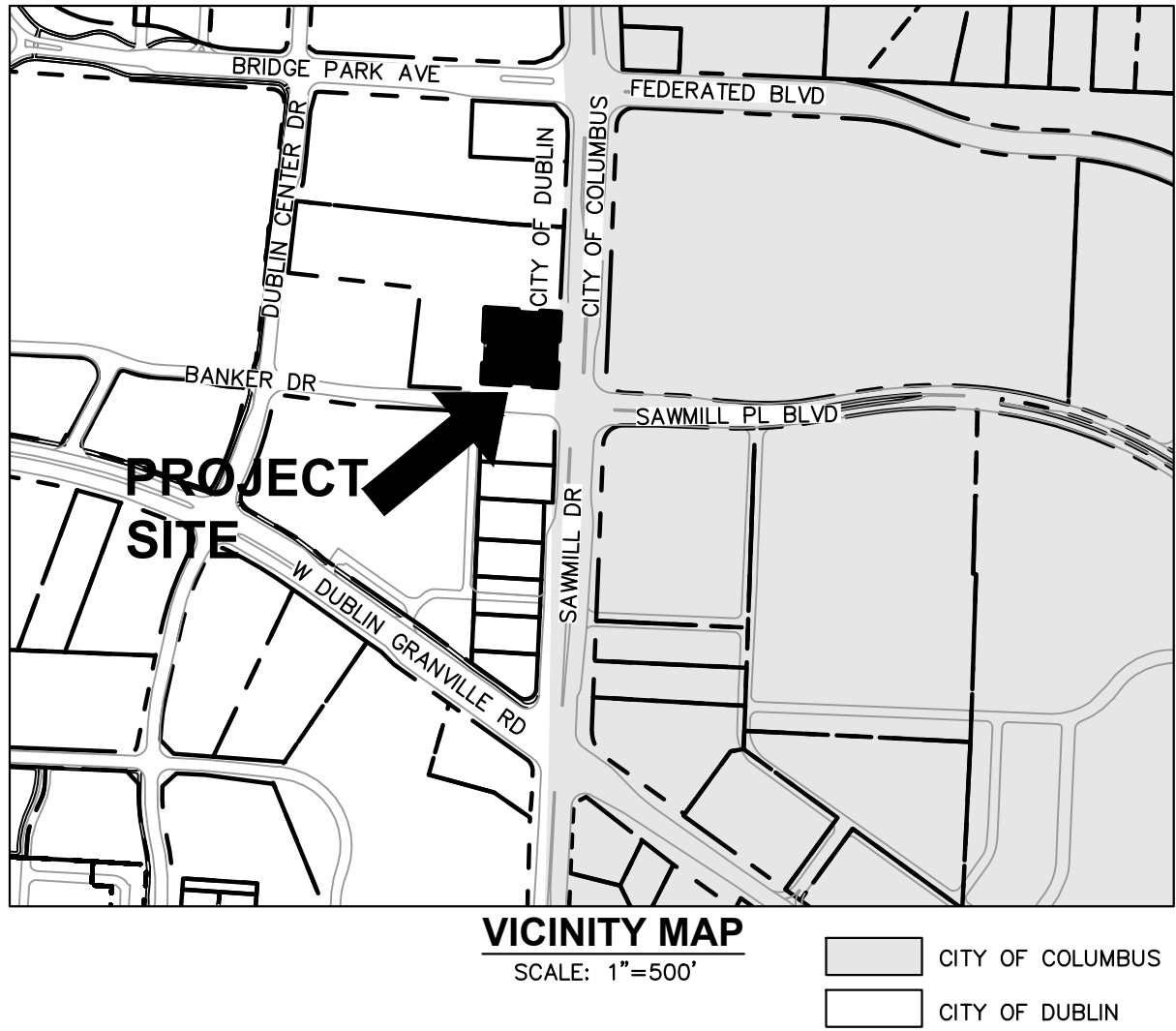
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# FINAL DEVELOPMENT PLAN

## CHASE BANK

### 6515 SAWMILL ROAD

### DUBLIN, OHIO 43017



#### UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT  
CITY OF DUBLIN  
5800 SHIER RINGS RD  
DUBLIN, OH 43016  
TEL: (614) 410-4600

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

CITY OF COLUMBUS DIVISION  
OF SEWERS AND DRAINS  
111 N FRONT ST  
COLUMBUS, OH 43215  
(614) 645-8276

CITY OF COLUMBUS DIVISION OF WATER  
910 DUBLIN ROAD, ROOM 109  
COLUMBUS, OH  
TEL: (614) 645-8270

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

POWER COMPANY  
AMERICAN ELECTRIC POWER  
1 RIVERSIDE PLAZA  
COLUMBUS, OH 43215  
(614) 716-1000

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

TELEPHONE  
AT&T  
TEL: (800) 331-0500

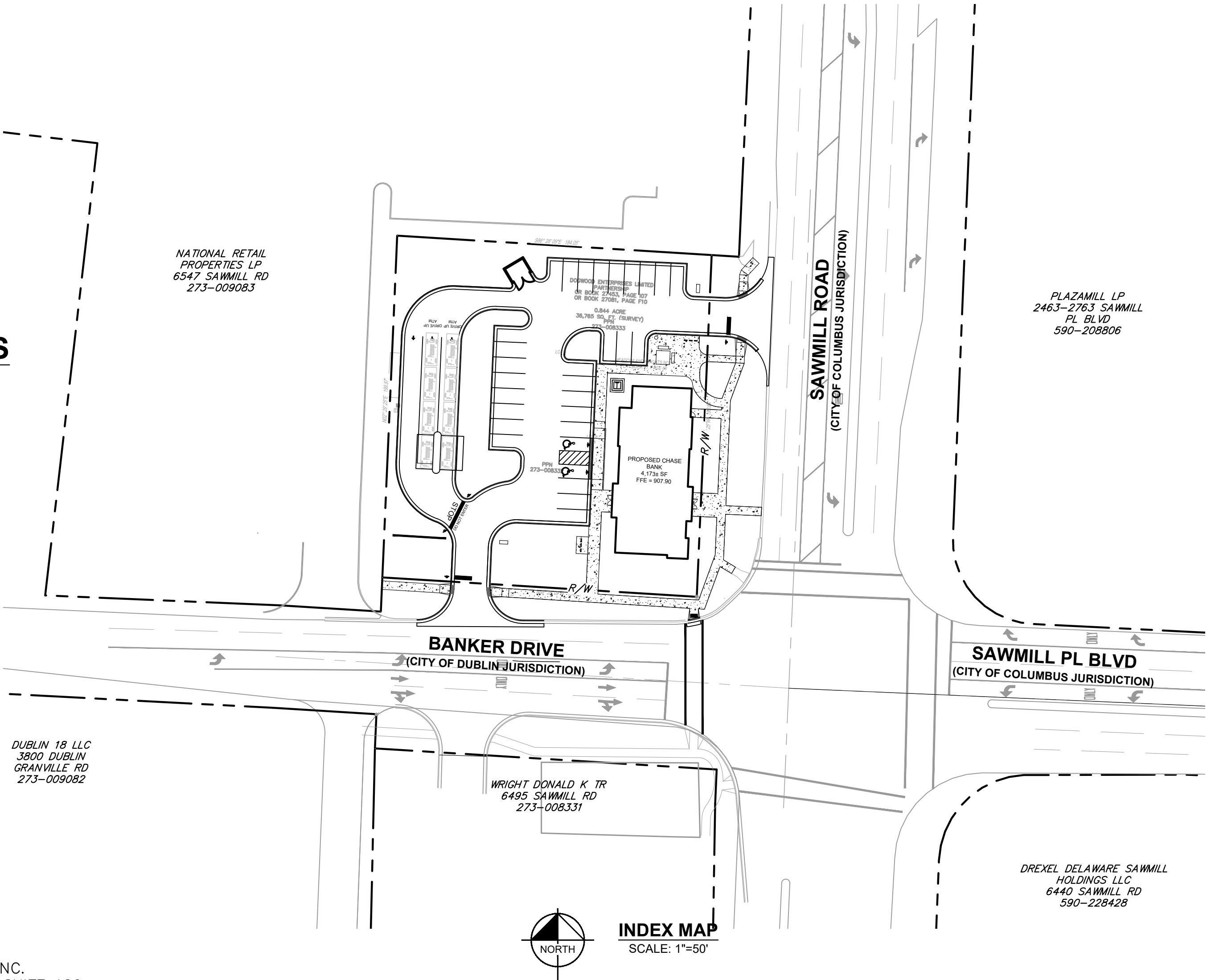
#### PROJECT TEAM

ARCHITECT  
THE ARCHITECTS PARTNERSHIP  
200 S. MICHIGAN AVE. STE 1020  
CHICAGO, IL 60604  
TEL: (312) 583-9800 EXT. 150  
CONTACT: TERRON WRIGHT

SURVEYOR  
CESO, INC.  
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COLUMBUS, OH 43231  
TEL: (614) 942-3662  
CONTACT: JEFFREY MILLER

CIVIL ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
2400 CORPORATE EXCHANGE DR, SUITE 120  
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TEL: (614) 454-6697  
EMAIL: DERIK.LEARY@KIMLEY-HORN.COM  
CONTACT: DERIK LEARY

LANDSCAPE ARCHITECT  
FARIS PLANNING AND DESIGN  
246 N. FIFTH ST  
COLUMBUS, OH 43215  
TEL: (614) 487-1964  
CONTACT: TODD FARIS



INDEX MAP  
SCALE: 1"=50'

#### BENCHMARKS

SITE BENCHMARKS:  
(LOCATIONS SHOWN ON SURVEY)

SBM #1 CHISELED SQUARE ON THE SOUTHEAST CORNER OF A CATCH BASIN, 5 FEET EAST OF THE NORTHEAST CORNER OF PROJECT SITE, 11 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAWMILL ROAD.  
ELEVATION=904.27'

SBM #2 CHISELED "X" ON WEST BOLT AT THE BASE OF A METAL TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF SAWMILL ROAD AND BANKER DRIVE.  
ELEVATION=906.52'

SBM #3 CHISELED "X" ON THE NORTHEAST BOLT OF 1ST FIRE HYDRANT WEST OF SAWMILL ROAD, 3 FEET NORTH OF NORTH CURB OF BANKER DRIVE.  
ELEVATION=909.37'

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Sheet Number	Sheet Title
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2 OF 2	SURVEY
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C3.0	SITE PLAN
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L1.0	OVERALL LANDSCAPE PLAN
L1.1	BUILDING LANDSCAPE ENLARGEMENT
L2.0	TREE REMOVAL PLAN

#### CITY OF DUBLIN APPROVAL

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

CITY ENGINEER, CITY OF DUBLIN, OHIO

DATE

DIRECTOR OF LAND USE AND LONG RANGE PLANNING  
CITY OF DUBLIN, OHIO

DATE

#### PROFESSIONAL ENGINEER'S CERTIFICATION

I, DERIK LEARY, A LICENSED PROFESSIONAL ENGINEER OF OHIO HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF CHASE BANK BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 11th DAY OF JUNE , A.D., 2020.

OHIO LICENSED PROFESSIONAL ENGINEER E-84090  
MY LICENSE EXPIRES ON DECEMBER 31, 2021



ALTA/NSPS LAND TITLE SURVEY  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN  
6515 SAWMILL ROAD

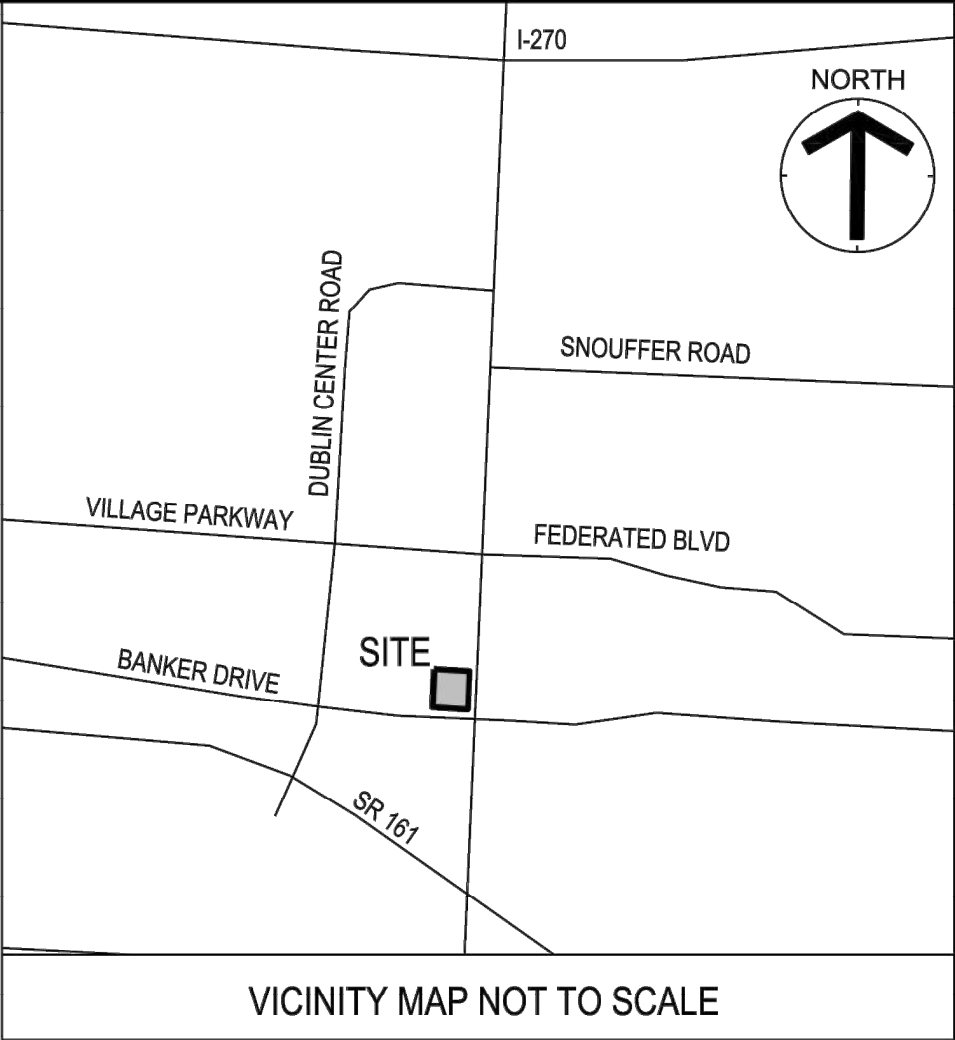


EXHIBIT A - PROPERTY DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: NCS-979517-CH12, FIRST AMERICAN TITLE INSURANCE COMPANY;EFFECTIVE DATE: SEPTEMBER 19, 2019 AT 6:00 AM

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE TOWNSHIP OF PERRY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOTS NUMBER EIGHT (8) AND NINE (9) OF MEADOWLAND HEIGHTS NO. 1 AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 27, PAGE 60, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, TOGETHER WITH ALL EASEMENTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING.

EXCEPTING THEREFROM:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, ALSO BEING IN QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, AND BEING PART OF LOT 8 AND LOT 9 AS SHOWN AND DELINEATED IN A PLAT OF RECORD OF MEADOWLAND HEIGHTS NO. 1, PLAT BOOK 27, PAGE 60, ALL RECORDS AT THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 0.073 ACRE PARCEL BEING BOUNDED AND DESCRIBED IN PARTICULAR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST LINE OF SAWMILL ROAD MARKING THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT 8, SAID IRON PIN ALSO MARKING THE NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY LINE OF BANKER DRIVE AS SHOWN AND DELINEATED IN A PLAT OF RECORD OF DUBLIN CITY CENTER IN PLAT BOOK 69, PAGE 18;

THENCE NORTH 86°26'50" WEST, 16.00 FEET WITH THE SOUTH LINE OF SAID ORIGINAL, LOT 8, SAID LINE ALSO BEING THE NORTH LINE OF SAID BANKER DRIVE TO A POINT IN SAID LINE;

THENCE NORTH 2°31'52" EAST, 200.00 FEET OVER AND ACROSS SAID LOT 8 AND LOT 9 WITH A LINE PARALLEL TO AND 16.00 FEET FROM, AS MEASURED AT RIGHT ANGLES, THE WEST LINE OF SAID SAWMILL ROAD, TO A POINT IN THE NORTH LINE OF SAID LOT 9;

THENCE SOUTH 86°26'50" EAST, 16.00 FEET WITH THE NORTH LINE OF SAID ORIGINAL LOT 9 TO A IRON PIN MARKING THE NORTHEAST CORNER OF SAID LOT 9, SAID IRON PIN BEING IN THE WEST LINE OF SAID SAWMILL ROAD;

THENCE SOUTH 2°31'52" WEST, 200.00 FEET WITH THE EAST LINE OF SAID ORIGINAL LOT 9 AND LOT 8, SAID LINE ALSO BEING THE WEST LINE OF SAID SAWMILL ROAD TO THE POINT OF BEGINNING, CONTAINING 0.073 ACRE OF LAND.

THE BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE SAME MERIDIAN AS DUBLIN CITY CENTER IN PLAT BOOK 69, PAGE 18. A PLAT OF SURVEY IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

THIS DESCRIPTION AND THE PLAT OF SURVEY WERE PREPARED BY POMEROY AND ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WORTHINGTON, OHIO, FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JANUARY 1995, AND FROM AVAILABLE RECORDS, UNDER THE DIRECT SUPERVISION OF CHRIS Y. SCHEERES, OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7385.

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: NCS-979517-CH12, FIRST AMERICAN TITLE INSURANCE COMPANY;EFFECTIVE DATE: SEPTEMBER 19, 2019 AT 6:00 AM  
ITEMS 1-10 AND 20-25 ARE NOT SURVEY RELATED.

11. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED FEBRUARY 8, 1927 IN/AS MISC VOLUME 28, PAGE 409 OF FRANKLIN COUNTY RECORDS.  
**IS NOT LOCATED ON SUBJECT PARCEL**

12. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED FEBRUARY 8, 1927 IN/AS MISC VOLUME 28, PAGE 411 OF FRANKLIN COUNTY RECORDS.  
**IS NOT LOCATED ON SUBJECT PARCEL**

13. MATTERS DISCLOSED IN THE PLAT RECORDED ON DECEMBER 27, 1955, IN PLAT BOOK 27, PAGE 60 OF FRANKLIN COUNTY RECORDS.  
**IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON**

14. MATTERS DISCLOSED IN THE PLAT RECORDED ON SEPTEMBER 30, 1988, IN PLAT BOOK 69, PAGE 18 OF FRANKLIN COUNTY RECORDS.  
**IS ADJACENT TO SUBJECT PARCEL AS SHOWN HEREON**

15. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED APRIL 14, 1988 IN/AS OR BOOK 11433, PAGE A13 OF FRANKLIN COUNTY RECORDS.  
**IS ADJACENT TO SUBJECT PARCEL AS SHOWN HEREON**

16. RIGHT OF WAY AND EASEMENT FROM DAVID L. FILLMORE TO COLUMBUS SOUTHERN POWER COMPANY RECORDED NOVEMBER 08, 1988 IN/AS OR BOOK 12545, PAGE E02 OF FRANKLIN COUNTY RECORDS.  
**IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON**

17. EASEMENT & RIGHT OF WAY FROM DOGWOOD ENTERPRISES LIMITED PARTNERSHIP TO COLUMBUS SOUTHERN POWER COMPANY RECORDED SEPTEMBER 15, 1995 IN/AS OR BOOK 30033, PAGE E08 OF FRANKLIN COUNTY RECORDS.  
**IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON**

18. LEASE BY AND BETWEEN DOGWOOD ENTERPRISES LIMITED PARTNERSHIP, LESSOR, AND CHICKEN SPECIALTIES GROUP, INC., LESSEE, DATED DECEMBER 31, 1994, AS EVIDENCED BY A MEMORANDUM OF LEASE FILED FOR RECORD NOVEMBER 22, 1996, IN/AS OR BOOK 33660, PAGE A17 OF FRANKLIN COUNTY RECORDS.

ASSIGNMENT OF THE CHICKEN SPECIALTIES GROUP, INC. INTEREST IN THE ABOVE LEASE TO BOSTON CHICKEN, INC., FILED FOR RECORD APRIL 18, 1997 IN/AS OR BOOK 34870, PAGE G19 OF FRANKLIN COUNTY RECORDS.

ASSIGNMENT OF THE BOSTON CHICKEN, INC. INTEREST IN THE ABOVE LEASE TO GOLDEN RESTAURANT OPERATIONS, INC., FILED FOR RECORD JUNE 27, 2000 IN/AS INSTRUMENT NO. 200006270126413 OF FRANKLIN COUNTY RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

**SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED**

19. AGREEMENT OF RESTRICTIVE COVENANT (RESTRICTION ON LEASEHOLD INTEREST) BY AND BETWEEN BOSTON MARKET CORPORATION, FORMERLY KNOWN AS GOLDEN RESTAURANT OPERATIONS, INC. AND MCDONALD'S CORPORATION AS DISCLOSED BY THE DOCUMENT RECORDED OCTOBER 03, 2007 IN/AS INSTRUMENT NO. 200710030173705 OF FRANKLIN COUNTY RECORDS.  
**SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED**

SURVEYOR NOTES

- ALL SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A CESO CAP.
- THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO SAWMILL ROAD AND BANKER DRIVE, BOTH STREETS ARE DEDICATED PUBLIC RIGHT-OF-WAYS.
- THERE WAS NO EVIDENCE OF EARTH MOVING ACTIVITIES AT THE TIME OF SURVEY ON THE SUBJECT PROPERTY.
- THERE WAS NO EVIDENCE OF WETLANDS ON THIS PROPERTY.
- THERE ARE (2) MARKED HANDICAP PARKING SPACES AND 40 MARKED REGULAR PARKING SPACES ON THIS PROPERTY.
- THERE IS (1) BUILDING ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF PARTY WALLS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF PROPOSED CHANGES TO THE STREET AT THE TIME OF SURVEY.

ZONING INFORMATION

NOT PROVIDED IN THE TITLE COMMITMENT

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 02°29'25" WEST FOR A PORTION OF THE WEST RIGHT OF WAY LINE OF SAWMILL AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD 88 DATUM AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND WITHIN AN AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 39049C0152K.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

TO: (i) FIRST AMERICAN TITLE INSURANCE COMPANY, (ii) ENTITY TO BE DETERMINED:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2019

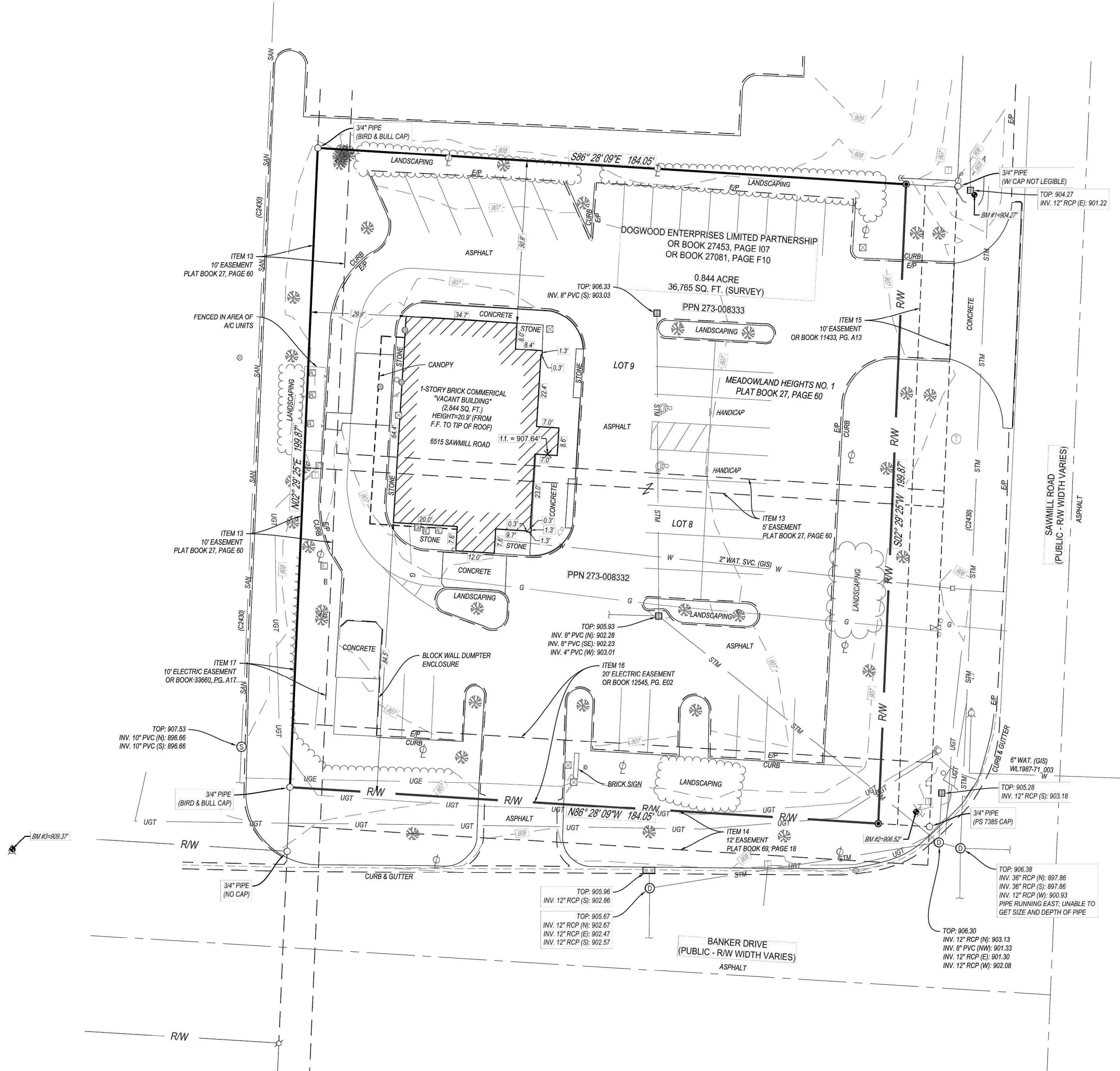
RUSSELL KOENIG, P.S.OHIO PS NO 8358  
2800 CORPORATE EXCHANGE DRIVE, SUITE 160  
COLUMBUS, OHIO 43231

DATE

ALTA/NSPS LAND TITLE SURVEY			
DOGWOOD ENTERPRISES L P			
6515 SAWMILL ROAD DUBLIN		FRANKLIN COUNTY, OHIO	
SCALE: N/A		DATE: JANUARY 29, 2020	
DESIGN: N/A	 WWW.CESOINC.COM		JOB NO.: 757240
DRAWN: JEK			SHEET NO.:
CHECKED: TW			1 OF 2



ALTA/NSPS LAND TITLE SURVEY  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN  
6515 SAWMILL ROAD



LEGEND

	EX. INDEX CONTOUR
	EX. INTERMEDIATE CONTOUR
	SUBJECT BOUNDARY
	EX. RIGHT OF WAY
	EX. PROPERTY LINE
	EX. CENTERLINE
	EX. EDGE OF ASPHALT
	EX. FACE OF CURB
	EX. BACK OF CURB
	EX. STORM SEWER
	EX. GAS LINE
	EX. WATER
	EX. SANITARY SEWER
	EX. UNDERGROUND COMMUNICATIONS
	EX. STORM STRUCTURE
	EX. WATER APPURTENANCE
	EX. SANITARY APPURTENANCE
	EX. LIGHT POLE
	EX. AC UNIT
	EX. GAS METER
	EX. MISC. SIGNAGE
	EX. TELEPHONE PEDESTAL
	EX. TRAFFIC CONTROL HANDHOLE
	EX. TREE
	EX. CABLE TV PEDESTAL
	EX. POST OR BOLLARD
	EX. ELECTRIC BOX
	EX. GUY POLE
	EX. ELECTRIC TRANSFORMER
	EX. FLAG POLE
	SET BENCHMARK
	EX. TELEPHONE MANHOLE
	EX. TELEPHONE AND LIGHT POLE
	EX. GAS VALVE

MONUMENT LEGEND

	5/8" REBAR SET WITH YELLOW "CESO" CAP
	IRON PIPE OR REBAR FOUND
	MAG NAIL FOUND

SURVEY NOTES:

HORIZONTAL DATUM: OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

VERTICAL DATUM: NAVD 88; ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

BENCHMARKS (NAVD 88)

BM #1  
CHISELED SQUARE ON THE SOUTHEAST CORNER OF A CATCH BASIN, 5 FEET EAST OF THE NORTHEAST CORNER OF PROJECT SITE, 11 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAWMILL ROAD  
ELEV = 904.27'

BM #2  
CHISELED "X" ON WEST BOLT AT THE BASE OF A METAL TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF SAWMILL ROAD AND BANKER DRIVE  
ELEV = 906.52'

BM #3  
CHISELED "X" ON THE NORTHEAST BOLT OF 1st FIRE HYDRANT WEST OF SAWMILL ROAD, 3 FEET NORTH OF NORTH CURB OF BANKER DRIVE  
ELEV = 909.37'

ALTA/NSPS LAND TITLE SURVEY

DOGWOOD ENTERPRISES L P

6515 SAWMILL ROAD  
DUBLIN  
FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'  
DATE: JANUARY 29, 2020

DESIGN:

N/A

DRAWN:

JEK

CHECKED:

TW



JOB NO.:

757240

SHEET NO.:

2 OF 2



### GENERAL NOTES

1. THE 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 DECEDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
  2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
  3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
  4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
  5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTIONS ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
  6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
  7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
  8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
  9. NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
  10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
  11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CITY ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) IS NOT PERMITTED.
  13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
  16. BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE III ACCORDING TO ITEM 636. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.
  17. THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.
- SEND THE INFORMATION TO THE FOLLOWING ADDRESS:
- CONSTRUCTION INSPECTION DIVISION  
CITY OF COLUMBUS 1800 EAST 17TH AVENUE COLUMBUS,  
OHIO 43219
- SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:
- DIVISION OF ENGINEERING  
CITY OF DUBLIN  
5800 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 III) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 636 OF THE STANDARD SPECIFICATIONS.
  21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
  22. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 DR. A AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.
  23. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
  24. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.
  25. ALL INLETS SHALL BE CHANNELIZED.

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

- IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)  
IMPROVED PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)  
GERMINATION RATE: 85%  
APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS  
AND RECREATION, CITY OF DUBLIN, OHIO.
27. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.
28. STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC-41.20.

## UTILITIES

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

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

**ELECTRIC**  
AMERICAN ELECTRIC POWER  
1 RIVERSIDE PLAZA  
COLUMBUS, OHIO 43215  
(614) 716-1000

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

CITY OF COLUMBUS DIVISION  
OF SEWERS AND DRAINS  
111 N FRONT STREET  
COLUMBUS, OHIO 43215  
(614) 645-8276

CITY OF COLUMBUS DIVISION  
OF WATER  
910 DUBLIN ROAD, ROOM 1  
COLUMBUS, OHIO 43215  
(614) 645-8270

2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614-587-0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.
6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE-LANE TWO-WAY TRAFFIC. UNIFORMED, OFF-DUTY POLICE OFFICERS
1. 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.

## EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION. MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR NON-DETERMINATE DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE TO THE PROJECT CONTRACTOR AND THE CITY ENGINEER. THE CITY ENGINEER SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, CHECK DAMS, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

## BLASTING (IF PERMITTED)

1. NOT USED.

## SANITARY SEWERS

1. CONNECTIONS TO THE SANITARY SEWER WILL BE PERMITTED UPON RECEIVING AN OPEA PERMIT TO INSTALL (PTI), AND UPON RECEIVING A SATISFACTORY LETTER FROM THE DESIGN ENGINEER STATING THAT THE PROJECT HAS BEEN CONSTRUCTED AS PER THE PLANS, AND ALL OF THE CONDITIONS OF THE PTI HAVE BEEN MET. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OHIO EPA APPROVALS AND PAYING REVIEW FEES.
2. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF DUBLIN, OHIO EPA, OHIO DEPARTMENT OF HEALTH AND THE CURRENT EDITION OF THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD (TEN STATES) - RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.
3. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPES WITH DIAMETERS GREATER THAN 15 INCHES SHALL BE REINFORCED CONCRETE PIPE ASTM C76 WITH CLASS DESIGNATION SPECIFIED IN THE APPROVED CONSTRUCTION DRAWINGS.
5. ALL IN-LINE WYE AND TEE CONNECTIONS IN CONCRETE SEWERS, 18-INCH DIAMETER AND LARGER, SHALL BE EITHER KOR-N-TEE OR KOR-N-SEAL CONNECTIONS CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.
6. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.
7. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF DUBLIN SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO.
8. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS. ALL OTHER REQUIREMENTS SHALL BE ACCORDING TO ITEM 901.21 OF THE STANDARD SPECIFICATIONS.
9. TEMPORARY BULKHEADS SHALL BE PLACED IN PIPES AT LOCATIONS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AND SHALL REMAIN IN PLACE UNTIL THE PERMIT TO INSTALL (PTI) HAS BEEN ISSUED BY THE OPEA AND THE SEWERS HAVE BEEN APPROVED FOR USE BY THE CITY ENGINEER. THE COST FOR FURNISHING, INSTALLING, MAINTAINING, AND REMOVING BULKHEADS SHALL BE INCLUDED IN THE CONTRACT UNIT BID PRICE FOR THE VARIOUS SANITARY SEWER ITEMS.
10. ALL SANITARY SEWERS INCLUDING SANITARY SEWER SERVICE LINES SHALL BE SUBJECTED TO AND PASS INFILTRATION OR EXFILTRATION TESTS ACCORDING TO ITEM 901 OF THE STANDARD SPECIFICATIONS AND MUST BE APPROVED FOR USE BY THE CITY ENGINEER BEFORE ANY SERVICE CONNECTIONS ARE TAPPED INTO SEWERS.
11. FOR SANITARY SEWER INFILTRATION, LEAKAGE THROUGH JOINTS SHALL NOT EXCEED 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER HOUR PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT. ALL SANITARY SEWERS SHALL BE TESTED.
12. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
13. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
14. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO SECTION 51.23 OF THE DUBLIN CODE OF ORDINANCES.
15. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
16. SERVICE RISERS SHALL BE INSTALLED WHERE THE DEPTH FROM WYES TO PROPOSED GROUND ELEVATION EXCEEDS 10 FEET. TOPS OF RISERS SHALL BE NO LESS THAN 9 FEET BELOW PROPOSED GROUND ELEVATION IF BASEMENT SERVICE IS INTENDED.
17. WHERE SERVICE RISERS ARE NOT INSTALLED, A MINIMUM 5-FOOT LENGTH OF SANITARY SEWER SERVICE PIPE OF THE SAME SIZE AS THE WYE OPENING SHALL BE INSTALLED.
18. THE CONTRACTOR SHALL FURNISH AND PLACE, AS DIRECTED, APPROVED WYE POLES MADE OF 2 INCHES X 2 INCHES LUMBER AT ALL WYE LOCATIONS, ENDS OF EXTENDED SERVICES, OR AT THE END OF EACH RISER WHERE RISERS ARE REQUIRED. WYE POLES SHALL BE VISIBLE BEFORE ACCEPTANCE BY THE CITY. THE COST OF THESE POLES SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS SEWER ITEMS.
19. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
20. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES. THE SEWER PIPE TO MANHOLE CONNECTIONS FOR ALL SANITARY SEWERS SHALL BE MAINTAINABLE AND WATERTIGHT. ALL HOLES SHALL BE NEATLY CORED. THE SEWER PIPE BARREL AT THE SPRINGLINE SHALL NOT EXTEND MORE THAN 1 INCH BEYOND THE INSIDE FACE OF THE MANHOLE. TO MAINTAIN FLEXIBILITY IN THE CONNECTION, A 1-INCH SPACE SHALL BE LEFT BETWEEN THE END OF THE PIPE INSIDE THE MANHOLE AND THE CONCRETE CHANNEL; THIS SPACE SHALL BE FILLED WITH A WATERPROOF FLEXIBLE JOINT FILLER. ANY METAL THAT IS USED SHALL BE TYPE 300 SERIES STAINLESS STEEL. THE CONNECTION MAY BE ANY OF THE FOLLOWING TYPES:
  - A. RUBBER SLEEVE WITH STAINLESS STEEL BANDING.
    - 1) KOR-N-SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
    - 2) LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERFACE CORPORATION.
    - 3) OR EQUAL AS APPROVED BY THE CITY ENGINEER.
  - B. RUBBER GASKET COMPRESSION.
    - 1) PRESS WEDGE II AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION.
    - 2) DURA SEAL III AS MANUFACTURED BY DURA TECH, INC.
    - 3) LINK-SEAL AS MANUFACTURED BY THUNDERLINE CORPORATION.
    - 4) OR EQUAL AS APPROVED BY THE CITY ENGINEER.

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

WATER LINE

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS DIVISION OF WATER.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER LINES 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. PUBLIC WATER PIPE 20 INCHES IN DIAMETER OR LARGER MAY BE PRESTRESSED CONCRETE PIPE. PRIVATE WATER PIPE SHALL MEET THE APPROVAL OF THE CITY OF COLUMBUS DIVISION OF WATER PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF COLUMBUS STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF DUBLIN DIVISION OF ENGINEERING. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO ITEM 801.13 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7). PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CITY OF DUBLIN SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF DUBLIN STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
7. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL AN ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER AND HAVE BEEN ACCEPTED BY THE CITY ENGINEER. A TAP PERMIT FOR EACH WATER SERVICE MUST BE OBTAINED FROM THE CITY OF DUBLIN AND THE CITY OF COLUMBUS DIVISION OF WATER BEFORE MAKING ANY TAPS INTO PUBLIC WATER LINES.
8. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLUMBUS DIVISION OF WATER AT 645-7788 AND THE CITY OF DUBLIN DIVISION OF ENGINEERING AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
9. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
10. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF COLUMBUS STANDARDS.
11. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
12. WATER METERS SHALL BE INSTALLED INSIDE PROPOSED STRUCTURES UNLESS A METER PIT INSTALLATION IS APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. METER PITS MUST CONFORM TO STANDARD DRAWINGS L-7103, A&B FOR 5/8" THROUGH 1" METERS OR L-6317, A, B, C&D FOR 1-1/2" OR LARGER METERS.
13. WATER LINES TO BE INSTALLED IN EMBANKMENT AREAS SHALL BE PLACED AFTER THE EMBANKMENT HAS BEEN PLACED AND COMPACTED ACCORDING TO THE STANDARD SPECIFICATIONS.
14. CURB STOP BOXES SHALL BE LOCATED AT LEAST 1 FOOT INSIDE THE RIGHT-OF-WAY AND SET AT FINISHED GRADE.
15. IF THE TOP OF THE OPERATING NUT OF ANY VALVE IS GREATER THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24 INCHES OF FINISHED GRADE ELEVATION.
16. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.
17. TWO 3/4 INCH TAPS SHALL BE INSTALLED WITHIN 2 FEET OF THE END OF THE LINE ON ALL DEAD-END WATER LINES.

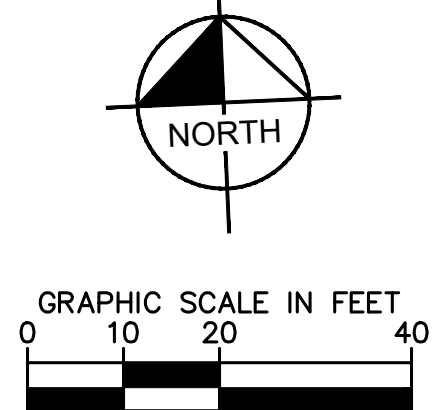
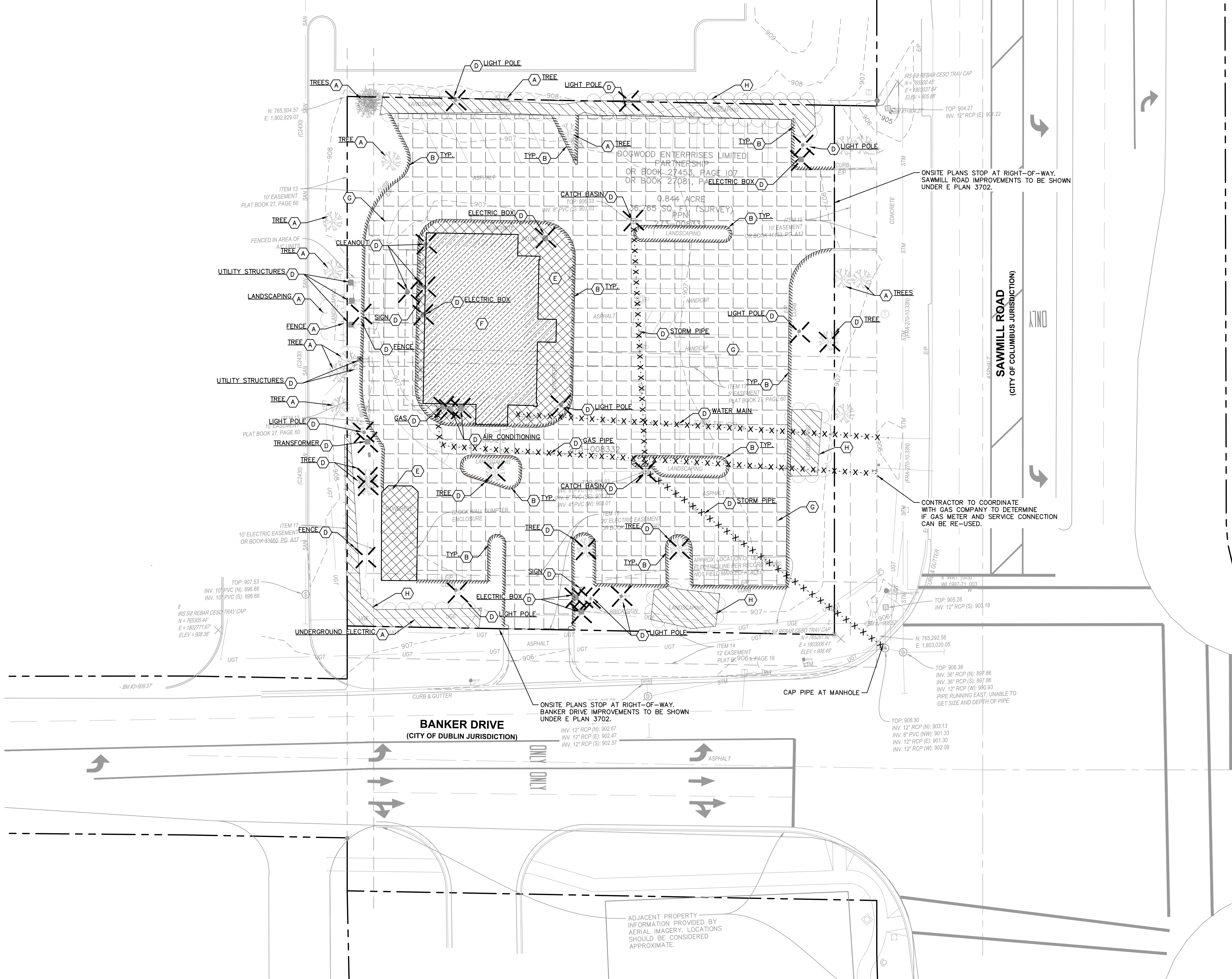
STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO-SEEDED AND HYDRO-MULCHED ACCORDING TO ITEMS 203 AND 659 OF THE STANDARD SPECIFICATIONS.
2. WHERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH DIAMETERS AND LARGER PIPE. ALL CURB INLET SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. INSPECTION IS REQUIRED BY THE CITY OF DUBLIN'S DIVISION OF ENGINEERING.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.
4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 24 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND ENDWALLS 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 AND/OR ENDWALLS 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 INDUCE ENGRAVED LETTERING: "DUMP NO WASTE; DRAINS TO RIVER."
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORMWATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

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WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



## DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR TO CONTACT UTILITY COMPANIES TO TURN OFF ALL SERVICES AS SOON AS PROJECT IS AWARDED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING ODOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE GEOTECHNICAL APPROVED CRUSHED LIMESTONE. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

## DEMOLITION LEGEND

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B) - - - -	CURB REMOVAL
(C) · X · X ·	UTILITY REMOVAL
(D) X X	ITEM TO BE REMOVED
(E) [Hatched Box]	CONCRETE REMOVAL
(F) [Diagonal Lines]	BUILDING REMOVAL
(G) [Cross-hatched Box]	ASPHALT REMOVAL
(H) [Diagonal Lines]	LANDSCAPE REMOVAL

CHASE

SAWMILL  
RETAIL BANKING CENTER  
6515 SAWMILL RD.  
DUBLIN, OH 43017

ARCHITECT/ENGINEER OF RECORD

Kimley»Horn  
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2400 CORPORATE EXCHANGE DR, STE 120  
COLUMBUS, OH 43231  
WWW.KIMLEY-HORN.COM

SEAL

NOT FOR  
CONSTRUCTION

ISSUE DATE DESCRIPTION

06/11/2020 ISSUE FOR APPROVAL

PROJECT INFORMATION BLOCK

JOB # 19108

DRAWN BY: CP / ED

CHECKED BY: TW / TMA

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C2.0



PARKING CALCULATIONS

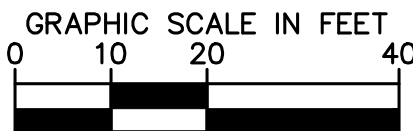
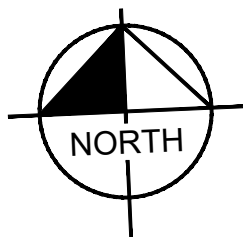
BUILDING: 4,173 SQ. FT.  
PARKING REQUIRED: 2.5 SPACES PER 1000 SF  
= 11 SPACES  
PARKING PROVIDED: 30 SPACES  
HANDICAP PARKING REQUIRED: 2 SPACES  
HANDICAP PARKING PROVIDED: 2 SPACES  
BICYCLE PARKING REQUIRED: 1 SPACE FOR EVERY 10 VEHICULAR SPACES = 3 SPACES  
BICYCLE PARKING PROVIDED: 4 SPACES

SITE ZONING INFORMATION

ZONING DISTRICT = BSD-SCN, SAWMILL CENTER NEIGHBORHOOD DISTRICT  
PROPOSED USE = BANK  
PROPOSED BUILDING TYPE = COMMERCIAL CENTER BUILDING  
TAX DISTRICT = CITY OF DUBLIN-WASH TWP  
PARCEL NUMBER = 273-008332-00  
COMMERCIAL CENTER BUILDING REQUIREMENTS:  
FRONT PROPERTY LINE COVERAGE = MIN 45%  
FRONT REQUIRED BUILDING ZONE REQUIRED = 5-25 FEET  
MINIMUM SIDE YARD SETBACK = 5 FEET  
MINIMUM REAR YARD SETBACK = 5 FEET  
MINIMUM LOT WIDTH = 50 FEET  
MAXIMUM LOT WIDTH = NONE  
MAXIMUM IMPERVIOUS COVERAGE = 75%  
MAXIMUM PARKING PERMITTED = 125% OF MINIMUM

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:  
1 SF / 50 SF OF COMMERCIAL AREA = 4,173 SF  
COMMERCIAL AREA = 82 SF  
REQUIRED OPEN SPACE = ± 783 SF  
PROVIDED OPEN SPACE = OPEN/SEATING AREA



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

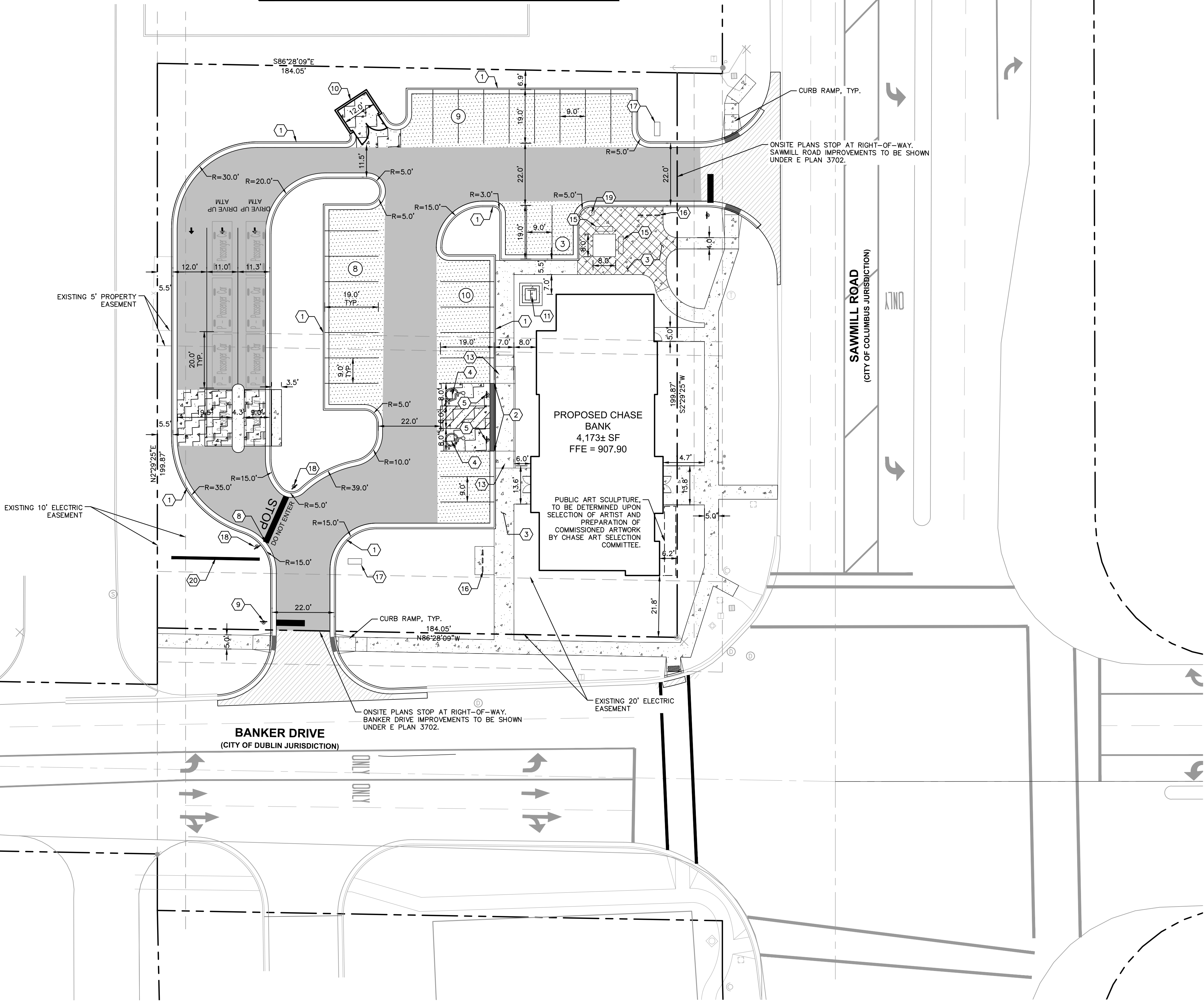
- COMBINATION CURB AND GUTTER, TYP. (SEE DETAILS SHEET C7.0)
- DEPRESSED CURB AND GUTTER
- CONCRETE SIDEWALK, TYP. (SEE DETAILS SHEET C7.0 FOR TYPE AND COLOR)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS SHEET C7.0)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS SHEET C7.0)
- 4" WIDE PAINTED SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS SHEET C7.0)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS SHEET C7.0)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (FOR REFERENCE ONLY)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
- ACCESSIBLE RAMP (SEE DETAIL SHEET C7.0)
- 6-FT TRANSITION CURB (SEE DETAIL SHEET C7.0)
- BENCH (SEE DETAIL SHEET C7.0)
- BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- DIRECTIONAL SIGN (SEE SIGN PACKAGE)
- DO NOT ENTER SIGN (SEE SIGN PACKAGE)
- TRASH CAN (SEE DETAIL SHEET C7.0)
- ARCHITECTURAL SCREENING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK, UNCOLORED, MEDIUM BROOM FINISH  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK, INTEGRAL COLOR A, MEDIUM BROOM FINISH  
MANUFACTURER: BUTTERFIELD COLOR  
PRODUCT: UNI-MIX U-18 GULL GRAY  
CONTACT: 800-282-3388  
SEE CONSTRUCTION DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 39049C0152K, THE SITE IS LOCATED IN ZONE X.



CHASE

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DUBLIN, OH 43017

ARCHITECT/ENGINEER OF RECORD  
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SEAL

NOT FOR  
CONSTRUCTION

ISSUE	DATE	DESCRIPTION
	06/11/2020	ISSUE FOR APPROVAL

PROJECT INFORMATION BLOCK		
JOB #	19108	
DRAWN BY:	CP / ED	
CHECKED BY:	TW / TLM	

SHEET TITLE

SITE PLAN

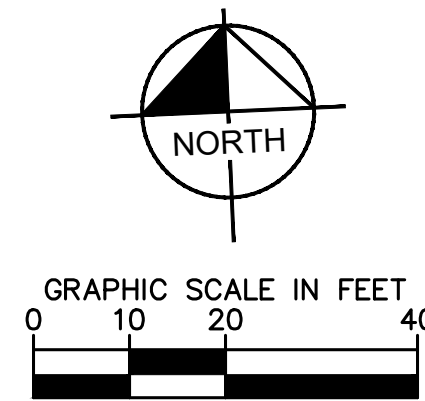
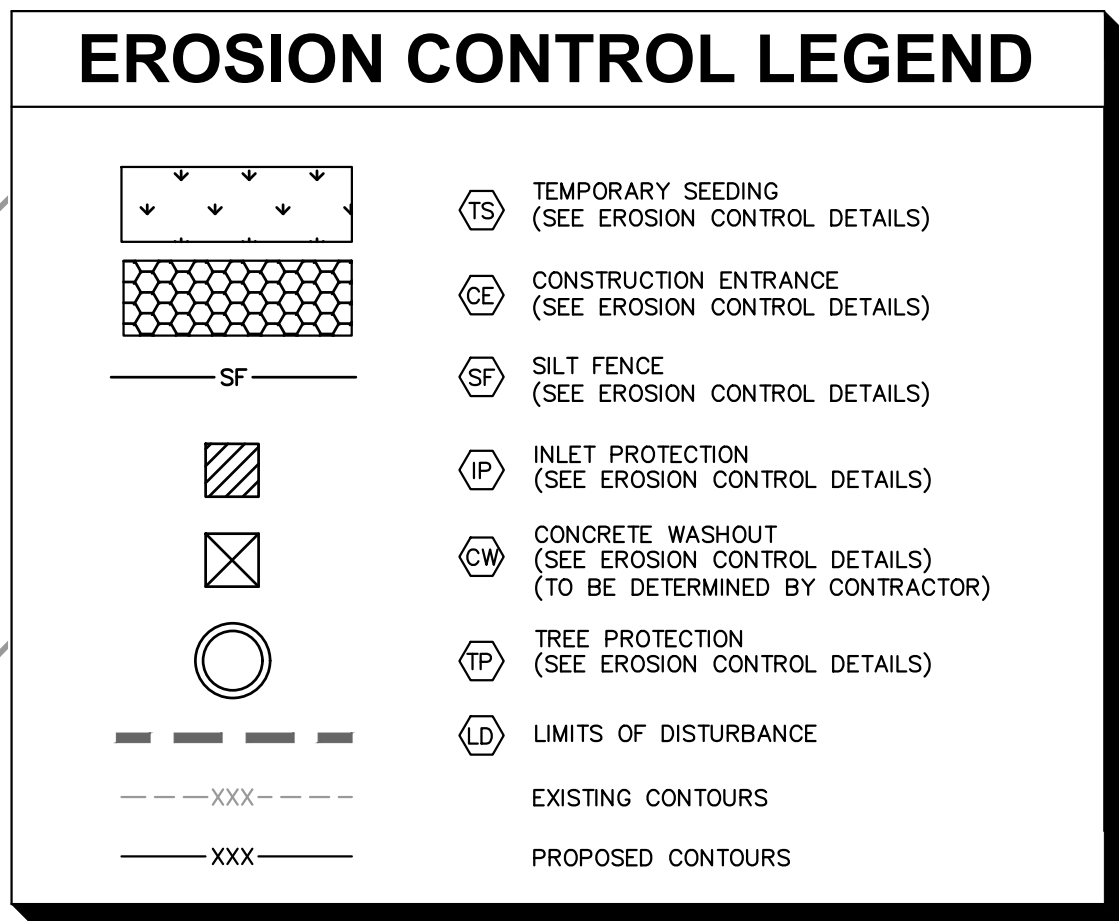
SHEET NUMBER

C3.0









**OHIO**  
**Utilities Protection**  
**SERVICE**

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*Click, Call or Tap Before You Dig*

## EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE SITE. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER. ENVIRONMENTAL SPECIFICAT, OR AGRIBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (OTHER MANUFACTURED GREEN S1508B OR APPROVED EQUAL) ON ALL SITE SLOPES WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATER DRAINAGE DITCHES AND ALL OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LOCAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. REDUCED TRACKING MUST BE MAINTAINED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROVIDING THE INFORMATION TO THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE OHIO EPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
  - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.



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SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER

## C4.0



**EROSION AND SEDIMENT CONTROL NOTES**

THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLAN AS INDICATED BY THE LIMITS OF DISTURBANCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING: ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE SHALL BE STABILIZED WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS. ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE SHALL BE STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S). DISTURBED AREAS THAT WILL BE IDLE OVER WINTER MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER.

**MARCH 1 TO AUGUST 15**

SEED: OATS 2 LBS./1,000 SQ. FT.  
FERTILIZER: (12: 12: 12) 25 LBS./1,000 SQ. FT.  
MULCH: (STRAW OR HAY) 2 TONS /ACRE

**AUGUST 15 TO NOVEMBER 1**

SEED: ANNUAL RYE 2 LBS./1,000 SQ. FT.  
FERTILIZER: (12:12:12) 25 LBS./1,000 SQ. FT.  
MULCH: (STRAW OR HAY) 2 TONS/ACRE

**NOVEMBER 1 TO MARCH 1**

MULCH (ONLY): (STRAW OR HAY) 2 TONS/ACRE

RATES OF APPLICATION OF ITEM 659:  
SEED: 4 LBS/1000 SQ. FT.  
FERTILIZER: (12:12:12) 20 LBS/1000 SQ. FT.  
MULCH: STRAW (HAY) 2 TONS/ACRE (3 TONS/ACRE)



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**Utilities Protection**  
**SERVICE**

*Click, Call or Tap Before You Dig*

#### SEDIMENT FENCE

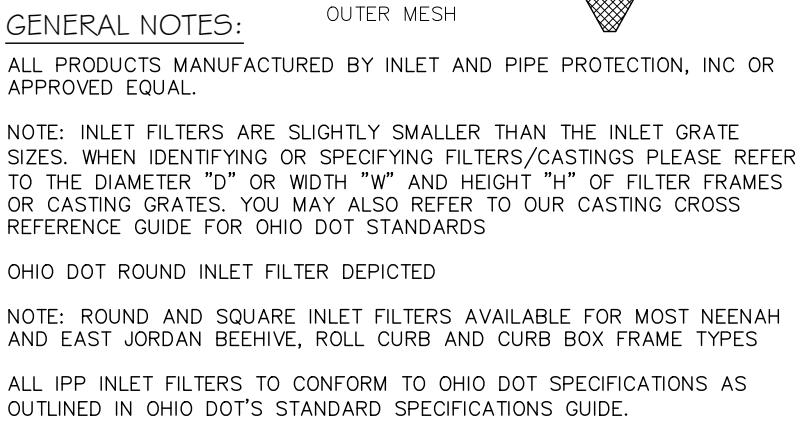
THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. MATERIAL PROPERTIES ARE LISTED IN THE PROVIDED TABLE.

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCE SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE TRENCH.
9. SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
10. MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

#### CRITERIA FOR SILT FENCE MATERIALS:

1. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SEDIMENT FENCE FABRIC SHALL BE ODOT, TYPE C GEOTEXTILE FABRIC OR THE EQUIVALENT TO THE PROPERTIES IN THE TABLE BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS (535 N)	ASTM D 4632
MINIMUM 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	< OR = 0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC.-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355



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## C4.1





**ADA DETAIL**  
1" = 10'

C5.0



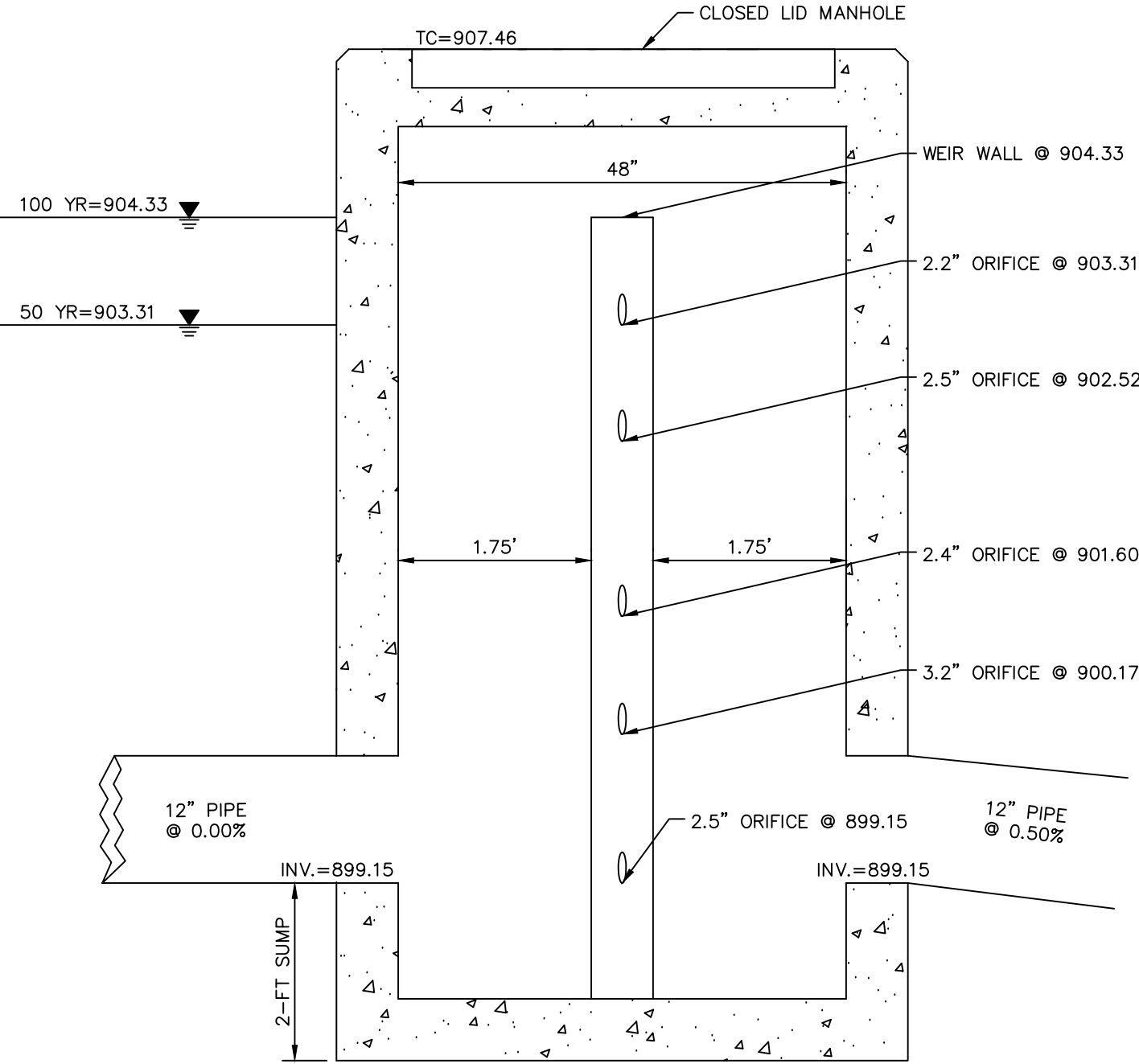
SITE RELEASE RATES				
STORM EVENT (YEAR)	ONSITE PRE-DEVELOPED PEAK FLOW RATES (CFS) (WATERSHED A)	OFFSITE (PASS THROUGH) PEAK DISCHARGE (CFS) (WATERSHED B)	ALLOWABLE POST-DEVELOPED RELEASE RATES (CFS)	PROPOSED RELEASE RATES (CFS)
1	1.23	0.05	0.16	0.09
2	1.53	0.07	0.18	0.16
5	1.94	0.11	0.43	0.42
10	2.28	0.15	0.58	0.56
25	2.75	0.21	0.85	0.84
50	3.13	0.26	1.12	1.12
100	3.54	0.31	1.49	1.49

\*ALLOWABLE RELEASE RATES WERE BASED ON TABLE B-2 FROM THE DUBLIN STORMWATER MASTER PLAN. THE ALLOWABLE SUMMARIZED ABOVE IS THE [(DESIGN STORM (CFS/AC)) \* (ACREAGE)] + THE OFFSITE PASS THROUGH DISCHARGE (CFS).

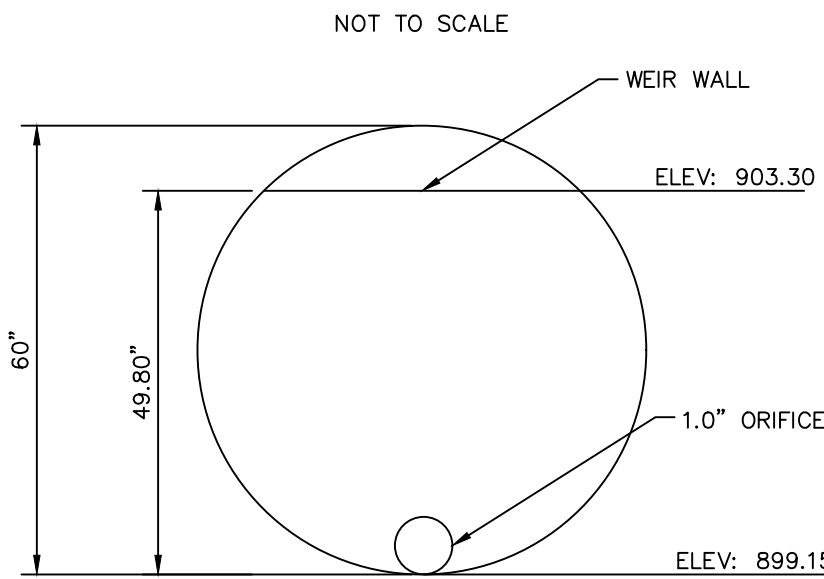
CRITICAL STORM CALCULATION	
1-YEAR PRE-DEVELOPED RUNOFF VOLUME	0.106 AC-FT
1-YEAR POST-DEVELOPED RUNOFF VOLUME	0.127 AC-FT
VOLUME % INCREASE	19.8%
CRITICAL STORM	2-YEAR

WQ VOLUME FOR DEVELOPMENT	
Rv	0.729
i	0.755
P	0.9
AREA (TOTAL)	1.072 ACRES
AREA (PERVIOUS)	0.263 ACRES
AREA (IMPERVIOUS)	0.809 ACRES
WQV REQUIRED	0.059 ACRE-FT
WQV PROVIDED	0.060 ACRE-FT

\*THE FIRST TWO ROWS THE STORM SYSTEM DISCHARGES TO ARE A SOLID PIPE. THE WATER WILL DRAIN AS REQUIRED PER THE OEPA THROUGH THE WEIR WALL BEFORE DRAINING TO THE PERFORATED PIPE SECTION. THE WEIR WALL IS SET AT 903.30 BASED ON THE REQUIRED WQV.



OUTLET CONTROL STRUCTURE

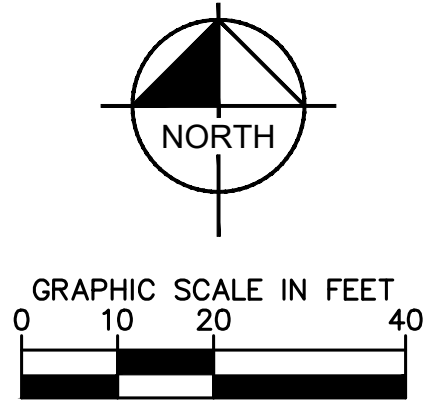


WATER QUALITY WEIR PLATE DETAIL

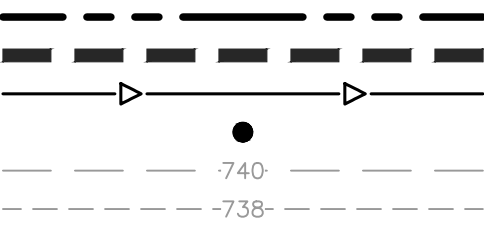
N.T.S.

TABLE B-2 EXCERPT FROM CITY OF DUBLIN STORMWATER MASTER PLAN

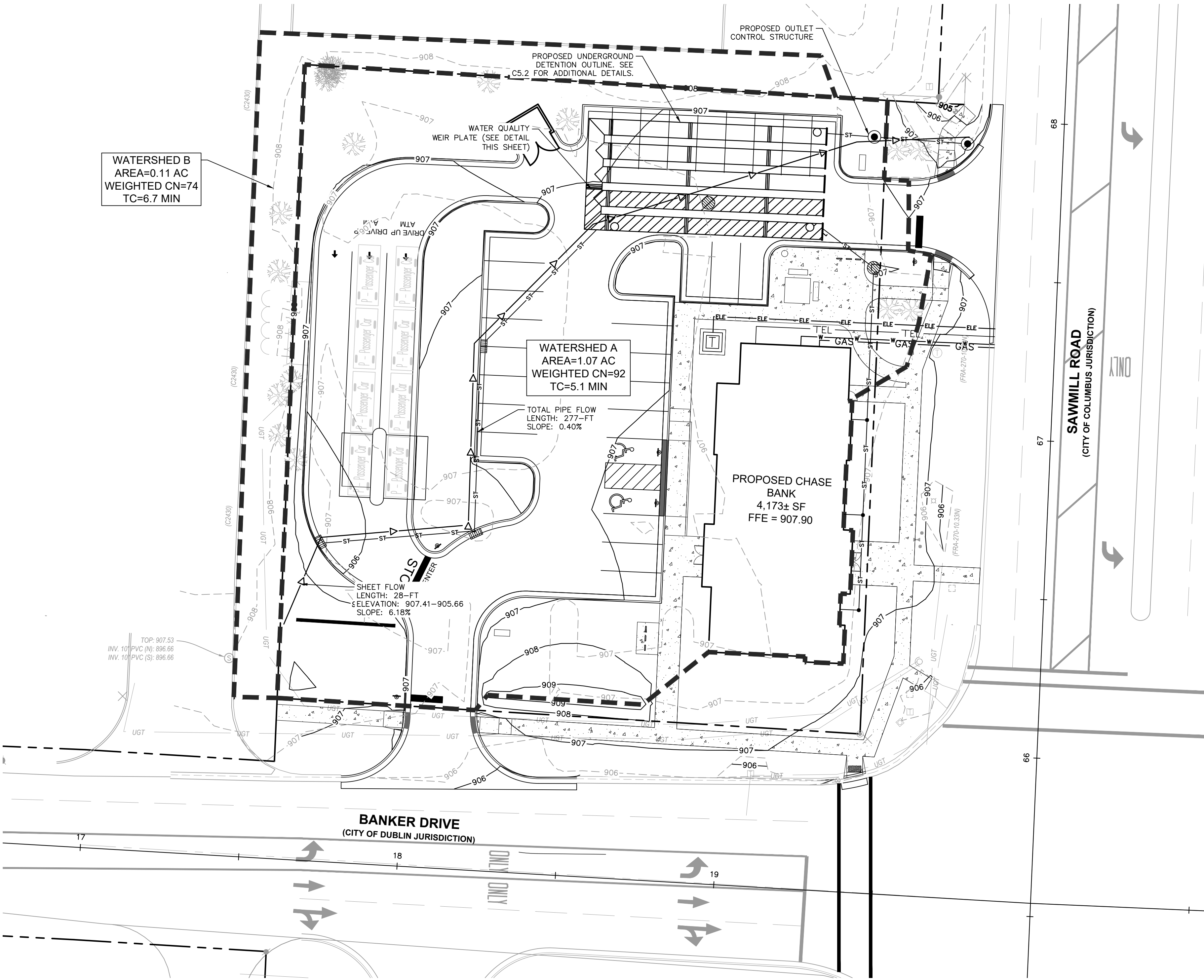
SUB-BASIN	DESIGN STORM (CFS/AC)						
	1	2	5	10	25	50	100
2600	0.10	0.20	0.30	0.40	0.60	0.80	1.10



LEGEND



EXISTING SITE BOUNDARY  
EXISTING WATERSHED BOUNDARY  
PROPOSED FLOW PATH  
CHANGE IN SURFACE FLOW CONDITIONS  
EXISTING INDEX CONTOUR  
EXISTING INTERMEDIATE CONTOUR



NOTE: THIS SHEET IS FOR REFERENCE ONLY. REFER TO GRADING AND UTILITY PLANS FOR ALL STORM SEWER RIM AND INVERT INFORMATION.

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CHECKED BY:	TW / TM	

SHEET TITLE

STORMWATER  
MANAGEMENT PLAN

SHEET NUMBER

C5.1





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## UNDERGROUND DETENTION DETAILS

## C5.2





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## UNDERGROUND DETENTION DETAILS

SHEET NUMBER

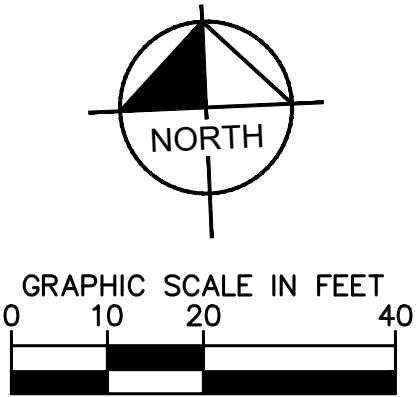
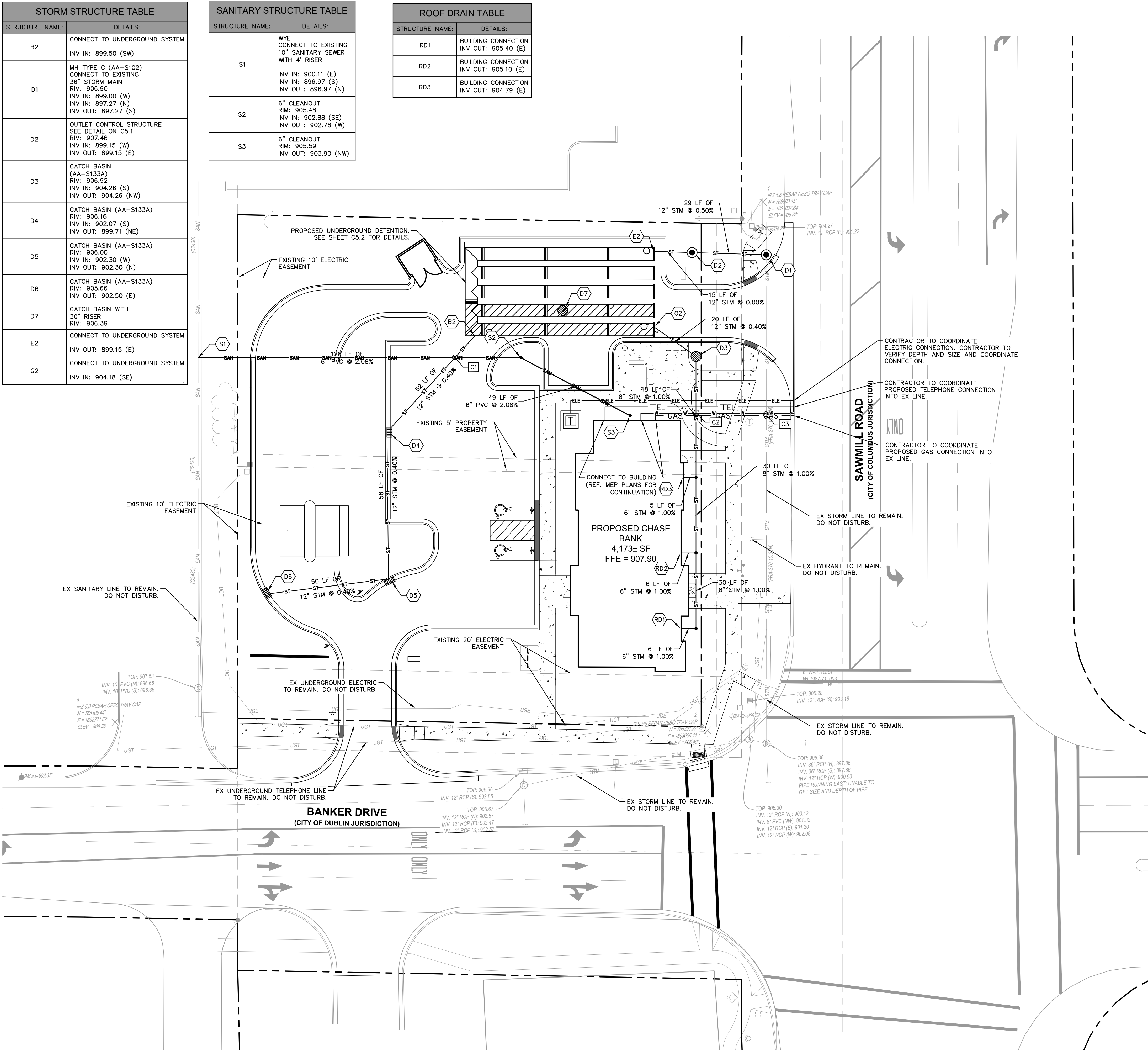
### C5.3



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
B2	CONNECT TO UNDERGROUND SYSTEM INV IN: 899.50 (SW)
D1	MH TYPE C (AA-S102) CONNECT TO EXISTING 36" STORM MAIN RIM: 906.90 INV IN: 899.00 (W) INV IN: 897.27 (N) INV OUT: 897.27 (S)
D2	OUTLET CONTROL STRUCTURE SEE DETAIL ON C5.1 RIM: 907.46 INV IN: 899.15 (W) INV OUT: 899.15 (E)
D3	CATCH BASIN (AA-S133A) RIM: 906.92 INV IN: 904.26 (S) INV OUT: 904.26 (NW)
D4	CATCH BASIN (AA-S133A) RIM: 906.16 INV IN: 902.07 (S) INV OUT: 899.71 (NE)
D5	CATCH BASIN (AA-S133A) RIM: 906.00 INV IN: 902.30 (W) INV OUT: 902.30 (N)
D6	CATCH BASIN (AA-S133A) RIM: 905.66 INV IN: 902.50 (E)
D7	CATCH BASIN WITH 30" RISER RIM: 906.39
E2	CONNECT TO UNDERGROUND SYSTEM INV OUT: 899.15 (E)
G2	CONNECT TO UNDERGROUND SYSTEM INV IN: 904.18 (SE)

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	WYE CONNECT TO EXISTING 10" SANITARY SEWER WITH 4" RISER  INV IN: 900.11 (E) INV IN: 896.97 (S) INV OUT: 896.97 (N)
S2	6" CLEANOUT RIM: 905.48 INV IN: 902.88 (SE) INV OUT: 902.78 (W)
S3	6" CLEANOUT RIM: 905.59 INV OUT: 903.90 (NW)

ROOF DRAIN TABLE	
STRUCTURE NAME:	DETAILS:
RD1	BUILDING CONNECTION INV OUT: 905.40 (E)
RD2	BUILDING CONNECTION INV OUT: 905.10 (E)
RD3	BUILDING CONNECTION INV OUT: 904.79 (E)



### UTILITY NOTES

- ALL WATER LINES  $\geq 3"$  SHALL BE DUCTILE IRON PIPE, CLASS 54.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 35 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE **48"** MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

### UTILITY LEGEND

— W —	EX. WATER LINE
— SAN —	EX. SANITARY SEWER LINE
⊙	EX. SANITARY SEWER MANHOLE
— STM —	EX. STORM DRAIN LINE
⊙	EX. STORM STRUCTURE/INLET
— G —	EX. GAS LINE
— UGT —	EX. UNDERGROUND TELEPHONE
— UGE —	EX. UNDERGROUND ELECTRIC
⊙	EX. LIGHT POLE
— ELE —	PROPOSED UNDERGROUND ELECTRIC LINE
— G —	GAS LINE (BY GAS COMPANY)
— TEL —	PROPOSED PHONE LINE
— ST —	PROPOSED STORM SEWER LINE
⊙	PROPOSED CATCH BASIN WITH AA-S141 GRATE
⊙	PROPOSED CATCH BASIN WITH AA-S142 GRATE
— SAN —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED WATER LINE
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)

### UTILITY CROSSING LEGEND

C1	6" SANITARY	B/P = 902.22
	12" STORM	T/P = 900.72
C2	6" STORM	B/P = 904.46
	8" WATER	T/P = 902.96
C3	8" WATER	B/P = 902.71
	36" EX STORM	T/P = 900.79

NOTE: WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT SEWER MAIN OR WATER MAIN IS TO BE ENCASED FOR 10-FT ON EACH SIDE OF A CROSSING WHERE THERE IS LESS THAN 18-IN SEPARATION.



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DRAWN BY:	CP / ED	
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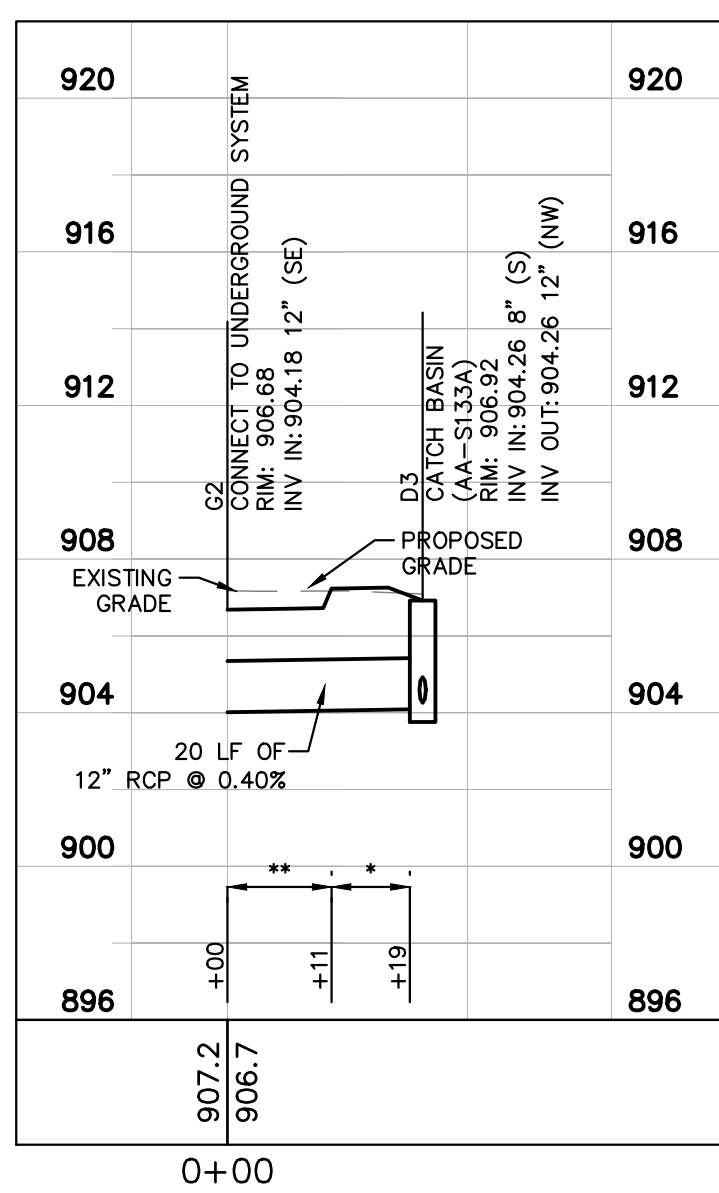
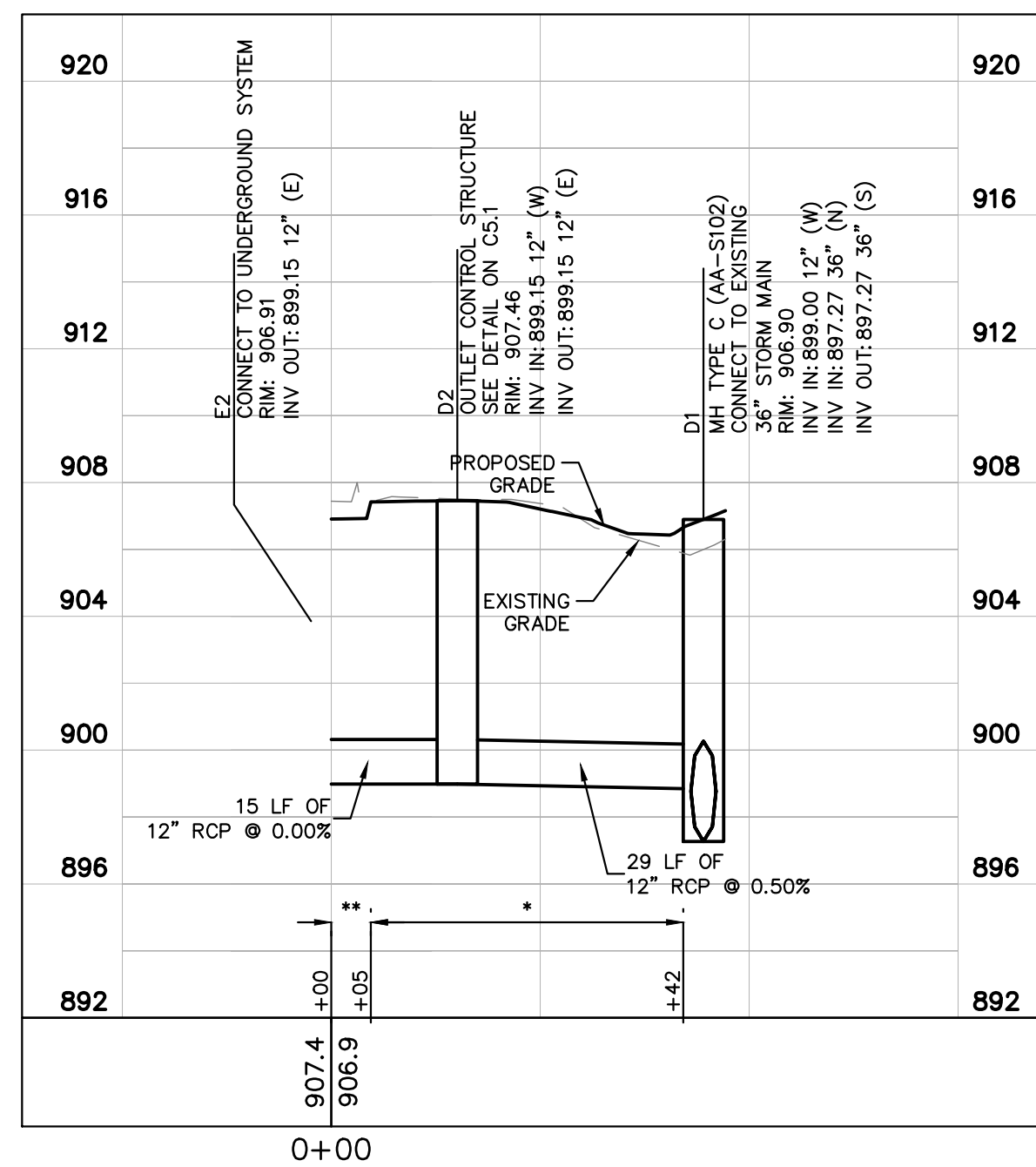
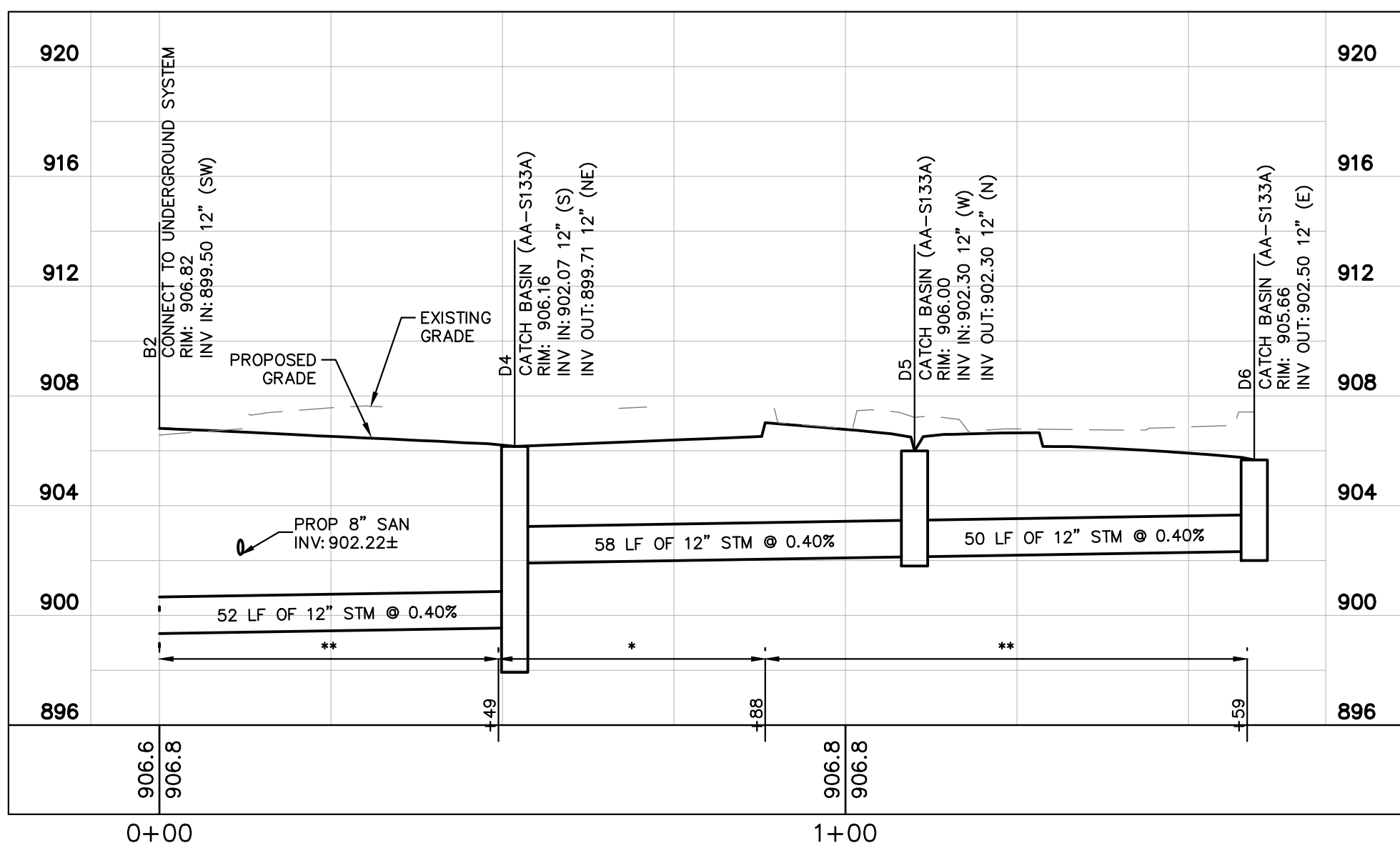
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C6.0





**NOTES:**

(#) ANTI INFILTRATION AND INFLOW

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

- \* COMPACTED GRANULAR BACKFILL, ITEM 912
- \*\* COMPACTED BACKFILL, ITEM 911

PER CMSC ITEM 911, WHERE NATURAL MATERIAL DOES NOT MEET THE REQUIREMENTS OF ITEM 911, THEN COMPACTED BACKFILL, ITEM 912, SHALL BE USED.



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**RETAIL BANKING CENTER**  
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DUBLIN, OH 43017

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**Kimley»»Horn**  
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JOB #	19108
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SHEET TITLE

SHEET NUMBER

## C6.1









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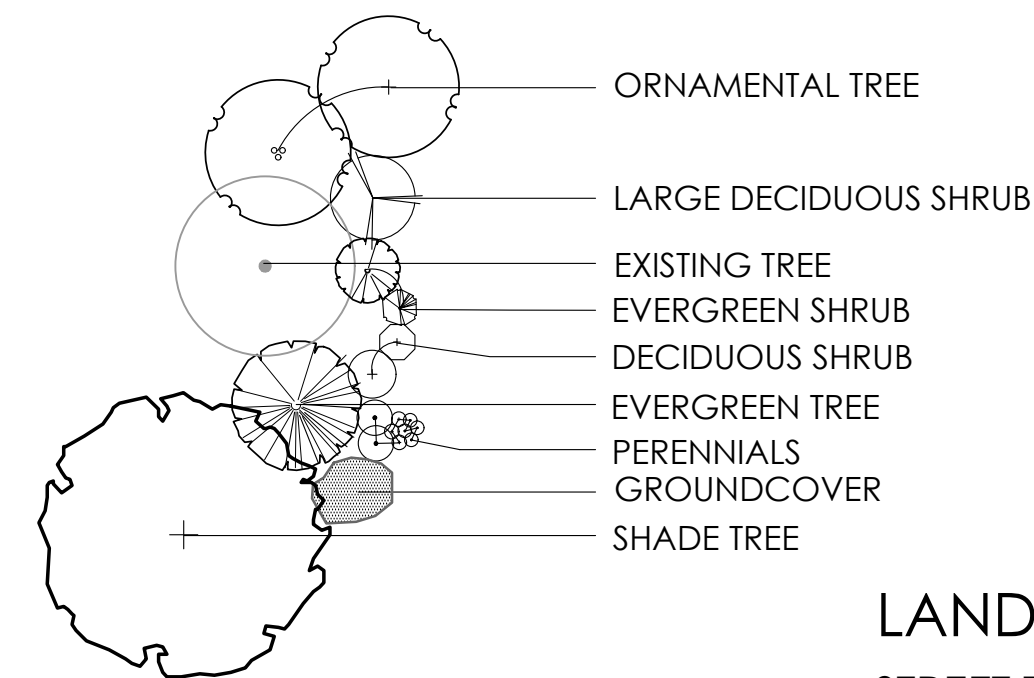
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JOB #	20027
DRAWN BY:	AV
CHECKED BY:	TF

## OVERALL LANDSCAPE PLAN

# L-1.0

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 LOCAL WASH GRAVEL -  $\frac{3}{4}$ " - 1" DIAMETER, MINIMUM 3" DEPTH
- 5 ENTRY SIGN - BY OWNER


SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



## STREET TREES

153.065 (D)(3)	REQUIRED	PROVIDED
THERE SHALL BE TREES PLANTED ALONG PUBLIC STREETS OF THE DEVELOPMENT AT 1 SHADE TREE PER 40' LF	TREES PLANTED ALONG PUBLIC STREETS	5 TREES ALONG SAWMILL 1 EX. TREE ALONG BANKERS WITH 3 TREES RELOCATED - COORDINATE WITH CITY

153.065 (D)(5)

ALL VEHICULAR USE AREAS WITHIN 20'-40' OF A PUBLIC ROW SHALL HAVE 1 SHADE TREE PER 40 LF, AND 5 SHRUBS PER 25 LF	SAWMILL ROAD - 60' 2 TREES / 12 SHRUBS	2 TREES 12 SHRUBS
	BANKERS DRIVE - 100' 3 TREES / 20 SHRUBS	3 TREES 20 SHRUBS & WALL
A MINIMUM OF 5% OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED	16,769.37 SF x 5% = 838.47 SF	876.11 SF (5.2%) LANDSCAPED AREA 
1 MEDIUM DECIDUOUS TREE AS DEFINED BY APPENDIX E SHALL BE PLANTED FOR EVERY 12 PARKING SPACES	30 SPACES = 3 TREES	3 TREES

153.065 (D)(7)

1 SHRUB PER 10 LF OF BUILDING FACADE FACING A PUBLIC OR PRIVATE STREET OR AN OPEN SPACE	300 LF = 30 SHRUBS	56 SHRUBS
---	--------------------	-----------

## 153.065 (E)(3)

A WALL, STRUCTURE, OR VEGETATION USED TO SCREEN STORAGE ENCLOSURES - SHOULD BE 1' TALLER THAN THE HEIGHT OF THE ENCLOSURE	WALL, STRUCTURE, OR VEGETATION - 1' TALLER THAN HEIGHT OF THE ENCLOSURE	DECIDUOUS SHRUBS AND GRASSES ALONG TRASH ENCLOSURE
---	---	--

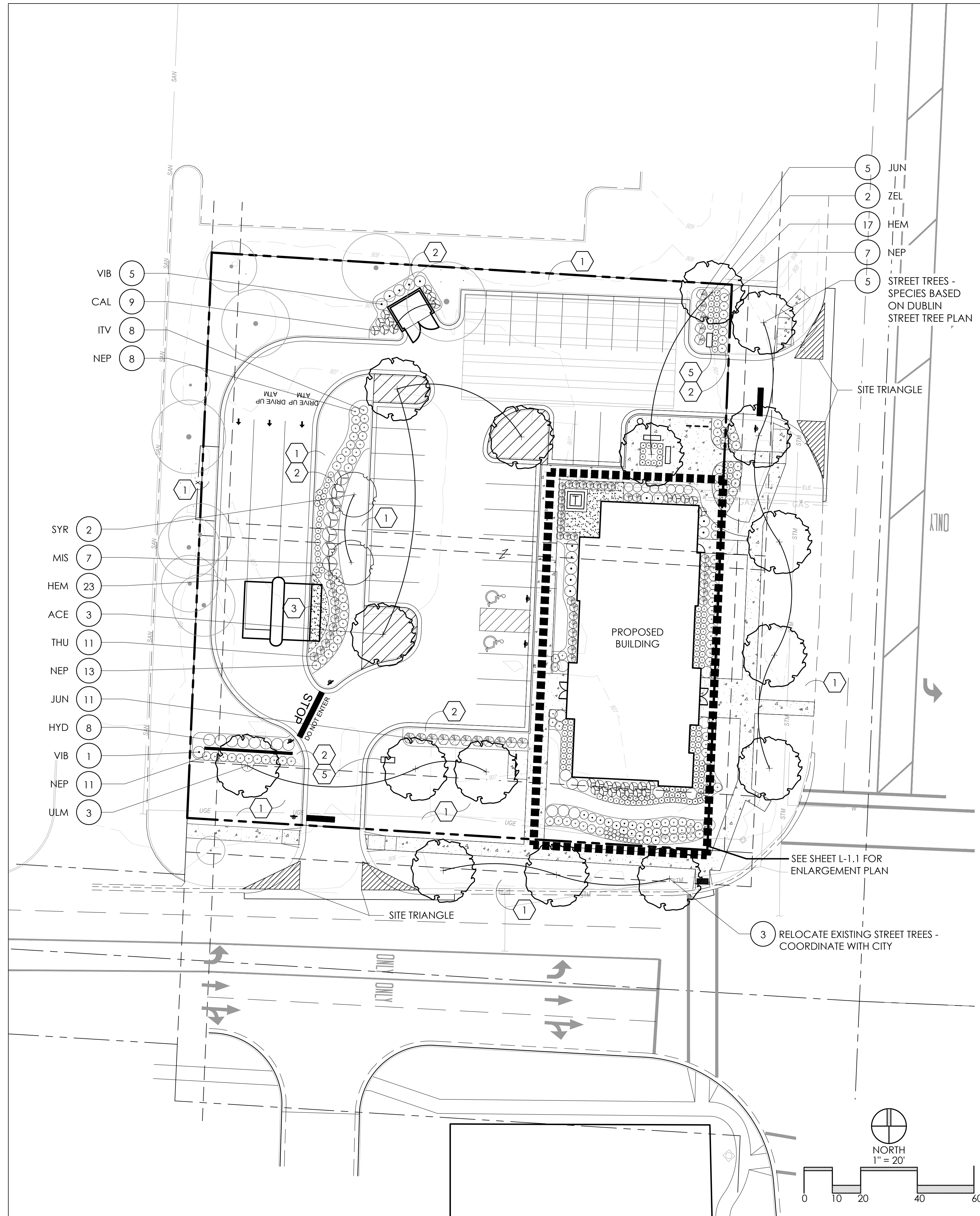
## 153.146 (A)

TOTAL NUMBER OF CALIPER INCHES REMOVED SHALL BE REPLACED INCH FOR INCH WITH TREES AT LEAST 2.5" CAL. OR PAY A FEE IN LIEU OF (1" CAL. = \$150)	0" CALIPER INCHES REQUIRED TO REPLACE - ALL EXISTING TREES ON PREVIOUS DEVELOPMENT PLAN	0" CAL. TO BE REPLACED - SEE SHEET L-2.0 FOR MORE INFORMATION
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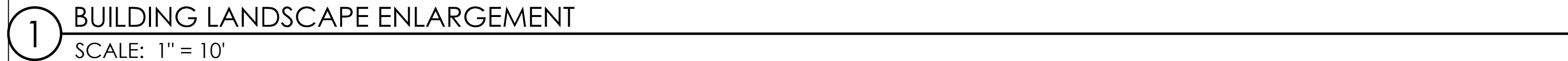
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
3	ACE	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2" CAL.	B&B	
3	ULM	ULMUS 'MORTON' ACCOLADE	ACCOLADE ELM	2" CAL.	B&B	
2	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	6'-7' HGT.	B&B	
2	ZEL	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2" CAL.	B&B	
5	*STREET TREE - SPECIES BASED ON DUBLIN STREET TREE PLAN			2.5" CAL.	B&B	
SHRUBS						
8	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	CONT.	
16	JUN	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HGT.	CONT.	
11	THU	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF ARBORVITAE	WR" HGT.	CONT.	
6	VIB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	36" HGT.	CONT.	
8	HYD	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	24" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
9	CAL	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONT.	
40	HEM	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONT.	
39	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	
7	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.	CONT.	

\*NOTE: STREET TREE SPECIES SHALL BE FROM THE APPROVED URBAN STREET TREE LIST FOR DUBLIN, OHIO OR OTHER SPECIES APPROVED BY THE CITY FORESTER - ALL STREET TREES SHALL BE PLANTED AT 2.5" CAL.

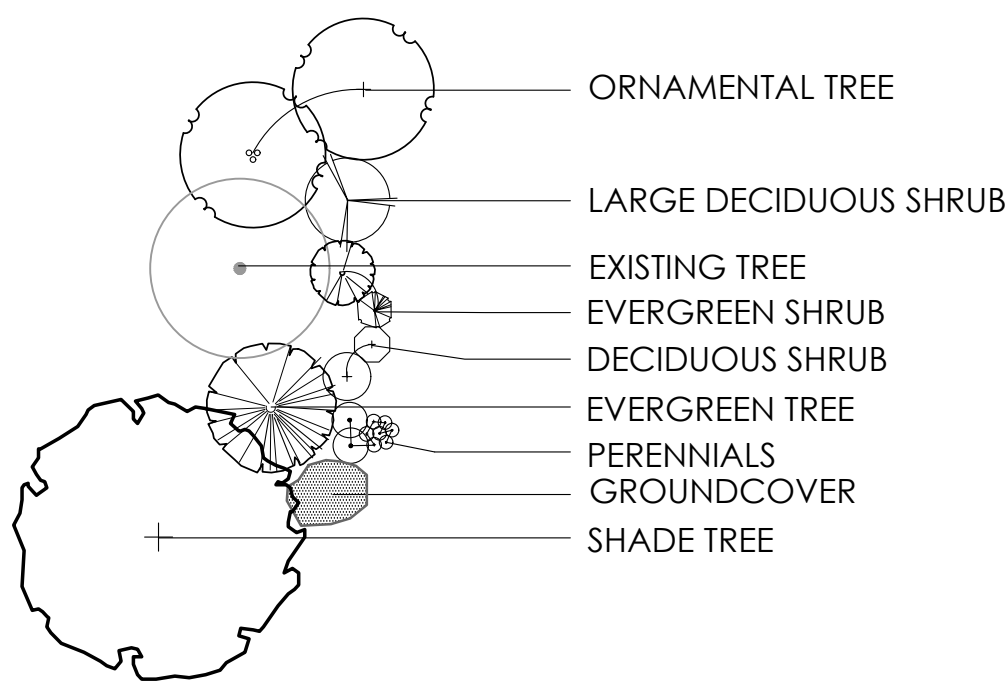






- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 LOCAL WASH GRAVEL -  $\frac{3}{4}$ " - 1" DIAMETER, MINIMUM 3" DEPTH

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

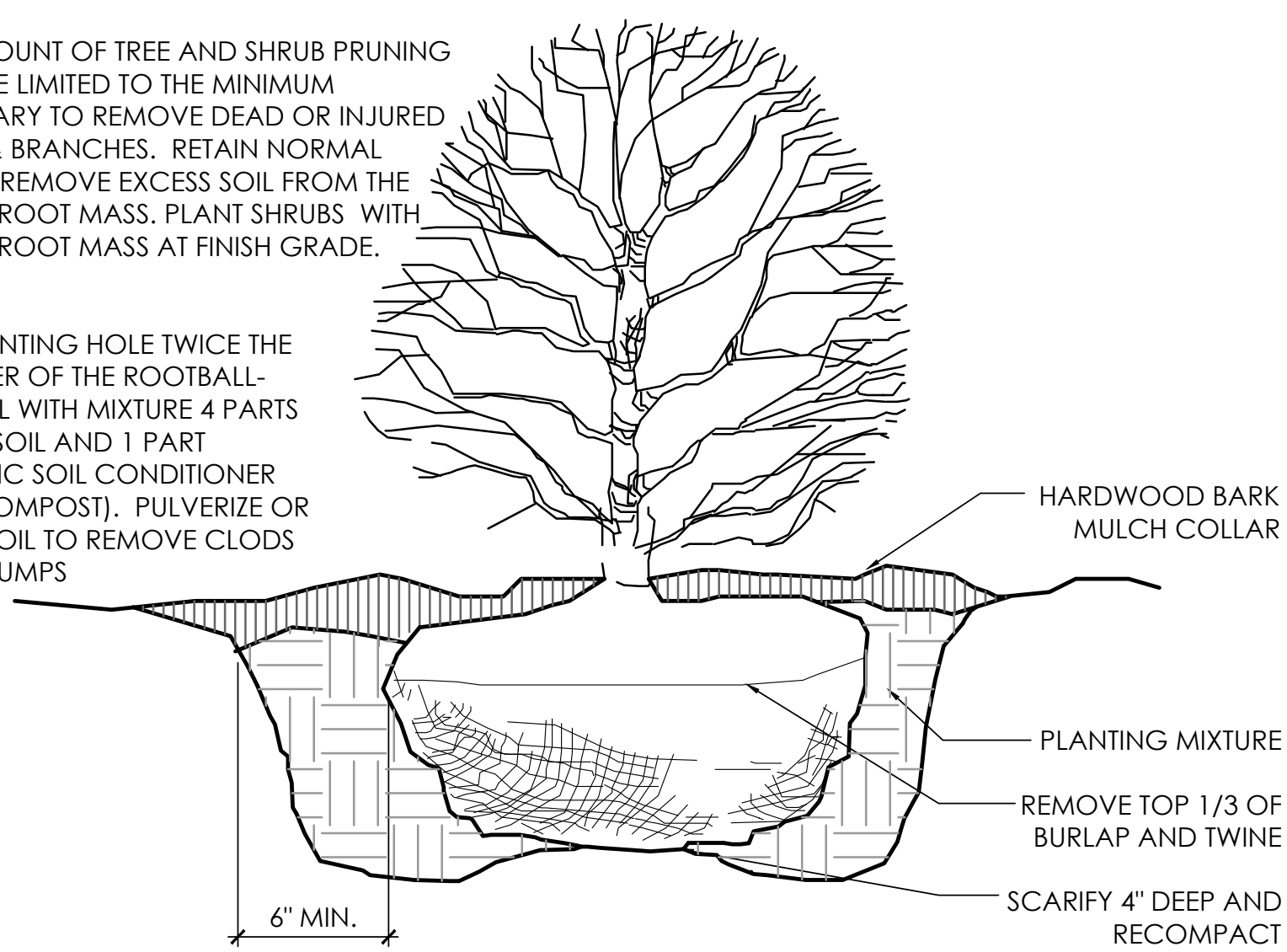


(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
9	RHA	RHAMNUS FRANGULA	FINE LINE BUCKTHORN	36" HGT.	CONT.	
10	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	CONT.	
17	TMH	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	42" HGT.	CONT.	
6	THU	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF ARBORVITAE	24" HGT.	CONT.	
12	HYD	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	24" HGT.	CONT.	
7	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
20	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONT.	
45	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	1 GAL.	CONT.	
57	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	
85	HEM	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONT.	
17	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE DWARF RUSSIAN SAGE	1 GAL.	CONT.	
9	KNI	KNIPHOFIA 'FLAMENCO'	FLAMENCO RED HOT POKER	1 GAL.	CONT.	
18	COR	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	CONT.	
8	HOS	HOSTA 'ELEGANS'	ELEGANS HOSTA	1 GAL.	CONT.	

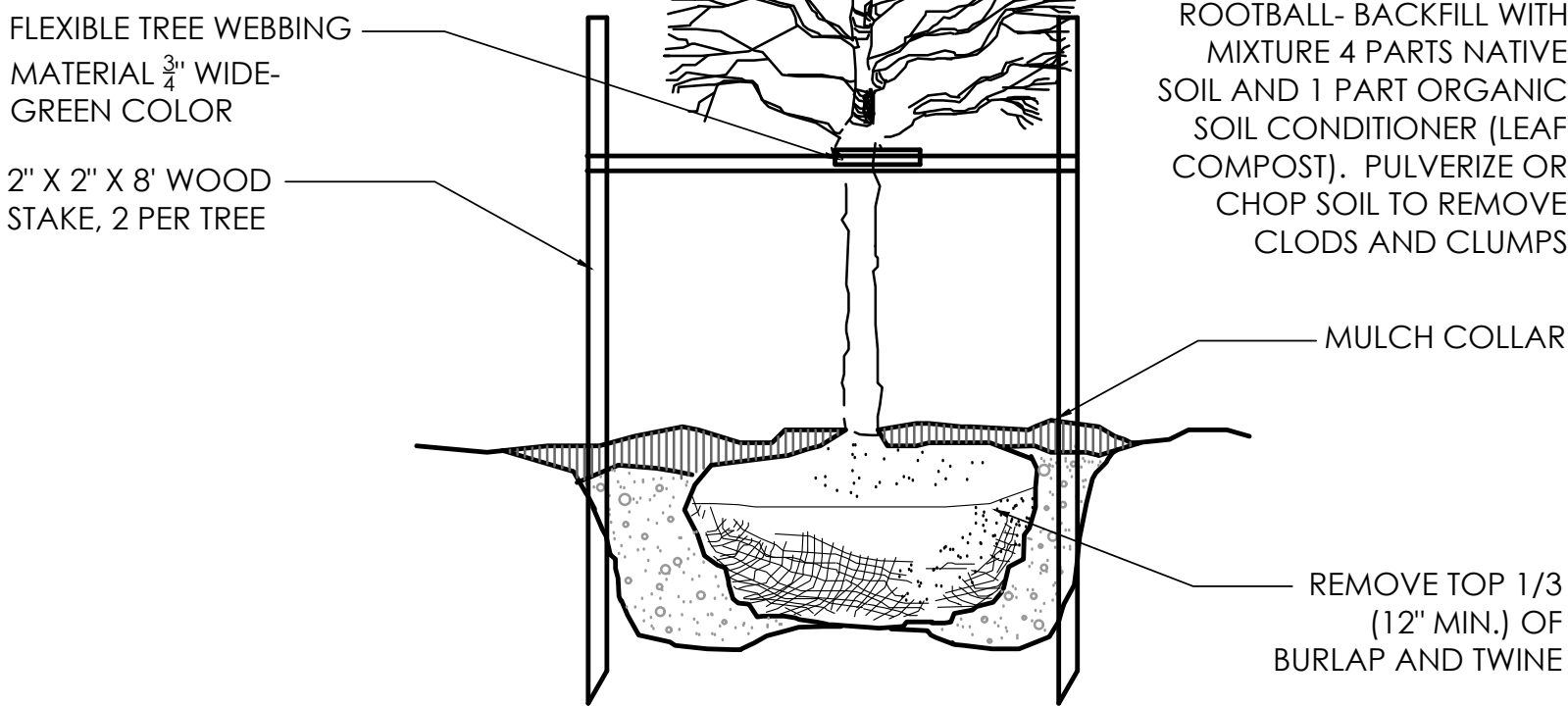
NOTE: THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL-BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLOUDS AND CLUMPS



3 SHRUB PLANTING DETAIL  
N.T.S.

NOTE:  
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



② DECIDUOUS TREE  
N.T.S.

01-1001

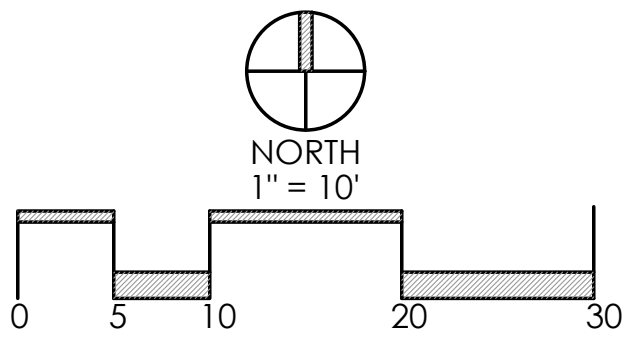
\*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

- MULCH COLLAR

— REMOVE TOP 1/3  
(12" MIN.) OF  
BURLAP AND TWINE

### 3 SHRUB PLANTING DETAIL 01-1300

01-1300



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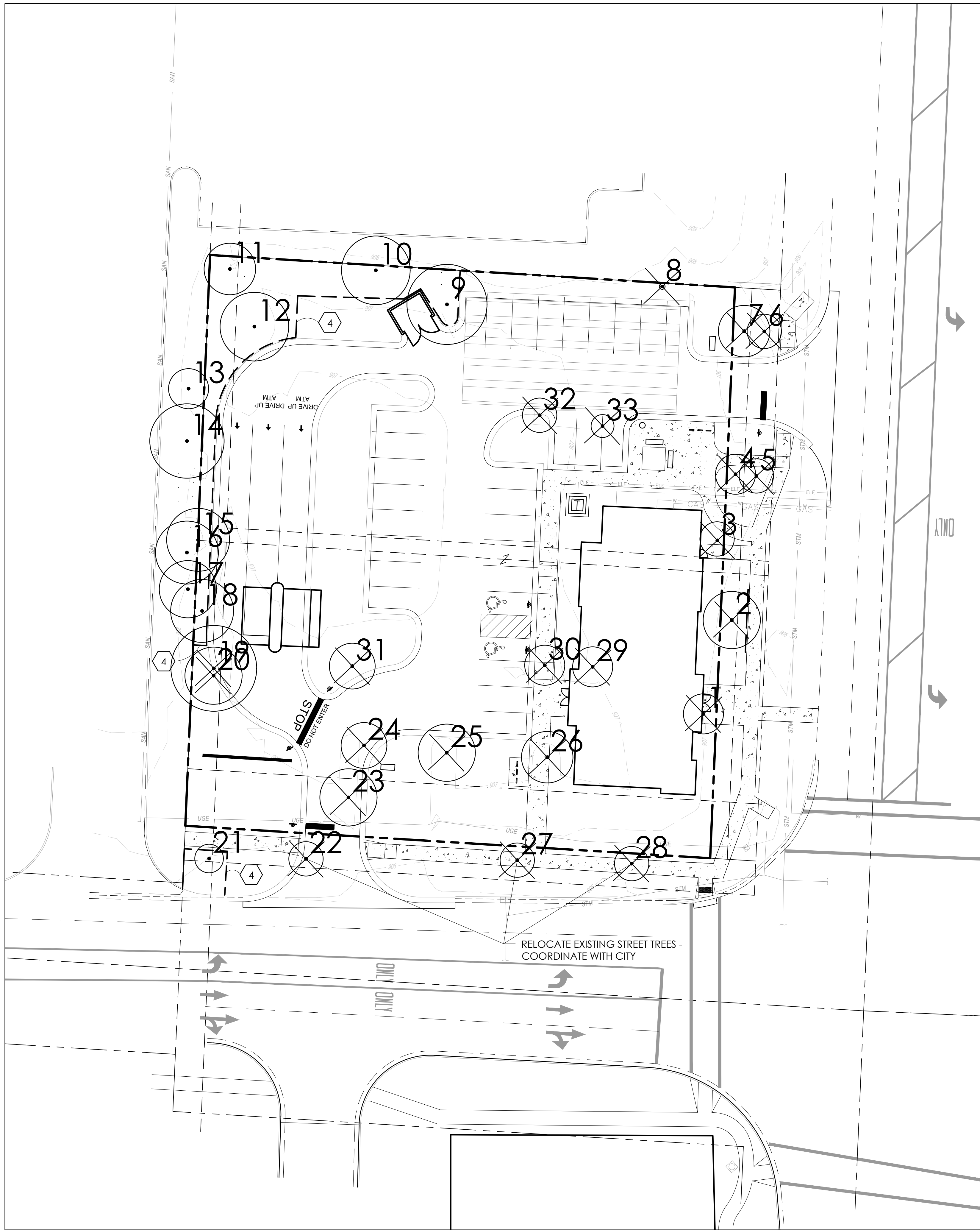
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## BUILDING LANDSCAPE ENLARGEMENT

SHEET NUMBER

# L-1.1

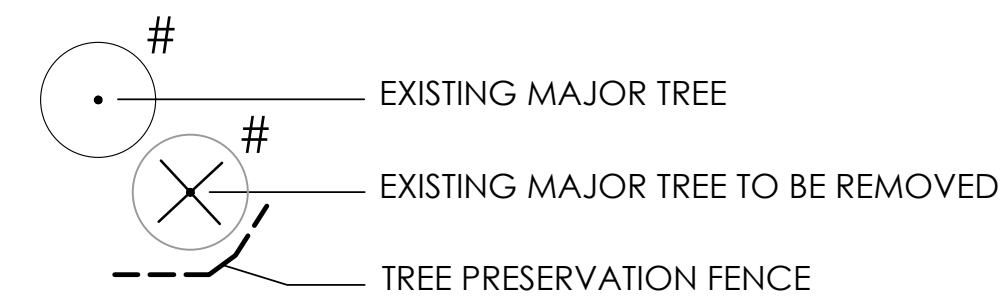




EXISTING TREE INDEX						
TREE #	SIZE	SPECIES	CONDITION	REQ'D REPLACEMENTS & EXEMPTIONS	REQ'D INCHES TO REPLACE	STATUS
1	7	CHERRY	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
2	10	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
3	6	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
4	7	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
5	6	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
6	6	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
7	9	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
8	1	ASH	DEAD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
9	14	MAPLE	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
10	12	MAPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
11	9	PEAR	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
12	12	MAPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
13	7	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
14	13	SPRUCE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
15	11	SPRUCE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
16	11	APPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
17	10	APPLE	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
18	11	SPRUCE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
19	15	PEAR	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
20	10	ASH	DEAD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
21	5	TREE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	PRESERVE
22	6	TREE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
23	10	APPLE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
24	8	MAPLE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
25	10	MAPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
26	9	MAPLE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
27	6	TREE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
28	6	TREE	GOOD	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
29	7	MAPLE	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
30	7	MAPLE	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
31	8	MAPLE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
32	6	MAPLE	POOR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE
33	4	MAPLE	FAIR	ON PREVIOUS DEVELOPMENT PLAN	0	REMOVE

REPLACEMENT CALCULATIONS		REPLACEMENTS REQ'D (CAL. INCHES)			
6" CAL. ≤ (replace 1 for 1 removed)					0
TOTAL REPLACEMENTS REQUIRED					0

PRESERVATION PLANT KEY



CONSTRUCTION NOTES:

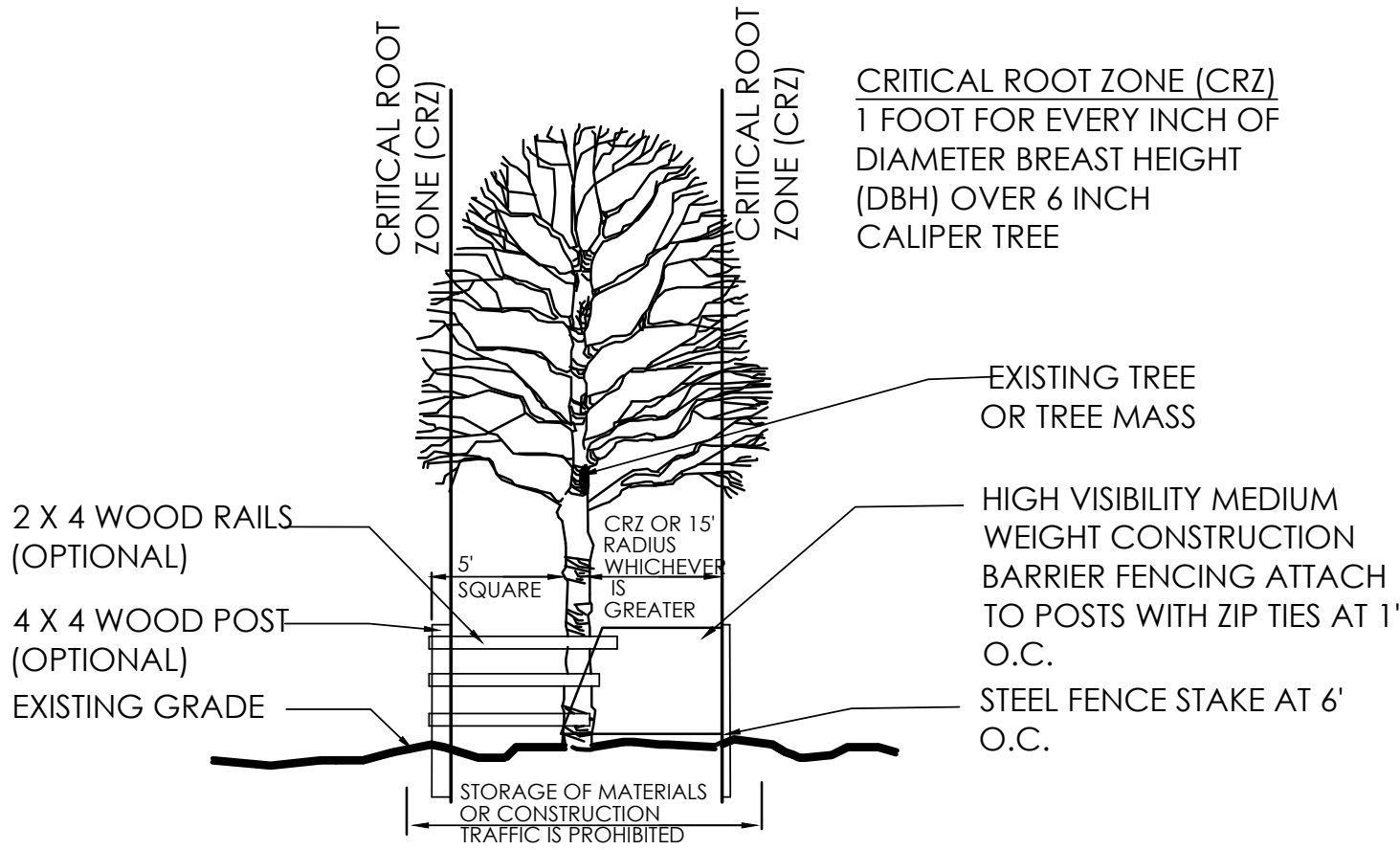
- 4 TREE PRESERVATION FENCE - SEE DETAIL 1, THIS SHEET

GENERAL NOTES

1. DIAMETER SHOWN ON PLAN SHEET L-2.0 REPRESENT THE CRITICAL ROOT ZONE (1" RADIUS PER 1" CALIPER OR 15' WHICHEVER IS GREATER).

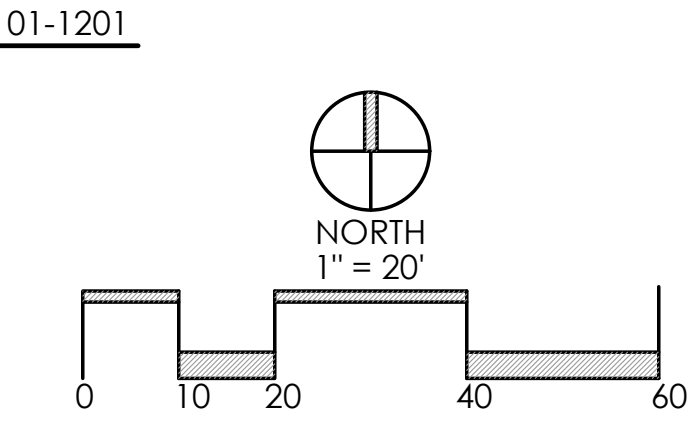
TREES REMOVED

1. 0" CALIPER INCHES OF TREE WHICH ARE REMOVED TO BE REPLACED DUE TO TREE NOT BEING POOR, DEAD, UNDESIRABLE SPECIES, OR NOT ON PREVIOUS DEVELOPMENT PLAN.



- NOTES:
- INSPECTION OF INSTALLATION IS REQUIRED CALL (614) 410- 4600
  - THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHEMNT OF PRESERVATION AREA

1 TREE PRESERVATION  
N.T.S.



CHASE

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TREE PRESERVATION /  
REMOVAL PLAN

SHEET NUMBER  
L-2.0





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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
ALL POINTS	Illuminance	Fc	2.39	43.8	0.0	N.A.	N.A.	ALL POINTS MEASURED 3'-0" AFF
LOT LINE	Illuminance	Fc	1.36	18.2	0.0	N.A.	N.A.	FC MEASURED ON GROUND
ATM 1 - 5FT	Illuminance	Fc	33.90	35.1	32.7	1.04	1.07	MEASURED 3'-0" ABOVE GRADE WITHIN 5FT OF ATM 1
ATM 1- 50FT	Illuminance	Fc	9.25	43.8	2.0	4.63	21.90	MEASURED 3'-0" ABOVE GRADE WITHIN 5FT OF ATM 1 UNOBSTRUCTED
ATM 2 - 5FT	Illuminance	Fc	31.78	43.8	16.6	1.91	2.64	MEASURED 3'-0" ABOVE GRADE WITHIN 5FT OF ATM 2
ATM 2- 50FT	Illuminance	Fc	8.43	43.8	2.0	4.22	21.90	MEASURED 3'-0" ABOVE GRADE WITHIN 5FT OF ATM 2 UNOBSTRUCTED
PARKING LOT	Illuminance	Fc	6.29	43.8	0.2	31.45	219.00	FC WITHIN PARKING LOT

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY

- ALL FOOTCANDLES (FC) HAVE BEEN MEASURED AT 3'-0" ABOVE FINISHED GRADE.
- POLE MOUNTED AREA LIGHTS TO BE MOUNTED 15'-0" ABOVE GRADE. ARCHITECT TO SELECT POLE AND VERIFY FINISHES.

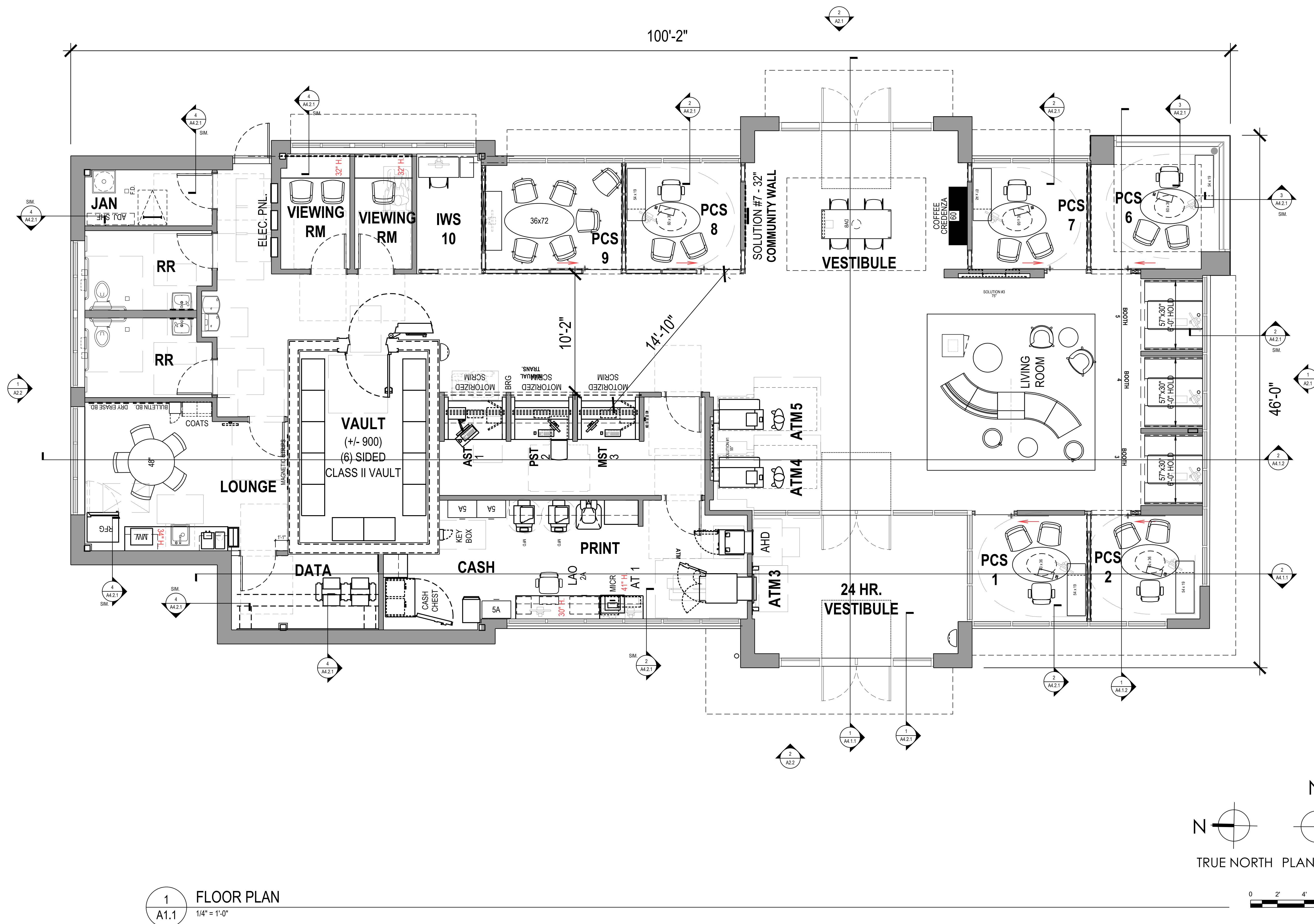






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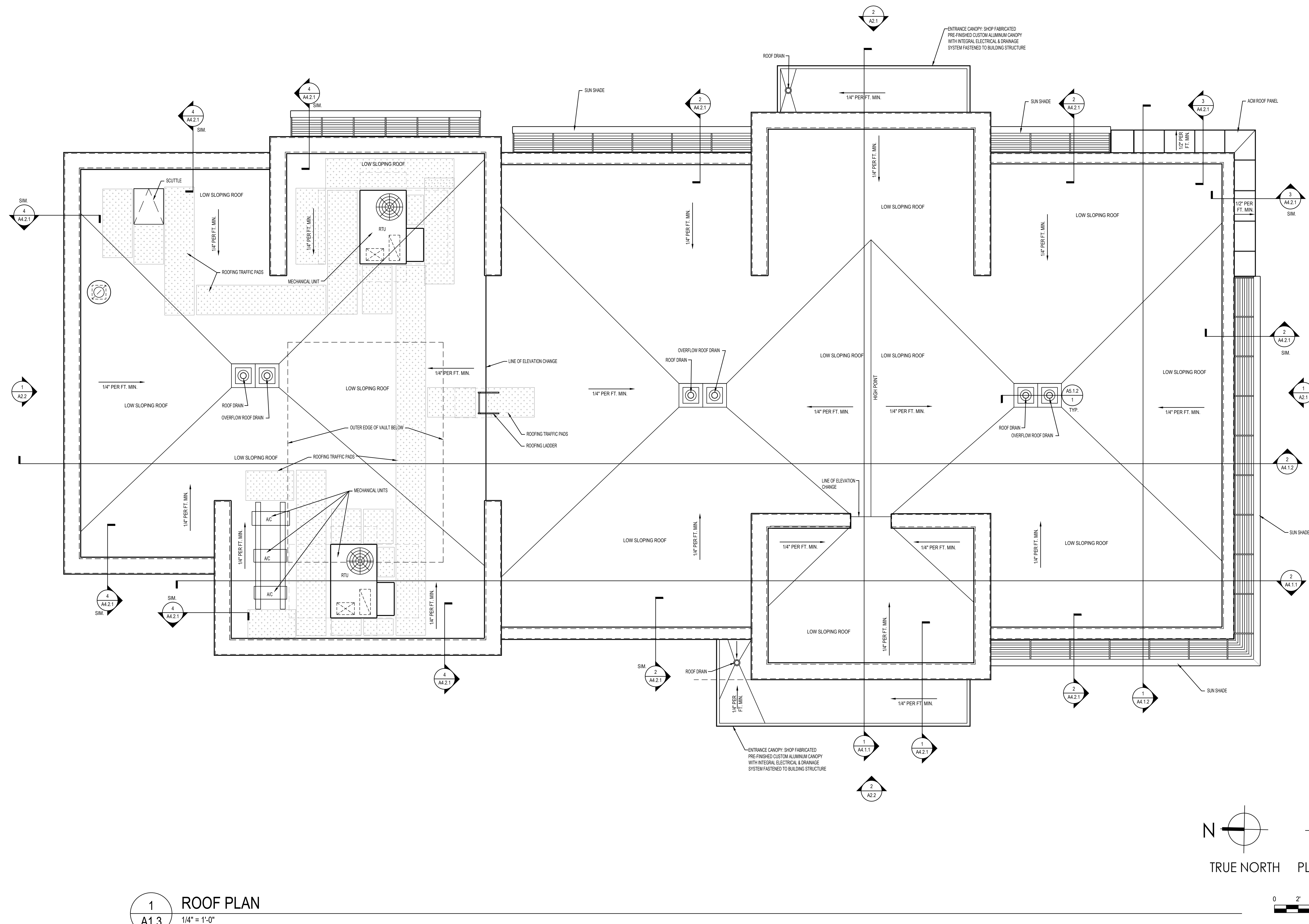
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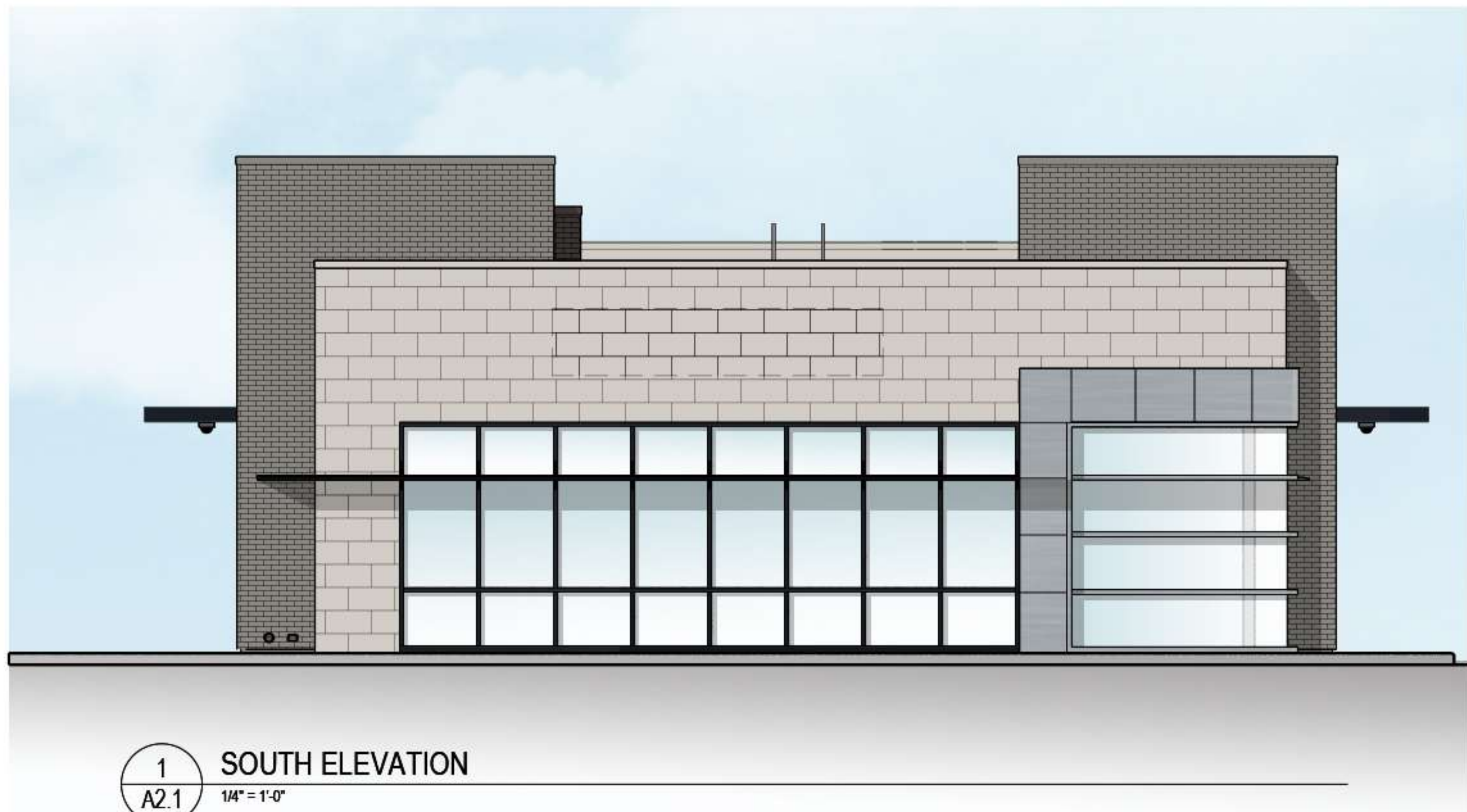
ROOF PLAN

SHEET NUMBER

### A1.3







1 SOUTH ELEVATION  
A2.1 1/4" = 1'-0"

- T.O. PARAPET +21'-6"
- T.O. PARAPET +19'-4"
- T.O. PARAPET +17'-10"
- T.O. PARAPET +17'-0"
- T.O. PARAPET +12'-4"
- T.O. WINDOW OPENING +10'-0"
- B.O. CANOPY +10'-0"
- T.O. SLAB / FND. 0'-0"

STORE FRONT  
COLOR: BLACK ANODIZED ALUM.

METAL CANOPY  
COLOR: SILVER "CHASE"

CLEAR GLASS

CAST STONE

BRICK  
COLOR: PLATINUM

BRICK  
COLOR: MIDNIGHT

COLUMN  
"CLOUD WHITE"

BRICK  
COLOR: ASH



2 EAST ELEVATION  
A2.1 1/4" = 1'-0"

- T.O. PARAPET +21'-6"
- T.O. PARAPET +19'-4"
- T.O. PARAPET +17'-10"
- T.O. PARAPET +17'-0"
- T.O. STOREFRONT OPENING +13'-2"
- T.O. PARAPET +12'-4"
- T.O. WINDOW OPENING +10'-0"
- B.O. WINDOW OPENING +3'-0"
- T.O. SLAB / FND. 0'-0"



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EXTERIOR  
ELEVATIONS

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A2.1





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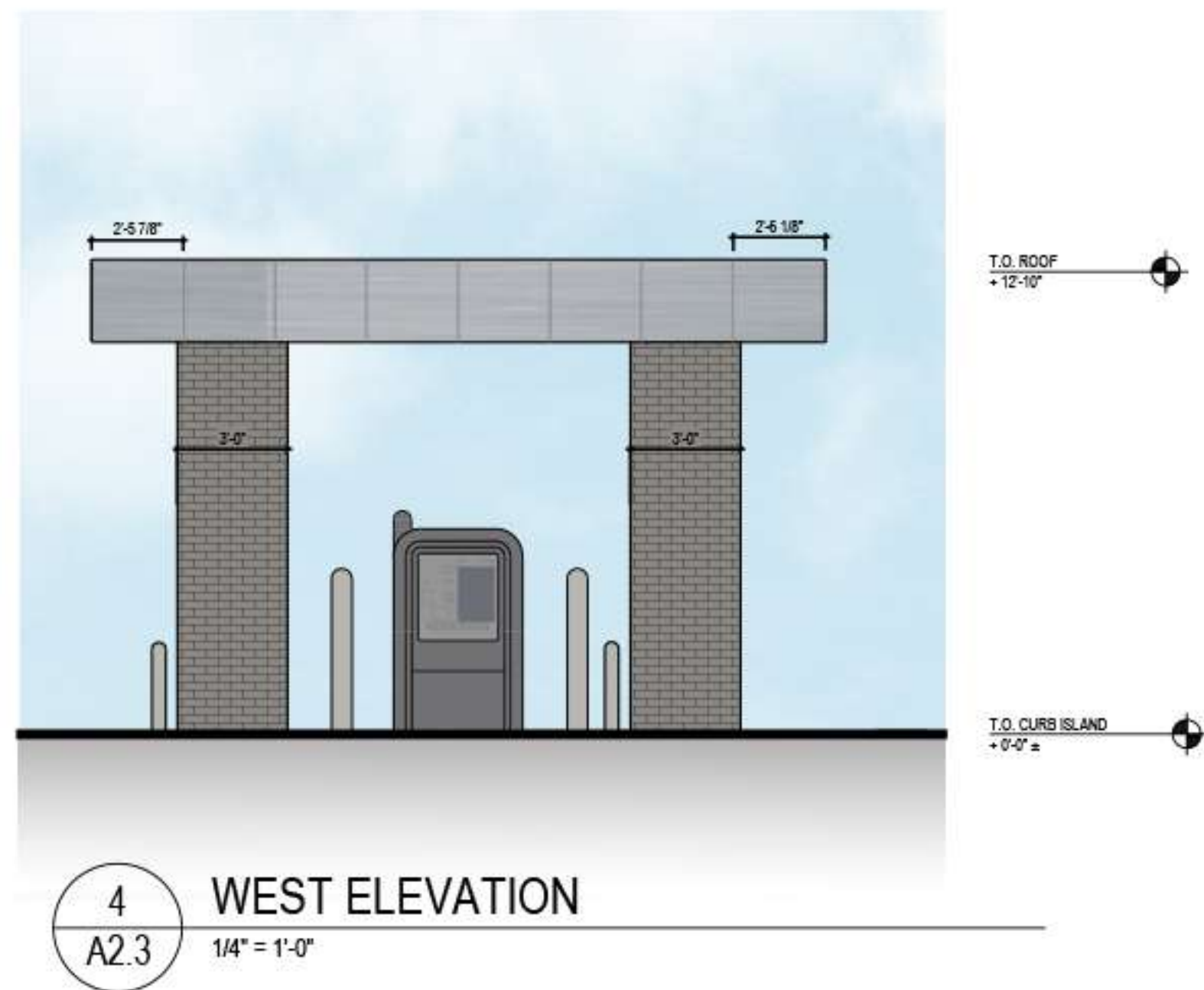
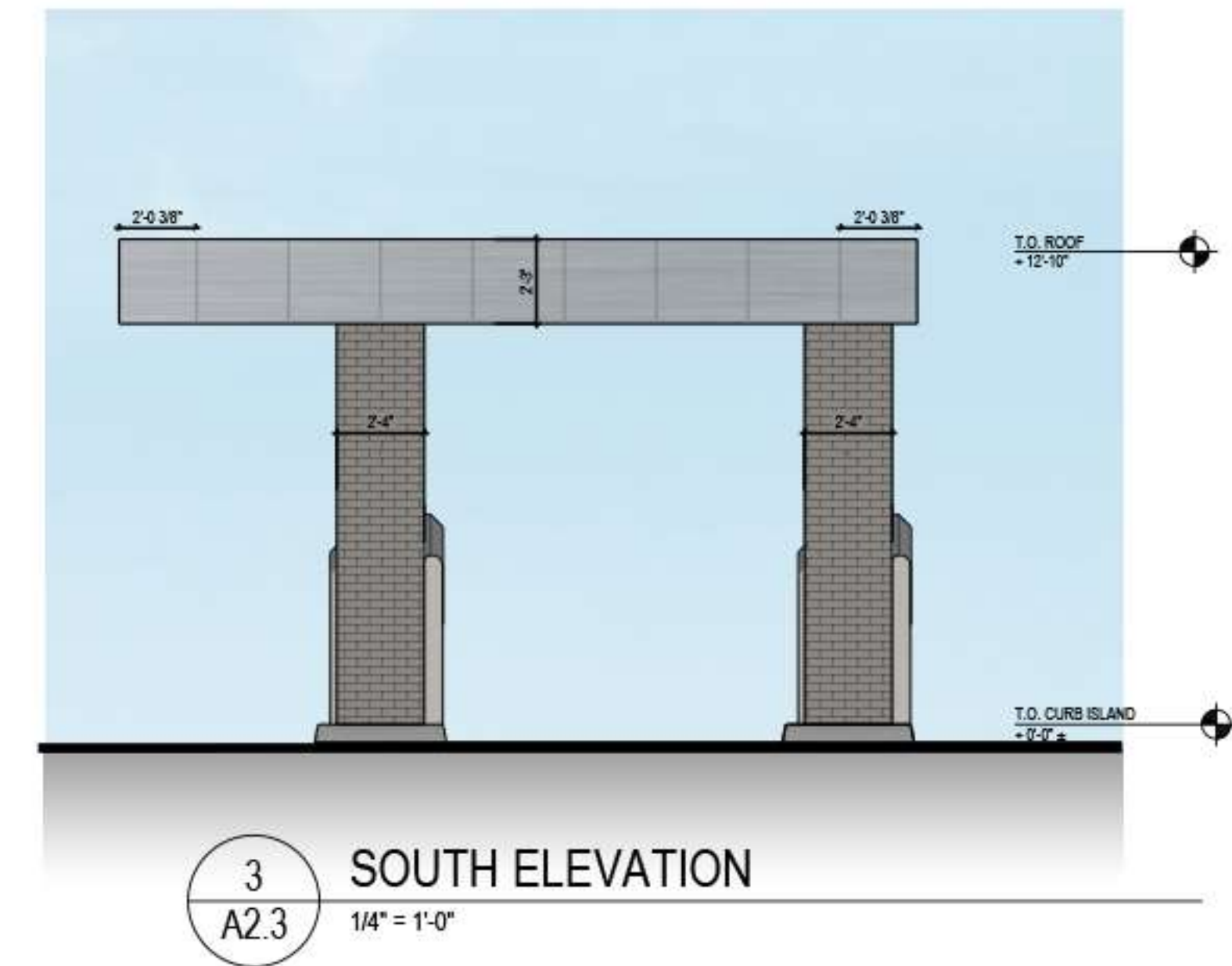
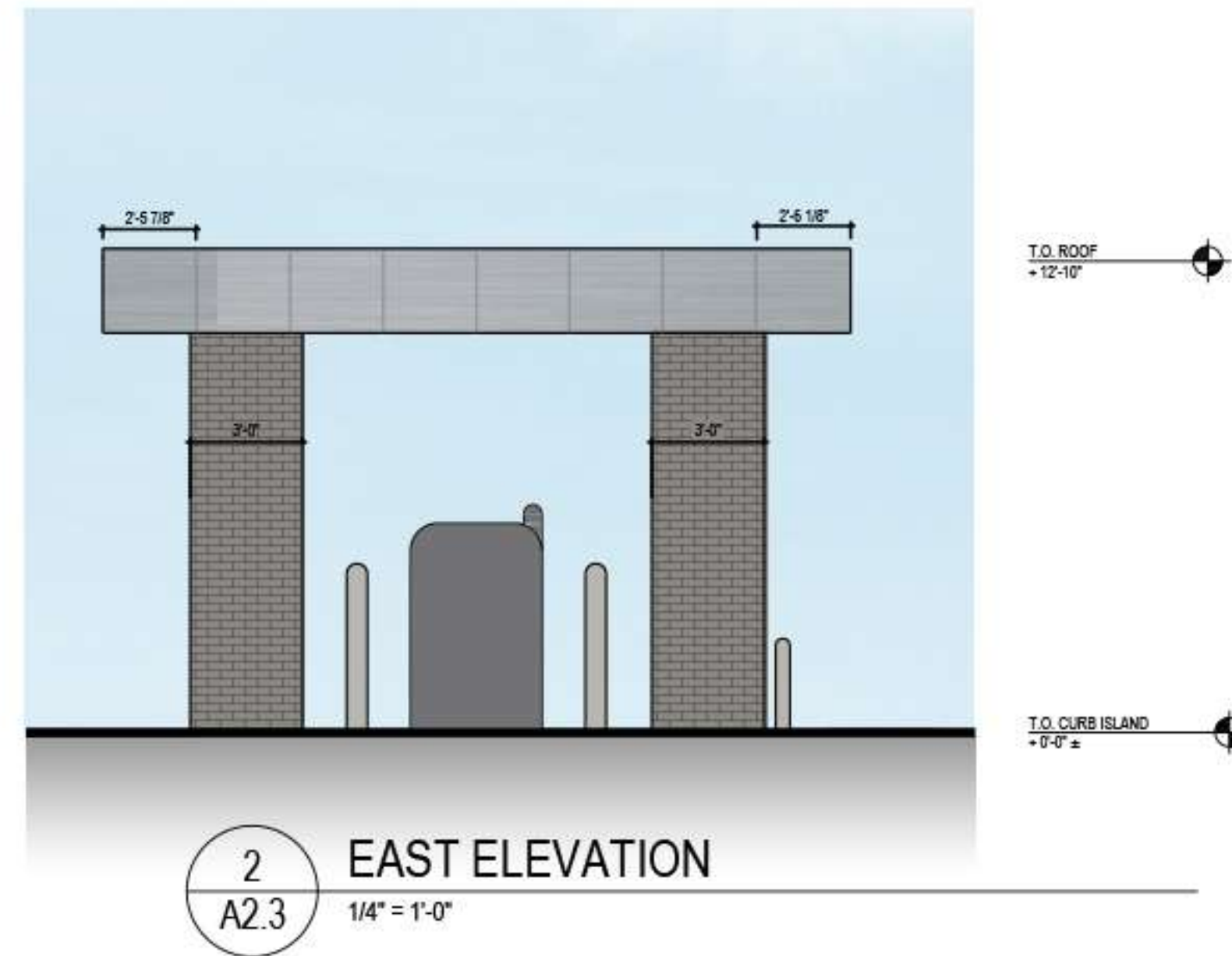
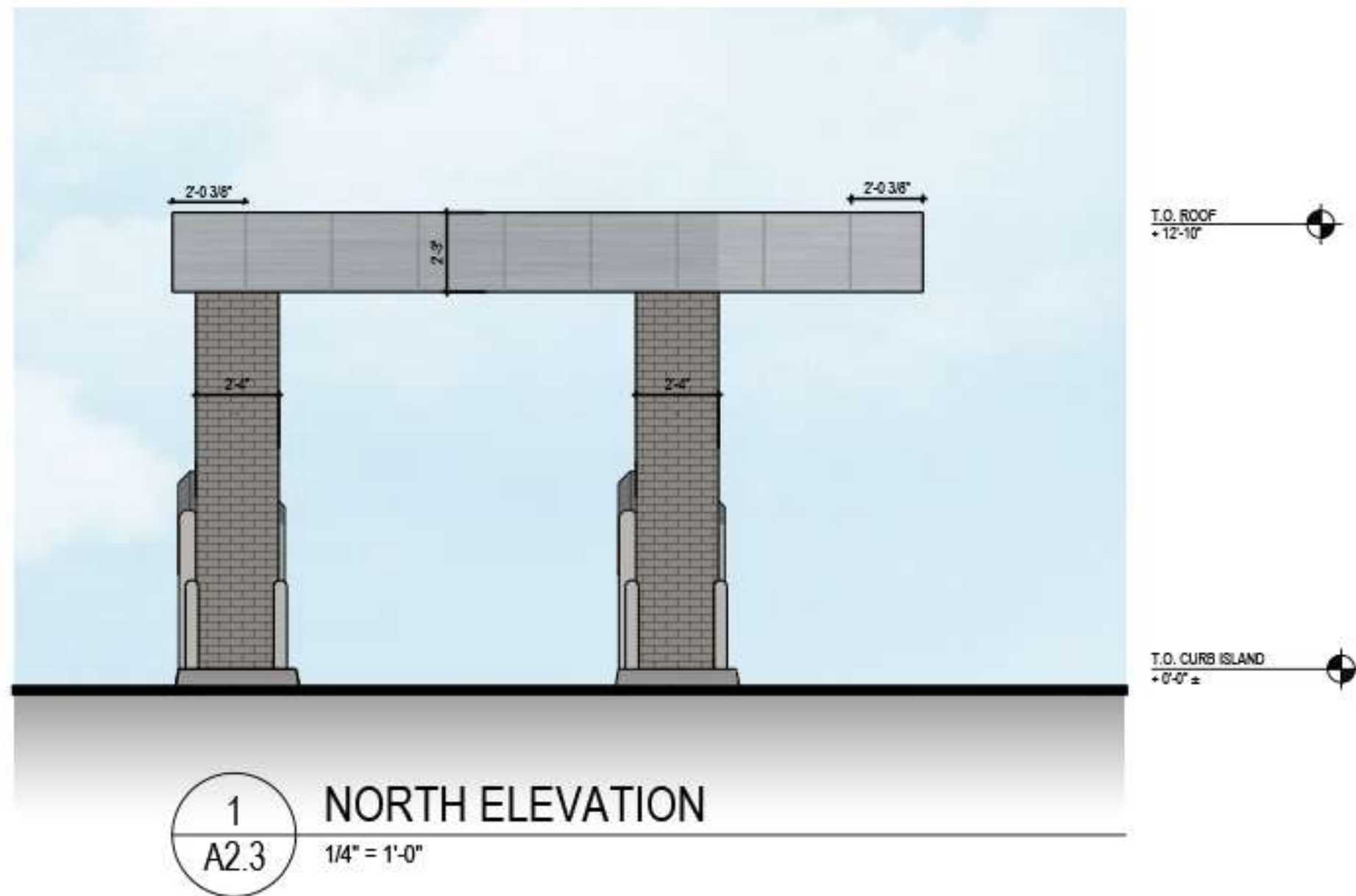
## EXTERIOR ELEVATIONS

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## A2.2







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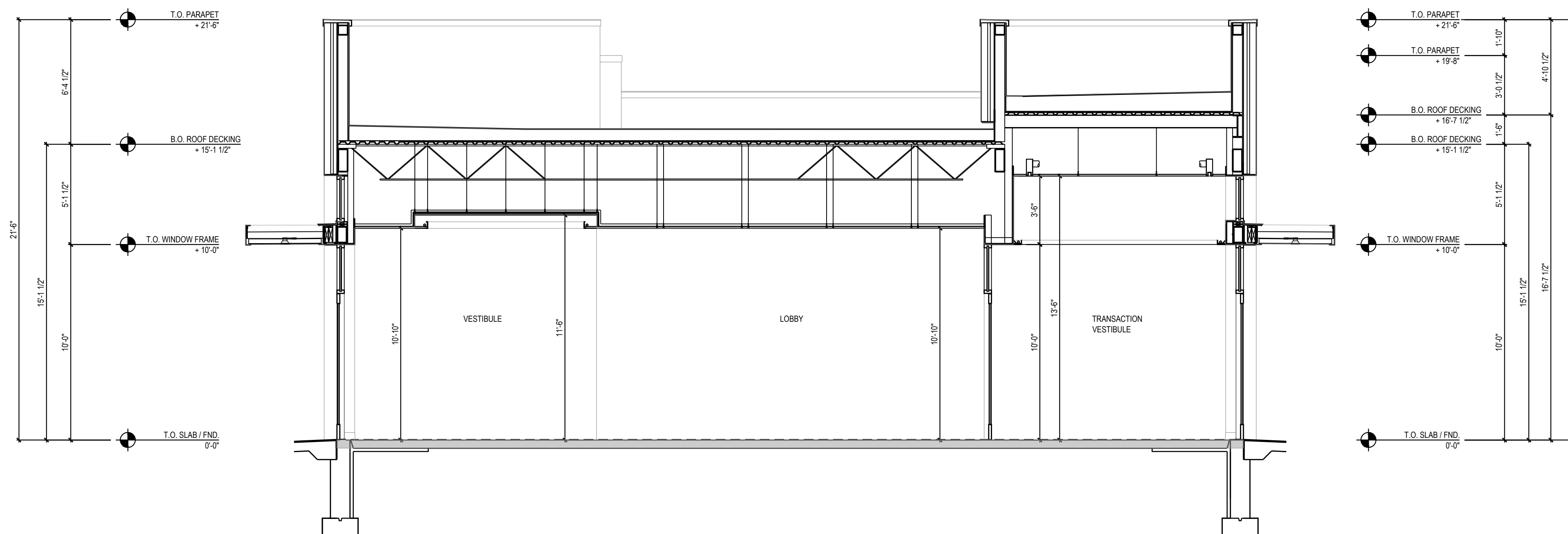
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	SHEET TITLE
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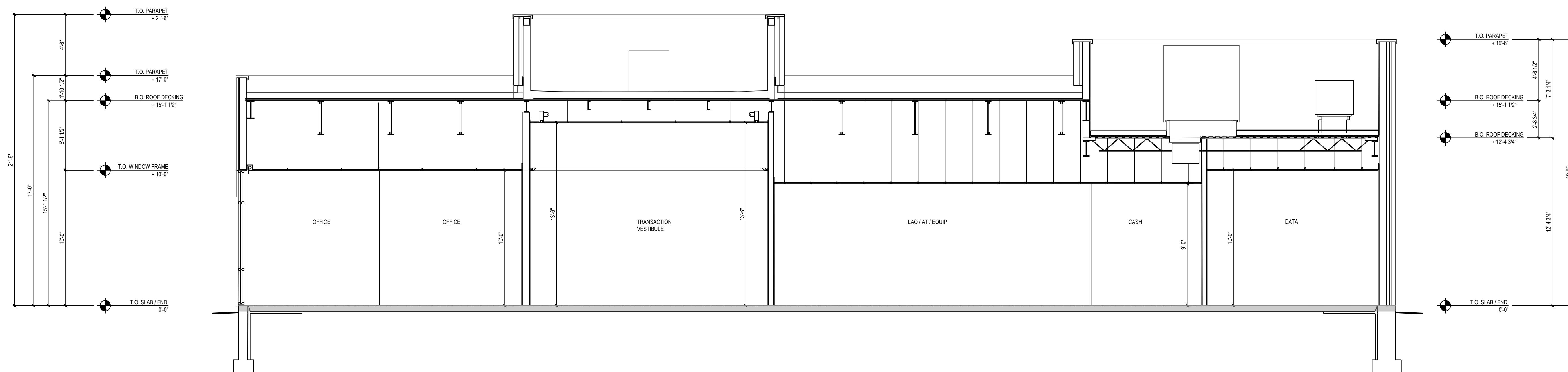
BUILDING  
SECTIONS

SHEET NUMBER

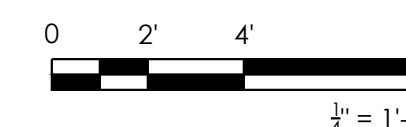
#### A4.1.1



1 BUILDING SECTION - TRANSVERSE - LOOKING NORTH  
A4.1.1 1/4" = 1'-0"



# 2 BUILDING SECTION - LONGITUDINAL - LOOKING WEST A4.1.1 1/4" = 1'-0"







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[illegible]

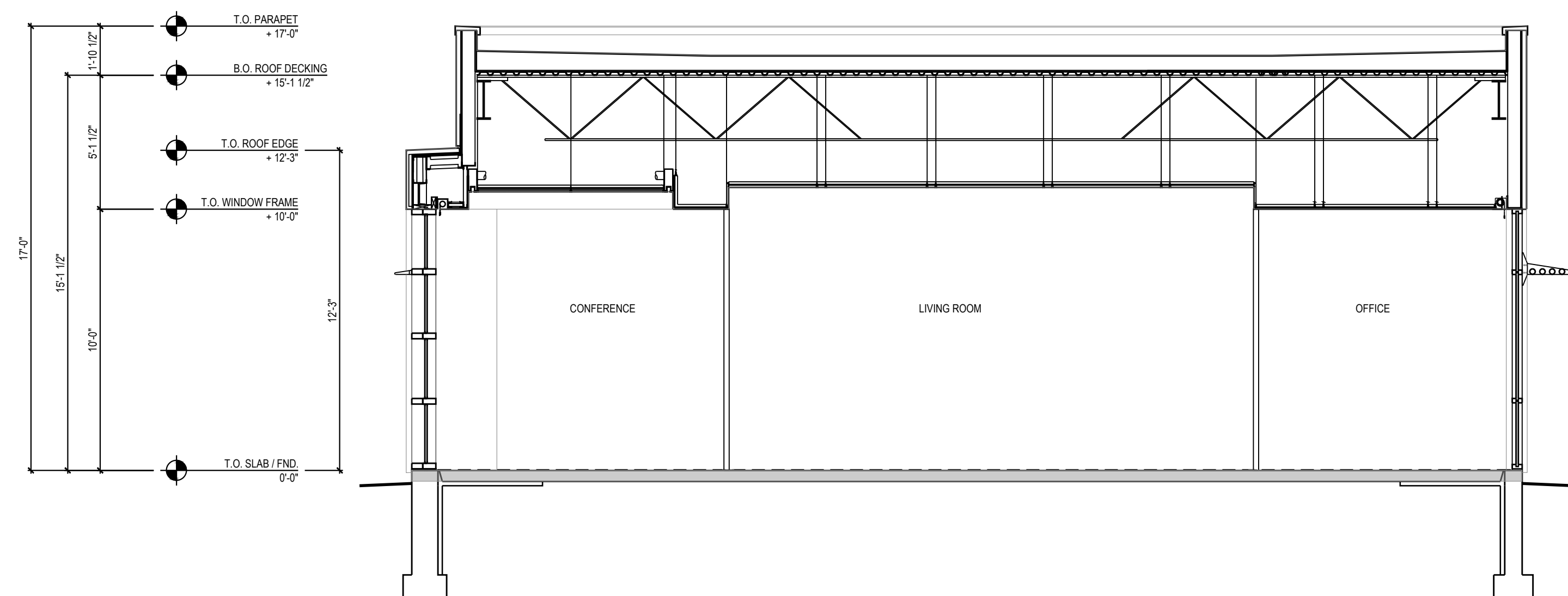
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JOB #	1910
DRAWN BY:	GP / EL
CHECKED BY:	TW / TM

	SHEET TITLE
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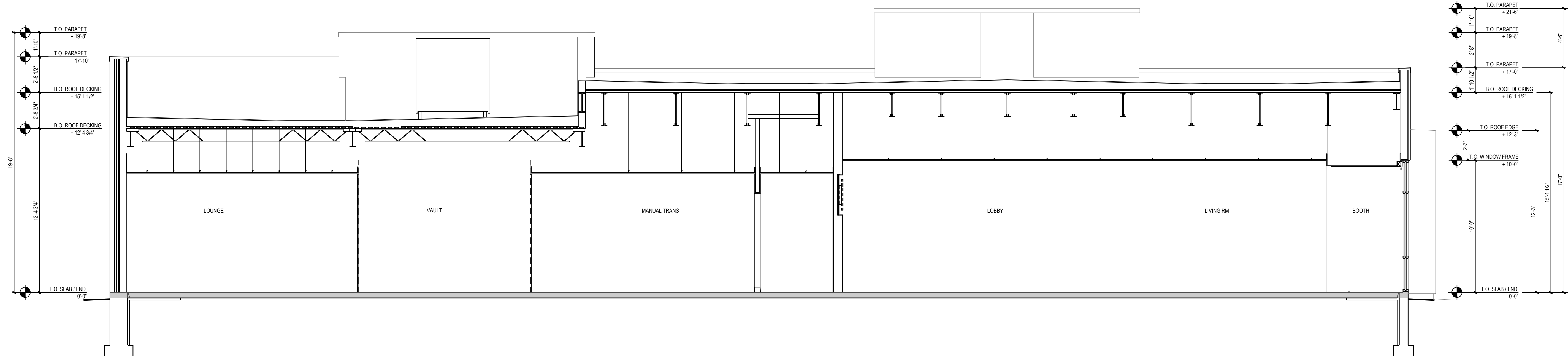
BUILDING  
SECTIONS

SHEET NUMBER

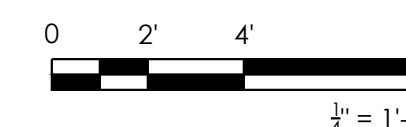
### A4.1.2



1 BUILDING SECTION - TRANSVERSE - LOOKING SOUTH  
A4.1.2 1/4" = 1'-0"



# 2 BUILDING SECTION - LONGITUDINAL - LOOKING EAST A4.1.2 1/4" = 1'-0"







**tap**  
The  
Architects  
Partnership

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CONSTRUCTION

PROJECT INFORMATION BLOCK	
JOB #	19108
DRAWN BY:	GP / ED
CHECKED BY:	TW / TM

### A4.2.1

