

PRELIMINARY PLANS FOR PRIMROSE SCHOOL OF RIVERSIDE



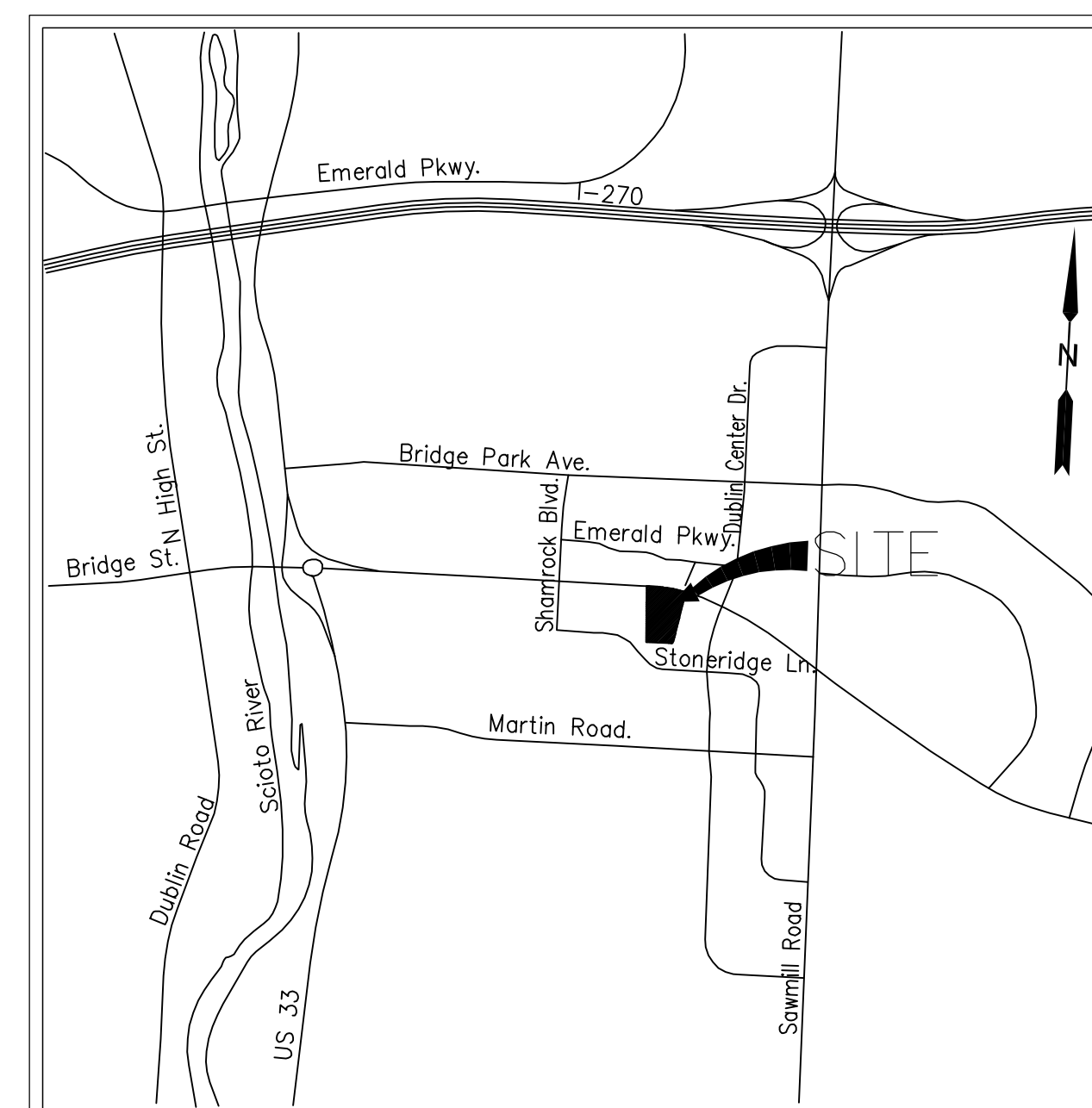
GENERAL NOTES

- 1) ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS AND CONFORM WITH THE CITY OF DUBLIN STANDARDS AND SPECIFICATIONS FOUND AT <https://dublinohiousa.gov/engineering/> ANY CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IN CHARGE.
- 2) ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DUBLIN STANDARDS.
- 3) ALL GROUND DISTURBED DURING UTILITY INSTALLATION SHALL BE RETURNED TO ITS ORIGINAL UPON COMPLETION OF UTILITY WORK.
- 4) ALL COMPONENTS OF ACCESS FOR HANDICAP INCLUDING SIDEWALK, RAMPS, PARKING AND BUILDING AND PLAYGROUND ACCESS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS
- 5) ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED, REMOVED OR CONNECTED TO THE STORM SEWER SYSTEM.
- 6) CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY OF DUBLIN CURB RAMP STANDARDS.
- 7) ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHOULD NOTIFY THE FOLLOWING AGENCIES, TO OBTAIN ACCURATE FIELD LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES:

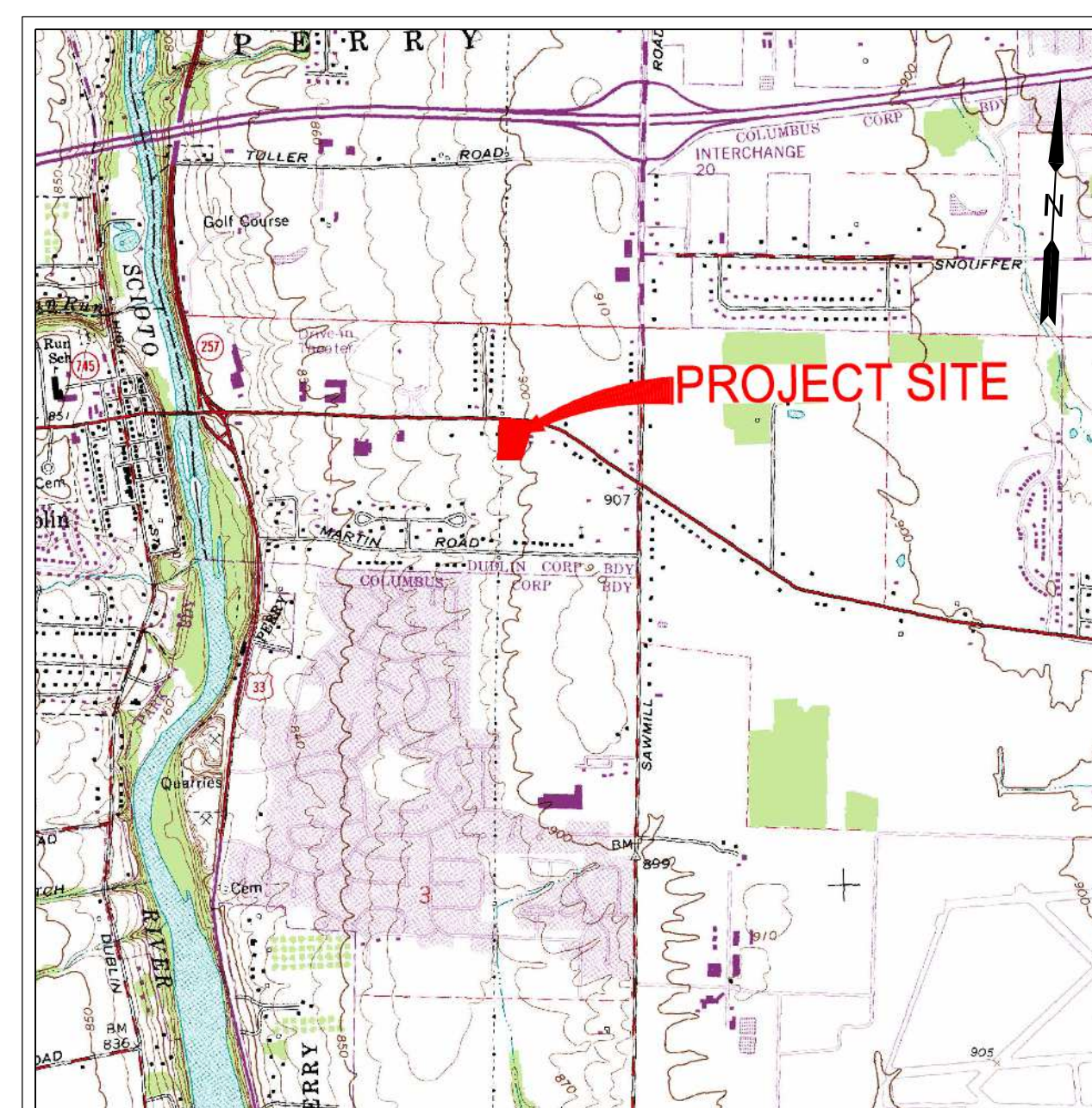
UTILITY	OWNER	TELEPHONE
ELECTRIC	AEP/COLUMBUS SOUTHERN POWER	(800) 277-2177
CABLE	TIME WARNER CABLE DUBLINK DEVELOPMENT TW TELECOM	(800) 617-4311 (614) 921-8602 (614) 255-2131
TELEPHONE	FRONTIER COMMUNICATIONS AT&T	(877) 462-8188 (800) 248-3632
GAS	COLUMBIA GAS OF OHIO	(800) 344-4077
SANITARY SEWER & WATER MAINS	COLUMBUS DEPT. OF UTILITIES DUBLIN DIVISION OF ENGINEERING	(614) 645-8276 (614) 410-4600
STORM SEWER	DUBLIN DIVISION OF ENGINEERING	(614) 410-4600

- THE OWNER OF THE UNDERGROUND UTILITY SHALL WITHIN 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER NOTICE IS RECEIVED, STAKE, MARK OR OTHERWISE DESIGNATE THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORKFORCE.
- 8) THE CONTRACTOR SHOULD NOTE THAT NOT ALL UTILITY AGENCIES ARE MEMBERS OF THE OHIO UTILITY PROTECTION SERVICE, AND WILL NEED TO BE NOTIFIED DIRECTLY.
 - 9) ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 30 DAYS SHALL BE SEEDED WITHIN 7 DAYS.
 - 10) ANY VARIANCE BETWEEN THESE PLANS AND WHAT IS FOUND IN THE FIELD OR DURING CONSTRUCTION SHOULD BE ADDRESSED TO THE ENGINEER IN CHARGE OF THE PROJECT.
 - 11) ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 12) TRAFFIC CONTROL ON ALL PUBLIC ROADS IS REQUIRED TO CONFORM TO "THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 - 13) SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.
 - 14) WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE. COST OF THE ABOVE, IF ANY, WILL BE INCLUDED IN THE PRICE BID FOR THE PERTINENT ITEM.
 - 15) THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING PERFORMING ALL WORK IN RIGHT OF WAY AND ON-SITE. CONTACT THE BUILDING DEPT. FOR A LIST. CITY OF DUBLIN STANDARD DRAWINGS ARE TO BE CONSIDERED PART OF THESE PLANS
 - 17) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO IMPORT OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
 - 18) THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.
 - 19) CONTRACTOR SHALL MAINTAIN INSPECTION AND MAINTENANCE LOGS OF EROSION CONTROL DEVICES IN CONFORMANCE WITH OHIO EPA RULES AND REGULATIONS.
 - 20) CONTRACTOR SHALL PREPARE AN IRRIGATION PLAN AND SUBMIT TO THE ARCHITECT PRIOR TO INSTALLATION.

BRIDGE PARK DISTRICT
3985 WEST DUBLIN GRANVILLE ROAD
CITY OF DUBLIN
FRANKLIN COUNTY OHIO 43017



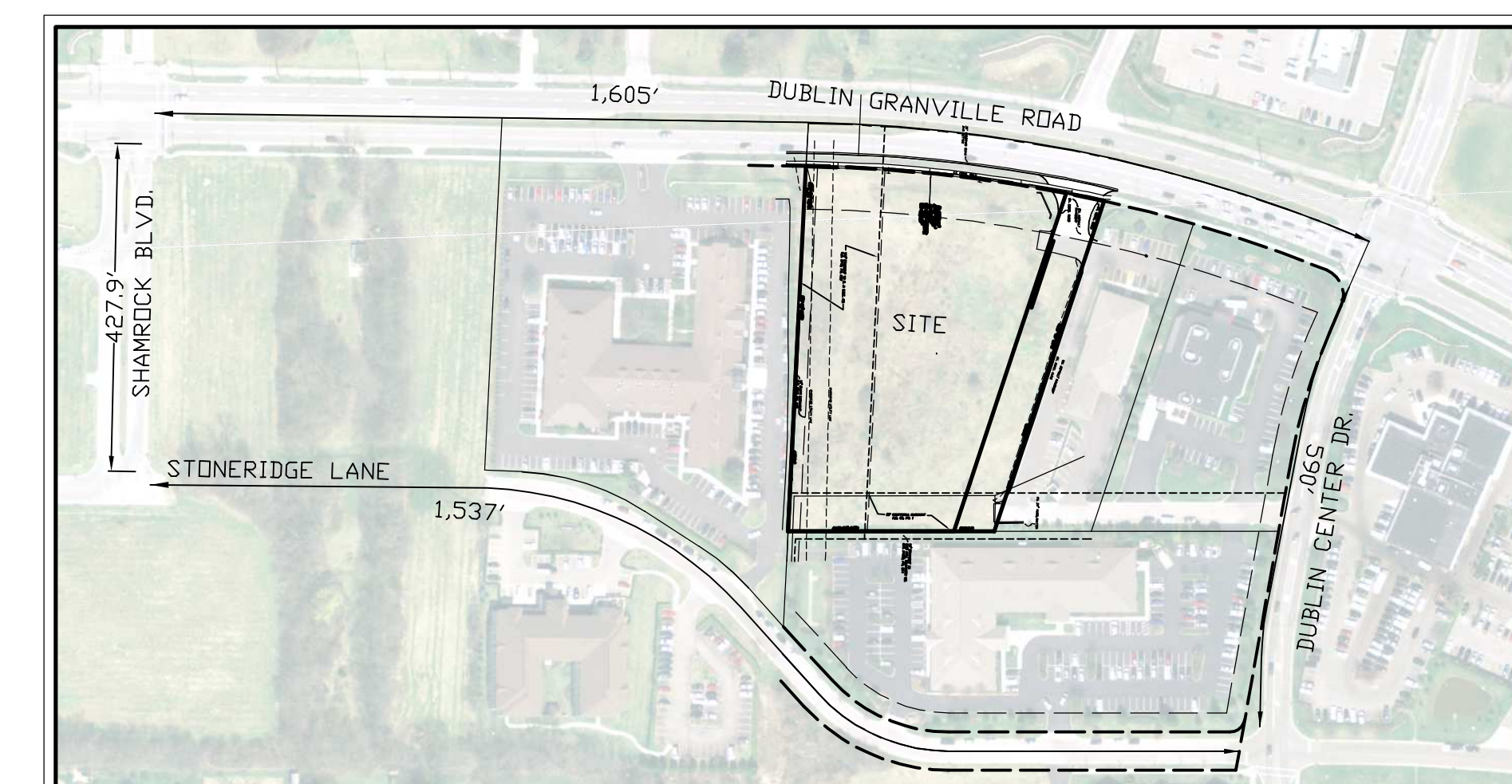
VICINITY MAP
NO SCALE



USGS MAP
SCALE: 1" = 2,000'

INDEX OF SHEETS

TITLE SHEET	C1.0
ALTA SURVEY	C2.0
DEMOLITION PLAN	C3.0
SITE PLAN	C4.0
UTILITY PLAN	C5.0
GRADING PLAN	C6.0
DRAINAGE PLAN	C7.0
STREET PLAN AND PROFILE	C8.0
SITE DETAILS	C9.0
SITE DETAILS	C9.1
SITE DETAILS	C9.2
LANDSCAPE PLAN	L1.0



BLOCK MAP
NO SCALE

BENCHMARK #1

MAG NAIL SET IN ASPHALT PAVEMENT, 60' WEST OF THE EAST PROPERTY LINE, 132' SOUTH OF THE CENTERLINE OF DUBLIN GRANVILLE ROAD. ELEVATION = 902.02

BENCHMARK #2

5/8" IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK" S-8461, 35' NORTH OF SOUTH PROPERTY LINE, 70' WEST OF THE WEST PROPERTY LINE. ELEVATION = 901.54'

THE FOLLOWING DETAILS SHALL APPLY

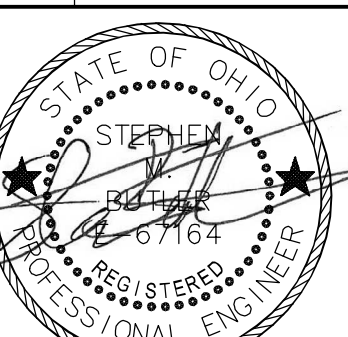
REFERENCE	DESCRIPTION	TYPE
CITY OF DUBLIN	STRAIGHT CURB	RD-11
CITY OF DUBLIN	COMBINATION CURB AND GUTTER	RD-02
CITY OF DUBLIN	PVMT. SECTION PRIVATE STREET	RD-04
CITY OF DUBLIN	CONCRETE COLLAR FOR MANHOLES	RD-15
CITY OF DUBLIN	DRAINS TO RIVER CURB INELT	ST-04
CITY OF DUBLIN	SANITARY MANHOLE LID	SA-02
CITY OF DUBLIN	SANITARY MANHOLE DETAILS	SA-01
CITY OF DUBLIN	FIRE HYDRANT DETAIL	WA-01
CITY OF COLUMBUS	TYPICAL WM TRENCH INDIE PVMT INFLUENCE	L-6309A
CITY OF COLUMBUS	BACKING FOR WATER MAINS	L-6311
CITY OF COLUMBUS	TYPICAL WM TRENCH OUTSIDE PVMT INFLUENCE	L-6309B
CITY OF COLUMBUS	METER SETTING INSIDE BUILDING	L-9002F
ODOT	CATCH BASIN	ODOT-2-2B

REVISIONS

OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

COE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL: 937.450.9460 FAX: 937.426.9798

TITLE SHEET
**PRIMROSE SCHOOL
RIVERSIDE**
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



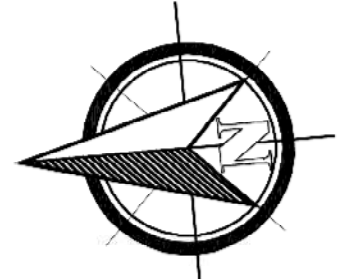
DESIGN: DATE: 09/08/2020

TRAWN: KGE
CHECK: SMB
JOB #: 19-410

C1.0



10/16/20 REVISED PER CITY COMMENTS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.

ALTA/NSPS LAND TITLE SURVEY

WITH TOPOGRAPHY

3.530 ACRE TRACT

LOT 3 ~ JALL INVESTMENTS PROPERTIES

PLAT BOOK 80, PAGE 1

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

VICINITY MAP



FLOOD NOTE:

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), BEING AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 39049C015K, DATED JUNE 16, 2008.

GENERAL NOTES:

1. THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING ADDITIONS.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. TITLE COMMITMENT AND ZONING NOT YET PROVIDED.

LEGEND:

- ⊙ IRON PIPE FOUND (AS NOTED)
- CATCH BASIN
- Ⓛ STORM MANHOLE (DRAINAGE)
- Ⓜ SANITARY SEWER MANHOLE
- ☒ TELEPHONE BOX
- ➔ DIRECTION OF FLOW
- Ⓧ TITLE EXCEPTION NOTE (NUMBER MATCHES COMMITMENT)
- Ⓢ FIRE HYDRANT
- Ⓞ WATER VALVE
- Ⓛ SIGN
- Ⓞ ELECTRIC BOX
- Ⓧ TRAFFIC PULL BOX
- Ⓧ GAS LINE MARKER
- Ⓛ TELEPHONE MANHOLE
- Ⓧ UTILITY BOX
- Ⓧ DECEDIOUS TREE AND DIAMETER
- Ⓧ SURVEY CONTROL POINT

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and the City of Dublin:
Being Lot Number Three (3) of JALL INVESTMENT PROPERTIES, as the same is numbered and delineated upon the recorded plot thereof, of record in Plat Book 80, pages 1 and 2, Recorder's Office, Franklin County, Ohio.

BENCHMARKS:

SOURCE:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK UTILIZING GEOID 12A, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

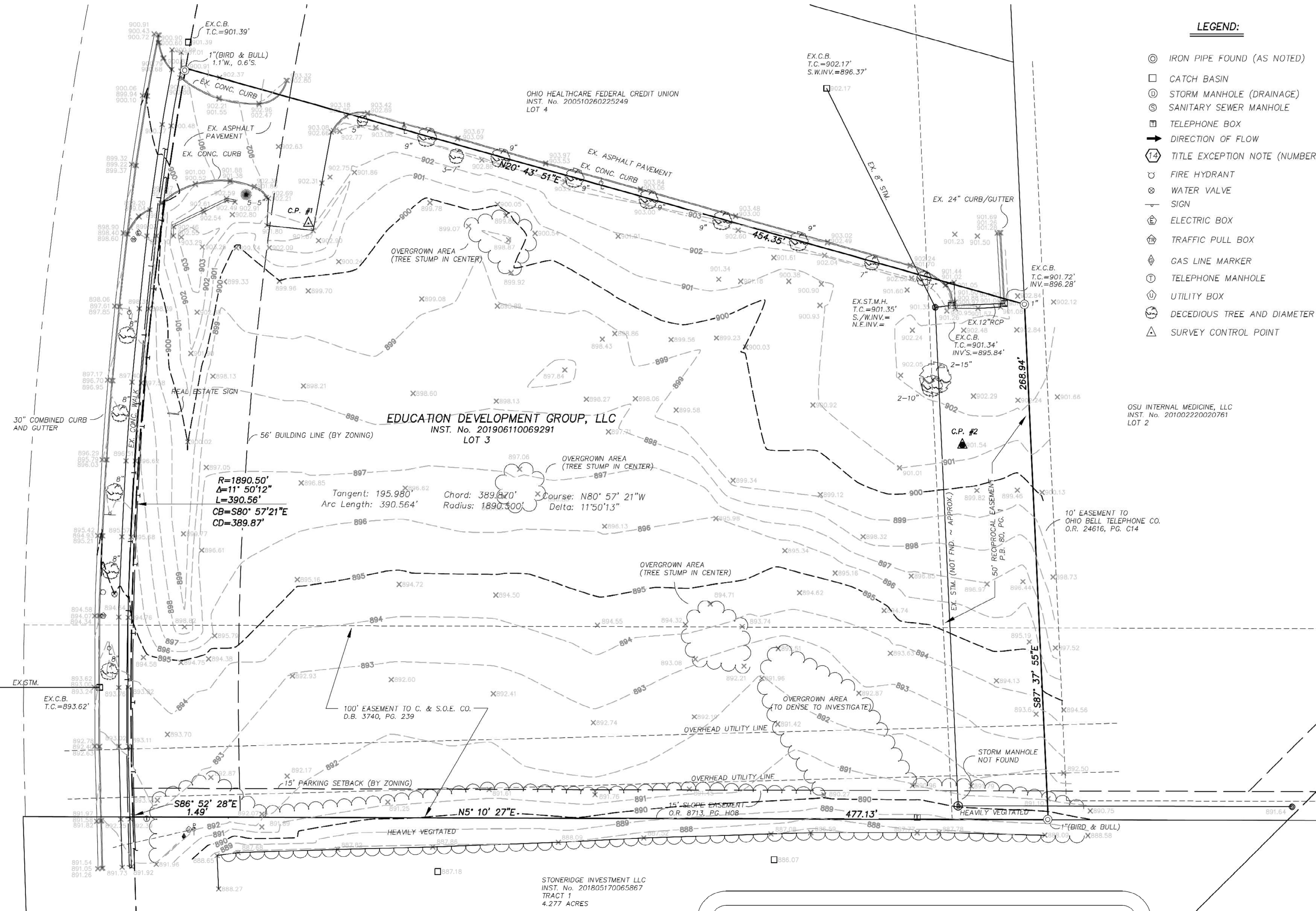
CP #1
MAG NAIL SET IN ASPHALT PAVEMENT, 60' WEST OF THE EAST PROPERTY LINE, 132' SOUTH OF THE CENTERLINE OF DUBLIN-GRANVILLE ROAD.
ELEV.=902.02'

CP #2
5/8" IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK"
S-8461, 35' NORTH OF THE SOUTH PROPERTY LINE, 70 FEET WEST OF THE WEST PROPERTY LINE.
ELEV.=901.54'

TITLE NOTES:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE No. 190400049, DATED APRIL 23, 2019. NOTE NUMBERS CORRESPOND TO TITLE EXCEPTION NUMBERS.

10. Easement granted to Columbus and Southern Ohio Electric Company, of record in Volume 3740, page 239, Recorder's Office, Franklin County, Ohio. **APPLIES AND SHOWN HEREON**
11. Easement granted to Columbus and Southern Power Company, of record in Volume 14022, page H-10, Recorder's Office, Franklin County, Ohio. **DOES NOT APPLY**
12. Temporary Easement for Ingress/Egress and Sign Placement of record in Volume 11709, page H-18, Recorder's Office, Franklin County, Ohio. **DOES NOT APPLY**
13. Temporary Right of Way Agreement, of record in Instrument Number 199910190262984, Recorder's Office, Franklin County, Ohio. **DOES NOT APPLY**
14. Reciprocal Easement Agreement of record in Volume 10227, page H-01, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
15. Easement Agreement between Department of Medicine Foundation and Jall Investments, of record in Volume 22257, page G-15, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
16. Agreement between Jall Investments and Golden Bear Home and Sport Centers, Inc. of record in Volume 10227, page H-16, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
17. Easement and Maintenance Agreement and Modification of previous Agreements of record in Volume 26909, page G-15, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
18. Building setback lines and utility easements, as shown on the recorded subdivision plat **APPLIES AND SHOWN HEREON**



OSU INTERNAL MEDICINE, LLC
INST. No. 201002220020761
LOT 2

EX.C.B.
T.C.=901.72'
INV.=896.28'

C.P. #2
901.54'

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com



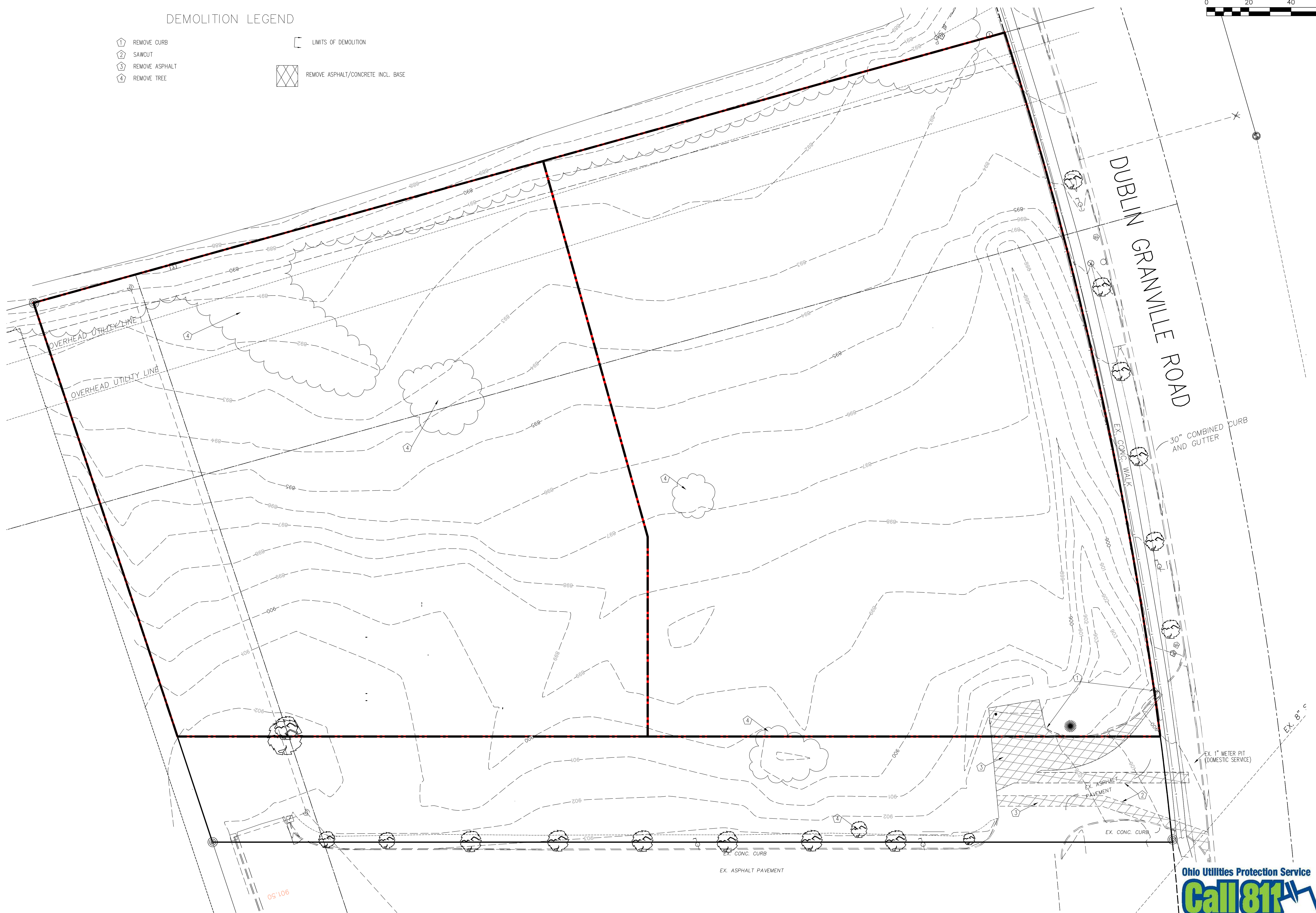
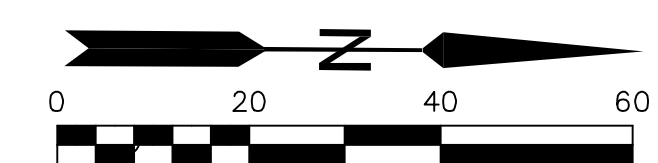
Focused on Excellence

C2.0

FIELD	DRAFT		CHECK	
	JBA	JBA	JBA	JBA
JOB NO.:	19-069			
DATE:	SEPTEMBER 3, 2019			
SCALE:	1"=30'			

DEMOLITION LEGEND

- ① REMOVE CURB
- ② SAWCUT
- ③ REMOVE ASPHALT
- ④ REMOVE TREE
- ▭ LIMITS OF DEMOLITION
- ▨ REMOVE ASPHALT/CONCRETE INCL. BASE



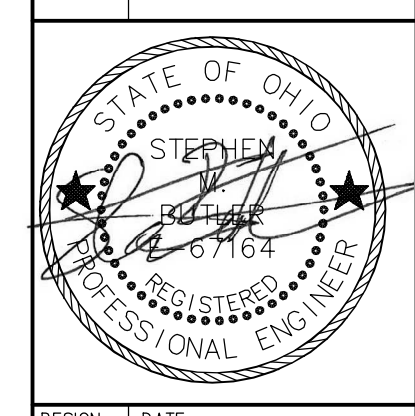
REVISIONS

NO.	DATE	DESCRIPTION

OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
 1209 HILL ROAD N, SUITE 200
 PICKERINGTON, OHIO 43147

CCE
 Civil Engineers, LLC
 Community
 2440 DAYTON-XENIA ROAD, SUITE B
 BEAVERCREEK, OHIO 45454
 TEL. 937.450.9460 FAX 937.426.9798

DEMOLITION PLAN
PRIMROSE SCHOOL RIVERSIDE
 PCL ID 273-009147-00
 3985 WEST DUBLIN GRANVILLE ROAD
 DUBLIN, OHIO 43017
 FRANKLIN COUNTY



DESIGN: SMB DATE: 09/08/2020
 DRAWN: KCE
 CHECK: SMB
 JOB #: 19-410

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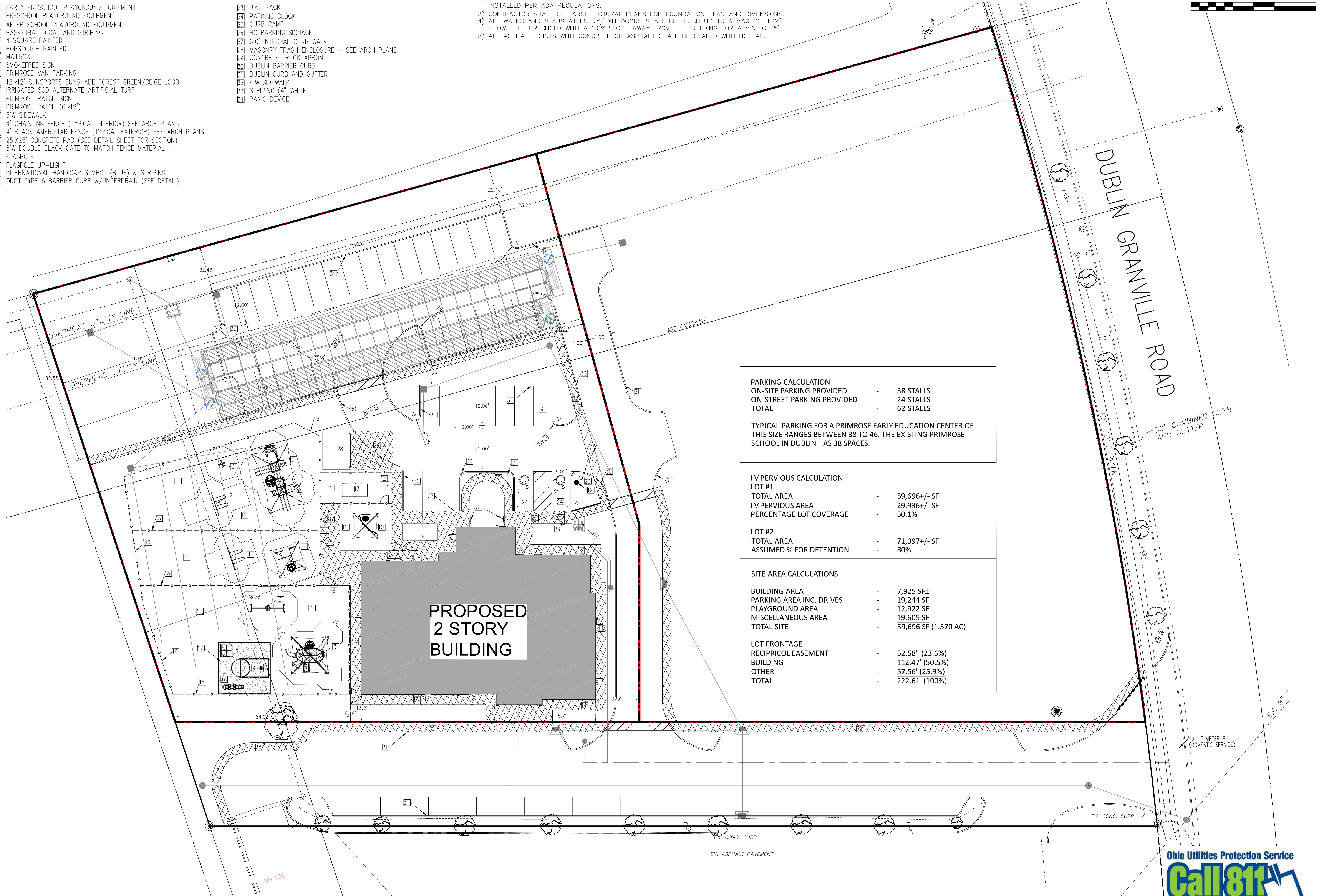
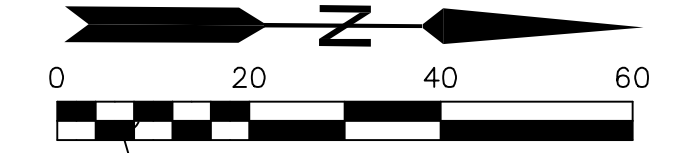
10/16/20 REVISED PER CITY COMMENTS

KEYNOTES:

- | | |
|--|--|
| 1) EARLY PRESCHOOL PLAYGROUND EQUIPMENT | 23) BIKE RACK |
| 2) PRESCHOOL PLAYGROUND EQUIPMENT | 24) PARKING BLOCK |
| 3) AFTER SCHOOL PLAYGROUND EQUIPMENT | 25) CURB RAMP |
| 4) BASKETBALL GOAL AND STRIPING | 26) HC PARKING SIGNAGE |
| 5) 4 SQUARE PAINTED | 27) 6.0' INTEGRAL CURB WALK |
| 6) HOPSCOTCH PAINTED | 28) MASONRY TRASH ENCLOSURE - SEE ARCH PLANS |
| 7) MAILBOX | 29) CONCRETE TRUCK APRON |
| 8) SMOKEFREE SIGN | 30) DUBLIN BARRIER CURB |
| 9) PRIMROSE VAN PARKING | 31) DUBLIN CURB AND GUTTER |
| 10) 12'x12' SUNSPORTS SUNSHADE FOREST GREEN/BEIGE LOGO | 32) 4'W SIDEWALK |
| 11) IRRIGATED SOD ALTERNATE ARTIFICIAL TURF | 33) STRIPING (4" WHITE) |
| 12) PRIMROSE PATCH SIGN | 34) PANIC DEVICE |
| 13) PRIMROSE PATCH (6'x12') | |
| 14) 5'W SIDEWALK | |
| 15) 4' CHAINLINK FENCE (TYPICAL INTERIOR) SEE ARCH PLANS | |
| 16) 4' BLACK AMERISTAR FENCE (TYPICAL EXTERIOR) SEE ARCH PLANS | |
| 17) 25'x25' CONCRETE PAD (SEE DETAIL SHEET FOR SECTION) | |
| 18) 8'W DOUBLE BLACK GATE TO MATCH FENCE MATERIAL | |
| 19) FLAGPOLE | |
| 20) FLAGPOLE UP-LIGHT | |
| 21) INTERNATIONAL HANDICAP SYMBOL (BLUE) & STRIPING | |
| 22) ODOT TYPE 6 BARRIER CURB w/UNDERDRAIN (SEE DETAIL) | |

SITE NOTES

- 1) DIMENSIONS GIVEN ARE TO FACE OF BUILDING OR BACK OF CURB UNLESS OTHERWISE NOTED
- 2) HANDICAP RAMPS SHALL MEET CURRENT ADA REGULATIONS. DETECTABLE WARNINGS SHALL BE INSTALLED PER ADA REGULATIONS.
- 3) CONTRACTOR SHALL SEE ARCHITECTURAL PLANS FOR FOUNDATION PLAN AND DIMENSIONS.
- 4) ALL WALKS AND SLABS AT ENTRY/EXIT DOORS SHALL BE FLUSH UP TO A MAX. OF 1/2" BELOW THE THRESHOLD WITH A 1.0% SLOPE AWAY FROM THE BUILDING FOR A MIN. OF 5'.
- 5) ALL ASPHALT JOINTS WITH CONCRETE OR ASPHALT SHALL BE SEALED WITH HOT AC.



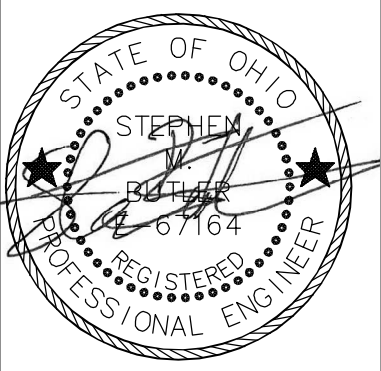
PARKING CALCULATION	
ON-SITE PARKING PROVIDED	- 38 STALLS
ON-STREET PARKING PROVIDED	- 24 STALLS
TOTAL	- 62 STALLS
TYPICAL PARKING FOR A PRIMROSE EARLY EDUCATION CENTER OF THIS SIZE RANGES BETWEEN 38 TO 46. THE EXISTING PRIMROSE SCHOOL IN DUBLIN HAS 38 SPACES.	
IMPERVIOUS CALCULATION	
LOT #1	
TOTAL AREA	- 59,696+/- SF
IMPERVIOUS AREA	- 29,936+/- SF
PERCENTAGE LOT COVERAGE	- 50.1%
LOT #2	
TOTAL AREA	- 71,097+/- SF
ASSUMED % FOR DETENTION	- 80%
SITE AREA CALCULATIONS	
BUILDING AREA	- 7,925 SF±
PARKING AREA INC. DRIVES	- 19,244 SF
PLAYGROUND AREA	- 12,922 SF
MISCELLANEOUS AREA	- 19,605 SF
TOTAL SITE	- 59,696 SF (1.370 AC)
LOT FRONTAGE	
RECIPROCAL EASEMENT	- 52.58' (23.6%)
BUILDING	- 112.47' (50.5%)
OTHER	- 57.56' (25.9%)
TOTAL	- 222.61 (100%)

REVISIONS	DATE	DESCRIPTION

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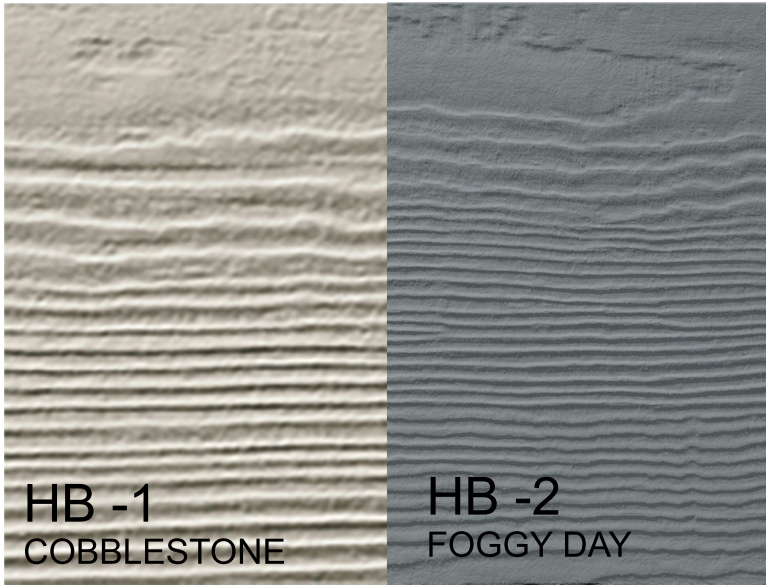
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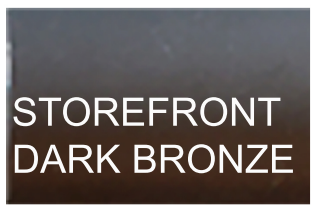
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4" STONE



MP-1
SW7740
MESSENGER BAG



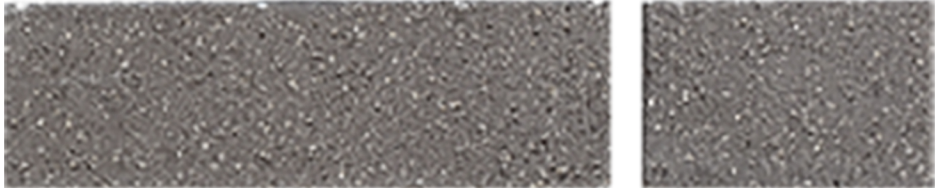
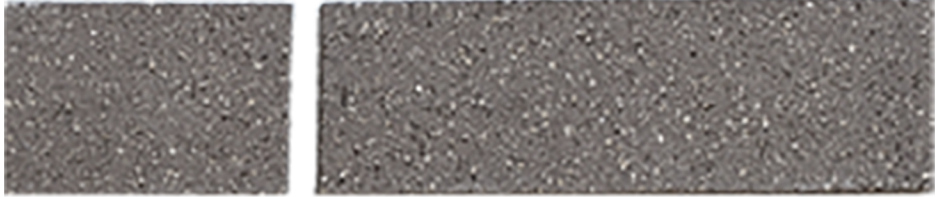
STOREFRONT
DARK BRONZE



MP-2
AGED
COPPER



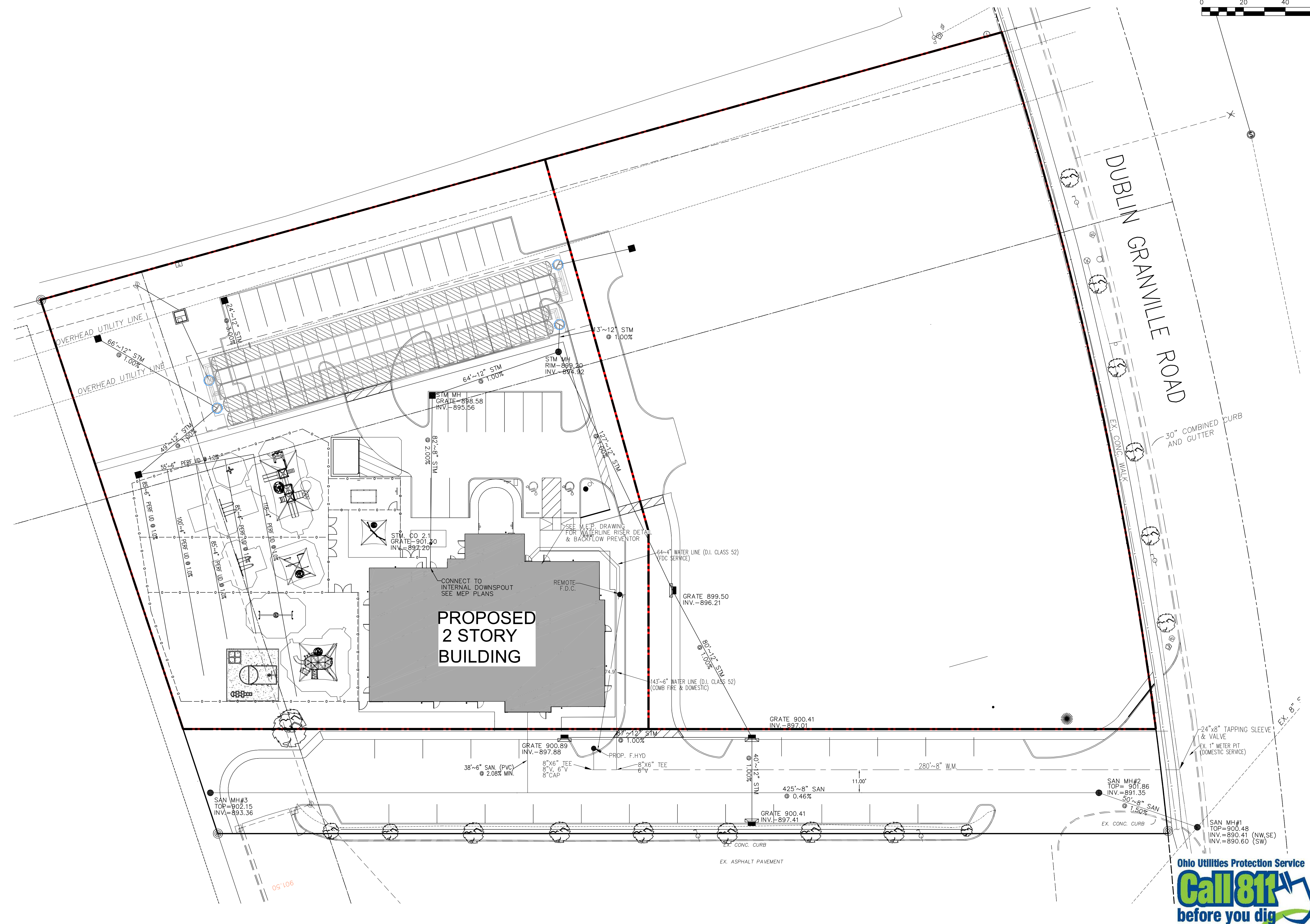
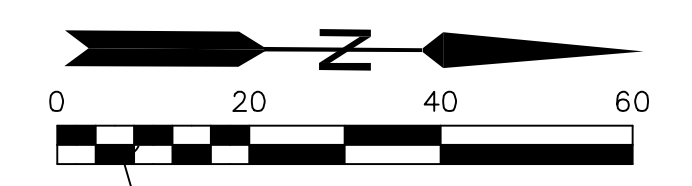
PRIMROSE SCHOOL
OF BRIDGEPARK
DUBLIN, OH



BR-1
LANDMARK VELOUR



BR-2
671 VELOUR

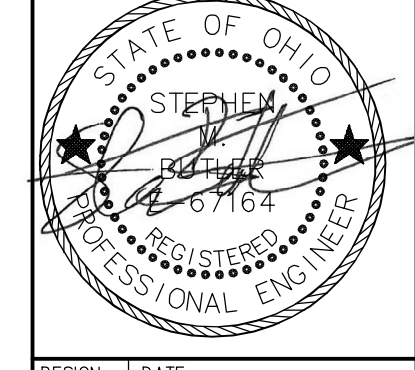


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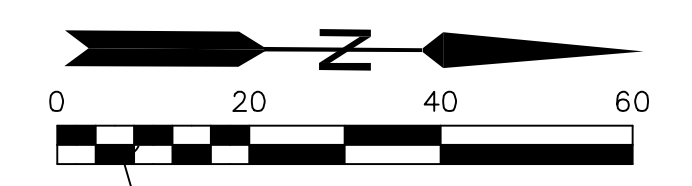
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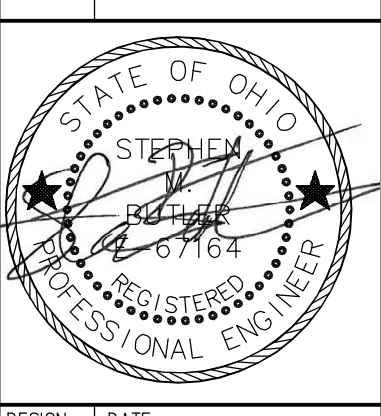
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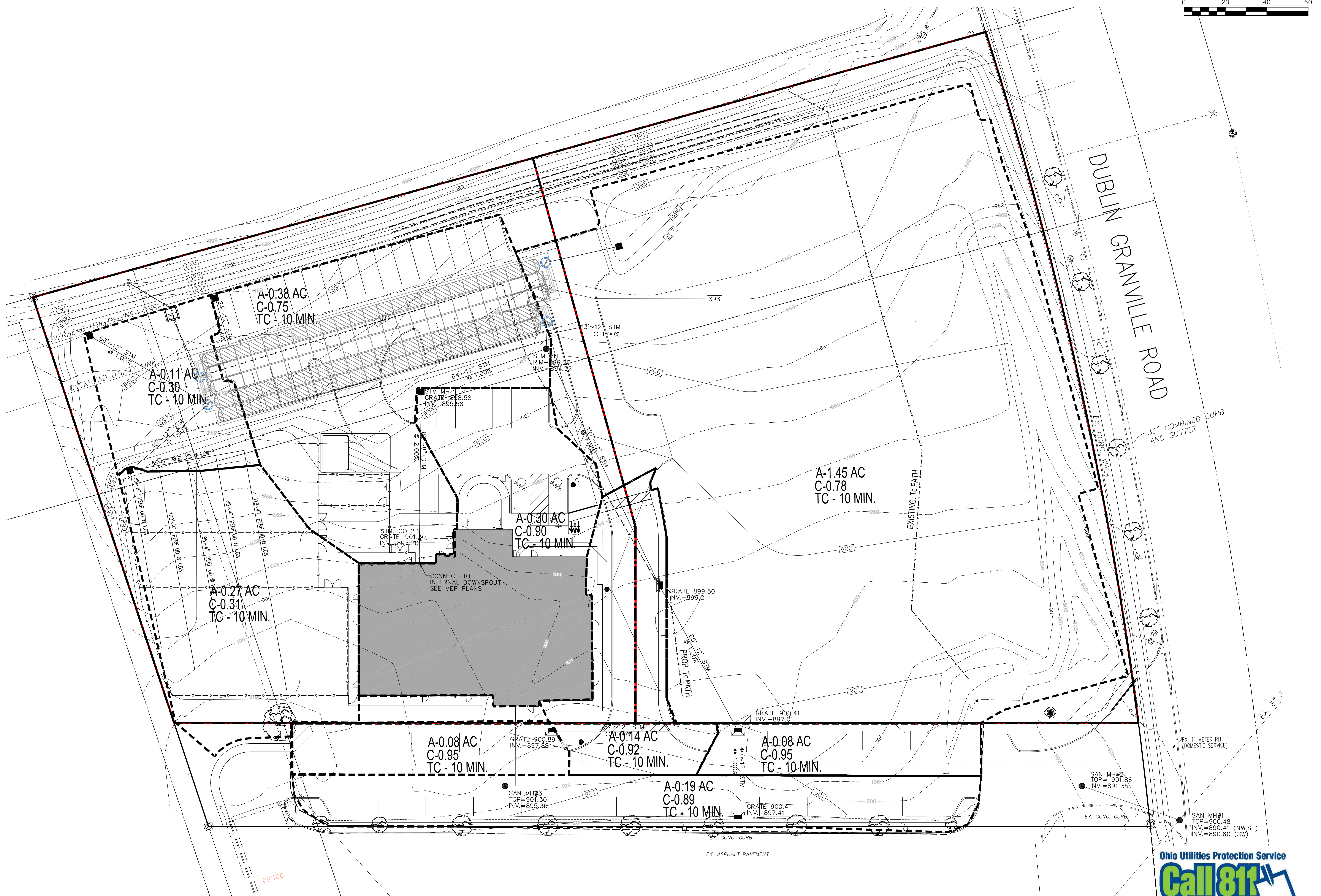
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 FRANKLIN COUNTY



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 1209 HILL ROAD N, SUITE 200
 PICKERINGTON, OHIO 43147

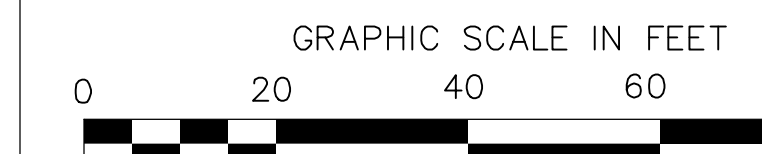
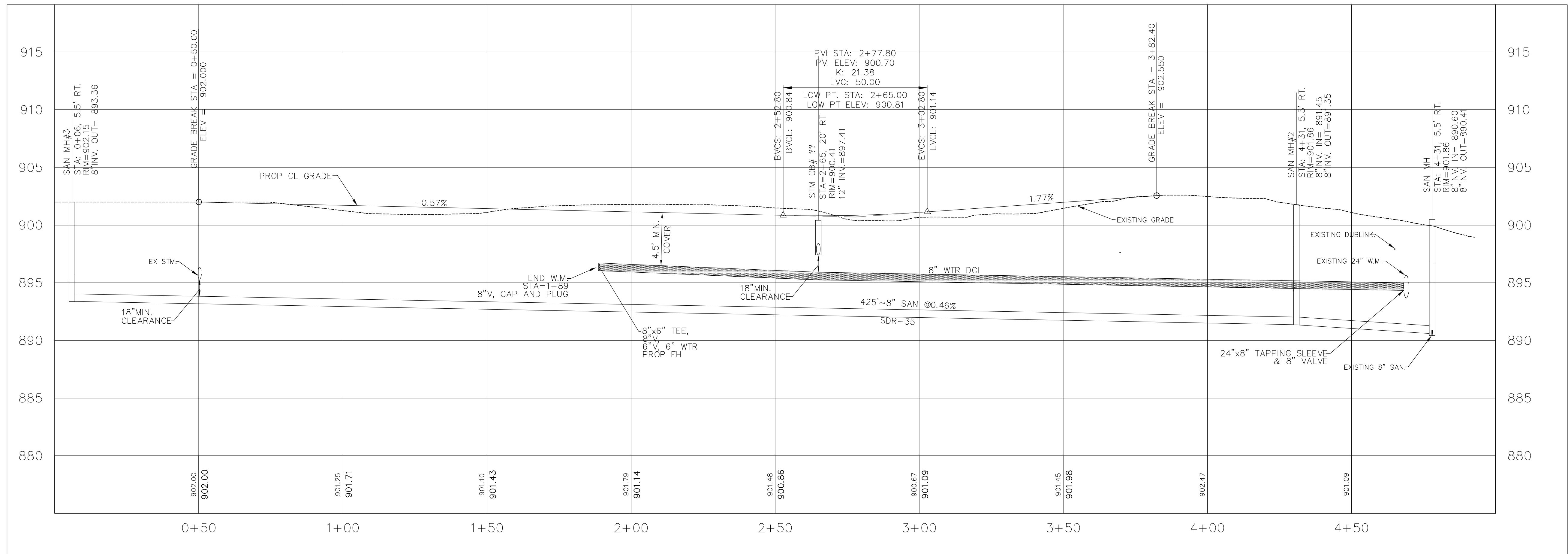
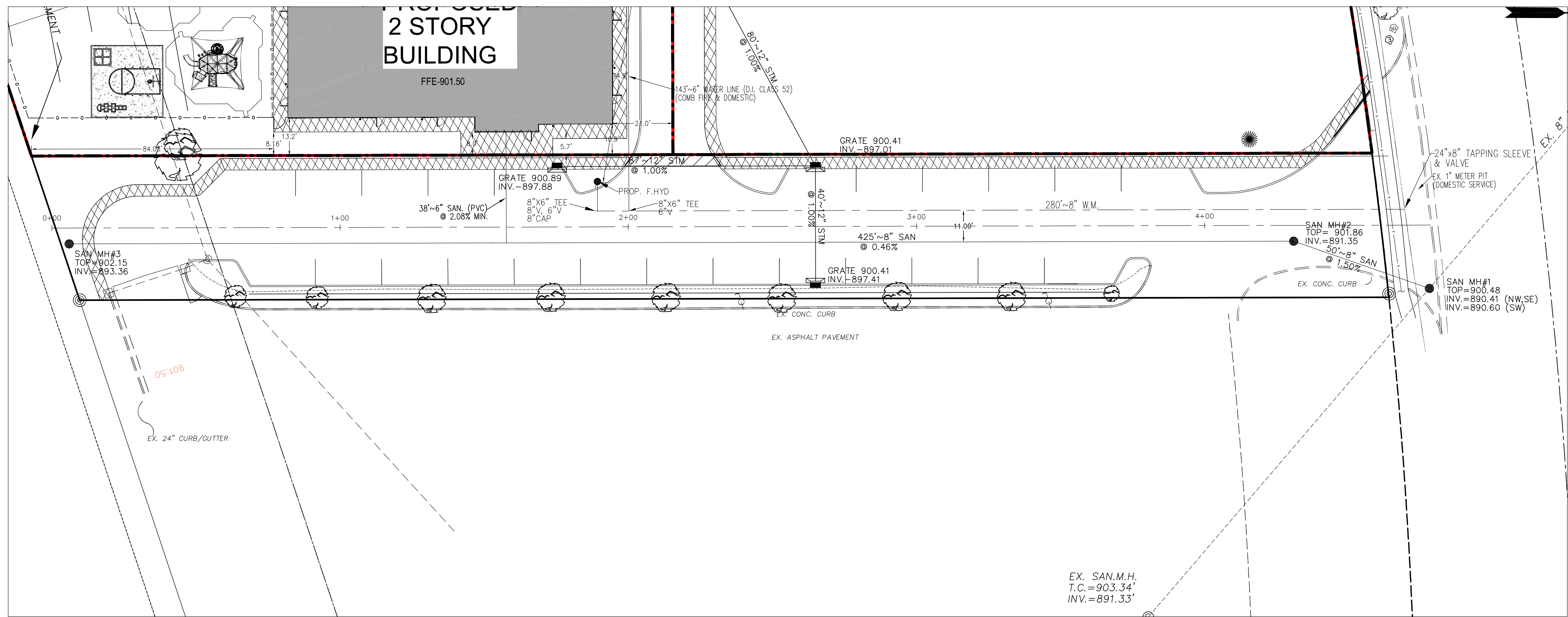
Community Civil Engineers, LLC
 2440 DAYTON-XENIA ROAD, SUITE B
 BEAVERCREEK, OHIO 45454
 TEL. 937.450.9460 FAX 937.426.9798

DRAINAGE PLAN
PRIMROSE SCHOOL RIVERSIDE
 PCL ID 273-009147-00
 3985 WEST DUBLIN GRANVILLE ROAD
 DUBLIN, OHIO 43017
 FRANKLIN COUNTY



DESIGN: DATE: 09/08/2020
 DRAWN: SMB
 KCE
 CHECK: SMB
 JOB #: 19-410
C7.0



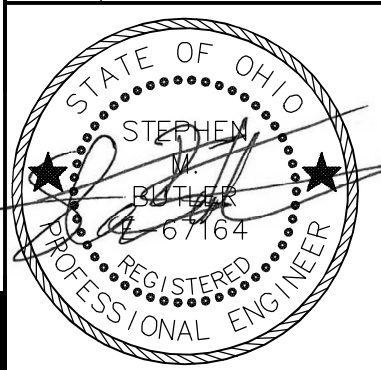


NO.	REVISIONS
1	11/01/20
2	11/01/20
3	11/01/20
4	11/01/20
5	11/01/20
6	11/01/20
7	11/01/20
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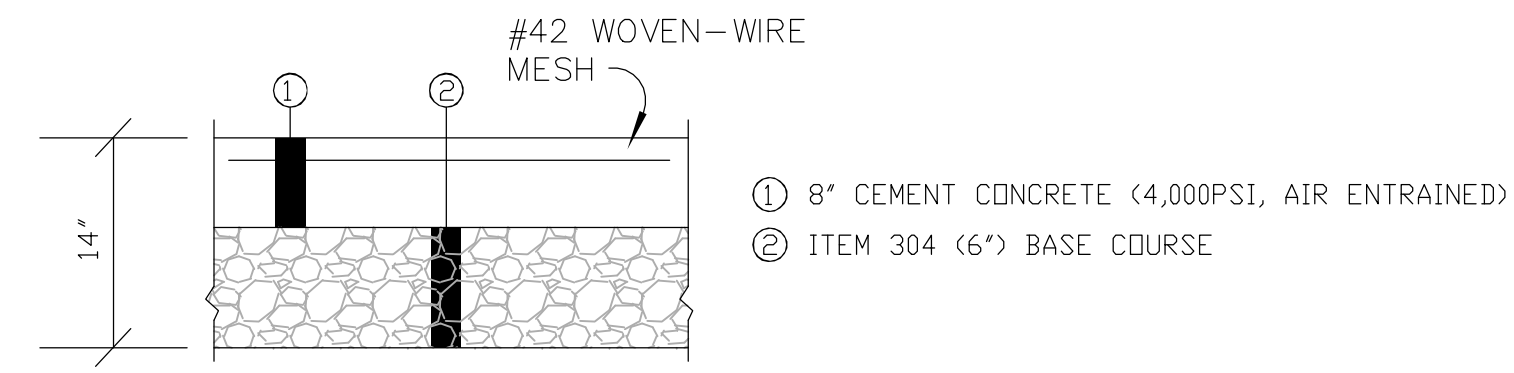
OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
 1209 HILL ROAD N. SUITE 200
 PICKERINGTON, OHIO 43147



PLAN AND PROFILE
PRIMROSE SCHOOL RIVERSIDE
 FILE NO. 273-009437-00
 3985 WEST DUBLIN GRANVILLE ROAD
 DUBLIN, OHIO 43017
 FRANKLIN COUNTY



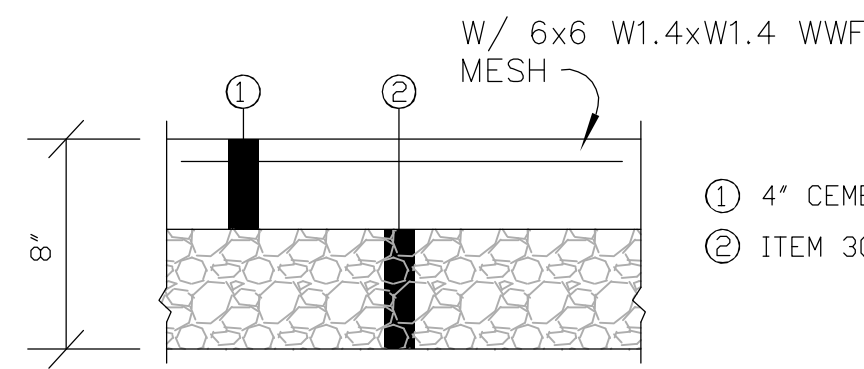
DESIGN: DATE: 09/08/2020
 DRAWN: KOE
 CHECK: SMC
 JOB #: 19-410
C8.0



CONCRETE DUMPSTER PAD

NTS
 (THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
 THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY

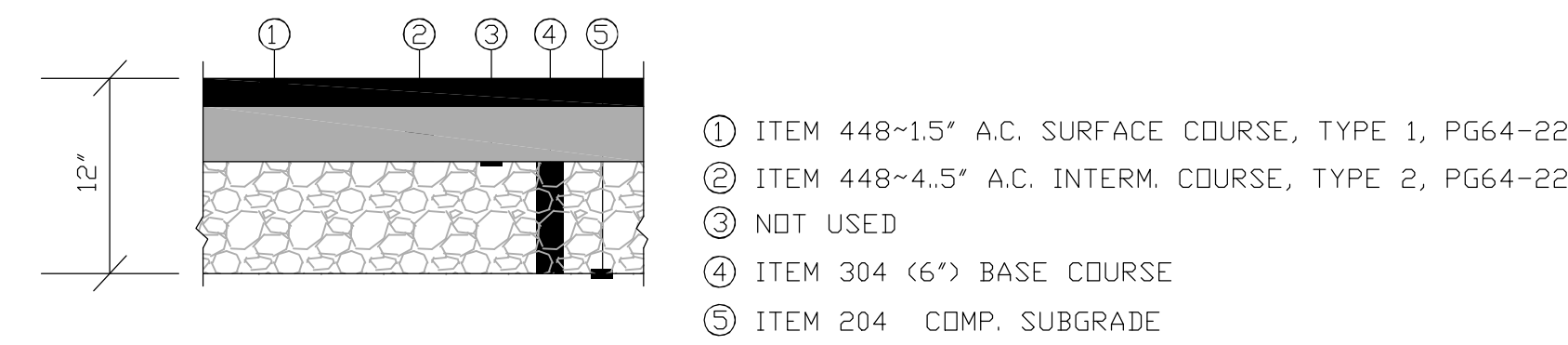
- ① 8" CEMENT CONCRETE (4,000PSI, AIR ENTRAINED)
- ② ITEM 304 (6") BASE COURSE



BASKETBALL CONCRETE PAD

NTS
 OVERALL DIMENSIONS OF CONCRETE PAD SHALL BE 25'Lx25'W

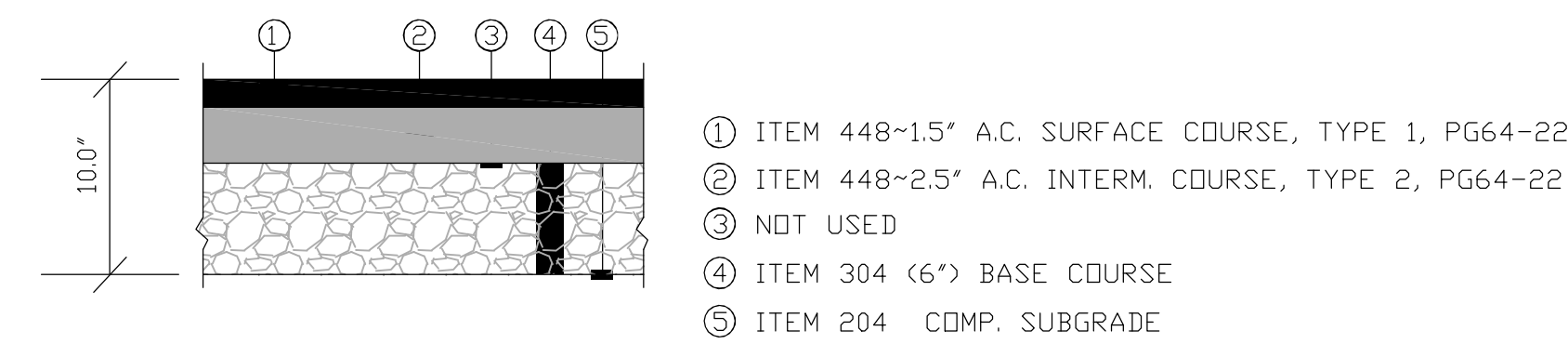
- ① 4" CEMENT CONCRETE (4,000PSI, AIR ENTRAINED)
- ② ITEM 304 (4") BASE COURSE



HEAVY DUTY ASPHALT PAVEMENT SECTION

NTS
 (THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
 THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY

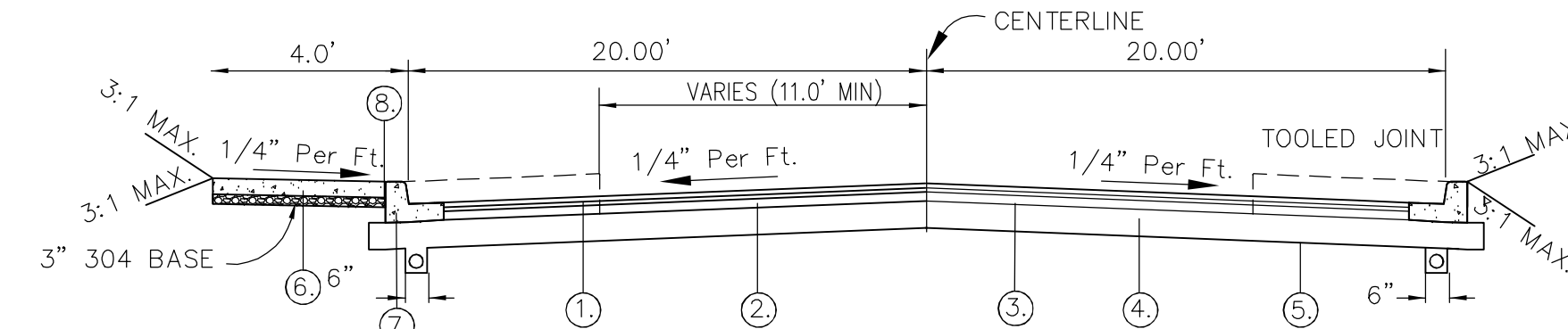
- ① ITEM 448-1.5" A.C. SURFACE COURSE, TYPE 1, PG64-22
- ② ITEM 448-4.5" A.C. INTERM. COURSE, TYPE 2, PG64-22
- ③ NOT USED
- ④ ITEM 304 (6") BASE COURSE
- ⑤ ITEM 204 COMP. SUBGRADE



STANDARD ASPHALT PAVEMENT SECTION

NTS
 (THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
 THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY

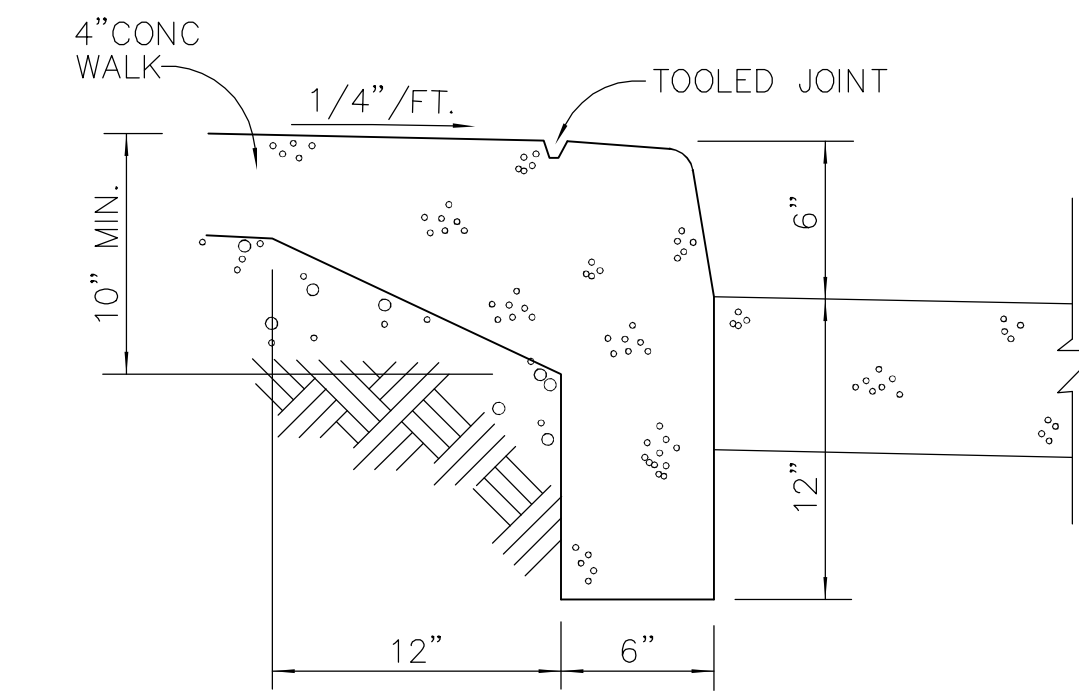
- ① ITEM 448-1.5" A.C. SURFACE COURSE, TYPE 1, PG64-22
- ② ITEM 448-2.5" A.C. INTERM. COURSE, TYPE 2, PG64-22
- ③ NOT USED
- ④ ITEM 304 (6") BASE COURSE
- ⑤ ITEM 204 COMP. SUBGRADE



- ① ITEM 441 - 1 1/4" ASPHALT CONCRETE SURFACE COURSE
- ② ITEM 441 - 1 3/4" ASPHALT CONCRETE LEVELING COURSE
- ③ ITEM 301 - 3" BITUMINOUS BASE
- ④ ITEM 304 - 6" AGGREGATE BASE
- ⑤ ITEM 204 - COMPACTED SUBGRADE
- ⑥ ITEM 608 - 5' CONCRETE WALK SLOPED 1/4"/FT. WITH 3" #304 BASE
- ⑦ CITY OF DUBLIN COMBINATION CURB AND GUTTER SEE DETAIL SHEET
- ⑧ ITEM SPECIAL - EXPANSION MATERIAL

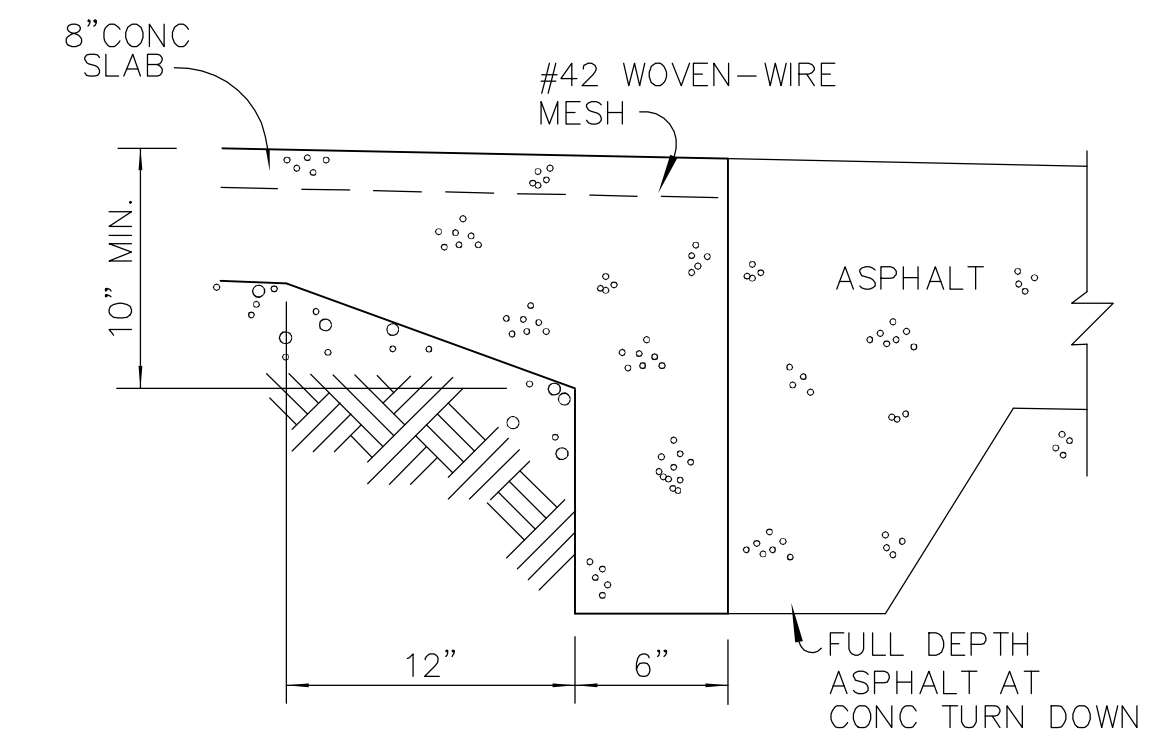
**TYPICAL STREET SECTION
PUBLIC STREET**

NTS



**CURB CONSTRUCTION
ALONG WALK**

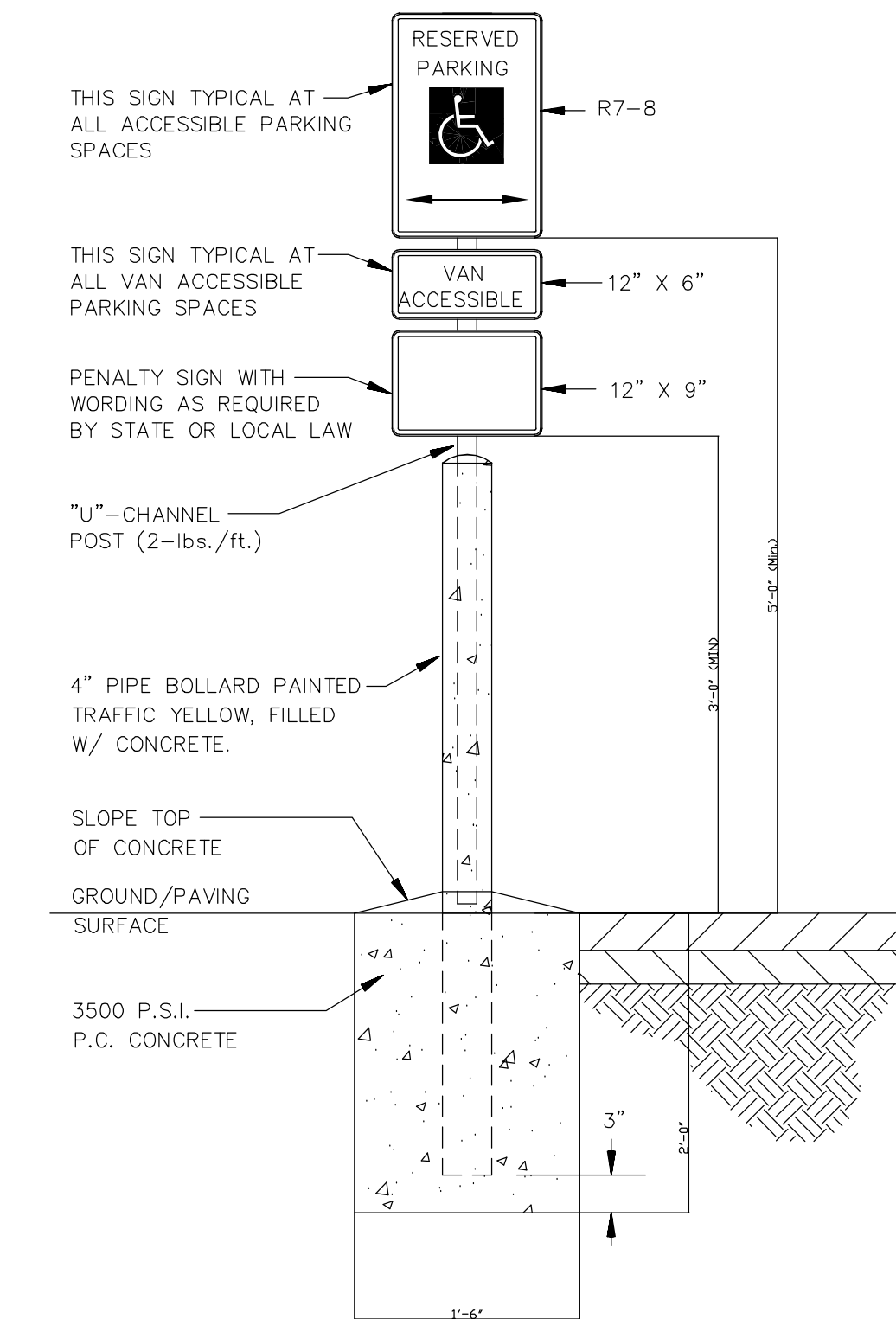
NTS



**CONCRETE TURN DOWN
AT DUMPSTER**

NTS

(THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
 THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY



ACCESSIBLE PARKING SIGN

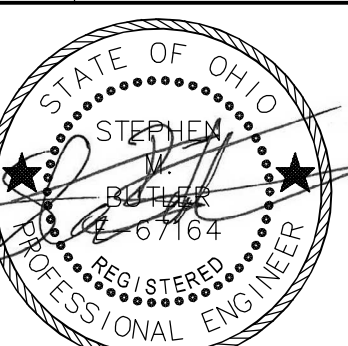
N.T.S.

REVISIONS

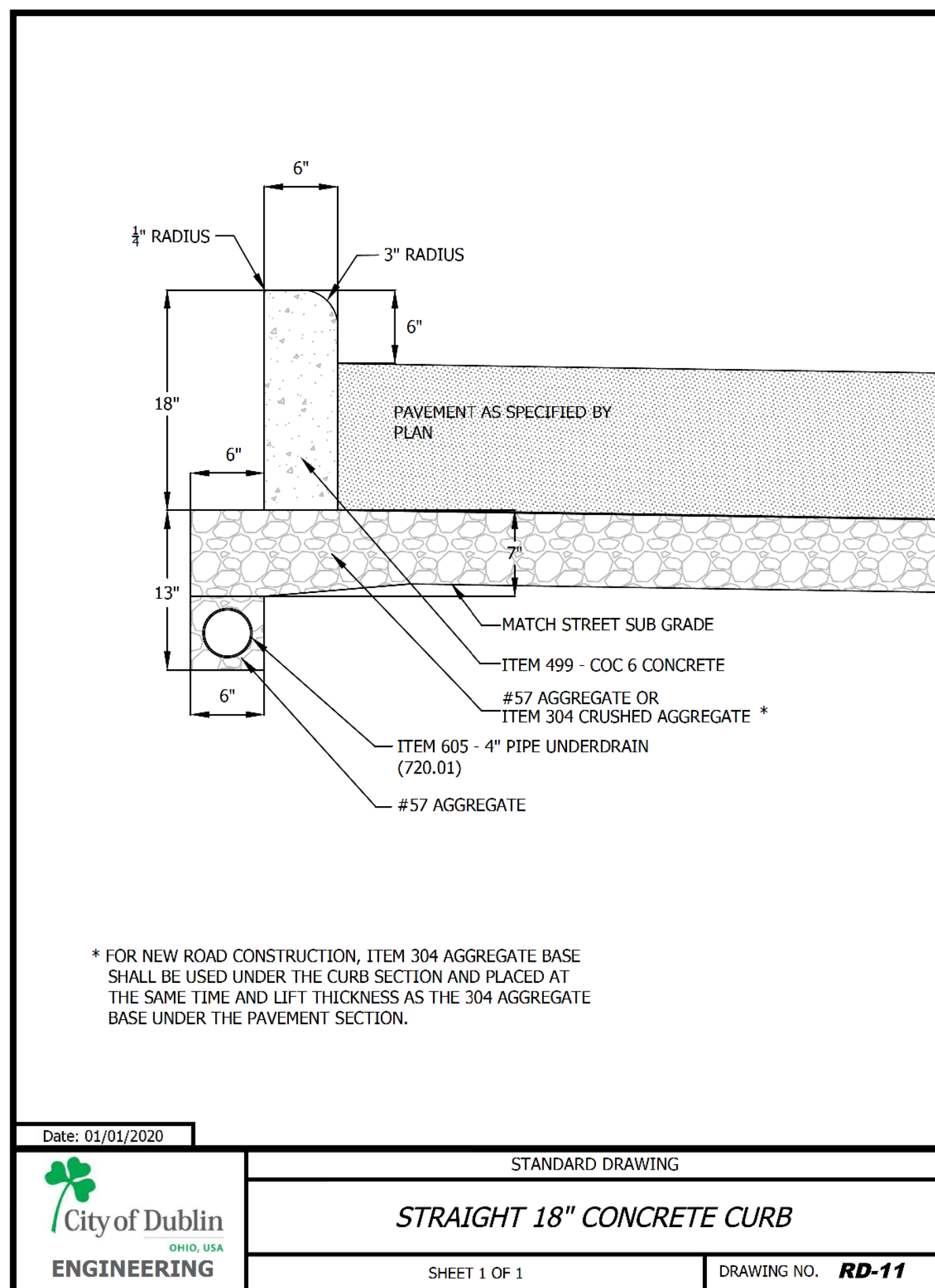
OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
 1209 HILL ROAD N, SUITE 200
 PICKERINGTON, OHIO 43147

CCE
 Community Civil Engineers, LLC
 2440 DAYTON-XENIA ROAD, SUITE B
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DETAIL SHEET
PRIMROSE SCHOOL
RIVERSIDE
 PCL ID 273-009147-00
 3985 WEST DUBLIN GRANVILLE ROAD
 DUBLIN, OHIO 43017
 FRANKLIN COUNTY



DESIGN: DATE: 09/08/2020
 SMB
 DRAWN: KOC
 CHECK: SMB
 JOB #: 19-410
C9.0



* FOR NEW ROAD CONSTRUCTION, ITEM 304 AGGREGATE BASE SHALL BE USED UNDER THE CURB SECTION AND PLACED AT THE SAME TIME AND LIFT THICKNESS AS THE 304 AGGREGATE BASE UNDER THE PAVEMENT SECTION.

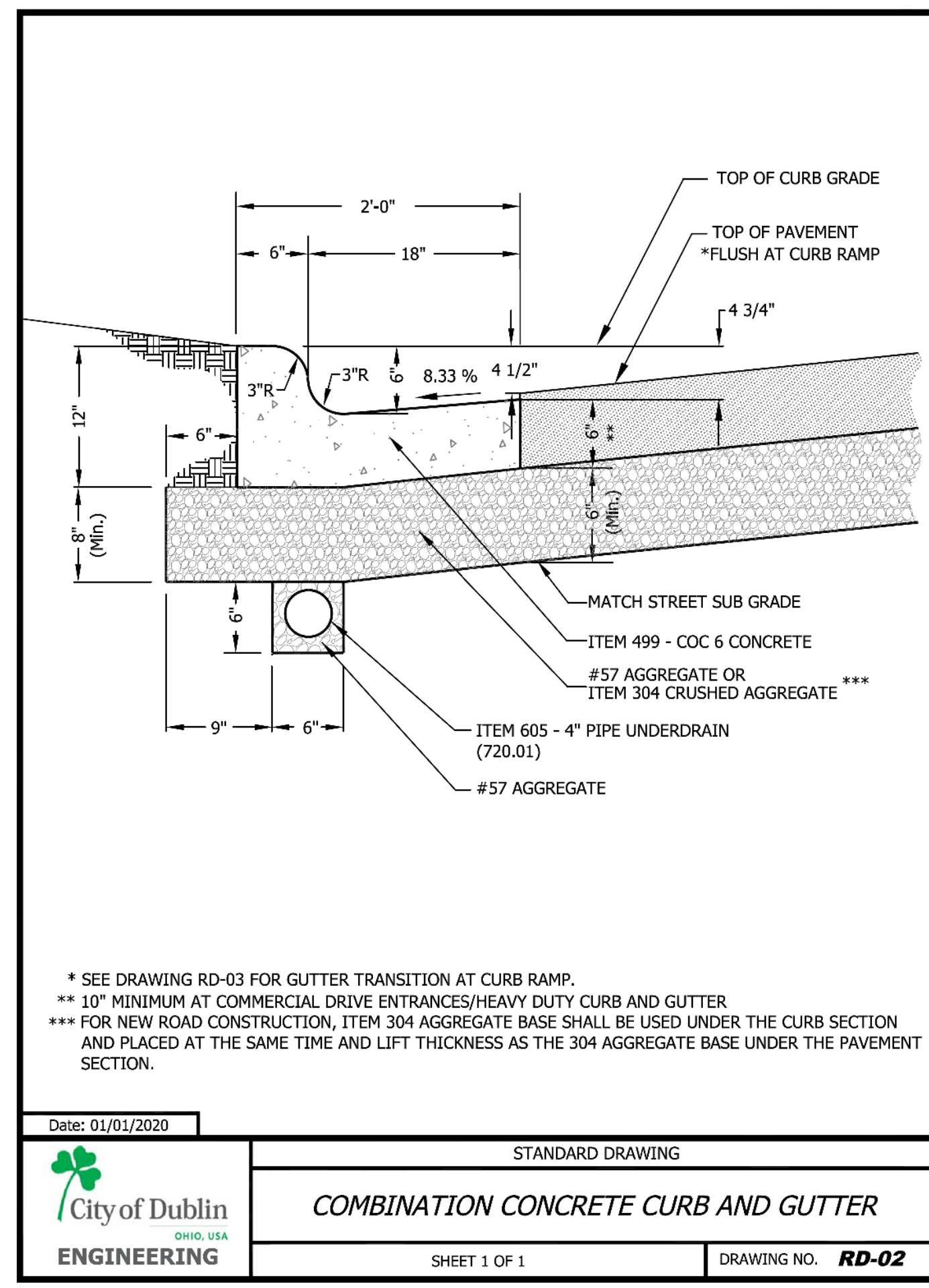
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

STRAIGHT 18" CONCRETE CURB

SHEET 1 OF 1 DRAWING NO. **RD-11**



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

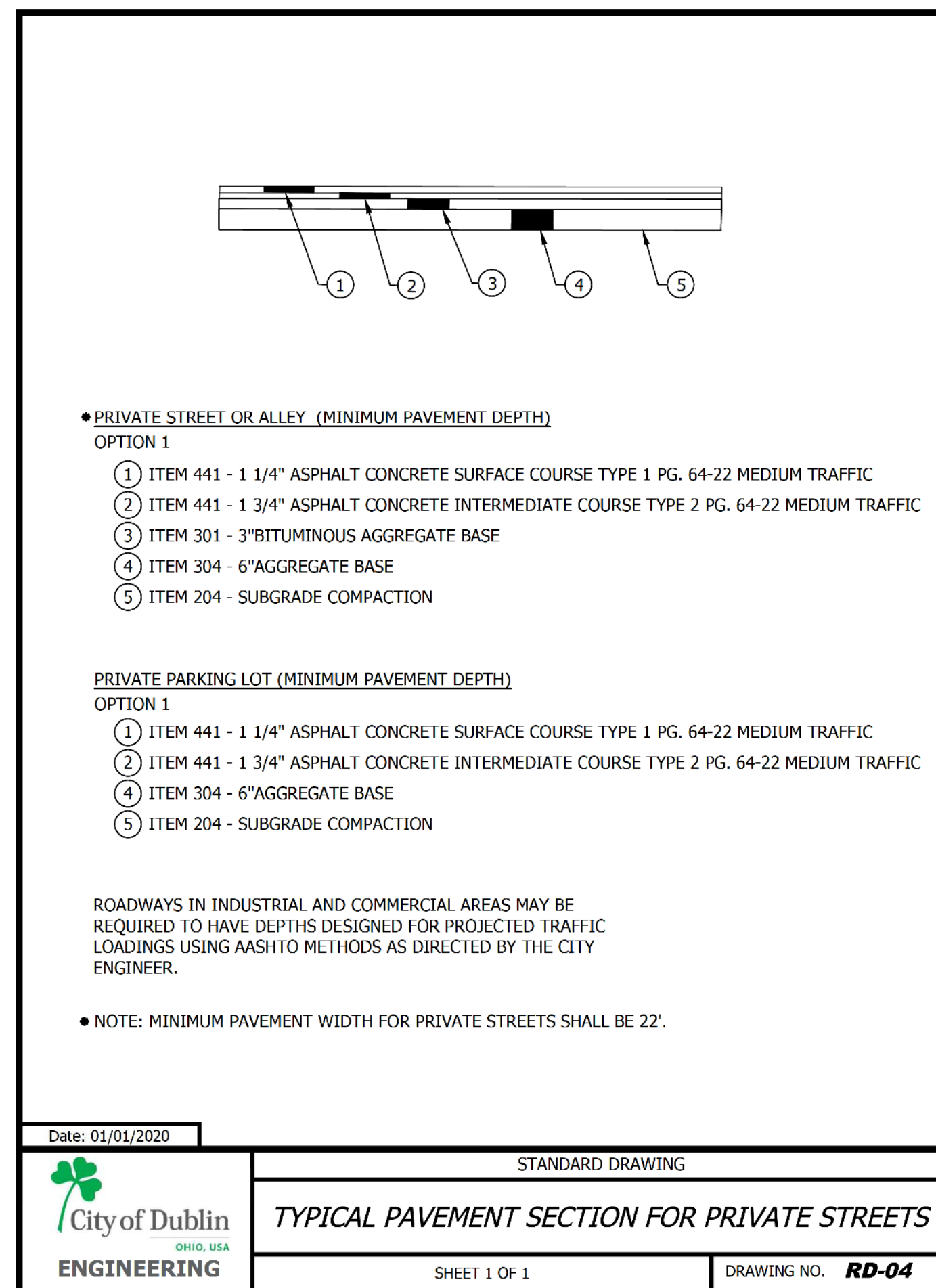
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

COMBINATION CONCRETE CURB AND GUTTER

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



- PRIVATE STREET OR ALLEY (MINIMUM PAVEMENT DEPTH)
- OPTION 1
- 1 ITEM 441 - 1 1/4" ASPHALT CONCRETE SURFACE COURSE TYPE 1 PG. 64-22 MEDIUM TRAFFIC
 - 2 ITEM 441 - 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2 PG. 64-22 MEDIUM TRAFFIC
 - 3 ITEM 301 - 3"BITUMINOUS AGGREGATE BASE
 - 4 ITEM 304 - 6"AGGREGATE BASE
 - 5 ITEM 204 - SUBGRADE COMPACTION
- PRIVATE PARKING LOT (MINIMUM PAVEMENT DEPTH)
- OPTION 1
- 1 ITEM 441 - 1 1/4" ASPHALT CONCRETE SURFACE COURSE TYPE 1 PG. 64-22 MEDIUM TRAFFIC
 - 2 ITEM 441 - 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2 PG. 64-22 MEDIUM TRAFFIC
 - 3 ITEM 304 - 6"AGGREGATE BASE
 - 4 ITEM 304 - 6"AGGREGATE BASE
 - 5 ITEM 204 - SUBGRADE COMPACTION

ROADWAYS IN INDUSTRIAL AND COMMERCIAL AREAS MAY BE REQUIRED TO HAVE DEPTHS DESIGNED FOR PROJECTED TRAFFIC LOADINGS USING AASHTO METHODS AS DIRECTED BY THE CITY ENGINEER.

NOTE: MINIMUM PAVEMENT WIDTH FOR PRIVATE STREETS SHALL BE 22'.

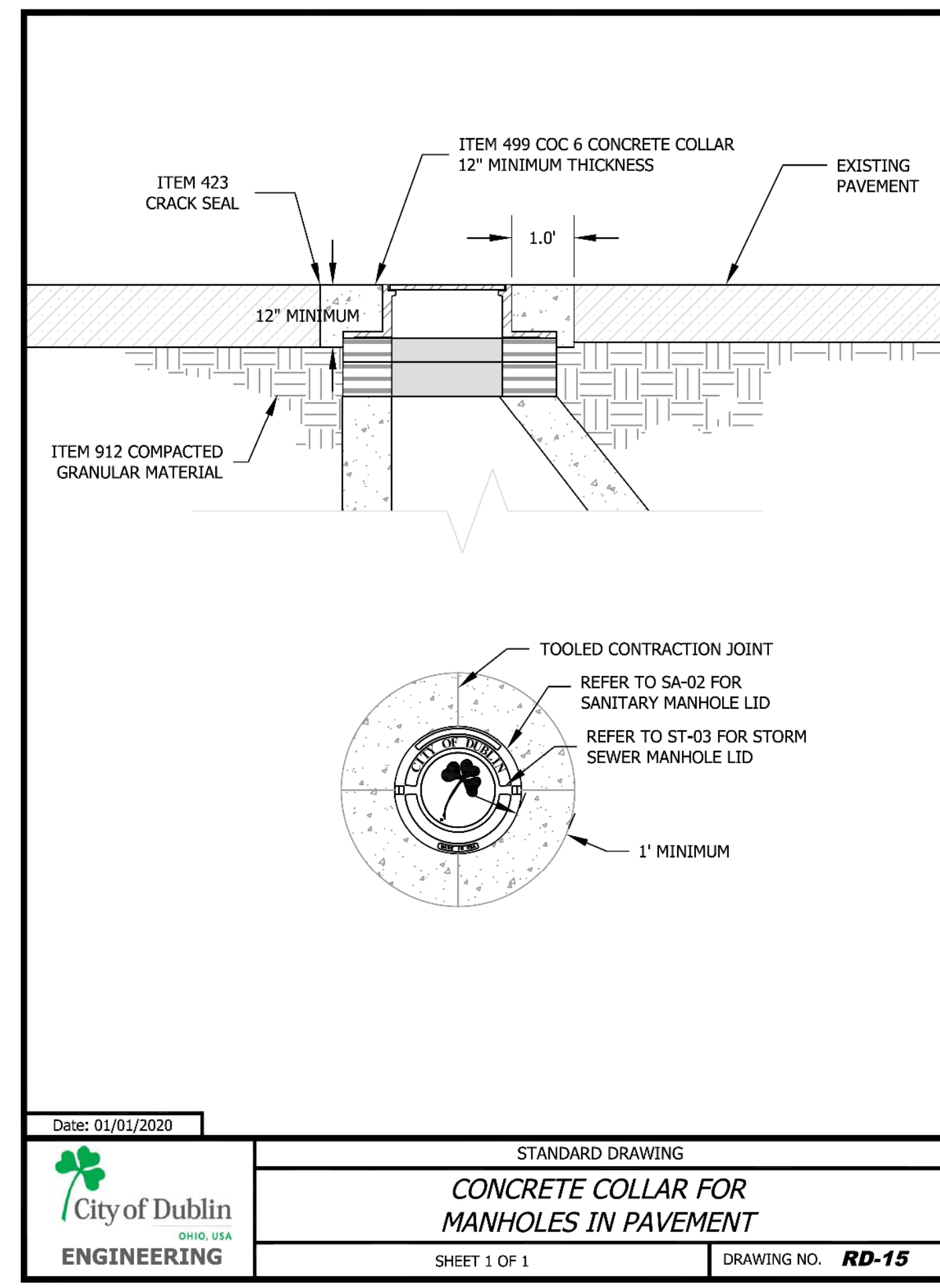
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

TYPICAL PAVEMENT SECTION FOR PRIVATE STREETS

SHEET 1 OF 1 DRAWING NO. **RD-04**



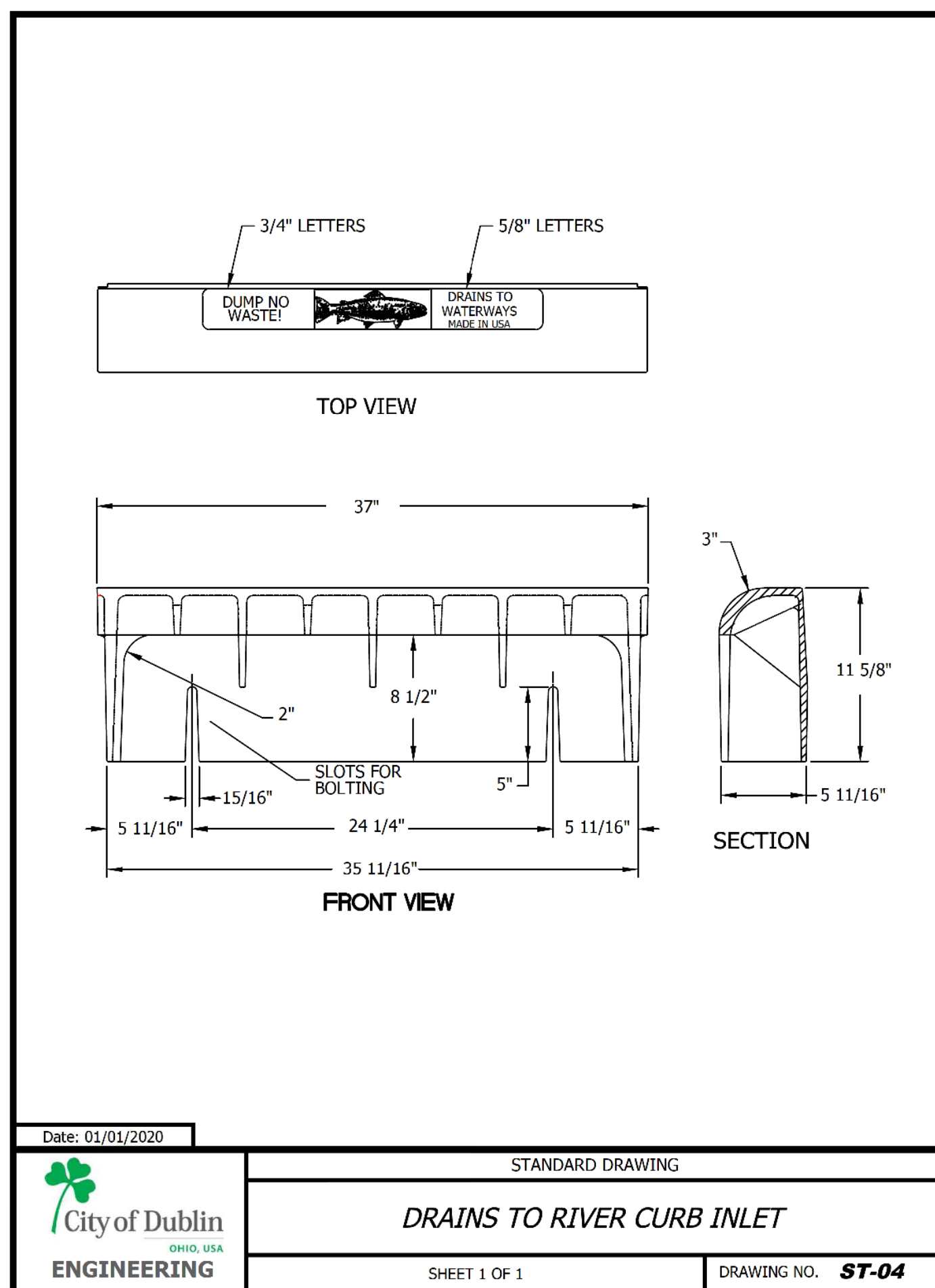
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

CONCRETE COLLAR FOR MANHOLES IN PAVEMENT

SHEET 1 OF 1 DRAWING NO. **RD-15**



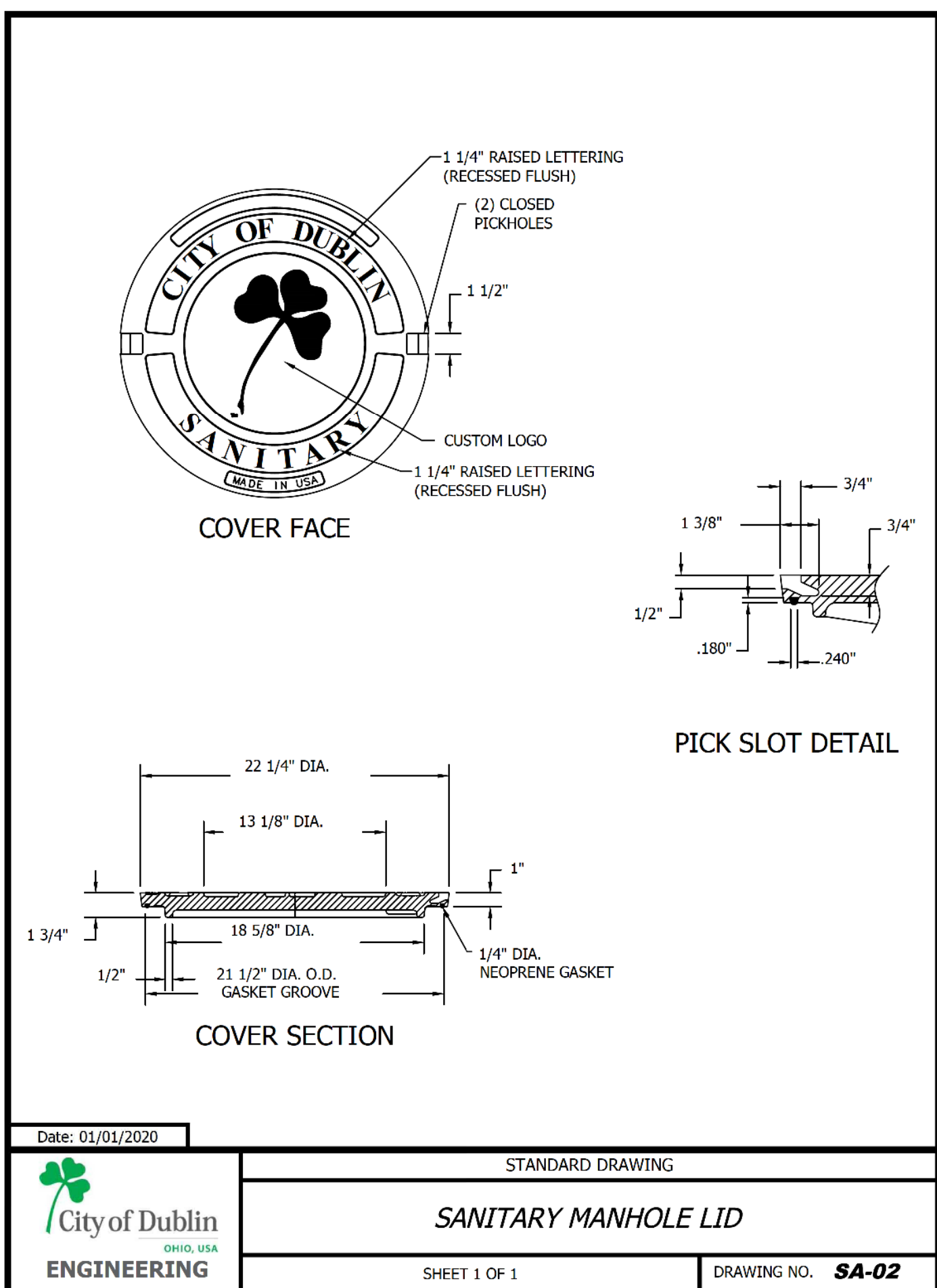
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

DRAINS TO RIVER CURB INLET

SHEET 1 OF 1 DRAWING NO. **ST-04**



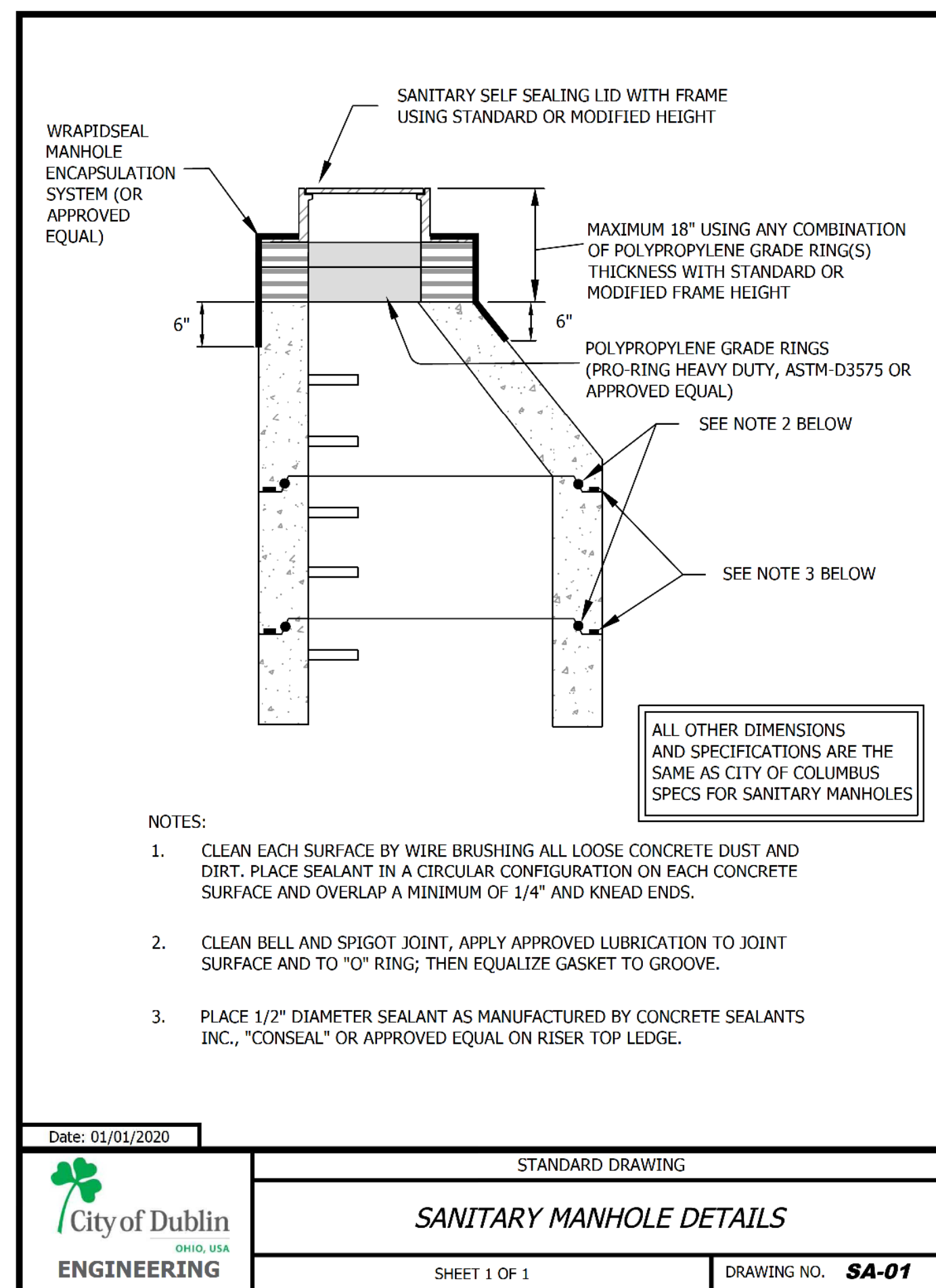
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

SANITARY MANHOLE LID

SHEET 1 OF 1 DRAWING NO. **SA-02**



- NOTES:
1. CLEAN EACH SURFACE BY WIRE BRUSHING ALL LOOSE CONCRETE DUST AND DIRT. PLACE SEALANT IN A CIRCULAR CONFIGURATION ON EACH CONCRETE SURFACE AND OVERLAP A MINIMUM OF 1/4" AND KNEAD ENDS.
 2. CLEAN BELL AND SPIGOT JOINT, APPLY APPROVED LUBRICATION TO JOINT SURFACE AND TO "O" RING; THEN EQUALIZE GASKET TO GROOVE.
 3. PLACE 1/2" DIAMETER SEALANT AS MANUFACTURED BY CONCRETE SEALANTS INC., "CONSEAL" OR APPROVED EQUAL ON RISER TOP LEDGE.

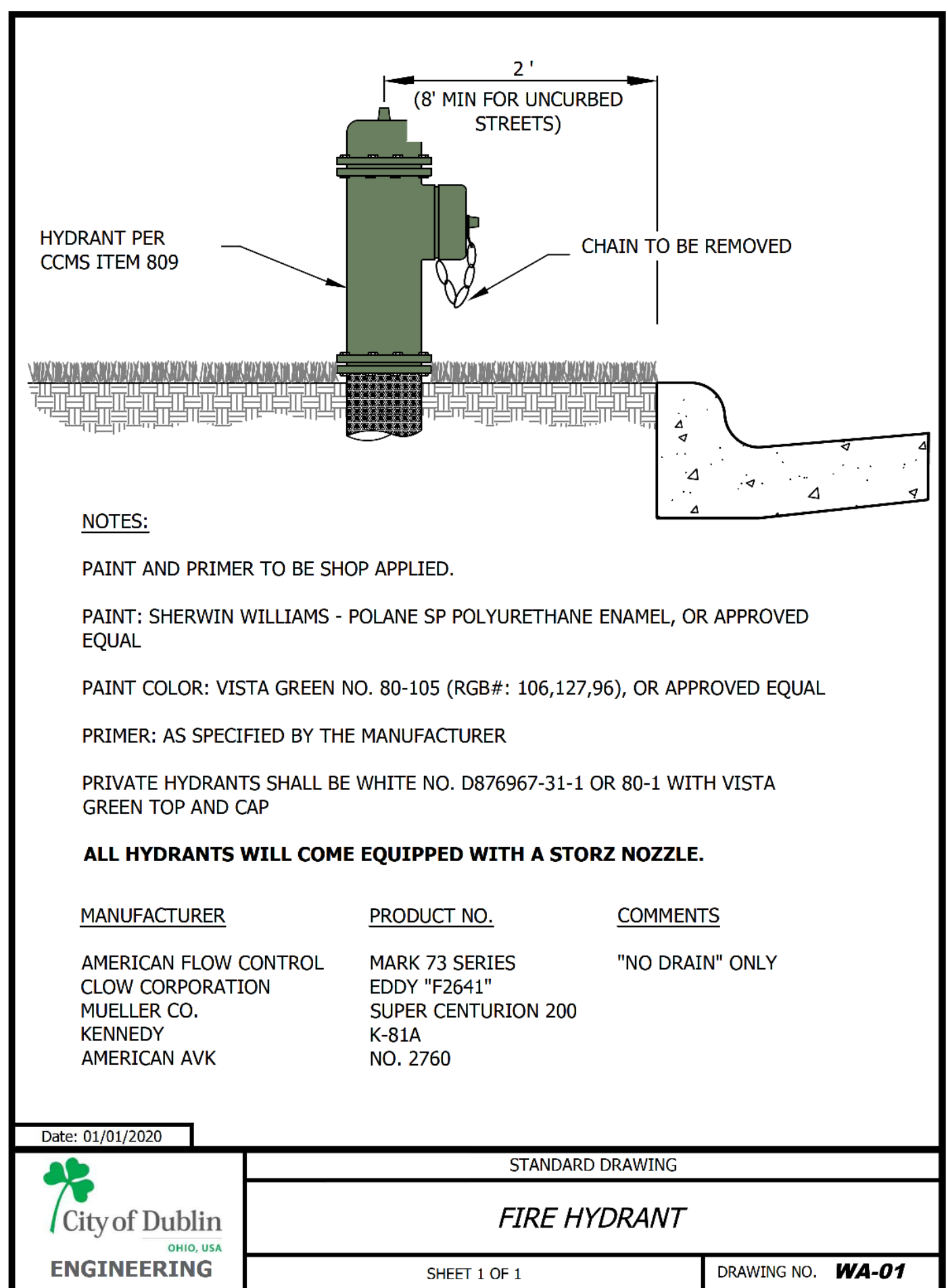
Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

SANITARY MANHOLE DETAILS

SHEET 1 OF 1 DRAWING NO. **SA-01**



- NOTES:
- PAINT AND PRIMER TO BE SHOP APPLIED.
- PAINT: SHERWIN WILLIAMS - POLANE SP POLYURETHANE ENAMEL, OR APPROVED EQUAL
- PAINT COLOR: VISTA GREEN NO. 80-105 (RGB#: 106,127,96), OR APPROVED EQUAL
- PRIMER: AS SPECIFIED BY THE MANUFACTURER
- PRIVATE HYDRANTS SHALL BE WHITE NO. D876967-31-1 OR 80-1 WITH VISTA GREEN TOP AND CAP
- ALL HYDRANTS WILL COME EQUIPPED WITH A STORZ NOZZLE.**
- | MANUFACTURER | PRODUCT NO. | COMMENTS |
|--|-----------------------------|-----------------|
| AMERICAN FLOW CONTROL CLOW CORPORATION | MARK 73 SERIES EDDY "F2641" | "NO DRAIN" ONLY |
| MUELLER CO. | SUPER CENTURION 200 | |
| KENNEDY AMERICAN AVK | K-81A NO. 2760 | |

Date: 01/01/2020

STANDARD DRAWING

City of Dublin ENGINEERING

FIRE HYDRANT

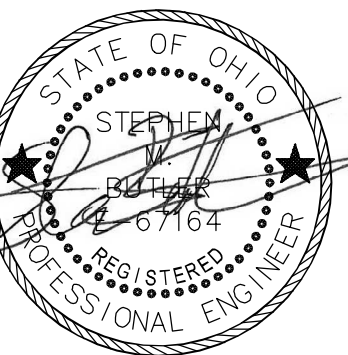
SHEET 1 OF 1 DRAWING NO. **WA-01**

REVISIONS

OWNER: EDUCATION DEVELOPMENT GROUP, LLC
 1209 HILL ROAD N. SUITE 200
 PICKERINGTON, OHIO 43147

Community Civil Engineers, LLC
 2440 DAYTON-XENIA ROAD, SUITE B
 BEAVERCREEK, OHIO 45454
 TEL. 937.450.9460 FAX 937.426.9798

DETAIL SHEET
PRIMROSE SCHOOL RIVERSIDE
 PCL ID 273-009147-00
 3985 WEST DUBLIN GRANVILLE ROAD
 DUBLIN, OHIO 43017
 FRANKLIN COUNTY



DESIGN: DATE: 09/08/2020
 TRAWN: SMB
 CHECK: KOC
 JOB #: 19-410

C9.1

CITY OF COLUMBUS WATER SERVICE PLAN NOTES

- NO WATER SERVICE CONSTRUCTION, BEFORE OR AFTER THE WATER METER(S), SHALL BEGIN PRIOR TO FEE PAYMENT TO THE CITY OF COLUMBUS DIVISION OF WATER.
- THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION AND ALL REVISIONS, INCLUDING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT, UNLESS OTHERWISE NOTED.
- ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED MATERIALS LIST AND RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER, UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. ONLY PRODUCTS LISTED ON THE CURRENT APPROVED MATERIALS LIST WILL BE PERMITTED TO BE INSTALLED.
- IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON THE PUBLIC WATER DISTRIBUTION SYSTEM WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.
- FOR ANY EMERGENCIES THAT OCCUR AFTER NORMAL WORKING HOURS INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.
- SITE UTILITY CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO STARTING ANY SITE WATER SERVICE AND/OR WATER SERVICE TAP INSTALLATION OR PLACEMENT OF ANY WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.
- SITE UTILITY CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY FORESTER (614-645-6640) FOR ANY WORK DONE WITHIN 10 FEET OF A TREE IN THE RIGHT OF WAY.
- THERE SHALL BE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS.
- EXISTING RIGHT OF WAY LINE(S), PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINES SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE COLUMBUS DIVISION OF WATER.

January 2018

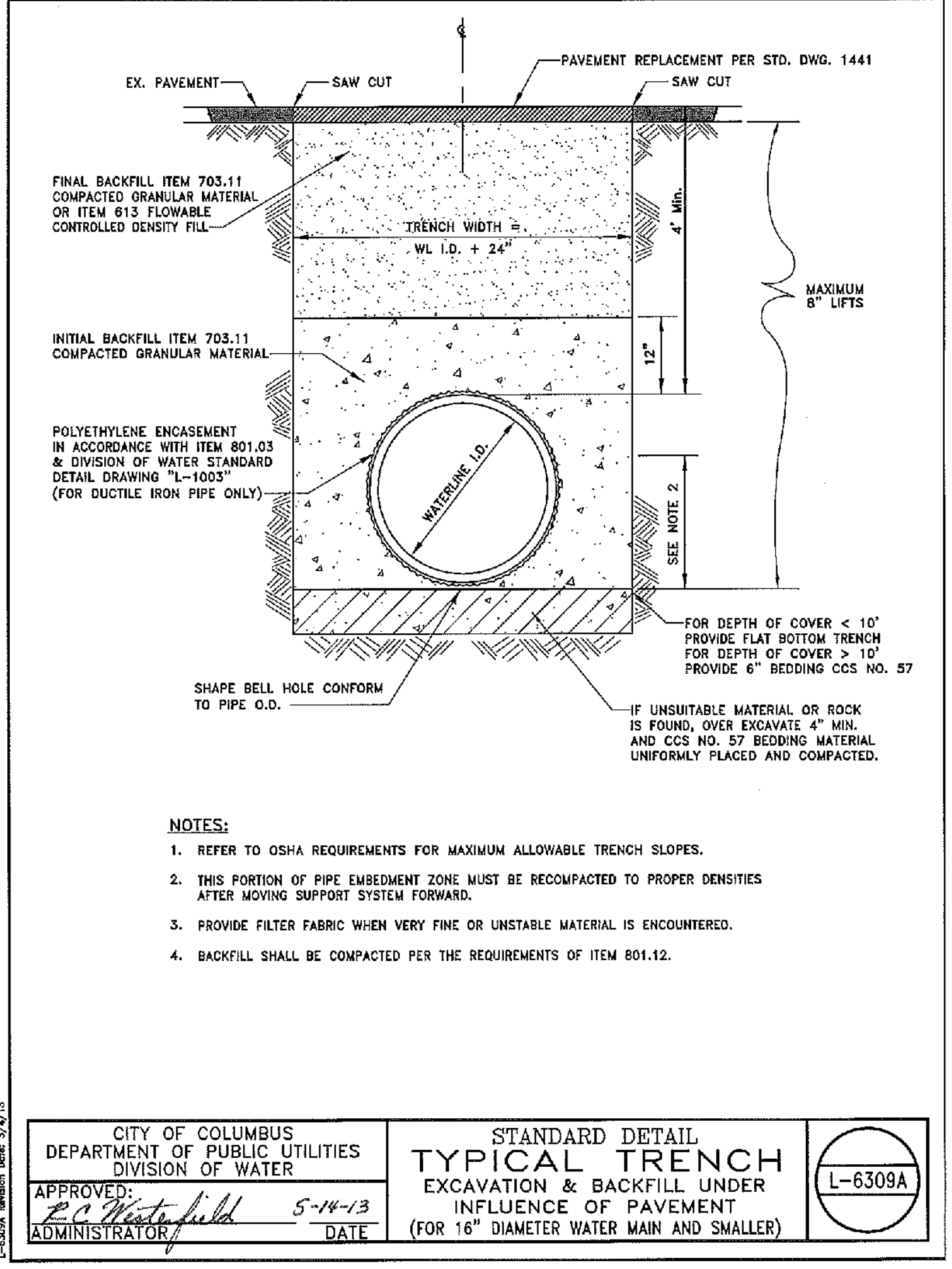
- ALL INSPECTIONS REQUIRE A 24 HOUR ADVANCE NOTICE.
- SITE UTILITY CONTRACTOR SHALL CALL THE COLUMBUS DIVISION OF FIRE AT 614-645-8673 TO SCHEDULE THE INSPECTION OF THE NEW FIRE HYDRANTS.
- SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF 2" AND SMALLER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CURB STOP AND WATER SERVICES FROM THE CURB STOP THRU THE WATER METER SETTING.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF 2" AND SMALLER WATER SERVICE TAP ABANDONMENTS COMPLETED AT THE WATER MAIN PER CMSC ITEM 816.03.
- ALL 2" AND SMALLER WATER SERVICE PIPE SHALL BE TYPE K SOFT TEMPER COPPER ONLY FROM THE CITY WATER MAIN THRU THE CURB STOP PER STANDARD DETAIL DRAWING L-9901 AND SHALL BE TYPE K SOFT TEMPER COPPER OR A DIVISION OF WATER APPROVED POLYTUBING FROM THE CURB STOP THRU THE WATER METER SETTING.
- 1" AND SMALLER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-8503.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-8276 TO HAVE 1.5" AND SMALLER METER(S) INSTALLED.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION AND HYDROSTATIC TEST OF 3" AND LARGER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CONTROL VALVE AND WATER SERVICES FROM THE CONTROL VALVE THRU THE WATER METER SETTING. HYDROSTATIC TEST SHALL BE PER CMSC ITEM 801.14 AND SHALL BE PERFORMED FROM THE WATER MAIN THRU THE WATER METER SETTING.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7677 FOR INSPECTION OF 3" AND LARGER WATER SERVICE TAP ABANDONMENTS TO BE COMPLETED AT THE WATER MAIN PER CMSC ITEM 808.
- ALL 3" THRU 12" WATER SERVICE PIPE SHALL BE DUCTILE IRON FROM WATER MAIN THRU WATER METER SETTING(S) INCLUDING THE METER BYPASS.
- ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 3" AND LARGER SHALL BE POLYWRAPPED PER CMSC ITEM 801.03 TO A POINT 10 FOOT BEYOND THE RIGHT OF WAY VALVE(S).

January 2018

- 1.5" AND LARGER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-6317 A-E.
- BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A-G. CONTRACTOR SHALL CALL 614-645-6674 WITH BACKFLOW PREVENTION INSTALLATION QUESTIONS. CONTRACTOR SHALL CALL 614-645-5781 WITH INSPECTION REQUESTS.
- THE DOMESTIC WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE 1013 APPROVAL/STANDARD.
- THE FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE 1048 (OR ASSE 1047 IF APPLICABLE) APPROVAL/STANDARD AND SHALL BE EQUIPPED WITH A DETECTOR METER THAT IS ITRON 100W (TOWER) OR 100R (REMOTE) COMPATIBLE, MEASURES IN CUBIC FEET AND MEETS THE AWWA C-700 STANDARD.
- THE DOMESTIC AND FIRE WATER METERS AND THEIR BACKFLOW PREVENTERS SHALL BE LOCATED IN A METER ROOM WITH A WALL OR CEILING MOUNTED GAS OR ELECTRIC THERMOSTATICALLY OPERATED HEATER. THE HEATER SHALL BE SIZED PER MANUFACTURER SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF -30 DEGREES FAHRENHEIT.
- A 1" I.D. CONDUIT WITH 1 DRAWSTRING PER WATER METER SHALL BE PROVIDED BY THE BUILDING CONTRACTOR FROM THE WATER METER TO AND THRU 6" BEYOND THE FINISHED EXTERIOR WALL OF THE BUILDING AND 42" ABOVE THE FINISHED GRADE.
- THE DOMESTIC AND FIRE WATER BACKFLOW PREVENTERS SHALL BE LOCATED IN AN ABOVEGROUND HEATED ENCLOSURE THAT IS ASSE 1060 CLASS I APPROVED. THE ENCLOSURE SHALL HAVE A THERMOSTATICALLY OPERATED ELECTRIC HEATER, SIZED PER MANUFACTURER SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF -30 DEGREES FAHRENHEIT. HEAT TAPE IS NOT PERMITTED.

UNDERGROUND PRIVATE WATER SYSTEM(S) AFTER THE CITY WATER METER(S)

- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-5781 FOR INSPECTION OF PRIVATE DOMESTIC AND/OR FIRE WATER SYSTEM(S) AFTER THE CITY WATER METER(S) INCLUDING PRIVATE FIRE HYDRANT(S) AND/OR DOMESTIC BUILDING RISERS BEFORE COVERING.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS FIRE PREVENTION BUREAU AT 614-645-8673 FOR FLUSHING AND/OR PRESSURE TEST INSPECTION OF PRIVATE FIRE SYSTEM AFTER THE CITY FIRE WATER SERVICE METER AND BACKFLOW PREVENTER.



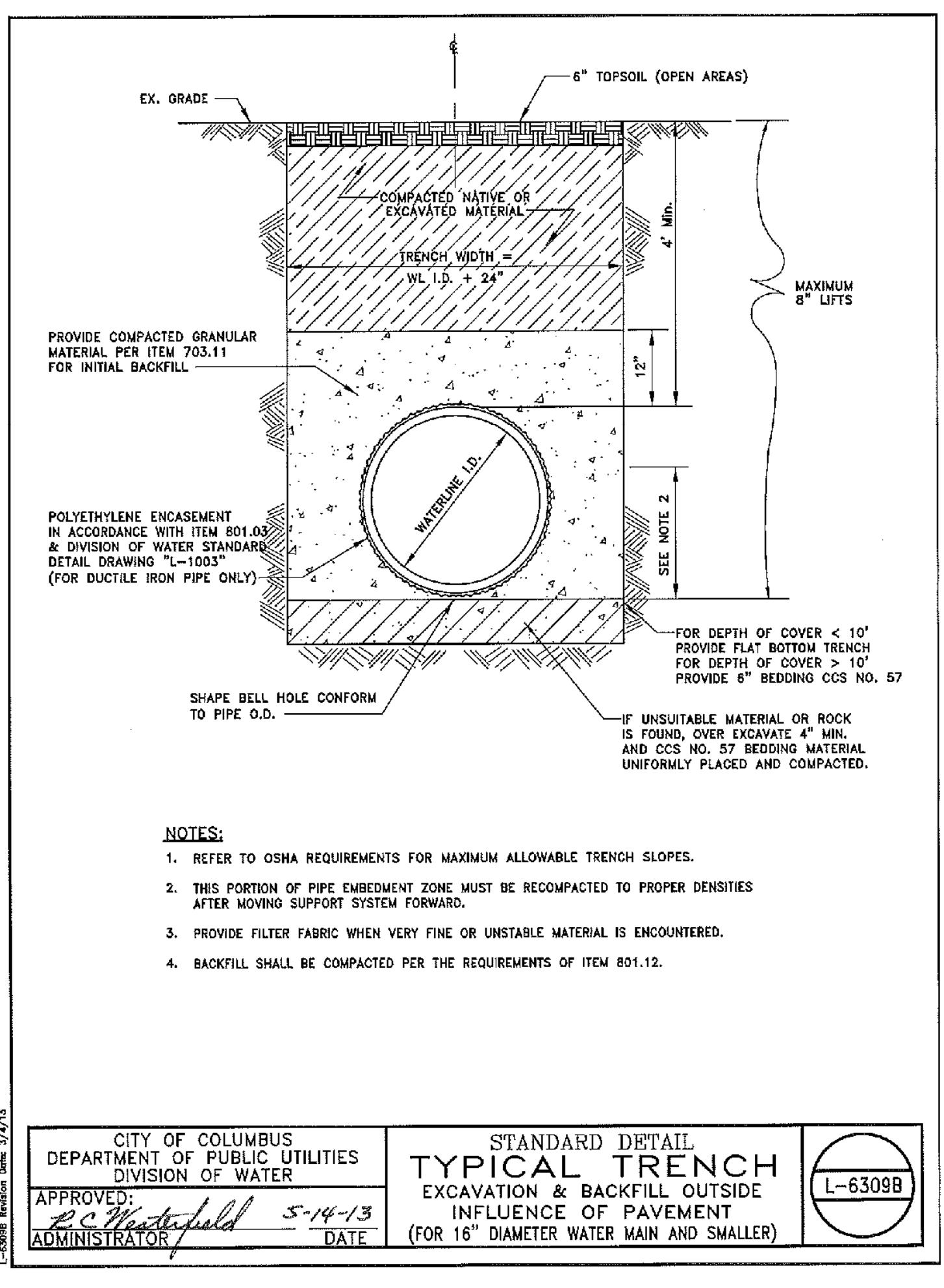
CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF WATER

APPROVED: *P.C. Mastfeld* DATE: 5-14-13

ADMINISTRATOR

STANDARD DETAIL TYPICAL TRENCH EXCAVATION & BACKFILL UNDER INFLUENCE OF PAVEMENT (FOR 16" DIAMETER WATER MAIN AND SMALLER)

L-6309A



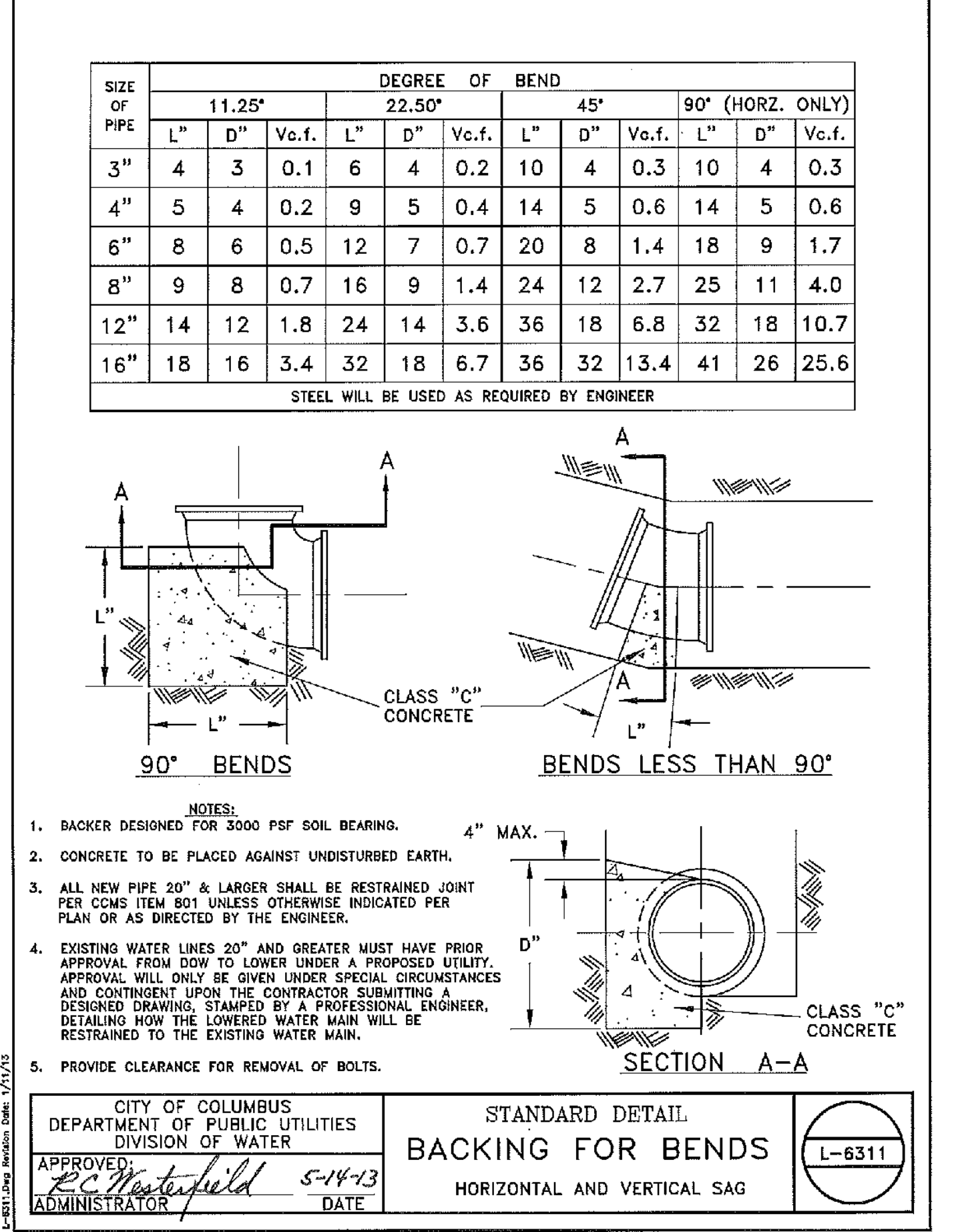
CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF WATER

APPROVED: *P.C. Mastfeld* DATE: 5-14-13

ADMINISTRATOR

STANDARD DETAIL TYPICAL TRENCH EXCAVATION & BACKFILL UNDER INFLUENCE OF PAVEMENT (FOR 16" DIAMETER WATER MAIN AND SMALLER)

L-6309B



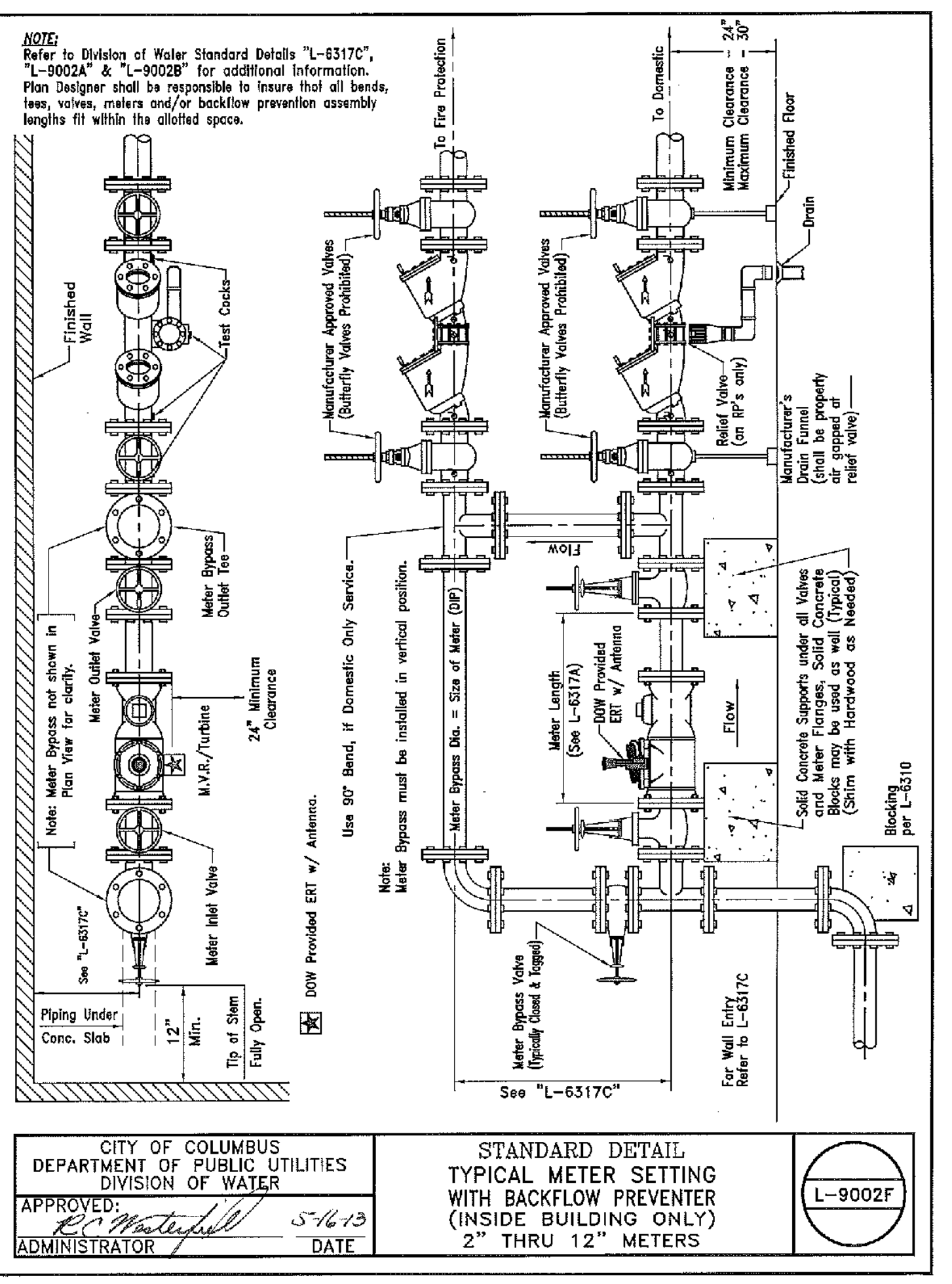
CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF WATER

APPROVED: *P.C. Mastfeld* DATE: 5-14-13

ADMINISTRATOR

STANDARD DETAIL BACKING FOR BENDS HORIZONTAL AND VERTICAL SAG

L-6311



CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF WATER

APPROVED: *P.C. Mastfeld* DATE: 5-14-13

ADMINISTRATOR

STANDARD DETAIL TYPICAL METER SETTING WITH BACKFLOW PREVENTER (INSIDE BUILDING ONLY) 2" THRU 12" METERS

L-9002F

DESIGN: DATE: 09/08/2020

TRAWN: SMB

CHECK: KOC

JOB #: 19-410

REVISIONS

OWNER: EDUCATION DEVELOPMENT GROUP, LLC

1209 HILL ROAD N. SUITE 200 PICKERINGTON, OHIO 43147

Community Civil Engineers, LLC

2440 DAYTON-XENIA ROAD, SUITE B BEAVERCREEK, OHIO 45454

TEL: 937.450.9460 FAX: 937.426.9798

DETAIL SHEET PRIMROSE SCHOOL RIVERSIDE

PCL ID 273-009147-00

3985 WEST DUBLIN GRANVILLE ROAD DUBLIN, OHIO 43017 FRANKLIN COUNTY

STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER

9.2

PROPOSED LANDSCAPE PLANTING LIST (NOT LIMITED TO THESE SUGGESTED SPECIES)

GROUNDCOVERS— VINCA MINOR, LIRIOPE SP., NARCISSUS SP., SEDUM SP., AND ANNUAL FLOWERS.

PERENNIALS—DWARF NATIVE GRASSES, HEMEROCALLIS SP., HOSTA SP., RUDBECKIA SP.

SHRUBS—(SELECTIONS TO BE FROM DWARF VARIETIES OF THE FOLLOWING) ARONIA SP., BUXUS SP., TAXUS SP., ROSA SP., SPIRAEA SP., HYDRANGEA SP., EUONYMUS ALATUS, ILEX SP., WEIGELIA SP., SYRINGA SP.

SMALL TREES—(SELECTIONS TO BE FROM DWARF AND TREE FORMS OF THE FOLLOWING) AMELANCHIER SP., ACER SP., CHIONANTHUS SP., SYRINGA SP., CORNUS SP., MAGNOLIA SP., MALUS SP.

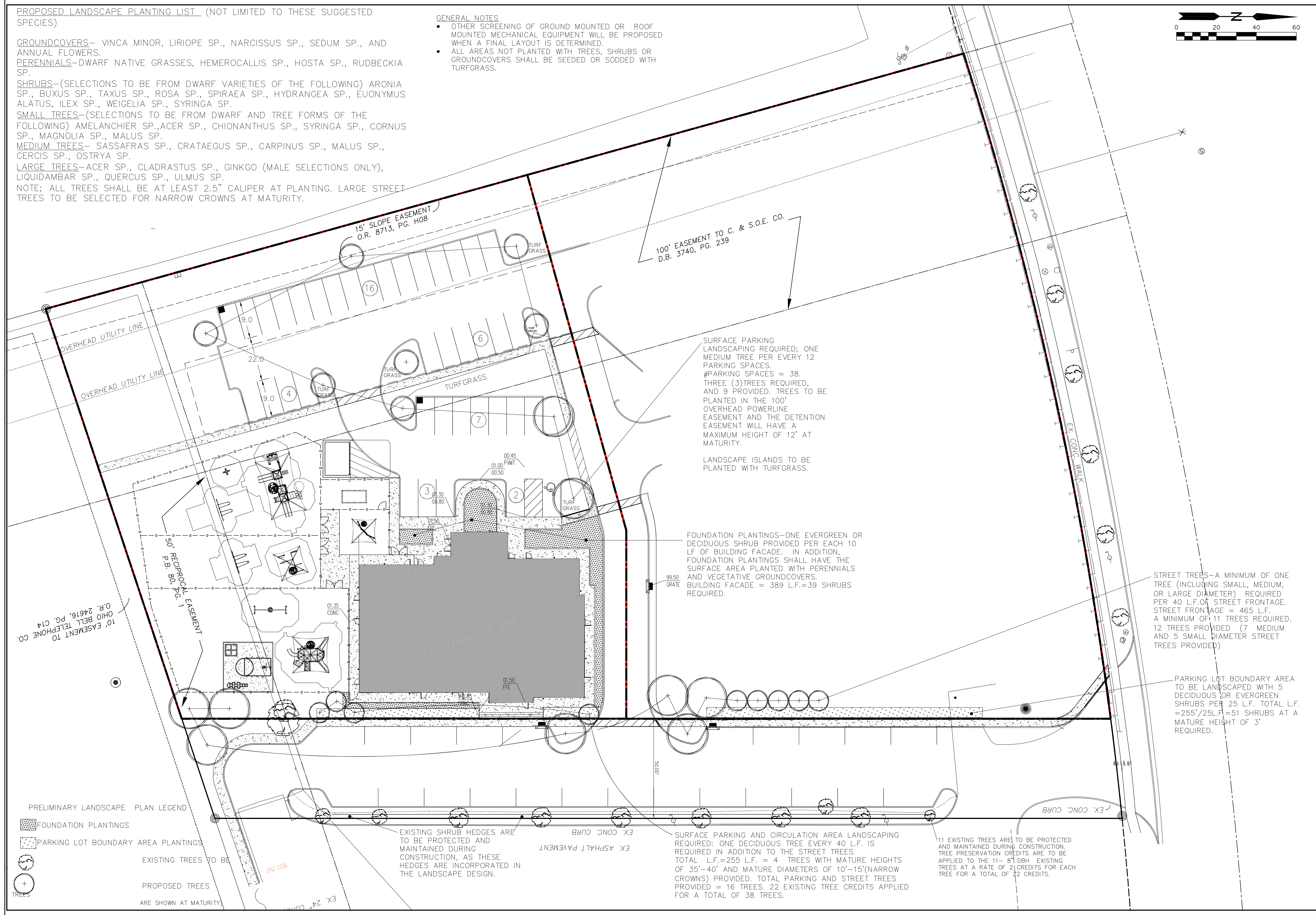
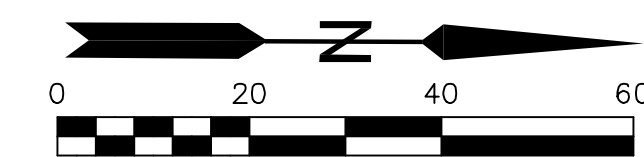
MEDIUM TREES— SASSAFRAS SP., CRATAEGUS SP., CARPINUS SP., MALUS SP., CERCIS SP., OSTRYA SP.

LARGE TREES—ACER SP., CLADRASTUS SP., GINKGO (MALE SELECTIONS ONLY), LIQUIDAMBAR SP., QUERCUS SP., ULMUS SP.

NOTE: ALL TREES SHALL BE AT LEAST 2.5" CALIPER AT PLANTING. LARGE STREET TREES TO BE SELECTED FOR NARROW CROWNS AT MATURITY.

GENERAL NOTES

- OTHER SCREENING OF GROUND MOUNTED OR ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE PROPOSED WHEN A FINAL LAYOUT IS DETERMINED.
- ALL AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVERS SHALL BE SEEDED OR SODDED WITH TURFGRASS.



SURFACE PARKING LANDSCAPING REQUIRED; ONE MEDIUM TREE PER EVERY 12 PARKING SPACES. #PARKING SPACES = 38. THREE (3) TREES REQUIRED, AND 9 PROVIDED. TREES TO BE PLANTED IN THE 100' OVERHEAD POWERLINE EASEMENT AND THE DETENTION EASEMENT WILL HAVE A MAXIMUM HEIGHT OF 12' AT MATURITY.

LANDSCAPE ISLANDS TO BE PLANTED WITH TURFGRASS.

FOUNDATION PLANTINGS—ONE EVERGREEN OR DECIDUOUS SHRUB PROVIDED PER EACH 10 LF OF BUILDING FACADE. IN ADDITION, FOUNDATION PLANTINGS SHALL HAVE THE SURFACE AREA PLANTED WITH PERENNIALS AND VEGETATIVE GROUNDCOVERS. BUILDING FACADE = 389 L.F.=39 SHRUBS REQUIRED.

STREET TREES—A MINIMUM OF ONE TREE (INCLUDING SMALL, MEDIUM, OR LARGE DIAMETER) REQUIRED PER 40 L.F. OF STREET FRONTAGE. STREET FRONTAGE = 465 L.F. A MINIMUM OF 11 TREES REQUIRED. 12 TREES PROVIDED (7 MEDIUM AND 5 SMALL DIAMETER STREET TREES PROVIDED)

PARKING LOT BOUNDARY AREA TO BE LANDSCAPED WITH 5 DECIDUOUS OR EVERGREEN SHRUBS PER 25 L.F. TOTAL L.F. =255'/25L.F.=51 SHRUBS AT A MATURE HEIGHT OF 3' REQUIRED.

SURFACE PARKING AND CIRCULATION AREA LANDSCAPING REQUIRED: ONE DECIDUOUS TREE EVERY 40 L.F. IS REQUIRED IN ADDITION TO THE STREET TREES. TOTAL L.F.=255 L.F. = 4 TREES WITH MATURE HEIGHTS OF 35'-40' AND MATURE DIAMETERS OF 10'-15'(NARROW CROWNS) PROVIDED. TOTAL PARKING AND STREET TREES PROVIDED = 16 TREES. 22 EXISTING TREE CREDITS APPLIED FOR A TOTAL OF 38 TREES.

11 EXISTING TREES ARE TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION. TREE PRESERVATION CREDITS ARE TO BE APPLIED TO THE 11- 8" DBH EXISTING TREES AT A RATE OF 2 CREDITS FOR EACH TREE FOR A TOTAL OF 22 CREDITS.

EXISTING SHRUB HEDGES ARE TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION, AS THESE HEDGES ARE INCORPORATED IN THE LANDSCAPE DESIGN.

- PRELIMINARY LANDSCAPE PLAN LEGEND**
- FOUNDATION PLANTINGS
 - PARKING LOT BOUNDARY AREA PLANTINGS
 - EXISTING TREES TO BE PROTECTED
 - PROPOSED TREES
 - TREES ARE SHOWN AT MATURITY

REVISIONS

PREPARED FOR:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

LANDSCAPE PLAN BY
PAMELA K. WHITE
OHIO PROFESSIONAL
LANDSCAPE ARCHITECT #460440001.pg
957-630-2770 pamelakw@gmail.com

LANDSCAPE PLAN
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY

DESIGN DATE: 09/08/2020
DRAWN BY: SMB
CHECKED BY: SMB
JOB #: 19-410
L1.0



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PRIMROSE SCHOOL
OF BRIDGE PARK
DUBLIN, OH 43212

N & E LEARNING, LLC
60 NORTH BRICE ROAD
COLUMBUS, OH 43213

NO.	DATE	DESCRIPTION

**ARCHITECTURAL
CONCEPT
SITE PLAN**





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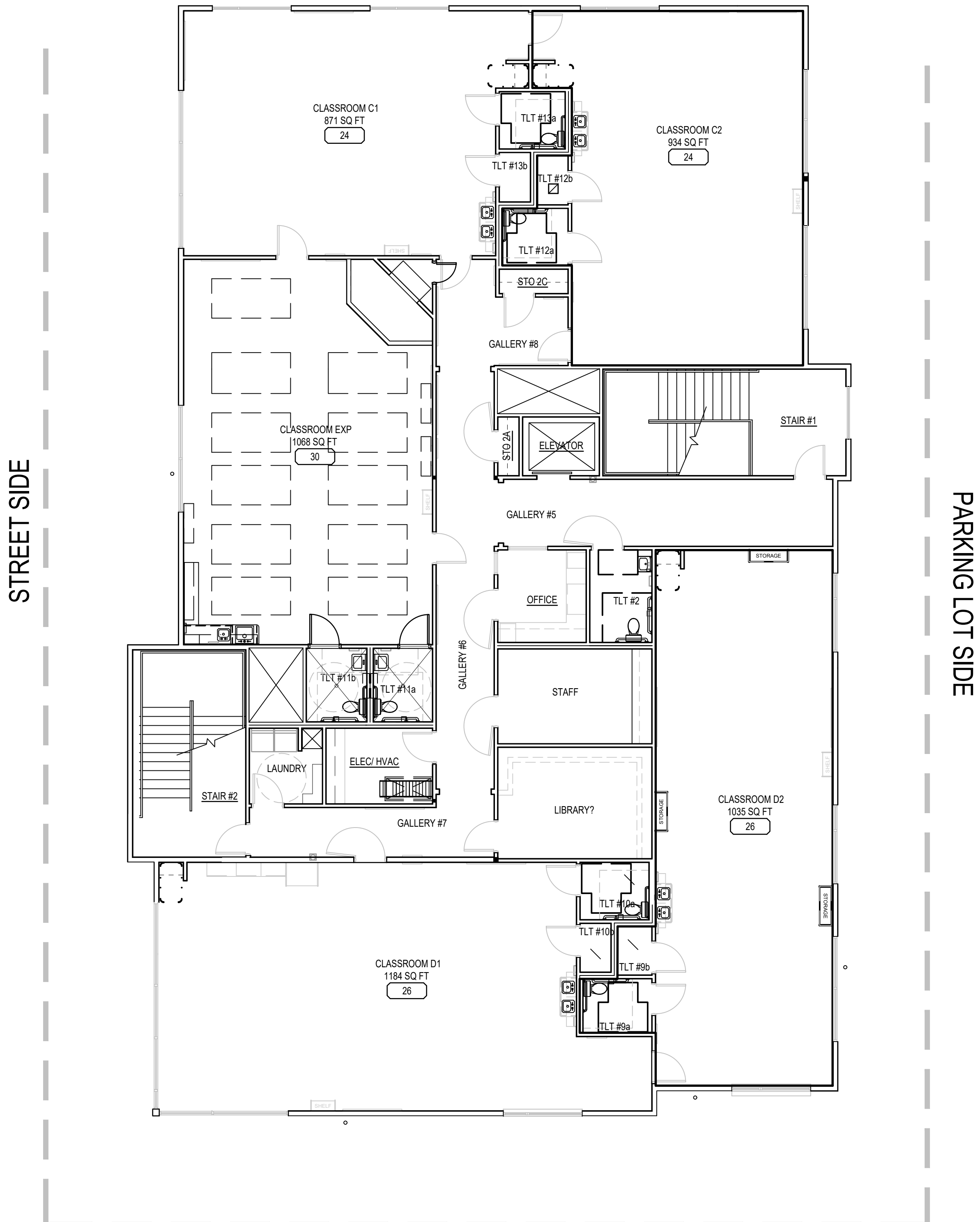
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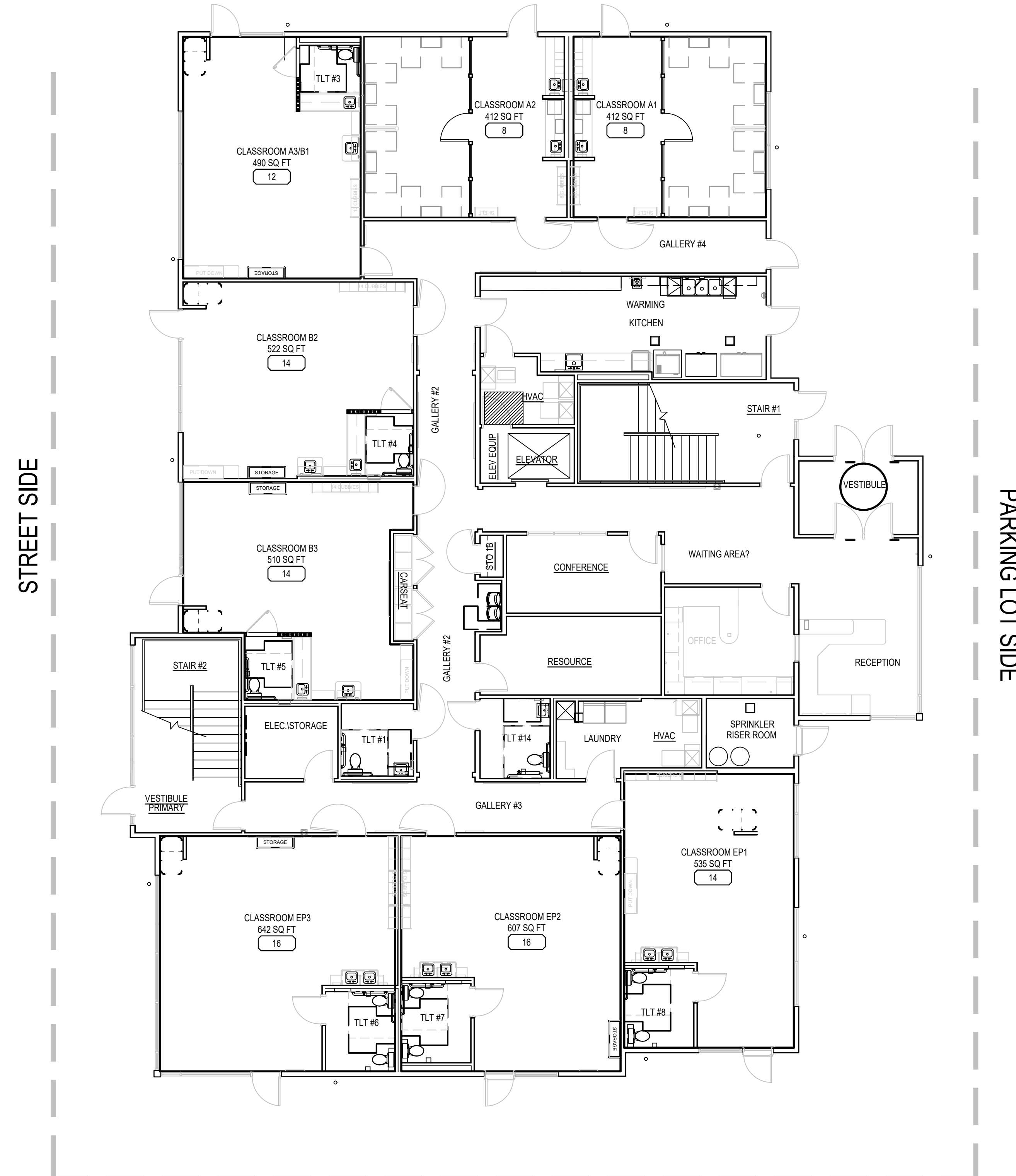
BUILDING PROGRAM

PRIMROSE SCHOOL - OH 11/20/2019

Room	Ages	Primrose SF per Child	OHIO State Ratio	Max. Group Size	PSFC Staff Ratio	Proposed Room Capacity	Staff Req'd	Req'd Area SF	Actual Area SF
A1 - Young infants	6wks - 12 mos	35	1:5	10	1:4	8	2	400	412
A2 - Inf/ Young Tod	12 - 18 mos	35	1:6	12	1:4	8	2	400	412
A3/B1 - Toddlers	18 - 23 mos	35	1:7	12	1:6	12	2	420	490
B2 - Toddlers	18 - 23 mos	35	1:7	12	1:6	12	2	490	522
B3 - Toddlers	18 - 23 mos	35	1:7	12	1:6	12	2	490	510
EP1 - Early Preschool	24 - 29 mos	35	1:7	14	1:7	14	2	490	535
EP2 - Early Preschool	30 - 35 mos	35	1:8	16	1:8	16	2	560	642
EP3 - Early Preschool	30 - 35 mos	35	1:8	16	1:8	16	2	560	607
C1 - Preschool	3 yo	35	1:12	24	1:12	24	2	840	871
C2 - Preschool	3 yo	35	1:12	24	1:12	24	2	840	934
D1 - Pre-Kindergarten	4 yo	35	1:14	26	1:13	26	2	980	1184
D2 - Pre-Kindergarten	4 yo	35	1:14	26	1:13	26	2	980	1035
EXP - Kinergtn/After school	5+	35	1:18	36	1:15	30	2	1050	1068
						228	22		7,380



SECOND FLOOR PLAN ACCESS ROAD 2 SCALE 1/8"=1'-0"



FIRST FLOOR PLAN ACCESS ROAD 1 SCALE 1/8"=1'-0"

NO.	DATE	DESCRIPTION
-	10/30/2019	CLIENT REVIEW
-	11/14/2019	CLIENT REVIEW
-	11/25/2019	CLIENT REVIEW
-	01/08/2020	CITY OF DUBLIN CONF.
-	01/23/2020	SUBMISSION TO CITY
-	07/06/2020	CITY OF DUBLIN CONF.
-	07/16/2020	SUBMISSION TO CITY
-	09/10/2020	PREDEVEL. SUBMISSION

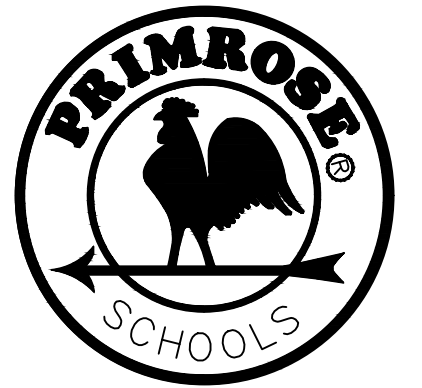
FLOOR PLANS



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Table with 3 columns: NO., DATE, DESCRIPTION. Includes entries for CLIENT REVIEW, CITY OF DUBLIN CONF., SUBMISSION TO CITY, PREDEVEL. SUBMISSION, and PDP REVISIONS.

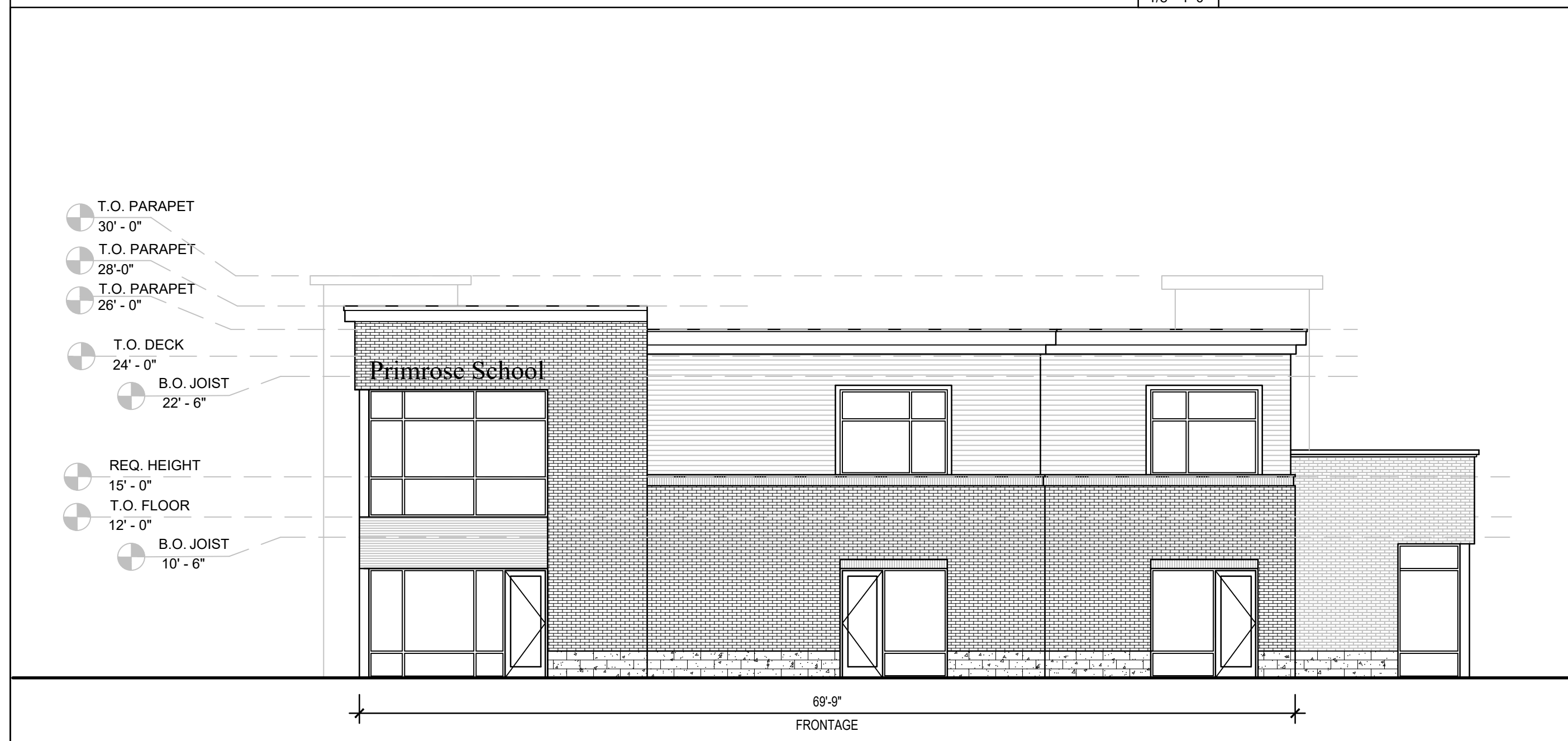
EXTERIOR COLOR SCHEDULE table with columns for material type and color/finish details.

MATERIAL LEGEND table with columns for material type and description.



EAST ELEVATION @ STREET

4
A4.0



NORTH ELEVATION @ ACCESS ROAD

SCALE
1/8"=1'-0"



SOUTH ELEVATION

SCALE
1/8"=1'-0"

2
A4.0
A1.1

Table with 4 columns: EAST ELEVATION CALCULATIONS, SOUTH ELEVATION CALCULATIONS, WEST ELEVATION CALCULATIONS, NORTH ELEVATION CALCULATIONS. Includes sub-headers for Total Gross Elevation, Total Glazing/Doors, Net Elevation, Primary Materials, Ground Floor Transparency, and Upper Story Transparency.



WEST ELEVATION @ PARKING LOT

SCALE
1/8"=1'-0"

1
A4.0
A1.1

ELEVATIONS



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EXTERIOR COLOR SCHEDULE		MATERIAL LEGEND
PRIMARY MATERIAL: BRICK	COLOR: BELDEN BRICK, LANDMARK VELOUR GROUT: BUFF COLORED MORTAR	NATURAL STONE, RUNNING BOND INSTALLATION - 4" or 2" WATERTABLE (BR-1) STANDARD BRICK: BELDEN LANDMARK VELOUR (BR-2) STANDARD BRICK: BELDEN 671 VELOUR (MP-1) METAL PANEL - SW7740 MESSENGER BAG (PRIMROSE FRANCHISE STANDARD) (MP-2) METAL PANEL - AGED COPPER (HB-1) HARDIE BOARD SIDING - COBBLESTONE
SECONDARY MATERIAL: HARDIE BOARD SIDING	COLOR: FIELD-PAINTED, SW 6235 FOGGY DAY	
4" SPLITFACE CMU	COLOR: NATURAL BUFF GROUT: BUFF COLORED MORTAR	
WINDOWS	TYPE: STOREFRONT COLOR: DARK BRONZE	
DOORS	TYPE: STOREFRONT COLOR: DARK BRONZE	
EAVES/ CORNICE DETAILS	TYPE: METAL PANELS/ ALUMINUM COLOR: SW 7740 MESSENGER BAG COLOR: COPPER	



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-	09/10/2020	PREDEVEL. SUBMISSION
-	10/16/2020	PDP REVISIONS

CONCEPT RENDERINGS

PRIMROSE SCHOOL PERSPECTIVE

SCALE	1
NTS	A4.0
	A1.1



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SITE DETAILS

AS2.0

<p>EARLY PRESCHOOL PLAYGROUND EQUIPMENT</p> <p>SCALE: AS2.0 NTS</p>	<p>PRESCHOOL PLAYGROUND EQUIPMENT</p> <p>SCALE: AS2.0 NTS</p>	<p>PLAYGROUND EQUIPMENT GENERAL NOTES</p> <p>SCALE: AS2.0 NTS</p> <ol style="list-style-type: none"> FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE, ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS. ALTHOUGH A PARTICULAR PLAYGROUND DESIGN MAY NOT MEET THE PROPOSED ACCESS BOARD REGULATIONS IN REGARDS TO THE APPROPRIATE NUMBER OF GROUND LEVEL EVENTS, THE ACTUAL PLAYGROUND MAY BE IN COMPLIANCE WHEN CONSIDERING EXISTING PLAY COMPONENTS. ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER. FALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENTS. THE MINIMUM RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAY STRUCTURE IS SHOWN THIS ZONE MUST BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS, ROCKS, BORDER MATERIAL, ETC.) PLAYGROUND EQUIPMENT MUST MEET THE PERFORMANCE AND SAFETY REQUIREMENTS OF ASTM FOR CHILDREN 2-12 YEARS OLD. NOT ALL EQUIPMENTS MAY BE APPROPRIATE FOR ALL CHILDREN SUPERVISION IS REQUIRED. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS. I.E. 96 REPRESENTS A 96-INCH POST, AND 2210 REPRESENTS A 2210MM POST. THE REQUIREMENTS FOR A KID KUBE INSTALLATION IS THAT A LEVEL SITE BE USED. THE REQUIREMENT FOR A PLAY BUILDER INSTALLATION IS THAT THE POST CANNOT BE SET PRIOR TO INSTALLING THE DECKS. PICNIC TABLE/SANDBOX TO BE PLACED AT CUSTOMER'S DISCRETION. DECK-TO-DECK ENCLOSURE PANEL LOCATIONS ARE MARKED BY AN ASTERISK. THE HEIGHT OF EACH PANEL MAY BE FOUND BY SUBTRACTING THE LOWEST DECK FROM THE HIGHEST DECK TO WHICH THE DECK-TO-DECK ENCLOSURE PANEL MOUNTS. RUBBER FALL ZONE MATS SHALL BE PLACED AT THE END OF EACH PLAYGROUND SLIDE AND UNDERNEATH EACH SWING. 		
<p>AFTER SCHOOL PLAYGROUND EQUIPMENT</p> <p>SCALE: AS2.0 NTS</p>	<p>BASKETBALL</p> <p>SCALE: AS2.0 3/16"=1'-0"</p>	<p>4-SQUARE</p> <p>SCALE: AS2.0 NTS</p>	<p>HOPSCOTCH</p> <p>SCALE: AS2.0 3/8"=1'-0"</p>	<p>BIKE RACK DETAIL</p> <p>SCALE: AS2.0 NTS</p>
<p>TYPICAL FENCING DETAILS</p> <p>SCALE: AS2.0 NTS</p>	<p>TYPICAL FENCING DETAILS</p> <p>SCALE: AS2.0 NTS</p>	<p>TYPICAL FENCING DETAILS</p> <p>SCALE: AS2.0 NTS</p>		