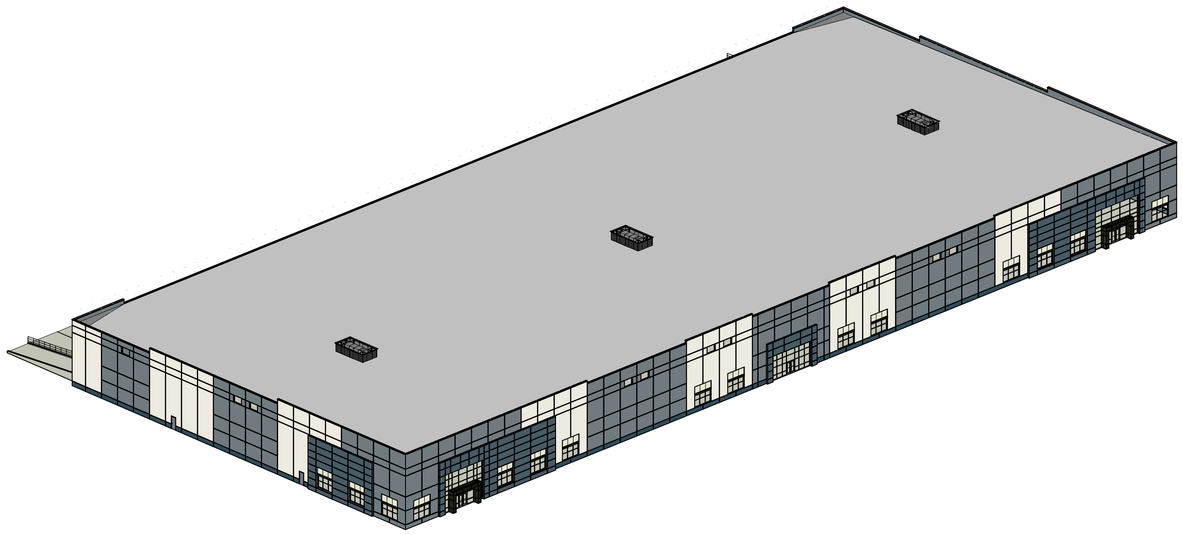
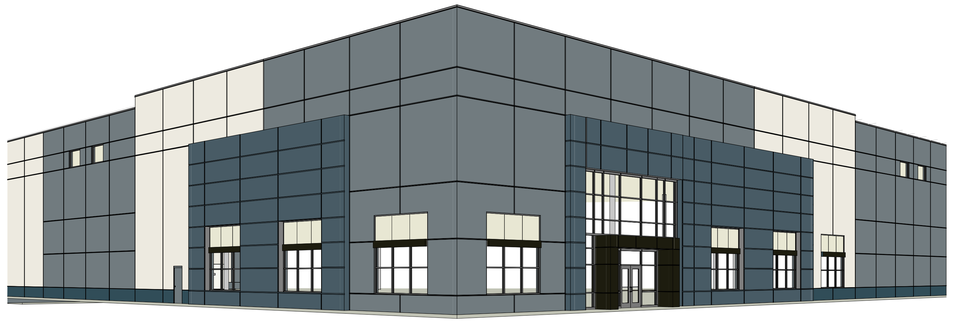
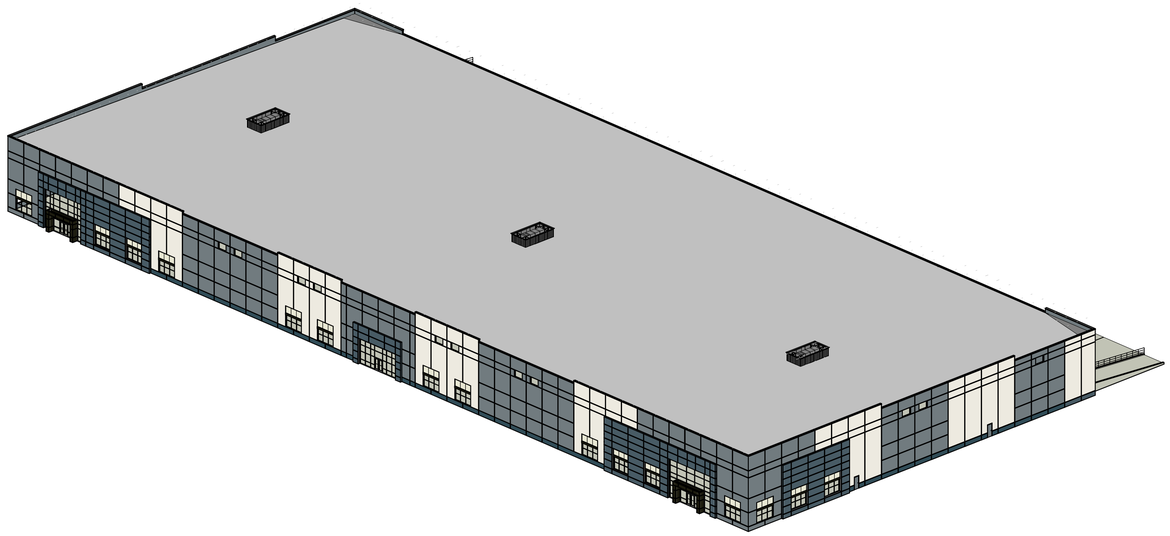


A Building Isometric View - Northeast Corner
SCALE:



B Northeast Building Corner
SCALE:



C Building Isometric View - Northwest Corner
SCALE:

D Northwest Building Corner
SCALE:

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

CROBSY COURT SPECULATIVE WAREHOUSE

6777 CROSBY COURT DUBLIN, OHIO

For VANTRUST REAL ESTATE, LLC

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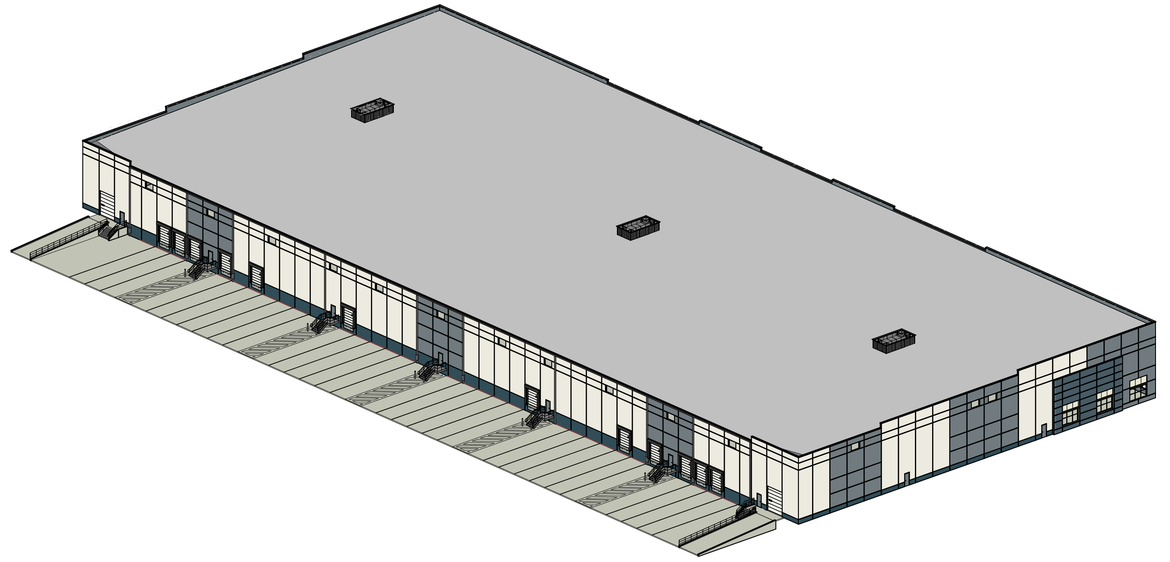
PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
A.R.T. Submittal		JAN. 20, 2022
REVISED		FEB 7, 2022
REVISED A.R.T.		FEB. 24, 2022

BUILDING PERSPECTIVE VIEWS

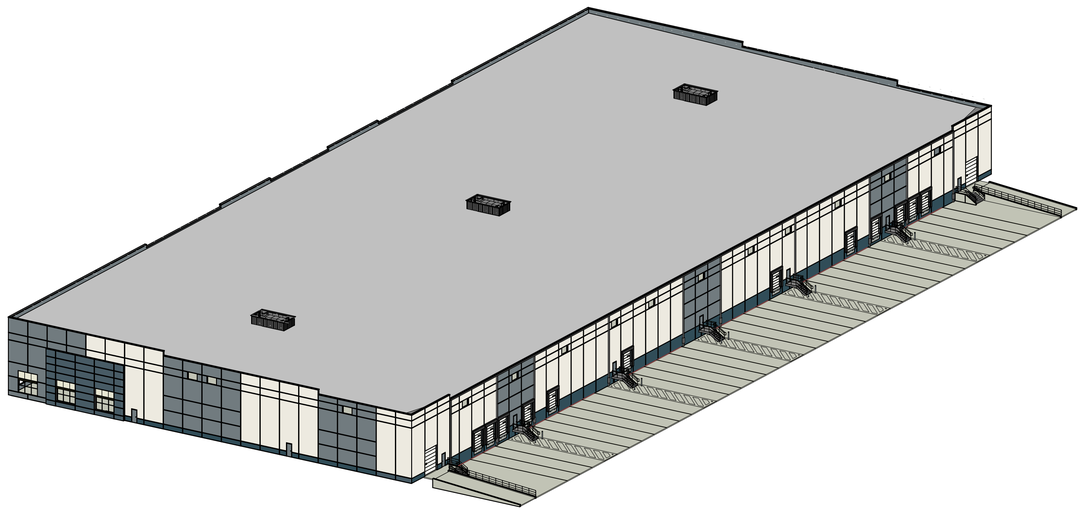
FAA #21166

A-001



A Building Isometric View - Souheast Corner

SCALE:



B Building Isometric View - Southwest Corner

SCALE:

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ARCHITECTS

CROBSY COURT SPECULATIVE WAREHOUSE

6777 CROSBY COURT DUBLIN, OHIO

For VANTRUST REAL ESTATE, LLC

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PRELIMINARY
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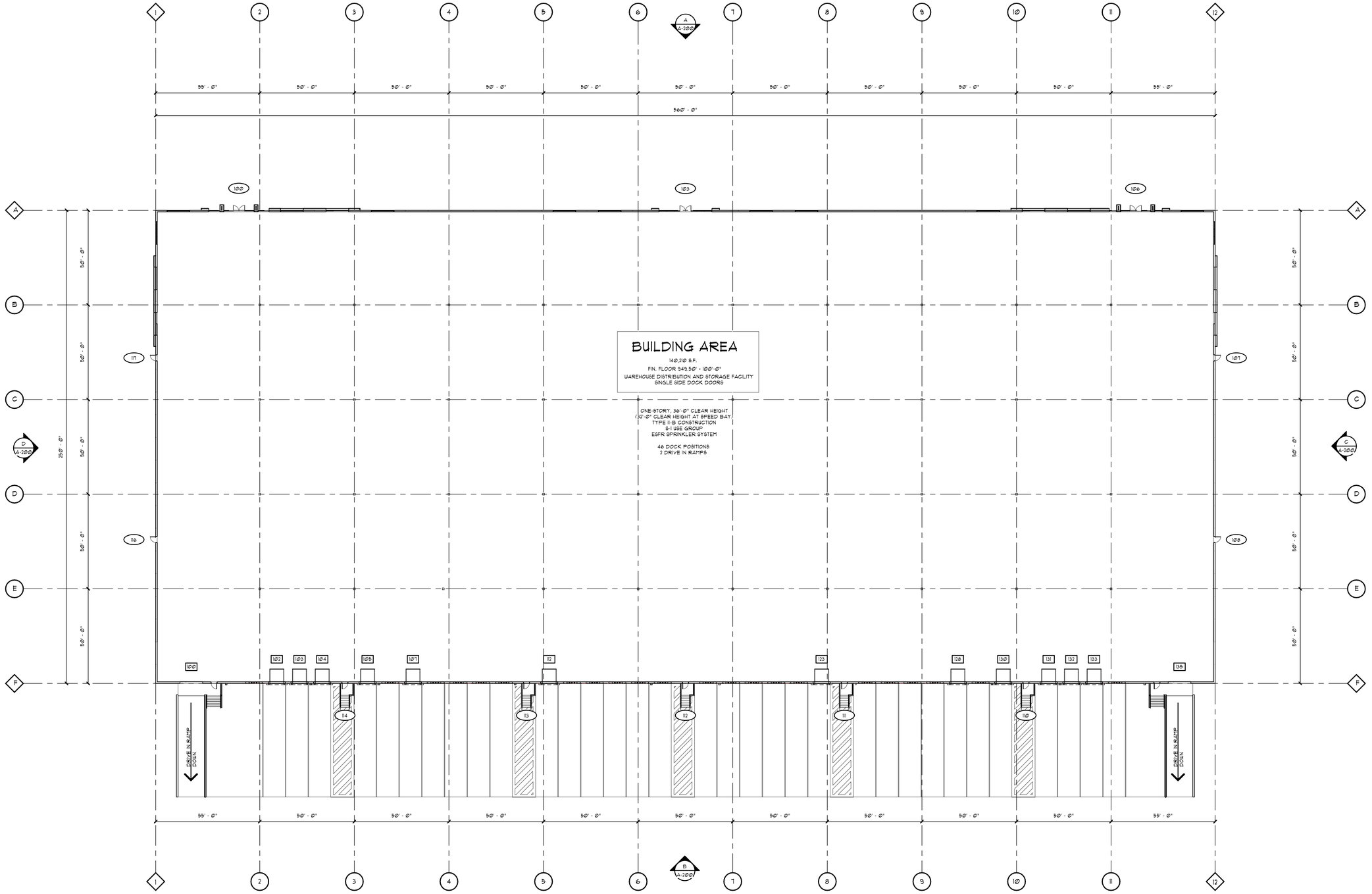
A.R.T. Submittal		JAN. 20, 2022
REVISED		FEB 7, 2022
REVISED A.R.T.		FEB. 24, 2022

BUILDING PERSPECTIVE VIEWS

FAA #21166

A-002



A OVERALL BUILDING FLOOR PLAN

SCALE: 3/64" = 1'-0"

NORTH

FORD & ASSOCIATES

1500 West First Avenue
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ARCHITECTS

CROSBY COURT SPECULATIVE WAREHOUSE

6777 CROSBY COURT DUBLIN, OH

For VANTRUST REAL ESTATE, LLC

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A.R.T. Submittal		JAN. 20, 2022
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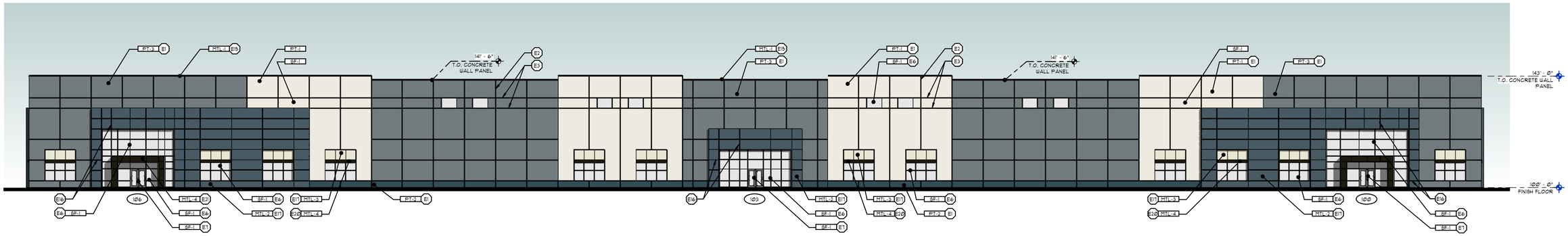
REVISED A.R.T.		FEB. 24, 2022

OVERALL BUILDING FLOOR PLAN

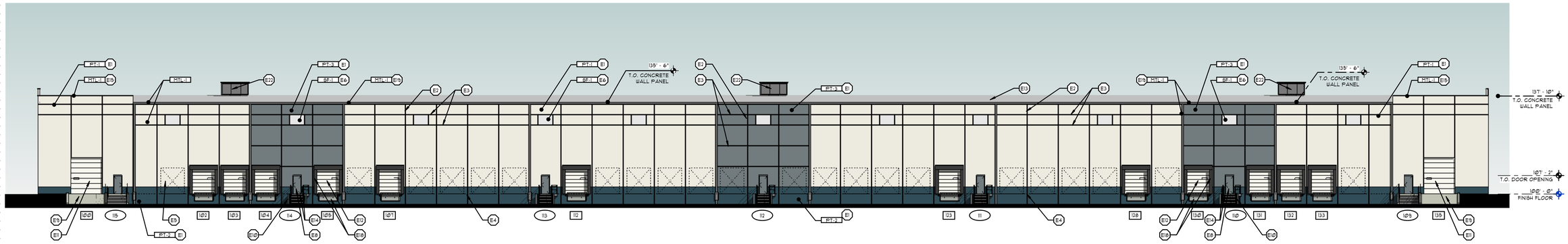
FAA #21166

A-100



A OVERALL NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"



B OVERALL SOUTH BUILDING ELEVATION

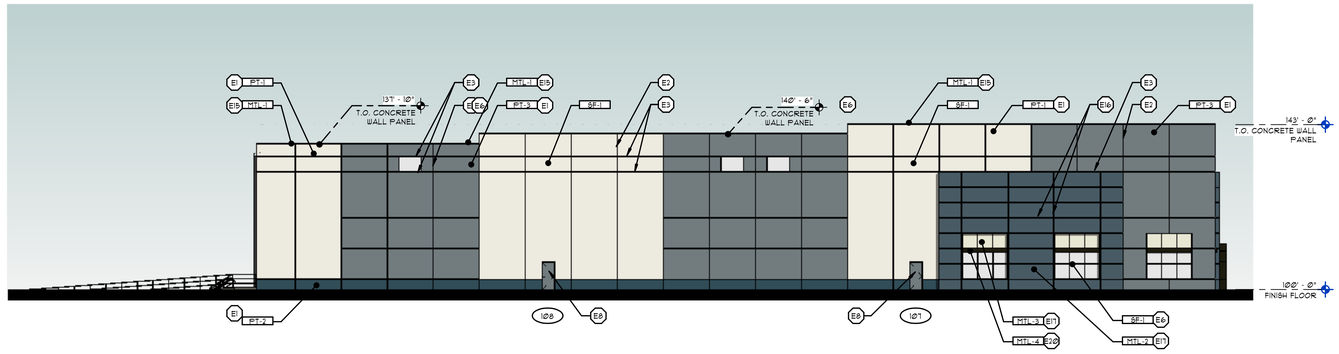
SCALE: 1/16" = 1'-0"

MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
PAINT			
PT-1	SHERWIN WILLIAMS	TEXTURED ACRYLIC COATING TO MATCH COLOR 'SW 7Ø2Ø ALABASTER'	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	TEXTURED ACRYLIC COATING TO MATCH COLOR 'SW 7620 SEAWORTHY'	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	TEXTURED ACRYLIC COATING TO MATCH COLOR 'SW 6235 FOGGY DAY'	EXTERIOR FIELD COLOR
PREFINISHED METAL			
MTL-1	PAC - CLAD	DOWNSPOUTS, CONDUCTOR HEADS, METAL COPINGS AND FLASHINGS.	COLOR - 'MUSKET GRAY'
MTL-2	PAC - CLAD	COMPOSITE METAL PANEL SYSTEM OVER SHEATHING AND COLD FORMED METAL STUD FRAMING	COLOR - 'CHARCOAL', SMOOTH FINISH
MTL-3	PAC - CLAD	COMPOSITE METAL PANEL SYSTEM OVER SHEATHING AND COLD FORMED METAL STUD FRAMING	COLOR - 'BONE WHITE', SMOOTH FINISH
MTL-4	PAC - CLAD	COMPOSITE METAL PANEL SYSTEM OVER SHEATHING AND COLD FORMED METAL STUD FRAMING	COLOR - 'MIDNIGH BRONZE', SMOOTH FINISH
STOREFRONT/WINDOW SYSTEM			
SF-1	KAWNEER	PREFINISHED ALUMINUM STOREFRONT SYSTEM - TRIFAB VG 451-T	COLOR - 'CHARCOAL'

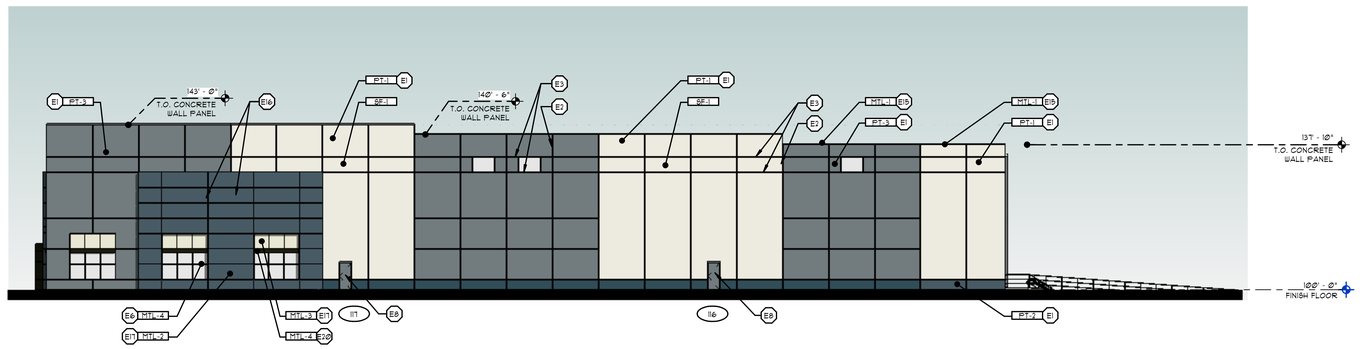
ELEVATION CODED NOTES

- E1 PRECAST CONCRETE WALL PANEL.
- E2 CONCRETE WALL PANEL JOINT WITH SEALANT.
- E3 CONCRETE WALL PANEL REVEAL.
- E4 DASHED LINE INDICATES FINISHED FLOOR ELEVATION.
- E5 KNOCK-OUT PANEL FOR FUTURE WINDOW / DOCK DOOR AND LEVELER. SHOWN DASHED (TYP.)
- E6 PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING.
- E7 ALUMINUM STOREFRONT ENTRANCE DOOR(S) WITH 1" INSULATED TEMPERED CLEAR GLASS.
- E8 INSULATED HOLLOW METAL SERVICE DOOR AND FRAME. PAINT SEMI-GLOSS. GROUT FRAME SOLID.
- E9 CONCRETE RAMP, AND RETAINING WALLS, WITH PAINTED METAL GUARDRAIL AT DRIVE-THRU OVERHEAD DOORS.
- E10 CONCRETE-FILLED STEEL BOLLARD, PAINT.
- E11 12'-Ø" x 14'-Ø" INSULATED OVERHEAD SECTIONAL DRIVE-THRU DOOR. PROVIDE (4) 6" DIA. BOLLARDS. (TYP.)
- E12 9'-Ø" x 10'-Ø" INSULATED OVERHEAD SECTIONAL DOCK DOOR.
- E13 LINE OF ROOF BEYOND.
- E14 EXTERIOR GALVANIZED METAL STAIR WITH 1 1/2" DIA. GUARDRAIL AND 1 1/4" DIA. HANDRAIL. PROVIDE (2) 6" DIA. BOLLARDS AT BOTTOM OF STAIR.
- E15 PREFINISHED METAL COPING (24 GA.)
- E16 COMPOSITE METAL PANEL REVEAL. COORDINATE W/ METAL PANEL MANUFACTURER.
- E17 PREFINISHED COMPOSITE METAL PANEL SYSTEM.
- E18 PROVIDE DOCK SEAL, DOCK BUMPERS, DOCK LEVELER, AND DOCK PIT. COORDINATE WITH BUILDING OWNER.
- E19 PREFINISHED METAL (22 GA.) GUTTER AND PREFINISHED METAL (22 GA.) DOWNSPOUT. CONNECT TO UNDERGROUND STORM SYSTEM.
- E20 PREFINISHED METAL ACCENT HEADER CANOPY.
- E21 PREFINISHED METAL ENTRY PORTAL CANOPY.
- E22 PREFINISHED METAL ROOF EQUIPMENT SCREEN. SCREENING IS REQUIRED FOR ALL ROOF MOUNTED EQUIPMENT VISIBLE FROM RIGHT OF WAY AND IS TO ENCAPSULATE THE FULL PERIMETER OF EACH UNIT MOUNTED AT THE ROOF LEVEL.



C OVERALL EAST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"



D OVERALL WEST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

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ARCHITECTS

CROSBY COURT SPECULATIVE WAREHOUSE

6777 CROSBY COURT DUBLIN, OHIO

For VANTRUST REAL ESTATE, LLC

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PRELIMINARY
NOT FOR CONSTRUCTION

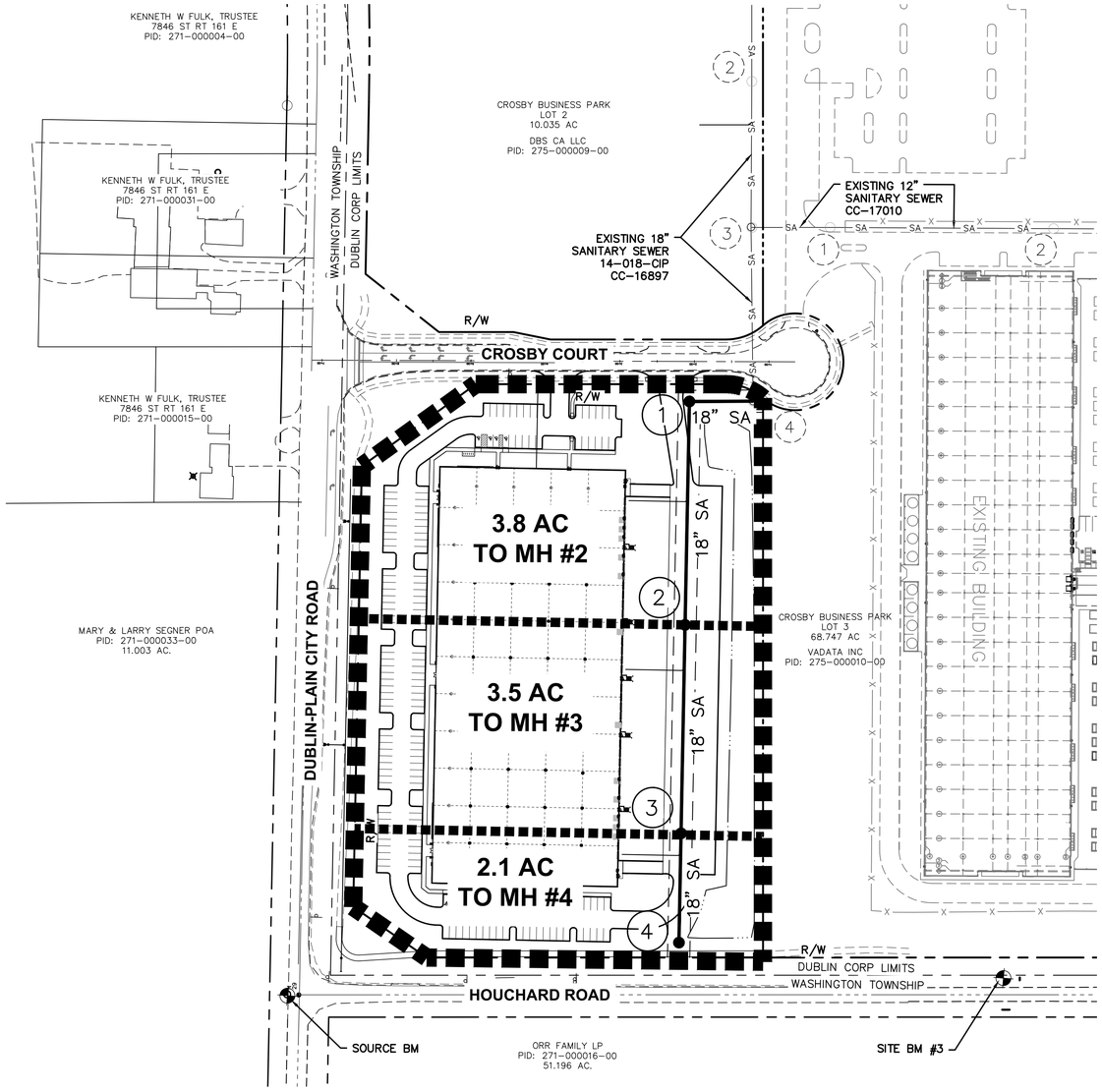
ISSUE	REVISION	DATE
A.R.T. Submittal		JAN. 20, 2022
REVISED		FEB 7, 2022
REVISED A.R.T.		FEB. 24, 2022

OVERALL BUILDING ELEVATIONS

FAA #21166

A-200

6777 CROSBY COURT
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRIVATE SANITARY SEWER PLAN



TOTAL TRIBUTARY AREA = 9.3 ACRES

INDEX/TRIBUTARY BOUNDARY MAP

SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BENCHMARKS

Source – Franklin County Survey Control Database Designation "N29" – Brass plug in concrete monument at the intersection of Houchard Road and Dublin–Plain City Road, 16.5 feet north of the centerline of Dublin–Plain City Road, 33.0 feet southeast of a power pole, 0.3 feet below the ground.

Elevation = 946.07 (NAVD 88)

Site BM 1 – North rim of sanitary manhole located 475 feet south of Dublin–Plain City Road, 20 feet west of the east property line. Shown on Base Map as "Site BM #1".

Elevation = 944.21 (NAVD 88)

Site BM 2 –

North rim of sanitary manhole located 70 feet south of Dublin–Plain City Road, 20 feet west of the east property line. Shown on Base Map as "Site BM #2".

Elevation = 943.45 (NAVD 88)

Site BM 3 –

North rim of storm sewer catch basin located 970 feet south of Dublin–Plain City Road, along the east side of Houchard Road. Shown on Base Map as "Site BM #3".

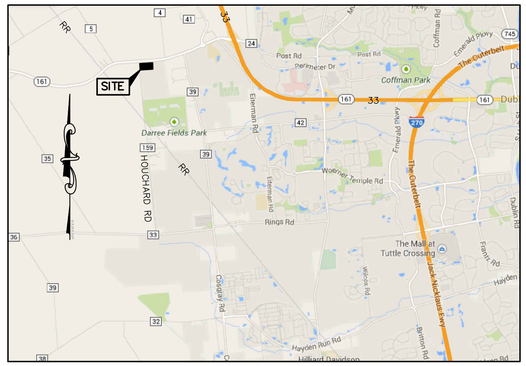
Elevation = 944.07 (NAVD 88)

FLOOD NOTE

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39049C0127 K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STANDARD CONSTRUCTION DRAWINGS	
CITY OF DUBLIN (2014)	CITY OF COLUMBUS
SA–01	AA–S102
SA–02	AA–S106
SA–04	AA–S107
	AA–S111 (FRAME ONLY)
	AA–S117
	AA–S119
	AA–S149
	AA–S150

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org



LOCATION MAP
No Scale

INDEX OF DRAWINGS

1 TITLE SHEET
2 GENERAL NOTES & STANDARD DETAILS
3 SANITARY PLAN AND PROFILE

ENGINEER

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
(614)-428-7750
JAMES WHITACRE, P.E.
JWHITACRE@ADVANCEDCIVILDESIGN.COM

REGISTERED ENGINEER NUMBER DATE

CITY 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 CIVIL ENGINEER PREPARING THE PLANS.

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

DIRECTOR OF PLANNING DATE
CITY OF DUBLIN, OHIO

NOTE: APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE SEWER SERVICE AGREEMENT WITH THE CITY OF DUBLIN, OHIO DATED APRIL 13, 1993.

DIRECTOR, DEPARTMENT OF PUBLIC UTILITIES DATE
CITY OF COLUMBUS, OHIO

ADMINISTRATOR, DIVISION OF SEWERAGE DATE

DUBLIN PROJECT NUMBER: 20-____
PM ___ CC-____

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

PLAN PREPARED FOR:
VanTrust

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
6777 CROSBY COURT
SANITARY SEWER PLAN
FOR
VANTRUST REAL ESTATE LLC
TITLE SHEET

Issue Dates:
01/21/2022- DUBLIN SUBMITTAL #1

Date: 01/21/2022
Scale: 1" = 100'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number: 20–0001–1140

Drawing Number: 1 / 3

This drawing and all designs, details, inventions or developments covered thereby are confidential and the exclusive property of design owner (or its subsidiaries) which reserves all patent or other rights. Copying, reproduction or duplication, in whole or in part, is forbidden unless expressly authorized by the design owner.

C:\20-0001-1140\DWG\Production Drawings\SANITARY\0001-1140-SAN-Title.dwg TITLE SHEET Jan 21, 2022 - 3:18:22pm jbuzzell

GENERAL NOTES

1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.

2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.

9. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.

13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.

16. Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type 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. Delete

21. Delete

22. Delete

23. Tree trimming within the construction zone is to be completed by a certified Arborist. At the completion of the project, the Arborist is to return and trim any broken branches as needed.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.

25. All inlets shall be channelized.

26. Park areas shall be fine-graded and seeded with the following mixture:

Improved Kentucky Bluegrass: 40% of weight (2 varieties in equal parts) Improved Perennial Rye: 60% of weight (2 varieties in equal parts) Germination Rate: 85% Application Rate: 7 lbs per 1000 sq ft or as directed by the Division of Parks and Recreation, City of Dublin, Ohio.

27. Traffic control and other regulatory signs shall be Type S with a square post anchor base installation and meet all requirements of ODOT TC-41.20 and applicable City of Dublin specifications.

28. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODOT TC-41.20.

UTILITIES

1. The following utilities are known to be located within the limits of this project:

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

ELECTRIC
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6817

COMMUNICATION
TIME WARNER CABLE
1266 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-5000

FRONTIER COMMUNICATIONS
(800) 982-8772

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

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

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

CITY OF COLUMBUS
DIVISION OF POWER AND WATER
3368 INDIANOLA AVENUE
COLUMBUS, OHIO 43214
(614) 645-7360

CITY OF COLUMBUS
DIVISION OF SEWERS AND DRAINS
1250 FAIRWOOD AVENUE
COLUMBUS, OHIO 43206
(614) 645-7102

2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniformed, off-duty police officers shall replace flagmen designated by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.

3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.

4. Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.

2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.

3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

4. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

See Site Construction Plans for Erosion and Sediment Control Plans and details.

BLASTING (If Permitted)

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings.

SANITARY SEWERS

1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.

2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) – Recommended Standards for Wastewater Facilities.

3. The minimum requirements for sanitary sewer pipe with diameters 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, with joint specifications per ASTM D3212. PVC pipe shall not be used at depths greater than 28 feet.

4. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.

11. 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.

12. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.

13. 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.

14. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

15. 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.

16. 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 watermains 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1-inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:

A. Rubber sleeve with stainless steel banding.

1) Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
3) Or equal as approved by the City Engineer.

B. Rubber gasket compression.
1) Press Wedge II as manufactured by Press-Seal Gasket Corporation.
2) Dura Seal III as manufactured by Dura Tech, Inc.
3) Link-Seal as manufactured by Thunderline Corporation.
4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.

3. Only fire hydrants conforming to City of Columbus standards will be approved for use.

4. Public water lines shall be disinfected by the City of Columbus Division of Water. Requests for water line chlorination shall be made through the City of Dublin Division of Engineering. The cost for chlorination shall be paid for by the Contractor.

5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.

6. The Contractor shall paint all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.

8. The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.

9. All water main stationing shall be based on street centerline stationing.

10. All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.

11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B, C&D for 1-1/2" or larger meters.

13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.

14. Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.

15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches of finished grade elevation.

16. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

17. Two ¾inch taps shall be installed within 2 feet of the end of the line on all dead-end water lines.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

2. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the city of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copies of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at the construction site at all times.

2. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

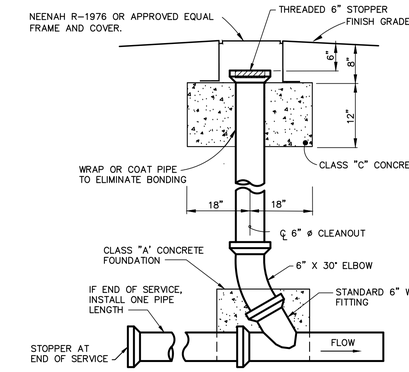
ESTIMATED SEWER QUANTITIES

ITEM	QUANTITY	UNIT	DESCRIPTION
604	4	EACH	MANHOLE, TYPE "C"
604	1	EACH	CONNECTION TO EXISTING MANHOLE
901	813	LIN. FT.	18" PVC SDR-35(ASTM D-3034)SAN. SEWER PIPE W/ TYPE 1 BEDDING
915	3	EACH	18" X 6" WYE FITTING
915	3	EACH	6" H.D. CLEANOUT
918	218	LIN. FT.	6" DIAMETER PIPE, SANITARY HOUSE CONNECTION SERVICE
918	19	LIN. FT.	6" DIAMETER PIPE, SANITARY RISER SERVICE

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

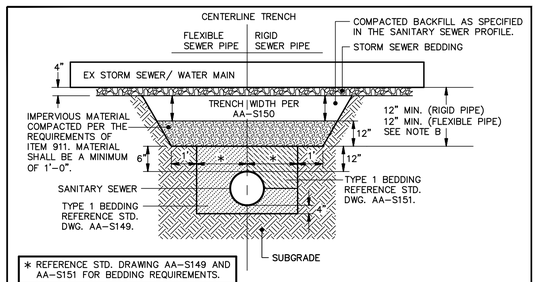
NOTES:

1. ALL SERVICE PIPING SHALL BE 6" DIAMETER AND INSTALLED WITH A MINIMUM 1/4" PER FT. SLOPE PER CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWING AA- S160. SEE PLUMBING PLANS FOR SANITARY SERVICE BETWEEN 5' FROM THE BUILDING POINT AND THE BUILDING ITSELF.



HEAVY DUTY SEWER CLEANOUT IN PAVEMENT DETAIL

(NO SCALE)



NOTE B:
IF THE NEEDED 28" OF TOTAL VERTICAL CLEARANCE IS NOT OBTAINABLE, A BENTOFIX LINER MAY BE SUBSTITUTED FOR THE CLAY (IMPERVIOUS) LAYER. HOWEVER, THE MINIMUM 18" VERTICAL CLEARANCE STILL APPLIES.

⊕ ANTI INFILTRATION AND INFLOW BARRIER DETAIL

NO SCALE

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

NOTES:

– WHERE PROPOSED STORM CROSSES SANITARY, RUBBER O-RING GASKETED STORM PIPE (MEETING OR EXCEEDING LEAKAGE TESTS FOR SANITARY SEWER PIPE PER 901.20) SHALL BE USED FROM STORM STRUCTURE TO STORM STRUCTURE AND INDICATED ON CORRESPONDING CC-PLAN OR E-PLANS.

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

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

PLAN PREPARED FOR:
VanTrust®

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
6777 CROSBY COURT
SANITARY SEWER PLAN
FOR
VANTRUST REAL ESTATE LLC
GENERAL NOTES & STANDARD DETAILS

Issue Dates:
01/21/2022: DUBLIN SUBMITTAL #1

Date: 01/21/2022
Scale: NO SCALE

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
2 / 3

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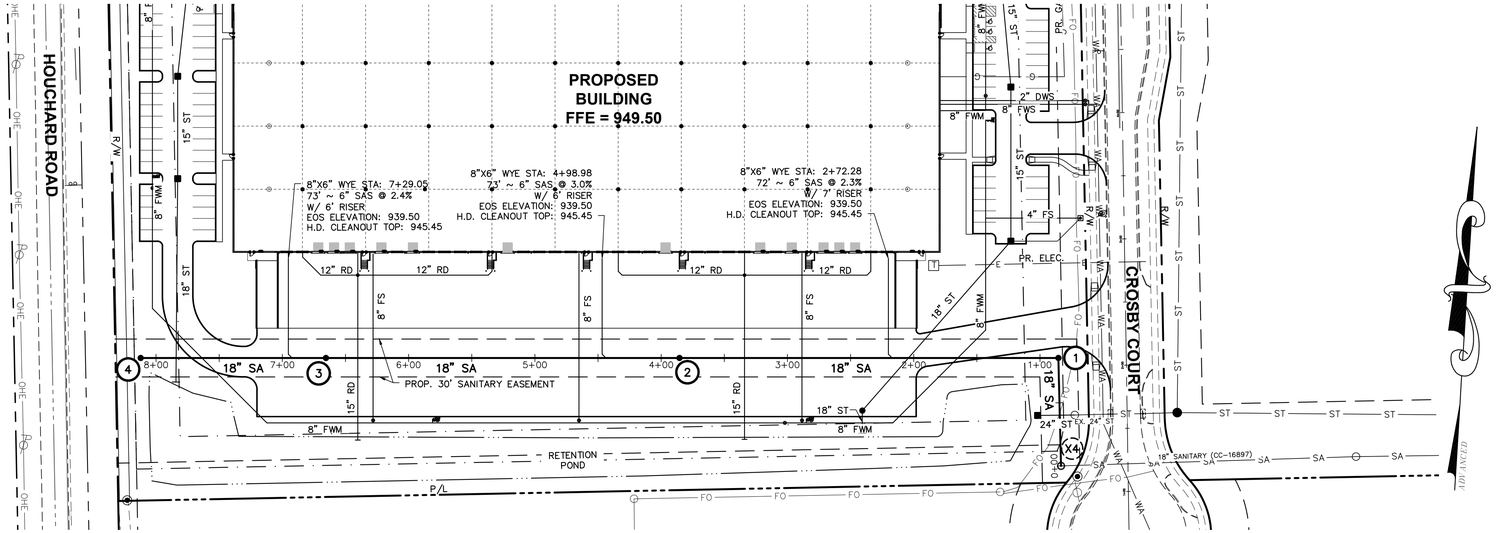
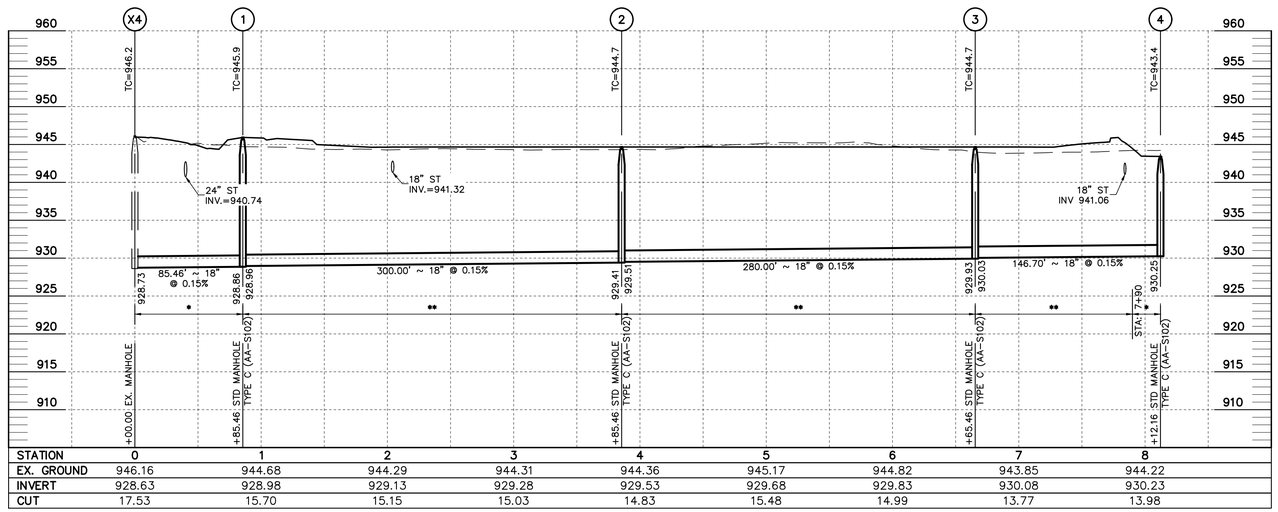
C:\20-0001-1140\DWG\Production Drawings\SANITARY\0001-1140-SAN-Title.dwg GENERAL NOTES & STANDARD DETAILS Jan 21, 2022 - 2:17:39pm jbuzzell





STATION	0	1	2	3	4	5	6	7	8
EX. GROUND	946.16	944.68	944.29	944.31	944.36	945.17	944.82	943.85	944.22
INVERT	928.63	928.98	929.13	929.28	929.53	929.68	929.83	930.08	930.23
CUT	17.53	15.70	15.15	15.03	14.83	15.48	14.99	13.77	13.98

SANITARY SEWER ALIGNMENT – BEARING & DISTANCE TABLE

FROM	TO	SIZE	PLAN BEARING	PLAN DISTANCE	AS–BUILT BEARING	AS–BUILT DISTANCE
1	X4	18"	S04°57'08"E	85.46'		
2	1	18"	N86°27'48"E	300.00'		
3	2	18"	N86°27'48"E	280.00'		
4	3	18"	N86°27'48"E	146.70'		

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

STRUCTURE NO.	PLAN NORTHING	PLAN EASTING	AS–BUILT NORTHING	AS–BUILT EASTING
1			767292.21	1772953.76
2	767358.8501	1772646.9536		
3	767341.5783	1772367.4868		
4	767332.5294	1772221.0707		
X4	767292.2100	1772953.7600		

LEGEND

- (1) PROPOSED SANITARY STRUCTURE
- 24" STM — PROPOSED STORM SEWER
- 8" SAN — PROPOSED SANITARY SEWER
- PUBLIC 12" WM — PROPOSED PUBLIC WATER LINE
- 12" PFPWM — PROPOSED FIRE PROTECTION WATER LINE
- EX. 8" WM WA — EXISTING WATER LINE
- EX. 12" SAN SA — EXISTING SANITARY SEWER
- EX. 8" STM ST — EXISTING STORM SEWER
- (EX) EXISTING SANITARY STRUCTURE

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

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

(+): ANTI INFILTRATION AND INFLOW BARRIER SEE DETAIL ON SHEET 2

PROFILE VERTICAL DATUM = NAVD 88

GENERAL NOTES

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANTI–INFILTRATION AND INFLOW BARRIER TRENCH BACKFILL SHALL BE INSTALLED AT ALL CROSSINGS BETWEEN WATER LINES OR EXISTING STORM SEWERS, SANITARY SEWERS OR SANITARY LATERALS. SEE DETAIL, SHEET 2.

THE LAST PIPE LAID IN EACH LATERAL RUN SHALL HAVE A FACTORY INSTALLED WATER–TIGHT STOPPER ON IT'S BELL END TO PREVENT INFILTRATION.

NOTE: ALL SEWER PROPOSED AS A PART OF THIS PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

1 inch = 60 feet (H)
1 inch = 10 feet (V)

0 30 60 120 — 0 10 20

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

PLAN PREPARED FOR:
VanTrust Real Estate

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SANITARY SEWER PLAN
FOR
VANTRUST REAL ESTATE LLC

PLAN AND PROFILE

Issue Dates: 01/21/2022: DUBLIN SUBMITTAL #1

Date: 01/21/2022
Scale: H: 1" = 60'
V: 1" = 10'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number: 20–0001–1140

Drawing Number: 3 / 3

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O:\20–0001–1140\DWG\Production Drawings\SANITARY\0001–1140–SAN–Plan and Profile.dwg PLAN AND PROFILE Jan 21, 2022 – 3:16:57pm jbuzzell

SITE CONSTRUCTION PLAN

6777 CROSBY COURT
DUBLIN, OHIO
2022

BENCHMARKS (BASED ON 1988 NAV DATUM)

Source – Franklin County Survey Control Database Designation "N29" – Brass plug in concrete monument at the intersection of Houchard Road and Dublin–Plain City Road, 16.5 feet north of the centerline of Dublin–Plain City Road, 33.0 feet southeast of a power pole, 0.3 feet below the ground.

Elevation = 946.070
Northing = 767,850.63 *
Easting = 1,772,107.51

Site BM 1 – North rim of sanitary manhole located 475 feet south of Dublin–Plain City Road, 20 feet west of the east property line. Shown on Base Map as "Site BM #1".

Elevation = 944.21
Northing = 767,462.20 *
Easting = 1,773,830.96

Site BM 2 – North rim of sanitary manhole located 70 feet south of Dublin–Plain City Road, 20 feet west of the east property line. Shown on Base Map as "Site BM #2".

Elevation = 943.45
Northing = 767,891.29 *
Easting = 1,773,798.49

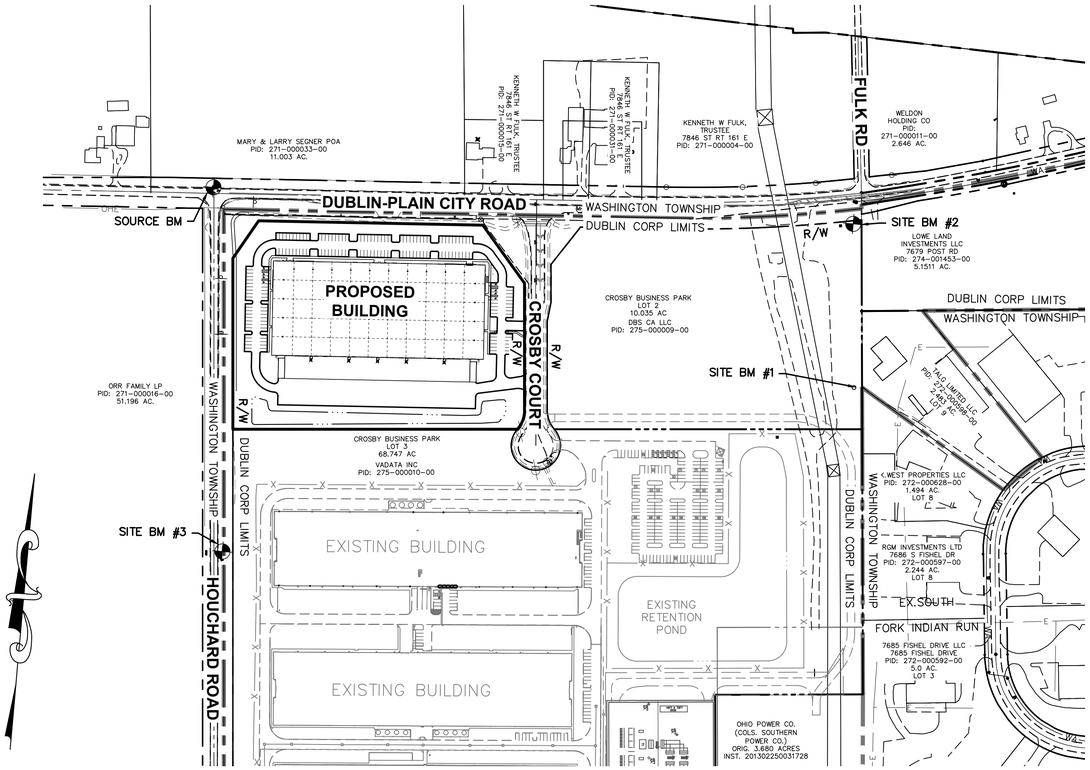
Site BM 3 – North rim of storm sewer catch basin located 970 feet south of Dublin–Plain City Road, along the east side of Houchard Road. Shown on Base Map as "Site BM #3".

Elevation = 944.07
Northing = 766,894.48 *
Easting = 1,772,208.92

* = NAD 83 OHIO ZONE SOUTH

FLOOD NOTE

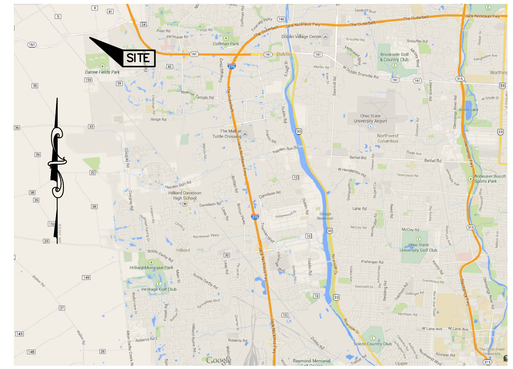
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39049C0127 K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



INDEX MAP
SCALE: 1"=200'

GRAPHIC SCALE

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



LOCATION MAP
No Scale

Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	STANDARD DETAILS
4	EXISTING CONDITIONS PLAN
5	SITE PLAN
6	GRADING & STORM SEWER PLAN
7	STORM SEWER PROFILES
8	POND DETAILS
9	GRADING & SITE DETAILS
10	UTILITY PLAN
11	EROSION CONTROL PLAN – PHASE 1
12	EROSION CONTROL PLAN – PHASE 2
13	EROSION CONTROL NOTES & DETAILS

STANDARD CONSTRUCTION DRAWINGS

CITY OF DUBLIN (2017)	CITY OF COLUMBUS	ODOT
MD–01	AA–S133A	
RD–07	AA–S138	
PD–02	AA–S141	
PD–03	AA–S149	
PD–08	AA–S150	
WA–01	AA–S151	
	AA–S153	
	AA–S169	
	L–6306	
	L–6309A&B	
	L–6310	
	L–6311	
	L–6312	
	L–6409A	
	L–6637A	
	L–6640	
	L–7001	

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www.oups.org

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 CIVIL ENGINEER PREPARING THE PLANS.

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

DIRECTOR OF PLANNING — DATE
CITY OF DUBLIN, OHIO

DUBLIN PROJECT #: __-___-___

REGISTERED ENGINEER — NUMBER — DATE

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

PLAN PREPARED FOR:
VanTrust

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
6777 CROSBY COURT
SITE CONSTRUCTION PLAN
FOR
VANTRUST REAL ESTATE LLC
TITLE SHEET

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 200'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20–0001–1140

Drawing Number:
1 / 13

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C:\20–0001–1140\DWG\Production Drawings\SITE CONSTRUCTION\0001–1140 Title Sheet.dwg TITLE SHEET Feb 24, 2022 – 2:09:37pm Shlutcheson

GENERAL NOTES

1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
7. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.
9. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.
13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.
16. Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type 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
6555 Shier Rings Road
Dublin, Ohio 43016

18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved,whether shown or not shown on the approved Construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. 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.
21. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.
22. All inlets shall be channelized.
23. 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.

24. 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.
25. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODOT TC-41.20.

UTILITIES

1. The following utilities are known to be located within the limits of this project:

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

ELECTRIC
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6817

COMMUNICATION
TIME WARNER CABLE
1266 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-5000

FRONTIER COMMUNICATIONS
(800) 982-8772

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

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

SANITARY, STORM, WATER
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750
(614) 410-4600

CITY OF COLUMBUS
DIVISION OF POWER AND WATER
3368 INDIANOLA AVENUE
COLUMBUS, OHIO 43214
(614) 645-7360

CITY OF COLUMBUS
DIVISION OF SEWERS AND DRAINS
1250 FAIRWOOD AVENUE
COLUMBUS, OHIO 43206
(614) 645-7102

FRANKLIN COUNTY
ENGINEERS OFFICE
970 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 525-3030

2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniformed, off-duty police officers shall replace flagmen designated by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.
3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.
4. Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.
2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.
3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
4. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

LASTING (If Permitted)

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings.

SANITARY SEWERS

1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.
2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) – Recommended Standards for Wastewater Facilities.
3. The minimum requirements for sanitary sewer pipe with diameters 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 OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.
10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.
11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.
12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.
15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross watermains 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 basementservice is intended.
17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.
18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.
19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1-inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:

A. Rubber sleeve with stainless steel banding.
1) Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
3) Or equal as approved by the City Engineer.

B. Rubber gasket compression.
1) Press Wedge II as manufactured by Press-Seal Gasket Corporation.
2) Dura Seal III as manufactured by Dura Tech, Inc.
3) Link-Seal as manufactured by Thunderline Corporation.
4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro-seeded and hydro-mulched according to Items 203 and 659 of the Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.
3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 636, Type III of the StandardSpecifications as directed by the City Engineer.
4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls 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 shallbe 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.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
2. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the city of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copies of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at theconstruction site at all times.
2. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

ESTIMATED QUANTITIES

ITEM	QUANTITY	UNIT	DESCRIPTION
			ROADWAY/PAVING/GRADING
201		SUM	CLEARING AND GRUBBING
203		SUM	EXCAVATION INCLUDING EMBANKMENT CONSTRUCTION
			HEAVY DUTY PAVEMENT
304		CU. YD.	10" CRUSHED AGGREGATE BASE
441		CU. YD.	2" ASPHALT CONCRETE (SURFACE COURSE)
441		CU. YD.	2.5" ASPHALT CONCRETE (INTERMEDIATE COURSE)
			LIGHT DUTY PAVEMENT
304		CU. YD.	8" CRUSHED AGGREGATE BASE
441		CU. YD.	1.25" ASPHALT CONCRETE (SURFACE COURSE)
441		CU. YD.	1.75" ASPHALT CONCRETE (INTERMEDIATE COURSE)
			CONCRETE LOADING DOCK
304		CU. YD.	6" CRUSHED AGGREGATE BASE
452		CU. YD.	6.5" P.C. CONCRETE PAVEMENT
608		SQ. FT.	CONCRETE WALK (ADJACENT TO BUILDING)
608		SQ. FT.	CONCRETE WALK (GENERATOR YARD)
608		SQ. FT.	HEAVY DUTY SIDEWALK
609		LIN. FT.	STRAIGHT 18" CONCRETE CURB
609		LIN. FT.	STRAIGHT 18" CONCRETE CURB (FLUSH W/ PAVEMENT)
614		SUM	MAINTAINING TRAFFIC
623		SUM	CONSTRUCTION LAYOUT STAKES
624		SUM	MOBILIZATION
644		SUM	PAVEMENT MARKINGS
659		SUM	REPAIR SEEDING AND MULCHING
			STORM SEWER
602		EACH	30" PRECAST HALF HEIGHT ENDWALL (AA-S169)
604		EACH	STANDARD CATCH BASIN (AA-S133A)
604		EACH	STANDARD CATCH BASIN (AA-S133B)
604		EACH	MANHOLE, TYPE C (AA-S102)
901		LIN. FT.	4" UNDERDRAIN
901		LIN. FT.	4" PVC DRAIN (IWW METER VAULT)
901		LIN. FT.	HEAVY DUTY TRENCH DRAIN
901		LIN. FT.	12" STORM PIPE, HDPE
901		LIN. FT.	15" STORM PIPE, HDPE
901		LIN. FT.	18" STORM PIPE, HDPE
901		LIN. FT.	24" STORM PIPE, HDPE
901		LIN. FT.	30" STORM PIPE, HDPE
			EROSION & SEDIMENT CONTROL
207		EACH	INLET PROTECTION
207		SUM	CONSTRUCTION ENTRANCE
207		LIN. FT.	FILTER FABRIC FENCE
207		EACH	CONCRETE WASHOUT AREA
659		SUM	SEEDING AND MULCHING
			WATER
801		LIN. FT.	3" C-900 WATER PIPE, FITTINGS AND APPURTENANCES(DWS)
801		LIN. FT.	6" DUCTILE IRON (CLASS 53) PIPE, FITTINGS AND APPURTENANCES
801		LIN. FT.	8" C-900 WATER PIPE, FITTINGS AND APPURTENANCES
801		LIN. FT.	10" C-900 WATER PIPE, FITTINGS AND APPURTENANCES
802		EACH	6" WATER VALVE W/ STD VALVE BOX (INCLUDING HYDRANT VALVES)
802		EACH	8" POST INDICATOR VALVE
802		EACH	3" WATER VALVE W/ HD. VALVE BOX
802		EACH	6" WATER VALVE W/ HD. VALVE BOX
802		EACH	10" WATER VALVE W/ HD. VALVE BOX
809		EACH	FIRE HYDRANT, TYPE "A"
809		EACH	FIRE DEPARTMENT CONNECTION
			SANITARY
801		LIN. FT.	SANITARY IWW METER VAULT
801		LIN. FT.	12"x8" WYE FITTING
801		LIN. FT.	8"x6" WYE FITTING
801		LIN. FT.	6" DIAMETER PIPE, SANITARY HOUSE CONNECTION SERVICE
802		EACH	8" DIAMETER PIPE, SANITARY HOUSE CONNECTION SERVICE

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

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS | SURVEYORS
781 Science Boulevard
Suite 200
Gahanna, Ohio 43230
ph: 614.428.7750
fax: 614.428.7755

PLAN PREPARED FOR:
VanTrust

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

GENERAL NOTES

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: NO SCALE

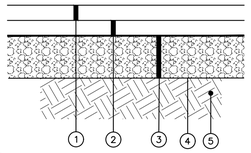
Drawn By: JLB
Engineer: JDW

ACD Project Number: 20-0001-1140

Drawing Number: 2 / 13

This drawing and all designs, details, inventions or developments covered thereby are confidential and the exclusive property of design owner (or its subsidiaries) which reserves all patent or other rights. Copying, reproduction or duplication, in whole or in part, is forbidden unless expressly authorized by the design owner.

C:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Title Sheet.dwg GENERAL NOTES Feb 24, 2022 - 2:09:43pm Shutcheson

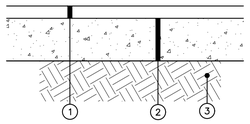


1. ITEM 448, 1-1/2" ASPHALT CONCRETE SURFACE COURSE
2. ITEM 448, 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE
3. ITEM 304, 8" CRUSHED AGGREGATE BASE
4. ITEM 861, GEOGRID (DRIVE ISLES ONLY)
5. ITEM 203, SUBGRADE COMPACTION

STANDARD DUTY PAVEMENT SECTION

NO SCALE

NOTE: GEOGRID SHALL BE ELIMINATED FROM SECTION IF SOIL STABILIZATION IS UTILIZED THROUGHOUT THE AUTO DRIVE AISLES.

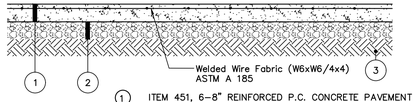


1. ITEM 448, 1-1/2" ASPHALT CONCRETE SURFACE COURSE
2. ITEM 1523, 8.5" ROLLER COMPACTED CONCRETE
3. ITEM 203, SUBGRADE COMPACTION

HEAVY DUTY PAVEMENT SECTION

NO SCALE

NOTE: ROLLER COMPACTED CONCRETE (RCC) SHALL HAVE EXPANSION JOINTS LOCATED EVERY 400-450 FEET. EXPANSION JOINT TO BE 3-FEET WIDE FROM SUBGRADE TO TOP OF RCC. FILL EXPANSION JOINT WITH COMPACTED 301 ASPHALT BASE MATERIAL. LEAVE BASE MATERIAL 1.5 INCHES BELOW TOP OF RCC IN EXPANSION JOINTS. INSTALL 1.5-INCH ITEM 404 ASPHALT SURFACE COURSE. FINAL LOCATION OF EXPANSION JOINTS SHALL BE COORDINATED WITH DUKE CONSTRUCTION MANAGER.



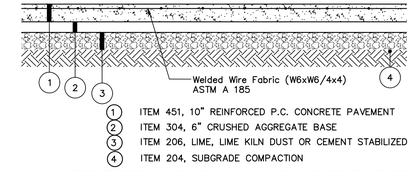
1. ITEM 451, 6-8" REINFORCED P.C. CONCRETE PAVEMENT
2. ITEM 304, 6" CRUSHED AGGREGATE BASE
3. ITEM 203, SUBGRADE COMPACTION

NOTE:
CONCRETE PAVING, CMSC ITEM 451 SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

A. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
B. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
C. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
D. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
E. CURING COMPOUND SHALL BE APPLIED AS PER CMSC ITEM 451.10.

LOADING DOCK PAVEMENT SECTION

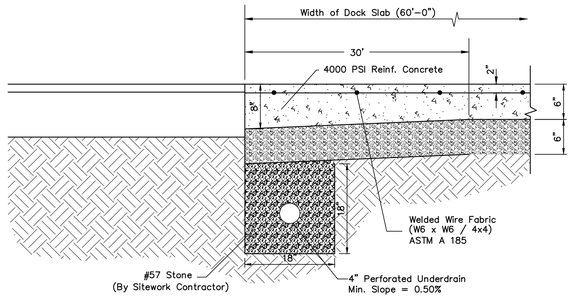
(No Scale)



1. ITEM 451, 10" REINFORCED P.C. CONCRETE PAVEMENT
2. ITEM 304, 6" CRUSHED AGGREGATE BASE
3. ITEM 206, LIME, LIME KILN DUST OR CEMENT STABILIZED SUBGRADE
4. ITEM 204, SUBGRADE COMPACTION

CONCRETE ENTRANCE APPROACH PAVEMENT SECTION

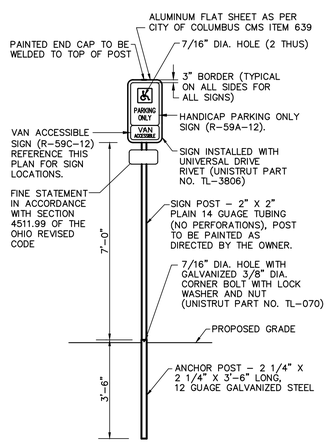
(No Scale)



Connect underdrain to catch basins in loading dock field as shown on sheet 5.

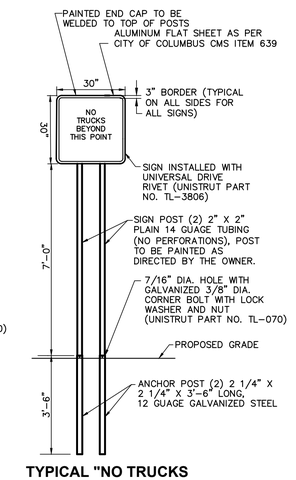
4" UNDERDRAIN AT DOCK/PAVEMENT INTERFACE DETAIL

(No Scale)



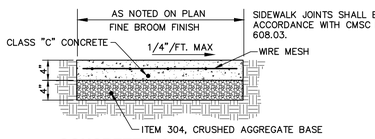
TYPICAL HANDICAP SIGN DETAIL

NO SCALE



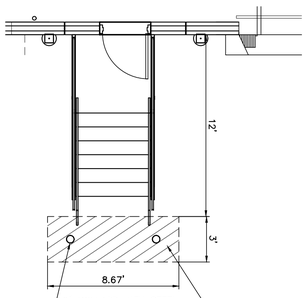
TYPICAL "NO TRUCKS BEYOND POINT" SIGN DETAIL

NO SCALE



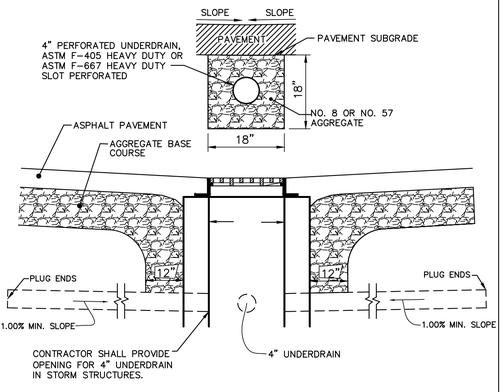
CONCRETE WALK SECTION

(NO SCALE)



CONCRETE/BOLLARD DETAIL AT STEPS

No Scale

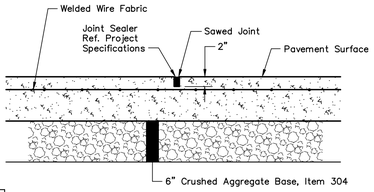


4" UNDERDRAIN AT CATCH BASIN DETAIL

NO SCALE

THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION PRIOR TO PLACEMENT OF PROPOSED PAVING.

UNDERDRAIN SHALL BE INSTALLED IN ALL DIRECTIONS FOR THE SHORTEST OF THE THREE CONDITIONS BELOW:
1. FOR A LENGTH OF 25'
2. TO THE END OF PAVEMENT
3. TO THE PAVEMENT HIGH POINT

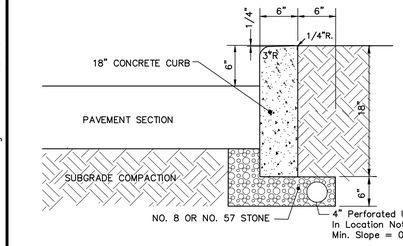


Joints Shall Be Sawed As Soon As The Initial Setting Of The Concrete Will Permit Movement Of The Sawing Equipment Without Damage To The Surface.

* SAWED JOINT DETAIL

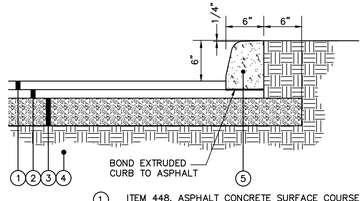
(No Scale)

* Construction Joints May Be Sawed Or Tooled As Directed By The Construction Manager.



18" STRAIGHT CURB DETAIL

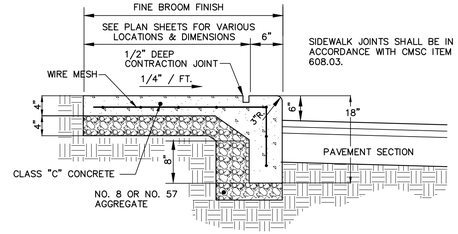
(NO SCALE)



1. ITEM 448, ASPHALT CONCRETE SURFACE COURSE
2. ITEM 448, ASPHALT CONCRETE INTERMEDIATE COURSE
3. ITEM 304, AGGREGATE BASE
4. ITEM 203, SUBGRADE COMPACTION
5. ITEM 609, EXTRUDED CONCRETE CURB, CLASS G CONCRETE

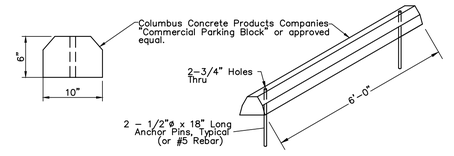
6" EXTRUDED CONCRETE CURB

(NO SCALE)



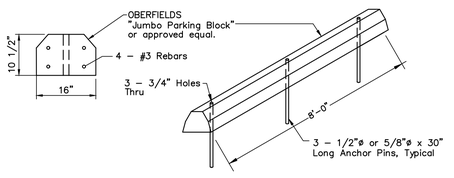
COMBINED CURB AND WALK

(NO SCALE)



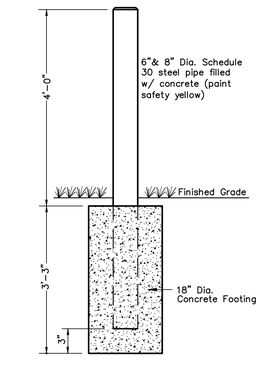
STANDARD PARKING BLOCK DETAIL

(No Scale)



JUMBO PARKING BLOCK DETAIL

(No Scale)



PROTECTIVE BOLLARD DETAIL

No Scale

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PLAN PREPARED FOR:
VanTrust®

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN
FOR
VANTRUST REAL ESTATE LLC

STANDARD DETAILS

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: NO SCALE

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
3 / 13

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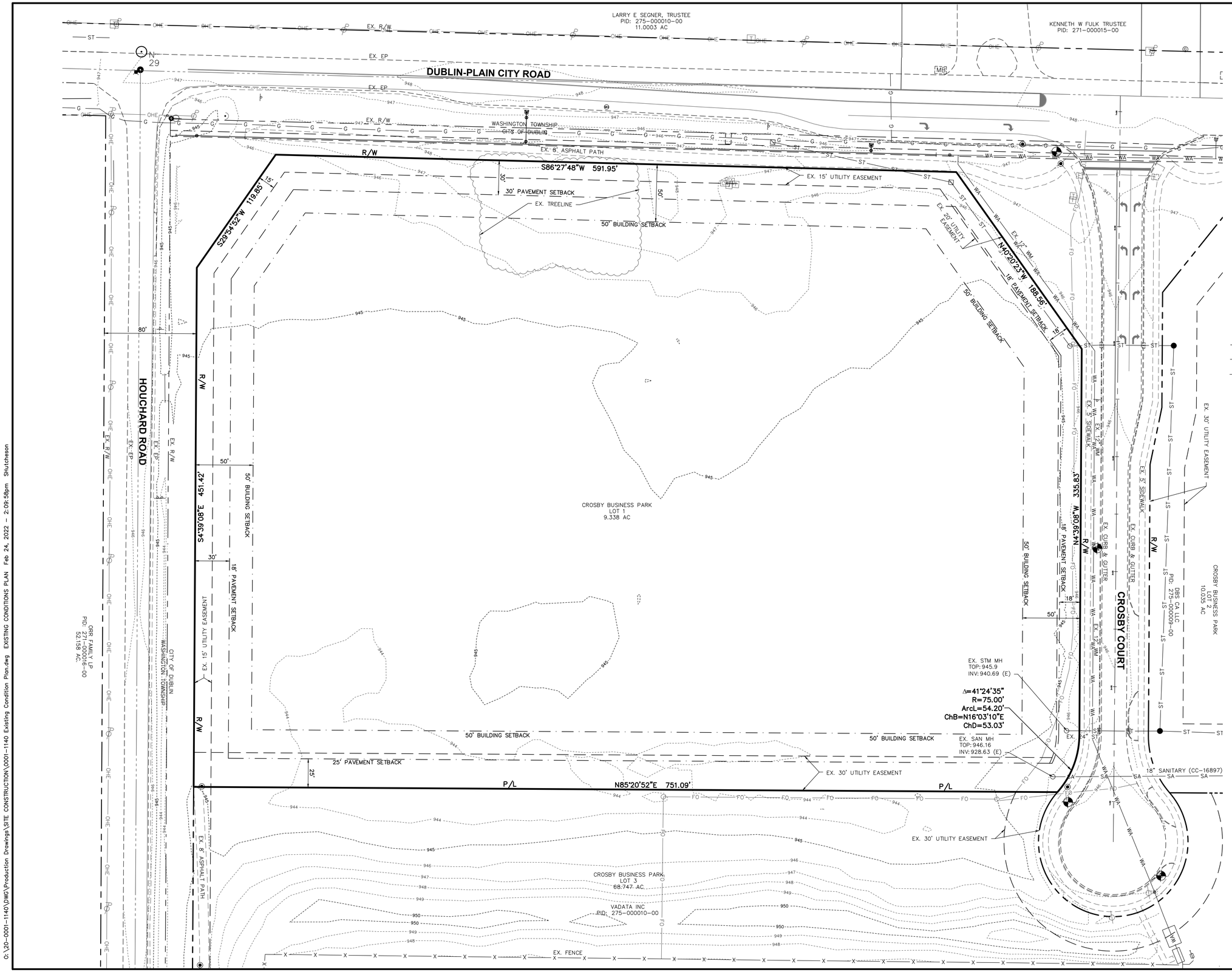
O:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Title Sheet.dwg STANDARD DETAILS Feb 24, 2022 - 2:09:48pm Shutcheson



LEGEND

- Iron Pipe Found
- Iron Pin Found
- PK Nail Found
- Monument Box
- Calculated Point
- PK Nail Set
- Monument
- DRILL HOLE
- Concrete Post
- Post Sign / Lamp
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- Traffic Box
- Guy Pole
- Guy Wire
- Mailbox
- Fire Hydrant
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Gas Meter
- Electric Manhole
- Sign
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Water Valve
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Deciduous Tree
- OVERHEAD UTILITY
- BOUNDARY LINE
- TREE LINE
- FIBER OPTIC
- EX. 8" WM — WATER MAIN
- EX. 8" SAN — SANITARY SEWER
- EX. 15" STM — STORM SEWER
- UNDERGROUND ELECTRIC

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

PLAN PREPARED BY:
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PLAN PREPARED FOR:
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
6777 CROSBY COURT
SITE CONSTRUCTION PLAN
FOR
VANTRUST REAL ESTATE LLC
EXISTING CONDITIONS PLAN

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 40'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
4 / 13

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C:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Existing Condition Plan.dwg EXISTING CONDITIONS PLAN Feb 24, 2022 - 2:09:58pm Shutcheson

SITE ZONING INFORMATION

ZONING DISTRICT	= INNOVATION DISTRICT, ID-3
PROPOSED USE	= LIGHT INDUSTRIAL
PROPOSED BUILDING TYPE	= FLEX INDUSTRIAL
LOT#	= 1 - 9.338 ACRES
OWNER	= CITY OF DUBLIN
TAX DISTRICT	= CITY OF DUBLIN-WASH TWP
PARCEL NUMBER	= 275-000008-00

PARKING CALCULATIONS

AUTO PARKING = 171 SPACES (8 ACCESSIBLE)

PARKING REQUIRED
OFFICE: 12,846 S.F./350 S.F. = 37 SPACES
WAREHOUSE: 128,089 S.F./5,000 S.F. = 26 SPACES
TOTAL = 63

PARKING PROVIDED
STANDARD SPACES: 163
HANDICAP SPACES: 8
TOTAL SPACES: 171

BIKE PARKING REQUIRED
(1 BIKE SPACE/15 PARKING SPACES)*171 PARKING SPACES = 12 BIKE SPACES

BIKE PARKING PROVIDED
(2 BIKE SPACES/BIKE RACK)*6 BIKE RACKS = 12 BIKE SPACES

SURFACE AREA CALCULATIONS

MAXIMUM LOT COVERAGE SHALL NOT EXCEED 70%

IMPERVIOUS AREA
BUILDING: 140,000 S.F.
PAVEMENT: 134,274 S.F.
MISCELLANEOUS: 10,433 S.F.
TOTAL = 284,707 S.F.

SITE COVERAGE = (284,811 S.F. / 406,750 S.F.) = 69.9%

LEGEND

- STANDARD DUTY PAVEMENT SECTION SECTIONAL DEPTH = 11 INCHES
- HEAVY DUTY PAVEMENT SECTION SECTIONAL DEPTH = 10.5 INCHES
- CONCRETE LOADING DOCK SECTION SECTIONAL DEPTH = 12-14 INCHES
- CONCRETE DRIVEWAY APRON SECTION SECTIONAL DEPTH = 16 INCHES

BUILDING SECTIONAL DEPTH = 14 INCHES

- SETBACK LINE
- EDGE OF PAVEMENT
- 18" STRAIGHT CURB

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

PLAN PREPARED BY:
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fax 614.428.7755

PLAN PREPARED FOR:
VanTrust Real Estate

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

SITE PLAN

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 40'

Drawn By: JLB
Engineer: JDW

ACD Project Number: 20-0001-1140

Drawing Number: 5 / 13

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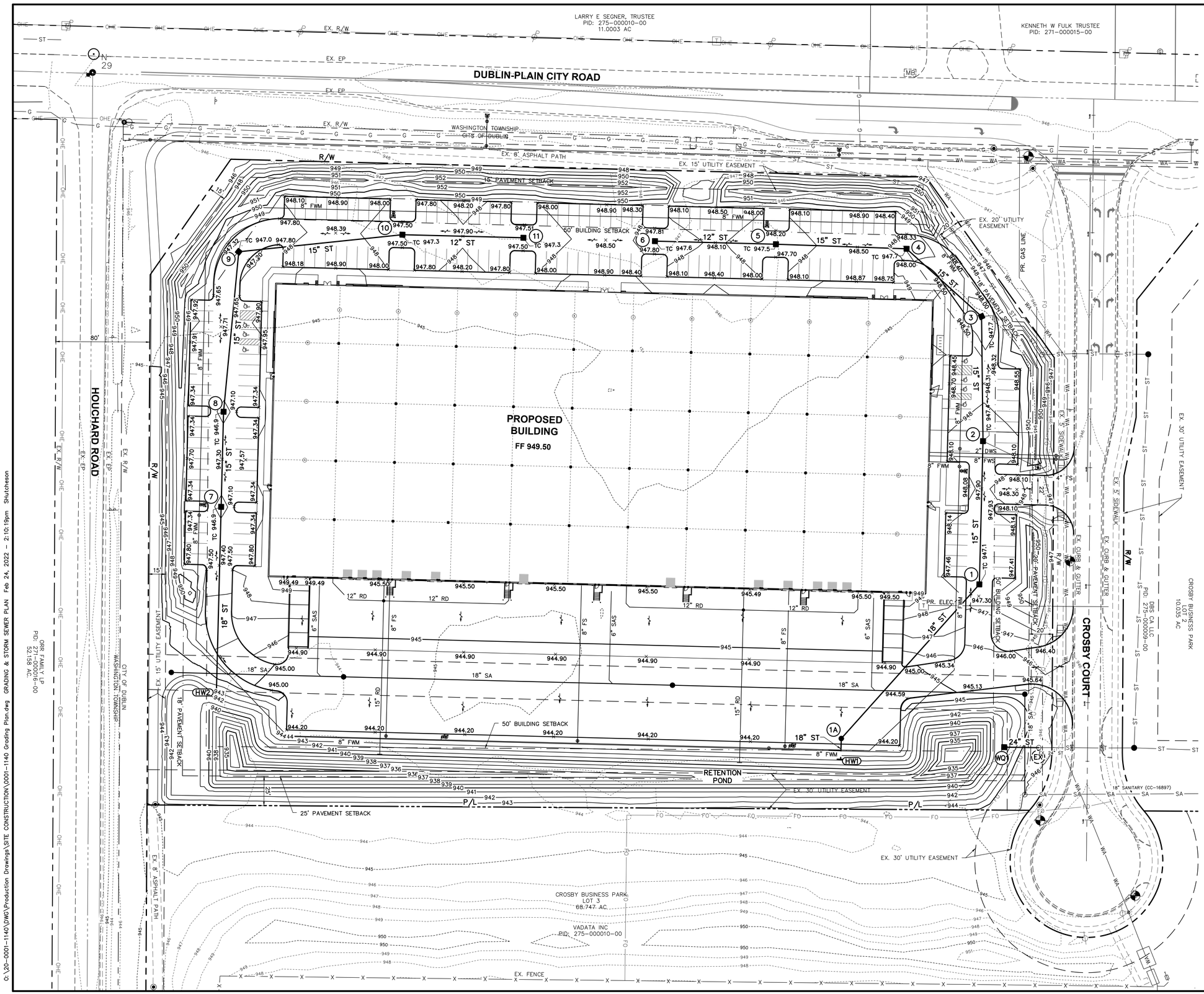
O:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Site Plan.dwg SITE PLAN Mar 01, 2022 - 1:56:51pm Shutcheson



LEGEND

- 12" ST — PROPOSED STORM SEWER
- 12" RD — PROPOSED ROOF DRAIN
- ST — EXISTING STORM SEWER
- 10" SA — PROPOSED SANITARY SEWER
- 6" SAS — PROPOSED SANITARY SERVICE
- SA — EXISTING SANITARY SEWER
- G — DOMESTIC GAS SERVICE
- 10" FWS — PROPOSED FWS
- 3" DWS — PROPOSED DWS
- WA — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- FO — PROPOSED FIBER OPTIC LINE
- E — PROPOSED UG ELECTRIC
- FO — EXISTING FIBER OPTIC LINE
- E — EXISTING UG ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC

STANDARD GRADING NOTES

1. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. EXISTING CONTOURS SHOWN AT 1 FOOT INTERVALS.
3. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
5. ALL STORM SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS, LIDS SHALL BE LABELED "STORM SEWER". STRUCTURES WITHIN A HEAVY DUTY OR CONCRETE PAVEMENT SECTION SHALL HAVE HEAVY DUTY TRAFFIC BEARING CASTINGS MEETING HS-20 LOADING.
7. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
11. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TXXX.XX. TOP OF CASTING ELEVATIONS DENOTED AS TC XXX.XX.

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

PLAN PREPARED BY:
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PLAN PREPARED FOR:
VanTrust®

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

GRADING & STORM SEWER PLAN

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 40'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
6 / 13

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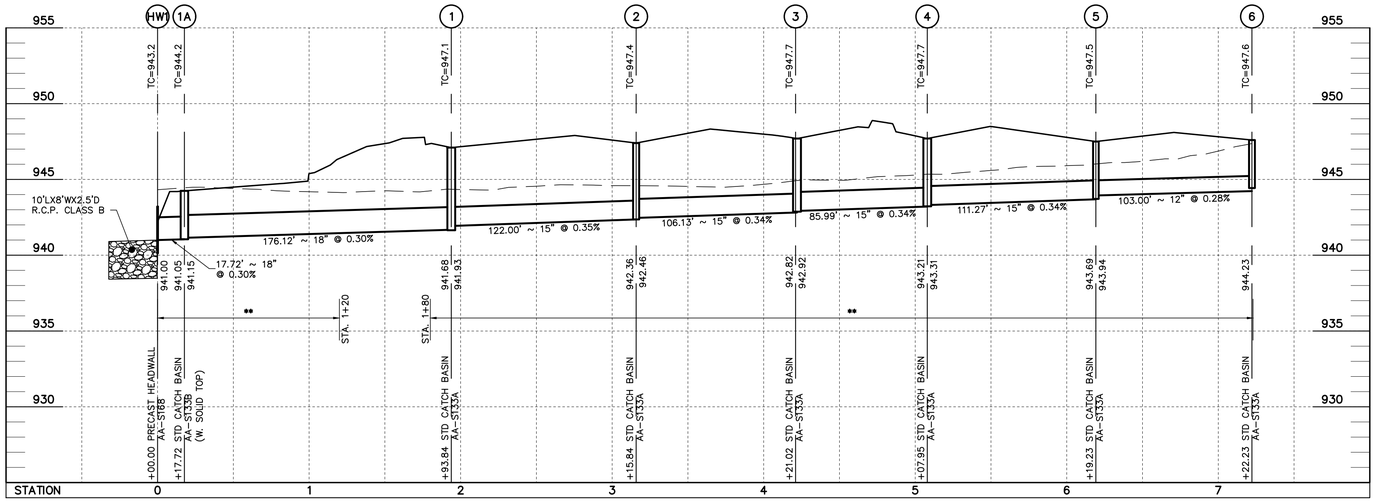
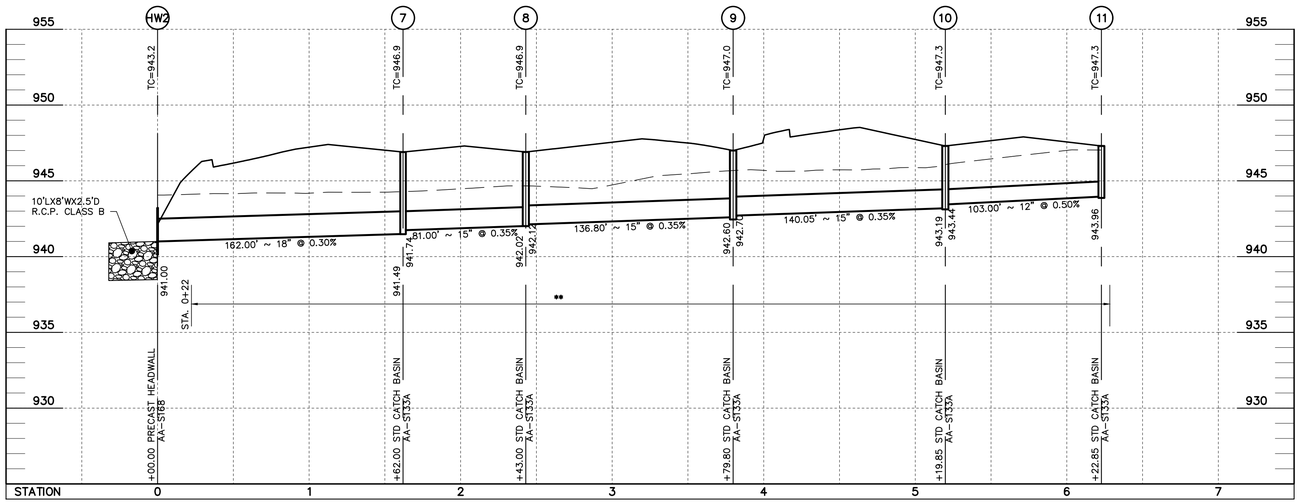
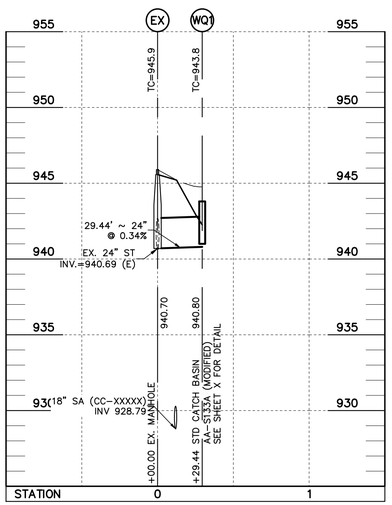
O:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Grading Plan.dwg GRADING & STORM SEWER PLAN Feb 24, 2022 - 2:10:19pm Shutcheson







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

STRUCTURE NO.	PLAN NORTHING	PLAN EASTING	AS–BUILT NORTHING	AS–BUILT EASTING
HW2	767314.9515	1772261.0324		
HW1	767308.4975	1772795.0333		
WQ1	767330.9348	1772932.7729		
EX			767333.0660	1772962.1310
1A	767326.1894	1772794.0319		
1	767467.1341	1772899.6445		
2	767588.9017	1772892.1189		
3	767694.5098	1772881.6475		
4	767746.3476	1772813.0450		
5	767740.5330	1772701.9234		
6	767734.1795	1772599.1195		
7	767476.6430	1772251.0395		
8	767557.4888	1772246.0430		
9	767694.2803	1772247.0303		
10	767720.9172	1772384.5290		
11	767727.2708	1772487.3328		

STORM SEWER ALIGNMENT – BEARING & DISTANCE TABLE

FROM	TO	SIZE	PLAN BEARING	PLAN DISTANCE	AS–BUILT BEARING	AS–BUILT DISTANCE
1A	HW1	18"	S03°14'23"E	17.72'		
WQ1	EX	24"	N85°50'53"E	29.44'		
7	HW2	18"	S03°32'12"E	162.00'		
1	1A	18"	S36°50'42"W	176.12'		
2	1	15"	S03°32'12"E	122.00'		
3	2	15"	S05°39'45"E	106.13'		
4	3	15"	S52°55'28"E	85.99'		
5	4	15"	N87°00'17"E	111.27'		
6	5	12"	N86°27'48"E	103.00'		
8	7	15"	S03°32'12"E	81.00'		
9	8	15"	S00°24'49"W	136.80'		
10	9	15"	S79°02'10"W	140.05'		
11	10	12"	S86°27'48"W	103.00'		

LEGEND

PROPOSED PROFILE GRADE

EXISTING GROUND @ ℄ PIPE

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

0 25 50 100

10 5 0

NOTE:
ALL ELEVATIONS ON THIS PLAN ARE BASED ON NAVD 1988 DATUM, UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY INVERT ELEVATIONS IN EXISTING MANHOLES.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE LADDER STEPS WITHIN THE EXISTING MANHOLE. IF THE FIELD VERIFIED LOCATION IS IN CONFLICT WITH THE WORK TO BE PERFORMED, THE LADDER STEPS SHALL BE MOVED. PRICE TO BE INCLUDED IN THE UNIT PRICE BID FOR VARIOUS SEWER ITEMS.

IF PLASTIC PIPE IS USED, CONCRETE ENCASEMENT MUST BE PROVIDED WHERE THE MANUFACTURERS REQUIREMENT FOR MINIMUM DEPTH OF BEDDING ABOVE THE TOP OF PIPE CANNOT BE MET.

WITHIN HEAVY DUTY OR CONCRETE PAVEMENT LIMITS, PROVIDE CASTINGS THAT MEET HS–20 LOADING.

CONCRETE GRADE RINGS SHALL BE UTILIZED WHEN ADJUSTING CASTINGS TO GRADE. ADJUSTMENTS USING BRICK SHALL NOT BE ACCEPTABLE.

: MUST MAINTAIN A MIN. 18" CLEARANCE

: SANITARY GRADE PIPE W/ WATERTIGHT JOIN FOR I/I CROSSING

* : COMPACTED BACKFILL, ITEM 911

** : COMPACTED GRANULAR BACKFILL, ITEM 912 (TYPE 1)

DENOTES AREA TO BE FILLED PRIOR TO INSTALLATION OF STORM SEWER PER ITEM 203 CCMS

BACKFILL SHALL BE PLACED IN LIFTS OF 6" OR LESS IN ACCORDANCE WITH CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS 901.17.

PLAN PREPARED BY:

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PLAN PREPARED FOR:

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

STORM SEWER PROFILES

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: H: 1" = 50'
V: 1" = 5'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20–0001–1140

Drawing Number:
7 / 13

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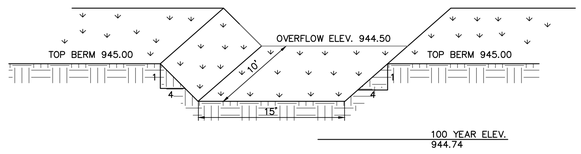
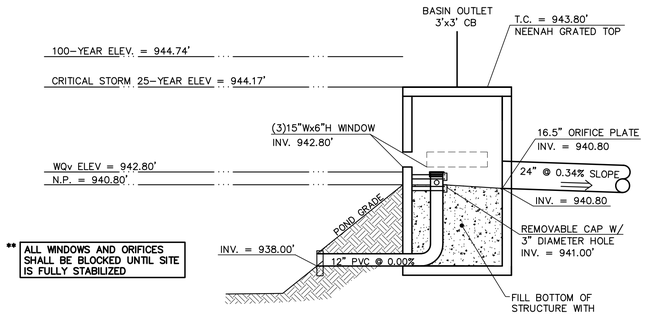
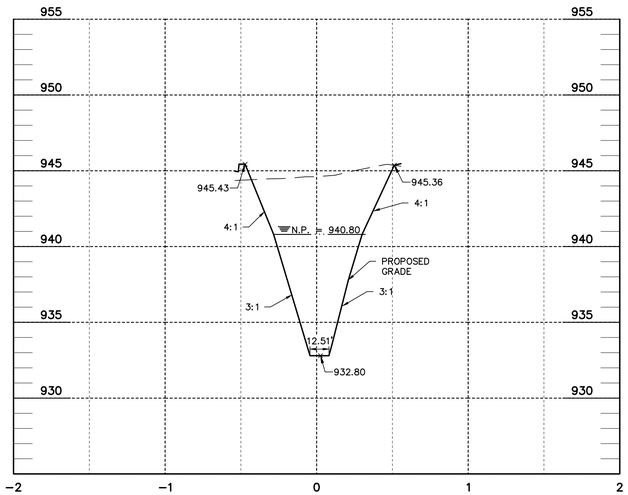
O:\20–0001–1140\DWG\Production Drawings\SITE CONSTRUCTION\0001–1140 Storm Profiles.dwg STORM SEWER PROFILES Feb 24, 2022 – 2:10:30pm SHutcheson



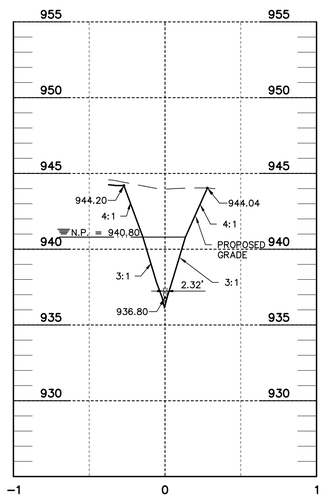
EMERGENCY OVERFLOW DETAIL
NO SCALE



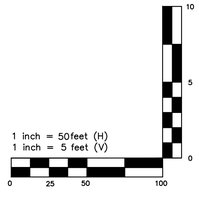
BASIN OUTLET DETAIL
NO SCALE

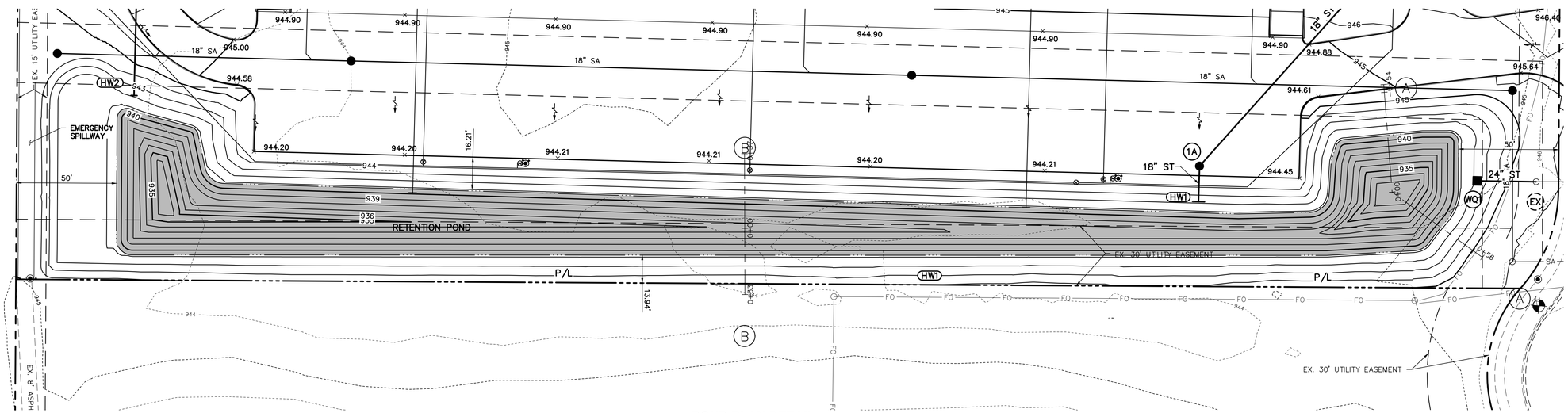


SECTION A-A
H: 1" = 50'
V: 1" = 5'



SECTION B-B
H: 1" = 50'
V: 1" = 5'





POND PLAN DETAIL
1" = 30'

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
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Gahanna, Ohio 43230
ph 614.428.7750
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PLAN PREPARED FOR:
VanTrust®

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

POND DETAILS

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: AS NOTED

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
8 / 13

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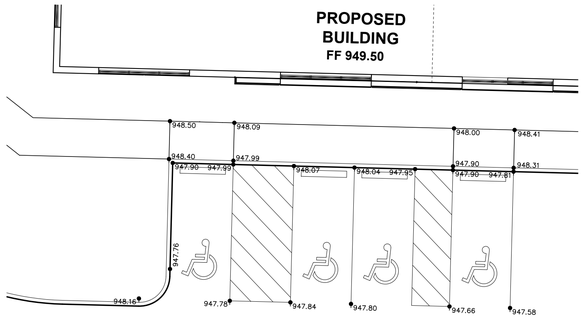
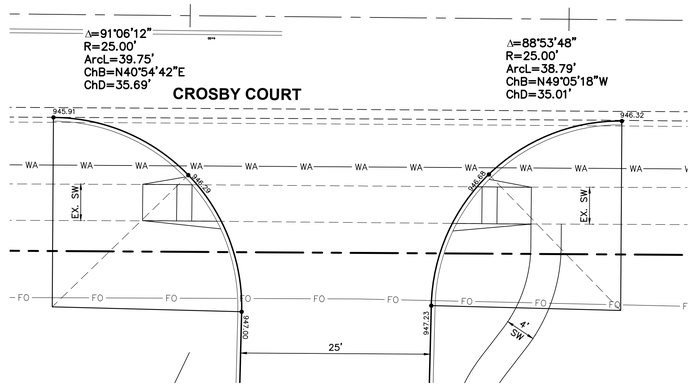
C:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Pond Details.dwg POND DETAILS Feb 24, 2022 - 2:10:44pm Shutcheson

HogFarmer Baits BFL Rig



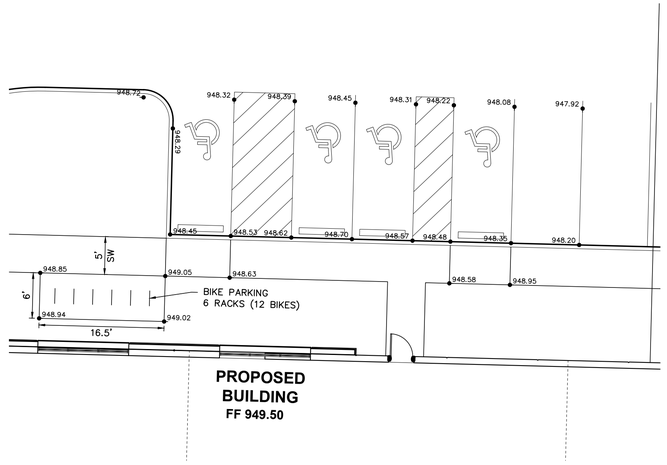
NORTWEST PARKING DETAIL

SCALE: 1" = 10'



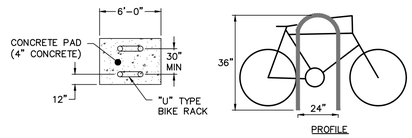
CENTRAL DRIVE ENTRANCE @ CROSBY CT DETAIL

SCALE: 1" = 10'



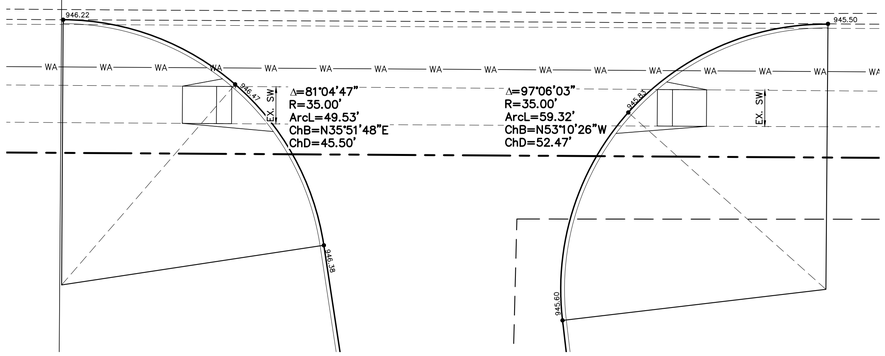
NORTHEAST PARKING DETAIL

SCALE: 1" = 10'



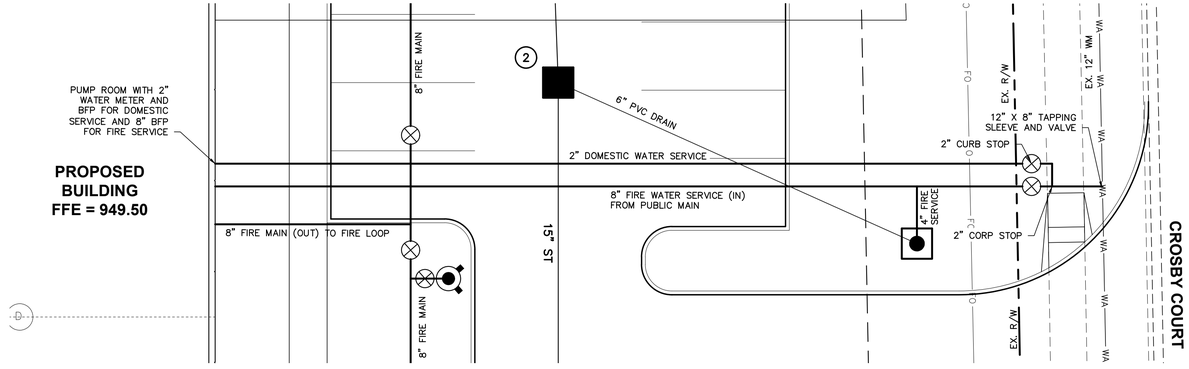
BIKE RACK DETAIL

NO SCALE



TRUCK DRIVE ENTRANCE @ CROSBY CT DETAIL

SCALE: 1" = 10'



WATER SERVICE CONNECTION DETAIL

SCALE: 1" = 10'

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

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PLAN PREPARED FOR:
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

GRADING & SITE DETAILS

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 10'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
9 / 13

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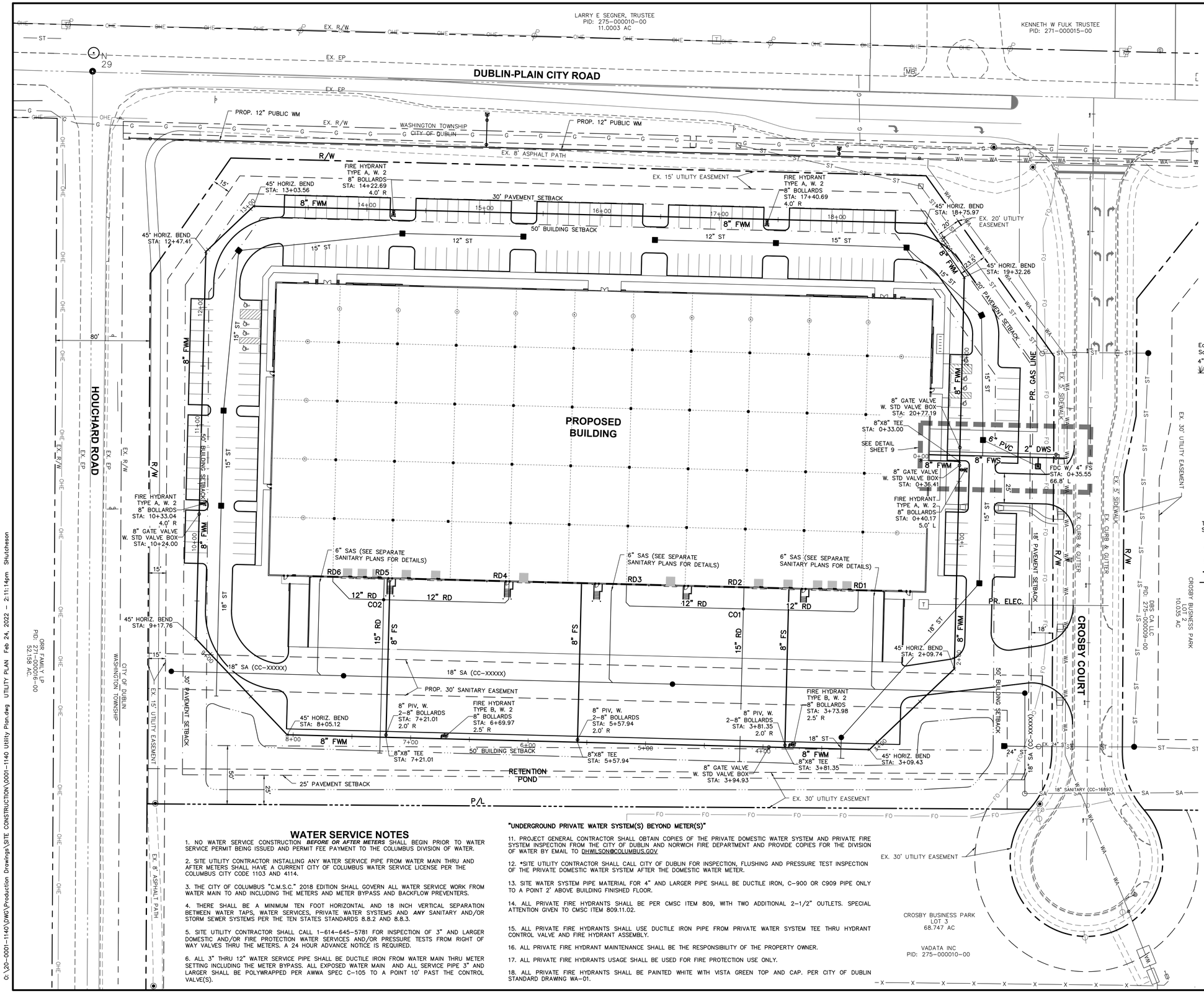
O:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Grading Details.dwg GRADING & SITE DETAILS Feb 24, 2022 - 2:11:00pm Stutcheson



WATER SERVICE NOTES

1. NO WATER SERVICE CONSTRUCTION ***BEFORE OR AFTER METERS*** SHALL BEGIN PRIOR TO WATER SERVICE PERMIT BEING ISSUED AND PERMIT FEE PAYMENT TO THE COLUMBUS DIVISION OF WATER.

2. SITE UTILITY CONTRACTOR INSTALLING ANY WATER SERVICE PIPE FROM WATER MAIN THRU AND AFTER METERS SHALL HAVE A CURRENT CITY OF COLUMBUS WATER SERVICE LICENSE PER THE COLUMBUS CITY CODE 1103 AND 4114.

3. THE CITY OF COLUMBUS "C.M.S.C." 2018 EDITION SHALL GOVERN ALL WATER SERVICE WORK FROM WATER MAIN TO AND INCLUDING THE METERS AND METER BYPASS AND BACKFLOW PREVENTERS.

4. THERE SHALL BE A MINIMUM TEN FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS AND ***ANY*** SANITARY AND/OR STORM SEWER SYSTEMS PER THE TEN STATES STANDARDS 8.8.2 AND 8.8.3.

5. SITE UTILITY CONTRACTOR SHALL CALL 1-614-645-5781 FOR INSPECTION OF 3" AND LARGER DOMESTIC AND/OR FIRE PROTECTION WATER SERVICES AND/OR PRESSURE TESTS FROM RIGHT OF WAY VALVES THRU THE METERS. A 24 HOUR ADVANCE NOTICE IS REQUIRED.

6. ALL 3" THRU 12" WATER SERVICE PIPE SHALL BE DUCTILE IRON FROM WATER MAIN THRU METER SETTING INCLUDING THE METER BYPASS. ALL EXPOSED WATER MAIN AND ALL SERVICE PIPE 3" AND LARGER SHALL BE POLYWRAPPED PER AWWA SPEC C-105 TO A POINT 10' PAST THE CONTROL VALVE(S).

"UNDERGROUND PRIVATE WATER SYSTEM(S) BEYOND METER(S)"

11. PROJECT GENERAL CONTRACTOR SHALL OBTAIN COPIES OF THE PRIVATE DOMESTIC WATER SYSTEM AND PRIVATE FIRE SYSTEM INSPECTION FROM THE CITY OF DUBLIN AND NORWICH FIRE DEPARTMENT AND PROVIDE COPIES FOR THE DIVISION OF WATER BY EMAIL TO DHWILSON@COLUMBUS.GOV

12. *SITE UTILITY CONTRACTOR SHALL CALL CITY OF DUBLIN FOR INSPECTION, FLUSHING AND PRESSURE TEST INSPECTION OF THE PRIVATE DOMESTIC WATER SYSTEM AFTER THE DOMESTIC WATER METER.

13. SITE WATER SYSTEM PIPE MATERIAL FOR 4" AND LARGER PIPE SHALL BE DUCTILE IRON, C-900 OR C909 PIPE ONLY TO A POINT 2' ABOVE BUILDING FINISHED FLOOR.

14. ALL PRIVATE FIRE HYDRANTS SHALL BE PER CMSC ITEM 809, WITH TWO ADDITIONAL 2-1/2" OUTLETS. SPECIAL ATTENTION GIVEN TO CMSC ITEM 809.11.02.

15. ALL PRIVATE FIRE HYDRANTS SHALL USE DUCTILE IRON PIPE FROM PRIVATE WATER SYSTEM TEE THRU HYDRANT CONTROL VALVE AND FIRE HYDRANT ASSEMBLY.

16. ALL PRIVATE FIRE HYDRANT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

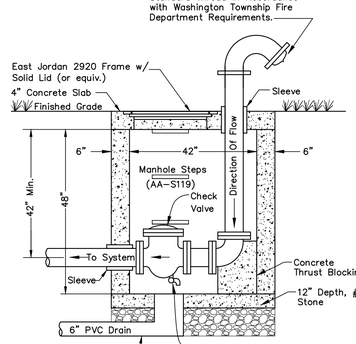
17. ALL PRIVATE FIRE HYDRANTS USAGE SHALL BE USED FOR FIRE PROTECTION USE ONLY.

18. ALL PRIVATE FIRE HYDRANTS SHALL BE PAINTED WHITE WITH VISTA GREEN TOP AND CAP. PER CITY OF DUBLIN STANDARD DRAWING WA-01.

LEGEND

12" ST	PROPOSED STORM SEWER
CO 12" RD	PROPOSED ROOF DRAIN
ST	EXISTING STORM SEWER
10" SA	PROPOSED SANITARY SEWER
6" SAS	PROPOSED SANITARY SERVICE
SA	EXISTING SANITARY SEWER
G	DOMESTIC GAS SERVICE
8" FWM	PROPOSED FWM
8" FS	PROPOSED FS
8" FWS	PROPOSED FWS
2" DWS	PROPOSED DWS
WA	EXISTING WATER MAIN
G	EXISTING GAS MAIN
PDS	PROPOSED FIBER OPTIC PDS LINE
FO	PROPOSED FIBER OPTIC LINE
E	PROPOSED UG ELECTRIC
FO	EXISTING FIBER OPTIC LINE
E	EXISTING UG ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC

5" Storz Connection w/ National Standard Thread in Accordance with Washington Township Fire Department Requirements.



FDC shall be FM approved and shall meet the requirements of Washington Township Fire Department. FDC shall have a metal sign with raised letters at least one inch in size. Sign shall read: "AUTOMATIC SPRINKLERS".

TYPICAL REMOTE FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

PLAN PREPARED BY:
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PLAN PREPARED FOR:
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

UTILITY PLAN

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 40'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20-0001-1140

Drawing Number:
10 / 13

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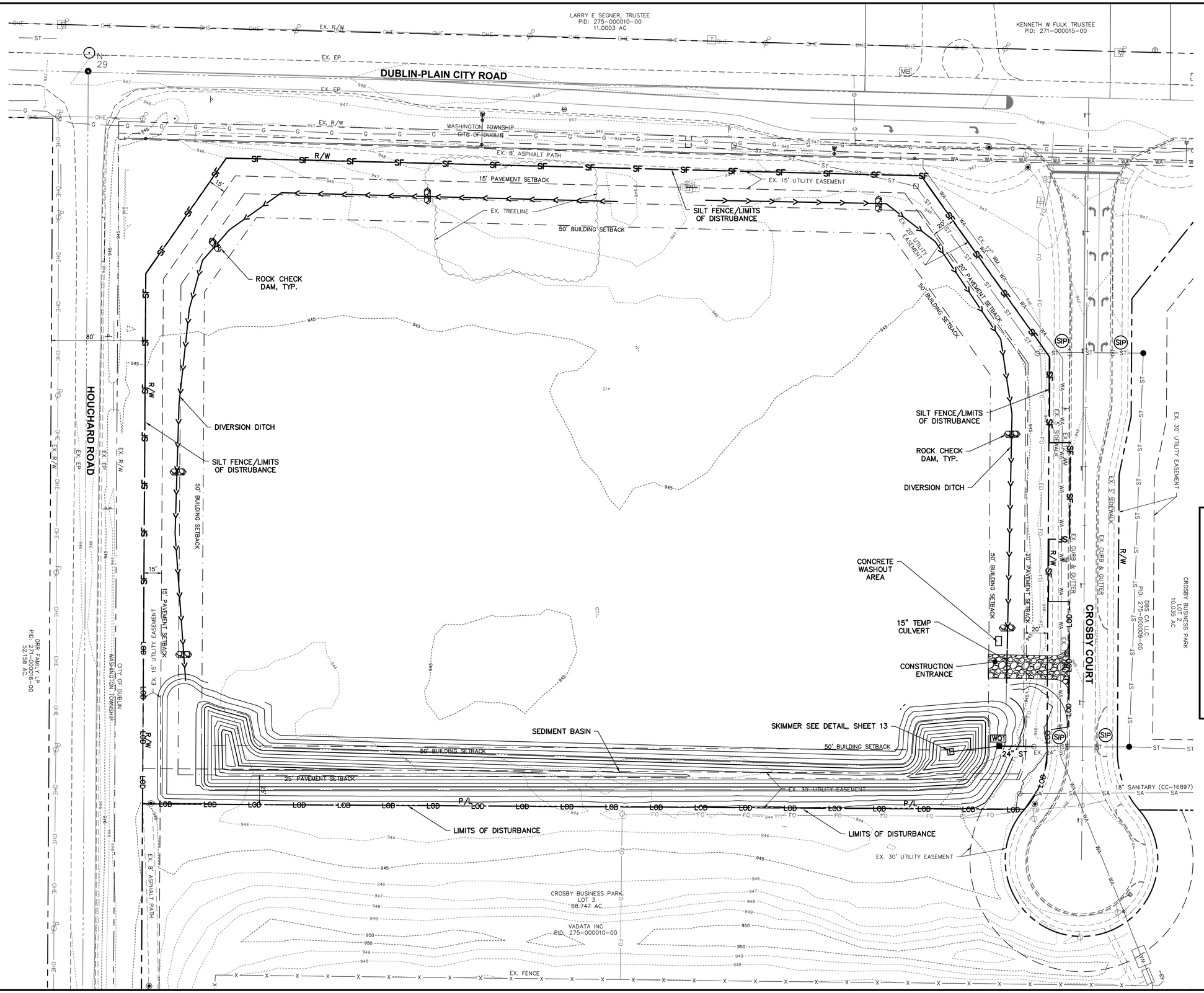
C:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Utility Plan.dwg UTILITY PLAN Feb 24, 2022 - 2:11:14pm Shutteson


DUBLIN-PLAIN CITY ROAD
HOUGHARD ROAD
CROSBY COURT
LARRY E SEGNER, TRUSTEE
PID: 275-000010-00
11.0003 AC
KENNETH W FULK TRUSTEE
PID: 271-000015-00
WASHINGTON TOWNSHIP
CITY OF DUBLIN
EX. EP
EX. R/W
EX. 8' ASPHALT PATH
15' PAVEMENT SETBACK
50' BUILDING SETBACK
EX. TREELINE
EX. 15' UTILITY EASEMENT
SILT FENCE/LIMITS OF DISTRUBANCE
ROCK CHECK DAM, TYP.
DIVERSION DITCH
20' UTILITY EASEMENT
20' PAVEMENT SETBACK
EX. 30' UTILITY EASEMENT
EX. 5' SIDEWALK
EX. CURB & GUTTER
CONCRETE WASHOUT AREA
15" TEMP CULVERT
CONSTRUCTION ENTRANCE
SEDIMENT BASIN
SKIMMER SEE DETAIL, SHEET 13
25' PAVEMENT SETBACK
LIMITS OF DISTURBANCE
18" SANITARY (CC-16897)
24" ST
EX. 14"
CROSBY BUSINESS PARK
LOT 3
68.747 AC
VADATA INC
PID: 275-000010-00
EX. FENCE
ORR FAMILY LP
PID: 271-000016-00
52.158 AC.
CROSBY BUSINESS PARK
LOT 2
10.033 AC
PID: 275-000009-00
BBS FA LLC
EX. 30' UTILITY EASEMENT
EX. 8" WM
EX. 12" WM
EX. 6" WM
EX. 4" WM
EX. 8" SA
EX. 6" SA
EX. 8" FO
EX. 6" FO
EX. 8" ST
EX. 6" ST
EX. 8" WA
EX. 6" WA
EX. 8" OHE
EX. 6" OHE
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EX. 8" T
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EX. 6" WM
EX. 8" WQ251
EX. 6" WQ251
EX. 8" TQ
EX. 6" TQ
EX. 8" WM
EX. 6" WM
EX. 8" WQ252
EX. 6" WQ252
EX. 8" TR
EX. 6" TR
EX. 8" WM
EX. 6" WM
EX. 8" WQ253
EX. 6" WQ253
EX. 8" TS
EX. 6" TS
EX. 8" WM
EX. 6" WM
EX. 8" WQ254
EX. 6" WQ254
EX. 8" TT
EX. 6" TT
EX. 8" WM
EX. 6" WM
EX. 8" WQ255
EX. 6" WQ255
EX. 8" TU
EX. 6" TU
EX. 8" WM
EX. 6" WM
EX. 8" WQ256
EX. 6" WQ256
EX. 8" TV
EX. 6" TV
EX. 8" WM
EX. 6" WM
EX. 8" WQ257
EX. 6" W

SITE GRADING & EROSION CONTROL NOTES

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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED.

EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

CONSTRUCTION ACCESS DRIVE SHALL BE MINIMUM 8" THICK STONE SECTION. STONE SECTION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND DETAIL ON SHEET 13.

SEDIMENT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE SITE AS REFLECTED WITHIN THIS EXHIBIT AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE SEDIMENT BASIN SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE OHIO EPA AND CITY OF DUBLIN. SEDIMENT BASIN SHALL BE SIZED APPROPRIATELY TO MEET ALL JURISDICTIONAL PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL PUBLIC STREETS CLEAR OF ANY SITE SEDIMENT AND DEBRIS GENERATED BY THE SITE EARTHWORK OPERATIONS. INLET PROTECTION SHALL BE PROVIDED FOR ALL CURB AND GUTTER INLETS ADJACENT TO THE AREA OF DISTURBANCE.

*POND OUTLET WINDOWS AND ORIFICES SHALL BE BLOCKED UNTIL ENTIRE SITE HAS BEEN STABILIZED.

LEGEND

- 916 — EXISTING CONTOUR – 1'
- 916 — EXISTING CONTOUR – 5'
- 12" ST — PROPOSED STORM SEWER
- 12" RD — PROPOSED ROOF DRAIN
- 10" SA — PROPOSED SANITARY SEWER
- 6" SAS — PROPOSED SANITARY SERVICE
- 10" FWS — PROPOSED FWS
- 3" DWS — PROPOSED DWS
- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- WA — EXISTING WATER LINE
- 916 — PROPOSED CONTOUR – 1'
- 916 — PROPOSED CONTOUR – 5'
- SF — PROPOSED SILT FENCE
- SURFACE FLOW ARROW
- LOD — LIMITS OF DISTURBANCE / LIMITS OF STRIPPING
- SPOT GRADE AT BOTTOM OF SWALE
- ROCK CHECK DAM SEE DETAIL, SHEET 13
- TEMPORARY SWALE SEE DETAIL, SHEET 13
- SIP — STORM INLET PROTECTION

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS | SURVEYORS
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Gahanna, Ohio 43230
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PLAN PREPARED FOR:
VanTrust

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

EROSION CONTROL PLAN - PHASE 2

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: 1" = 40'

Drawn By:	Engineer:
JLB	JDW

ACD Project Number:
20–0001–1140

Drawing Number:
12 / 13

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O:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Erosion Control Plan Phase 2.dwg EROSION CONTROL PLAN - PHASE 2 Feb 24, 2022 - 2:11:34pm Shutcheson

SWP3 SITE DESCRIPTION

A. NATURE AND TYPE OF CONSTRUCTION ACTIVITY:
THE PROPOSED IMPROVEMENTS WILL BE FOR A DELIVERY STATION

B. TOTAL SITE AREA AND TOTAL AREA TO BE DISTURBED:
THE TOTAL SITE AREA IS 9.338 ACRES WITH THE FOLLOWING AREAS BEING DISTURBED:
ON-SITE DISTURBED AREA: 9.338 ACRES
OFF-SITE DISTURBED AREA: 0.082 ACRES
TOTAL AREA DISTURBED: 9.42 ACRES

C. RUNOFF COEFFICIENTS FOR BOTH PRE-CONSTRUCTION AND POST CONSTRUCTION SITE CONDITIONS:
THE PRE-DEVELOPED CONDITION IS WELL ESTABLISHED GRASS AREAS AND ESTABLISHED WOODED AREAS WITH A RUNOFF CURVE NUMBER OF 77 OR A C VALUE OF APPROXIMATELY 0.20.

THE POST-DEVELOPED CONDITION IS A COMMERCIAL DATA CENTER WITH A RUNOFF CURVE NUMBER OF 88 OR A C OF APPROXIMATELY 0.65.

D. ESTIMATE OF IMPERVIOUS AREA AND PERCENT IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY:
THE ESTIMATED IMPERVIOUS AREAS ARE:

PAVEMENT:	135,058 SF
BUILDING:	140,935 SF
MISCELLANEOUS:	6,750 SF
TOTAL:	282,743 SF

THE ESTIMATED PERCENTAGE OF TOTAL IMPERVIOUS AREAS AFTER CONSTRUCTION IS: 282,743 SF IMPERVIOUS / 406,750 SF TOTAL AREA = 69.5% IMPERVIOUS AREA

E. SOIL DATA AND QUALITY OF DISCHARGE FROM THE SITE:
THE EXISTING SOILS PRESENT ON SITE ARE SHOWN ON THE EXISTING CONDITIONS PLAN, SHEET C04.

THE QUALITY OF THE EXISTING DISCHARGE FROM THE SITE IS NOT KNOWN.

F. DESCRIPTION OF PRIOR LAND USES ON THE SITE:
THE SITE IS CURRENTLY UNDEVELOPED AND ROUGH GRADED.

G. SEQUENCE OF CONSTRUCTION:

PHASE I

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL PLACE THE NECESSARY SEDIMENT FENCE.
2. THE CONSTRUCTION ACCESS DRIVE SHALL BE INSPECTED AND REPAIRED TO THE SPECIFICATIONS IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
3. INSTALL SKIMMER. IF STILL IN PLACE, INSPECT TO ENSURE IT IS IN PROPER WORKING ORDER.
4. ANY PROPOSED DIVERSION DITCHES, SILT FENCE, TREE PROTECTION FENCE, INLET PROTECTION OR ANY OTHER EROSION CONTROL MEASURE SHALL BE CONSTRUCTED AND/OR INSPECTED SO THAT DRAINAGE IS DIVERTED AWAY FROM PROPOSED CONSTRUCTION ACTIVITIES.
5. CONTRACTOR TO BEGIN EARTHWORK ACTIVITIES.

PHASE II

1. THE CONTRACTOR SHALL INSTALL STORM SEWERS. PROVISIONS FOR INLET PROTECTION SHALL BE PLACED ON ALL STORM INLETS.
2. THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO RE-ESTABLISH ALL DENUDED AREAS.
3. SITE PAVING MAY BEGIN.
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEEDED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.
5. ONCE EROSION CONTROL DEVICES HAS BEEN REMOVED AND PIPES FLUSHED OF SEDIMENT, BASINS SHALL BE CONVERTED TO ITS FINAL CONDITION. SEE APPROVED PLANS FOR REFERENCE.

H. NAME AND LOCATION OF THE IMMEDIATE RECEIVING STREAM OR SURFACE WATER(S) AND THE FIRST SUBSEQUENT NAMED RECEIVING WATER. THE DESCRIPTION OF WETLANDS OR OTHER SPECIAL AQUATIC SITES AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OF THE SITE:

THE SITE CURRENTLY DRAINS TO THE EAST INTO THE SOUTH FORK INDIAN RUN.

I. INDIVIDUAL LOT EROSION CONTROL PRACTICES, IF APPLICABLE:

CENTRALIZED SEDIMENT CONTROL WILL BE USED THROUGHOUT THE CONSTRUCTION PROCESS SO INDIVIDUAL LOTS PRACTICES WILL NOT BE REQUIRED.

J. BEST MANAGEMENT PRACTICES FOR DEDICATED ASPHALT OR CONCRETE PLANTS, IF APPLICABLE:

NO ASPHALT OR CONCRETE PLANTS WILL BE MAINTAINED ON THIS SITE.

K. A COPY OF THE OHIO EPA PERMIT NO: OHC000005 SCIOTO WATERSHED SHALL ACCOMPANY THIS PLAN AT ALL TIMES:

L. SITE MAP CHECKLIST:

- ☑ LIMITS OF EARTH-DISTURBING ACTIVITY OF THE SITE INCLUDING ASSOCIATED OFF-SITE BORROW OR SPOIL AREAS THAT ARE NOT ADDRESSED BY A SEPARATE NOI AND ASSOCIATED SWP3.
- ☑ SOILS TYPES SHOULD BE DEPICTED FOR ALL AREAS OF THE SITE, INCLUDING LOCATIONS OF UNSTABLE OR HIGHLY ERODIBLE SOILS.
- ☑ EXISTING AND PROPOSED CONTOURS. A DELINEATION OF DRAINAGE WATERSHEDS EXPECTED DURING AND AFTER MAJOR GRADING ACTIVITIES AS WELL AS THE SIZE OF EACH DRAINAGE WATERSHED, IN ACRES.
- ☑ SURFACE WATER LOCATIONS INCLUDING SPRINGS, WETLANDS, STREAMS, LAKES, WATER WELLS, ETC., ON OR WITHIN 200 FEET OF THE SITE, INCLUDING THE BOUNDARIES OF WETLANDS OR STREAM CHANNELS AND FIRST SUBSEQUENT NAMED RECEIVING WATER(S) THE PERMITTEE INTENDS TO FILL OR RELOCATE FOR WHICH THE PERMITTEE IS SEEKING APPROVAL FROM THE ARMY CORPS OF ENGINEERS AND/OR OHIO EPA.
- ☑ EXISTING AND PLANNED LOCATIONS OF BUILDING, ROADS, PARKING FACILITIES, AND UTILITIES.
- ☑ THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL PRACTICES, INCLUDING THE LOCATION OF AREAS LIKELY TO REQUIRE TEMPORARY STABILIZATION DURING THE COURSE OF SITE DEVELOPMENT.
- ☑ SEDIMENT AND STORM WATER MANAGEMENT BASINS NOTING THEIR SEDIMENT SETTLING VOLUME AND CONTRIBUTING DRAINAGE AREA.

INSPECTIONS

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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

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

PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

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

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

PERMANENT STABILIZATION

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

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

"PERMANENT SEEDING" SHALL BE DONE BETWEEN MARCH 1 AND NOVEMBER 1. IF SEEDING IS DONE BETWEEN NOVEMBER 1 AND MARCH 1, IT SHALL BE CLASSIFIED AS "TEMPORARY SEEDING." PERMANENT SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING RATES INDICATED UNDER ITEM 659.

RATES OF APPLICATION:

MARCH 1 TO NOVEMBER 1

SEED:	50% TALL FESCUE 20% CREEPING RED FESCUE 10% KENTUCKY BLUEGRASS 10% PERENNIAL RYE GRASS 10% ANNUAL RYE GRASS	150 LBS./ACRE
FERTILIZER (19:19:19)		420 LBS./ACRE
MULCH (STRAW OR HAY):		2 TONS/ACRE

TEMPORARY STABILIZATION

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

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

TEMPORARY SEEDING SHALL BE DONE AT THE FOLLOWING RATES:

MARCH 1 TO NOVEMBER 1

SEED:	50% TALL FESCUE 20% CREEPING RED FESCUE 10% KENTUCKY BLUEGRASS 10% PERENNIAL RYE GRASS 10% ANNUAL RYE GRASS	3.5 LBS./1000 SQ. FT.
FERTILIZER (12:12:12)		15 LBS./1000 SQ. FT.
MULCH (STRAW OR HAY):		2 TONS/ACRE

NOVEMBER 1 TO MARCH 1

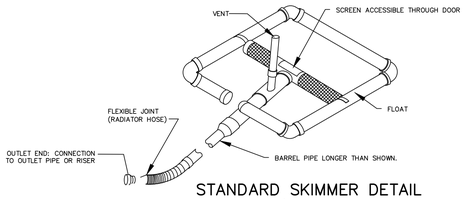
SEED:	CEREAL RYE	1.3 LBS./1000 SQ. FT.
FERTILIZER (12:12:12)		15 LBS./1000 SQ. FT.
MULCH (STRAW OR HAY):		2 TONS/ACRE

MAINTENANCE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

TEMPORARY SEDIMENT BASIN SCHEDULE

BASIN NO.	LOCATION	TRIBUTARY ACREAGE	REQUIRED SEDIMENT STORAGE VOLUME (37 CY/AC)	PROVIDED SEDIMENT STORAGE VOLUME	REQUIRED DEWATERING STORAGE VOLUME (67 CY/AC)	PROVIDED DEWATERING STORAGE VOLUME	EMERGENCY SPILLWAY ELEVATION	TOP OF EMBANKMENT ELEVATION
1	SEDIMENT BASIN	OVERALL 9.3 AC. DISTURBED 9.4 AC.	348 C.Y. 3,132 C.F.	351 C.Y. @ ELEV. 941.37	630 C.Y. 5,670 C.F.	637 C.Y. @ ELEV. 941.63	944.50	945.0



STANDARD SKIMMER DETAIL
(NO SCALE)

CONTRACTOR RESPONSIBILITIES

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

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

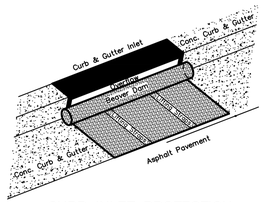
THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE CURRENT STORM WATER POLLUTION PREVENTION PLAN IMMEDIATELY AVAILABLE OR POSTED ON SITE.

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

APPLICANT – DEVELOPER
VANTRUST
ADDRESS TBD
ADDRESS TBD
PH TBD

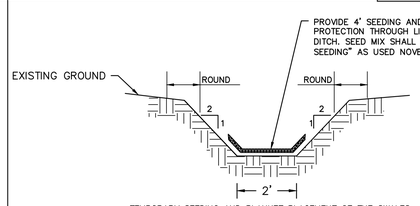
DESIGN ENGINEER
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD
GAHANNA, OH 43230
PH (614) 428-7750
FAX (614) 428-7755

ONSITE CONTACT
VANTRUST
TBD
ADDRESS TBD
ADDRESS TBD
PH TBD



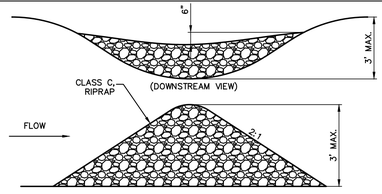
CURB INLET PROTECTION
BEAVER DAM DETAIL
(No Scale)
Installation and Maintenance Per Manufacturers Specifications.

USE FOR ALL CURB AND GUTTER INLETS

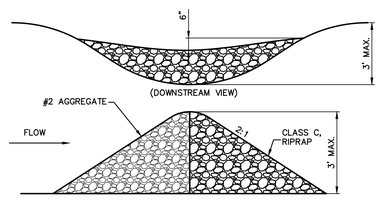


TEMPORARY SEEDING AND BLANKET PLACEMENT OF THE SWALES SHALL BE PERFORMED IMMEDIATELY AFTER CONSTRUCTION

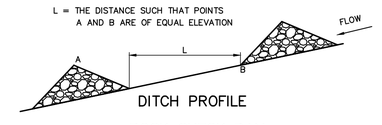
TYPICAL DIVERSION DITCH SECTION



2 ACRES OR LESS OF DRAINAGE AREA

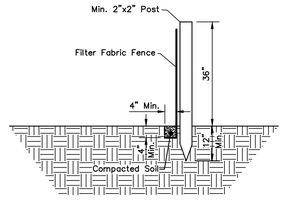


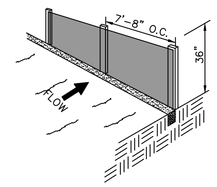
2–10 ACRES OF DRAINAGE AREA



DITCH PROFILE

ROCK CHECK DAM
(NO SCALE)





SEDIMENT FENCE DETAIL
(No Scale)

SEDIMENT FENCE NOTES

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

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

MAINTENANCE

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

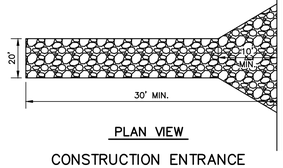
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

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

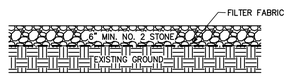
MAXIMUM DRAINAGE AREA (IN ACRES) TO 100 LINEAR FEET OF SILT FENCE	RANGE OF SLOPE FOR A PARTICULAR DRAINAGE AREA (IN PERCENT)
0.50 ACRES	< 2.0%
0.25 ACRES	≥ 2.0% BUT < 20%
0.125 ACRES	≥ 20% BUT < 50%

ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY. PERIODIC STREET CLEANING MAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR ITEM 207, EROSION AND SEDIMENT CONTROL.



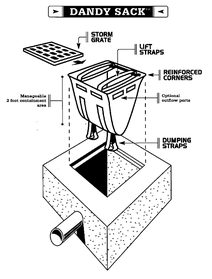
PLAN VIEW

CONSTRUCTION ENTRANCE

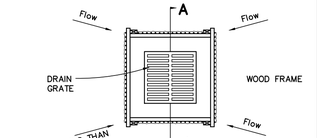


SECTION

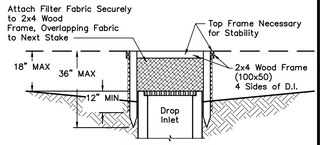
CONSTRUCTION ENTRANCE/ACCESS DRIVE
(NO SCALE)



ALTERNATE INLET FILTER
MAY BE USED IN PLACE OF SILT FENCE INLET FILTER
(NO SCALE)



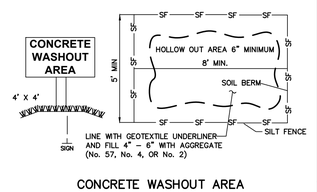
PLAN VIEW



SECTION A-A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES, 3' (1M) MINIMUM LENGTH.
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY- PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE INLET FILTER
(No Scale)
Use for all inlets.



CONCRETE WASHOUT AREA
(NO SCALE)

PLAN PREPARED BY:
781 Science Boulevard
Suite 200
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ADVANCED CIVIL DESIGN
ENGINEERS | SURVEYORS

PLAN PREPARED FOR:
VanTrust

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN
FOR
VANTRUST REAL ESTATE LLC

EROSION CONTROL NOTES & DETAILS

Issue Dates:
01/21/2022: ART INITIAL SUBMITTAL
02/25/2022: ART INITIAL SUBMITTAL 2

Date: 02/25/2022
Scale: NO SCALE

Drawn By: JLB
Engineer: JDW

ACD Project Number:
20-0001-1140

Drawing Number:
13 / 13

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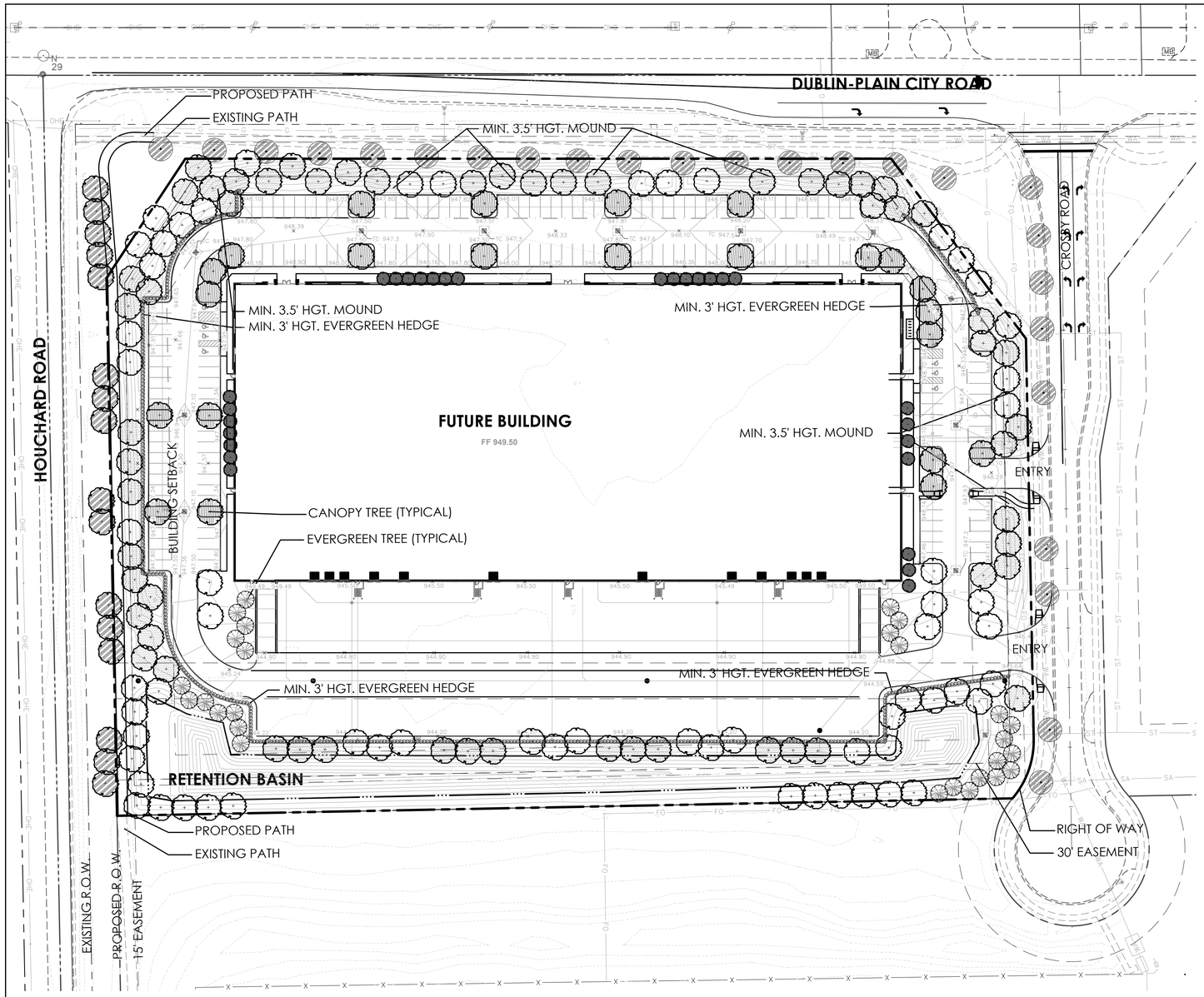
C:\20-0001-1140\DWG\Production Drawings\SITE CONSTRUCTION\0001-1140 Erosion Control Plan Details.dwg EROSION CONTROL NOTES & DETAILS Feb 24, 2022 - 2:11:41pm Shutcheson



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'

GENERAL PLANTING NOTES

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH "10-10-10" OR APPROVED EQUAL.
7. SODDING/SEEDING TO BE COMPLETED BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE-GRADED, AND SEEDED OR SEEDED APPROPRIATELY.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED, UNLESS SPECIFICALLY NOTED OTHERWISE.

LANDSCAPE CALCULATIONS

PARKING LOT PLANTINGS - §153.040(B)(8)

PAVED SURFACE AREA	135,080 S.F.
LANDSCAPE AREA REQUIRED	6,754 S.F. (5%)
LANDSCAPE AREA PROVIDED	6,760 S.F. (5%)
DECIDUOUS TREES REQUIRED	22.5 (1 FOR EVERY 300 S.F. INTERIOR OPEN SPACE)
DECIDUOUS TREES PROVIDED	23

OPEN SPACE PLANTINGS - §153.040(B)(7)

MAX. LOT COVERAGE: 70%	LOT AREA = ± 406,750 S.F.
TOTAL OPEN SPACE (EASEMENTS/BASINS):	128,078 S.F. (± 31.5%) 66,082 S.F. EASEMENTS/BASINS
OPEN SPACE FOR PLANTING CALCULATIONS:	61,996 S.F.
DECIDUOUS TREES REQUIRED:	62 TREES: ONE (2" CAL.) TREE PER 1,000 S.F.)
DECIDUOUS TREES PROVIDED:	62 TREES

BUILDING COVERAGE PLANTINGS - §153.133(D)(2)(d)

TOTAL BUILDING COVERAGE	140,935 S.F.
TREES (INCHES) REQUIRED	70" (1" PER 2,000 S.F. OF COVERAGE)
TREES PROVIDED	70" (28 TREES @ 2.5" CAL.)

TREE REPLACEMENT PLANTINGS - §153.146

TOTAL TREES REMOVED:	22
§153.146 (A)	TREE REMOVALS: (1:1 RATIO REPLACEMENT FOR INCHES OF LIVING TREE REMOVED) REPLACED WITH 2.5" CAL. NATIVE TREES
§153.146 (B)	0 CALIPER INCHES REPLACED DUE TO OVERCROWDING OF ALREADY PROPOSED TREES

PERIMETER REQUIREMENTS

VEHICULAR USE AREA - §153.133(A)(5)

	REQUIRED	PROPOSED
±454 FEET ON WEST PERIMETER ALONG HOUCHARD ROAD ±706 FEET ON NORTH PERIMETER ALONG DUBLIN-PLAIN CITY ROAD ±454 FEET ON EAST PERIMETER ALONG CROSBY COURT ±706 FEET ON SOUTH PERIMETER ALONG PROPERTY LINE	1 TREE/40 L.F. PLUS 3.5' AVERAGE HEIGHT CONTINUOUS FENCE, WALL, PLANTING, HEDGE, OR EARTH MOUND. 2,320 L.F. TOTAL 58 TREES REQUIRED.	CONTINUOUS 3.5' MIN. MOUND OR EVERGREEN HEDGE & 58 TREES

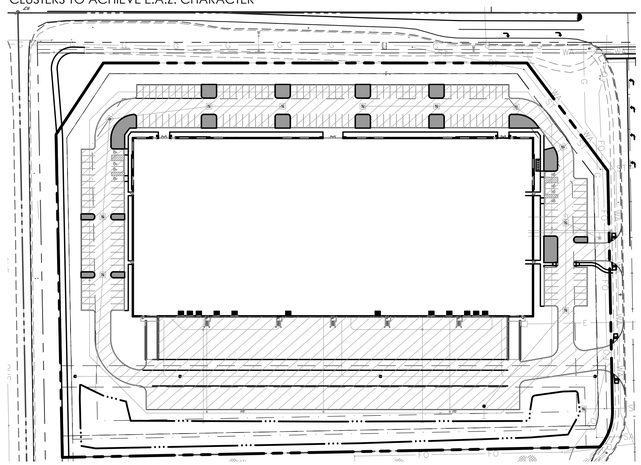
STREET TREES - §153.040(B)(6)

551 L.F. ALONG HOUCHARD ROAD	15.7 TREES (ONE 2" CAL. TREE FOR EVERY 35 L.F.); MAY BE PLANTED IN INFORMAL CLUSTERS TO ACHIEVE E.A.Z. CHARACTER	16 TREES PLANTED IN INFORMAL CLUSTERS
ALONG DUBLIN-PLAIN CITY ROAD	ONE 2" CAL. TREE FOR EVERY 35 L.F.; MAY BE PLANTED IN INFORMAL CLUSTERS TO ACHIEVE E.A.Z. CHARACTER	16 TREES PREVIOUSLY PLANTED.
ALONG CROSBY COURT	ONE 2" CAL. TREE FOR EVERY 35 L.F.; MAY BE PLANTED IN INFORMAL CLUSTERS TO ACHIEVE E.A.Z. CHARACTER	13 TREES PREVIOUSLY PLANTED.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

- EVERGREEN TREE LOADING DOCK SCREENING
- SHADE TREE: COUNTED TOWARD OPEN SPACE PLANTINGS
- COUNTED TOWARD PARKING LOT PLANTING
- COUNTED TOWARD STREET TREE PLANTINGS
- COUNTED TOWARD V.U.A. AREA
- COUNTED TOWARD BUILDING COVERAGE REQUIREMENTS



COUNTED TOWARD PAVED SURFACE CALCULATIONS

COUNTED TOWARD INTERIOR GREEN SPACE (MAX 1,500 S.F. PER AREA)

2 PAVED SURFACE CALCULATIONS
SCALE: 1" = 100'

REVISIONS

LANDSCAPE REQUIREMENTS PLAN

VAN TRUST
DUBLIN, OHIO

PREPARED FOR
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com

DATE	2/25/22
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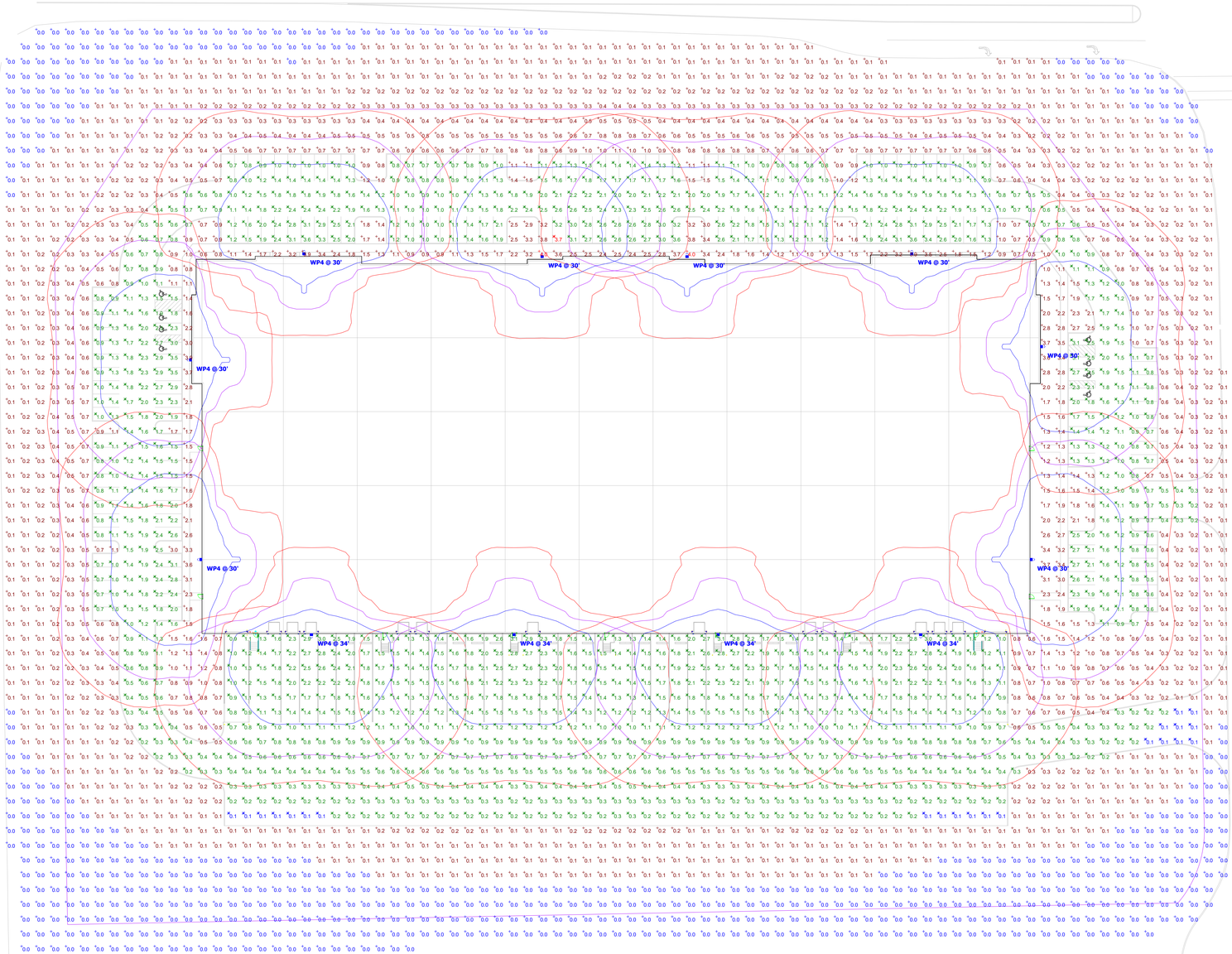


Plan View
Scale - 1" = 40ft

Notes:
1. All Wall Mounted Fixtures are mounted at 30' Above Finished Floor.
2. Iso-lines are shown for individual fixtures as follows:
   Blue = 1.0 footcandles
   Purple = 0.5 footcandles
   Red = 0.25 footcandles
3. Purple line indicates property line.
4. Light levels are at 0.1 or less at roadways on West, North, and East.
5. Light levels are at 0.0 at South Property line.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
00 - All Photometric Points	+	0.7 fc	4.0 fc	0.0 fc	N/A	N/A
01 - Overall Site - All Paved Surfaces	X	1.2 fc	3.7 fc	0.1 fc	37.0:1	12.0:1

Schedule

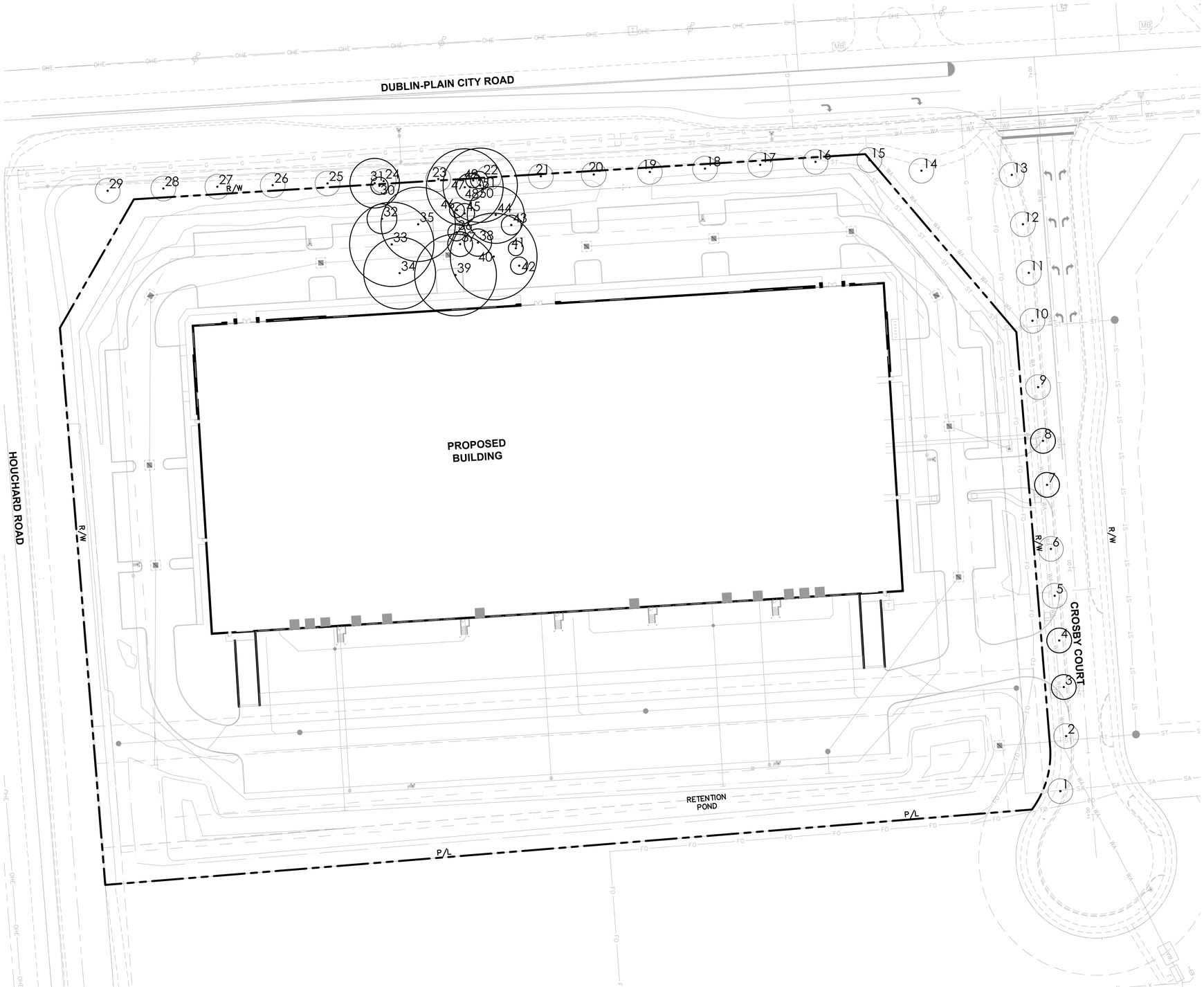
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage
	WP4	12	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	26996	0.95	241

Disclaimer:
Visual Professional has made great efforts to ensure the accuracy of their program, however Kraft Electric & Visual Professional assume no liability for the decisions made with the assistance of these design programs. Acutual light levels generated by installed luminaires may differ from the light levels predicted by Visual Professional for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions.

Kraft Electrical Contracting
Commercial - Industrial
5710 Hillside Avenue
Cincinnati, OH 45233
513.467.0500
4407 Professional Parkway
Groveport, OH 43125
614.836.9300
www.kecc.com

Van Trust
Crosby Ct. Project
Proposed Site Lighting Photometric

Designer
J. Thornton
Date
01/21/2022
Scale
As Noted
Drawing No.
EP-1.2
Summary



TREE #	SIZE (CAL. INCHES)	SPECIES	CONDITION	STATUS
1	2	SWEETGUM	GOOD	STREET TREE
2	2	SWEETGUM	GOOD	STREET TREE
3	3	SWEETGUM	GOOD	STREET TREE - REMOVE
4	3	SWEETGUM	GOOD	STREET TREE - REMOVE
5	3	SWEETGUM	GOOD	STREET TREE
6	3	SWEETGUM	GOOD	STREET TREE
7	2	SWEETGUM	GOOD	STREET TREE - REMOVE
8	3	SWEETGUM	GOOD	STREET TREE - REMOVE
9	3	SWEETGUM	GOOD	STREET TREE
10	3	SWEETGUM	GOOD	STREET TREE
11	3	SWEETGUM	GOOD	STREET TREE
12	3	SWEETGUM	GOOD	STREET TREE
13	3	SWEETGUM	GOOD	STREET TREE
14	3	ELM	GOOD	STREET TREE
15	4	ELM	GOOD	STREET TREE
16	5	ELM	GOOD	STREET TREE
17	3	ELM	GOOD	STREET TREE
18	3	ELM	GOOD	STREET TREE
19	3	ELM	GOOD	STREET TREE
20	4	ELM	GOOD	STREET TREE
21	3	ELM	GOOD	STREET TREE
22	3	ELM	GOOD	STREET TREE
23	3	ELM	GOOD	STREET TREE
24	3	ELM	GOOD	STREET TREE
25	3	ELM	GOOD	STREET TREE
26	3	ELM	GOOD	STREET TREE
27	2	ELM	GOOD	STREET TREE
28	2	ELM	GOOD	STREET TREE
29	3	ELM	GOOD	STREET TREE
30	7	ELM	FAIR	REMOVE
31	20	ELM	FAIR	REMOVE
32	12	HACKBERRY	GOOD	REMOVE
33	34	ELM	FAIR	REMOVE
34	29	ELM	FAIR	REMOVE
35	30	ELM	FAIR	REMOVE
36	7	ELM	FAIR	REMOVE
37	10	ELM	GOOD	REMOVE
38	11	ELM	POOR	REMOVE
39	33	HACKBERRY	FAIR	REMOVE
40	35	ELM	FAIR	REMOVE
41	6	ELM	FAIR	REMOVE
42	7	ELM	FAIR	REMOVE
43	8	ELM	FAIR	REMOVE
44	23	SPRUCE	GOOD	REMOVE
45	8	ELM	FAIR	REMOVE
46	6	ELM	FAIR	REMOVE
47	31	ELM	FAIR	REMOVE
48	11	ELM	FAIR	REMOVE
49	6	MAPLE	GOOD	REMOVE
50	30	ELM	GOOD	REMOVE
51	7	MAPLE	GOOD	REMOVE

SURVEY DATA

Total Trees:	51
Total Inches:	457
Total Removal (Trees):	22
Total Removal (Inches):	371
Total Replacements (Trees/Inches):	149 (2.5" cal.) trees

**Not Including Street Trees.*

NORTH
SCALE 1"=40'
0 20 40 80 120

REVISIONS

TREE SURVEY

VAN TRUST
DUBLIN, OHIO

PREPARED FOR
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230

Faris Planning & Design
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4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com

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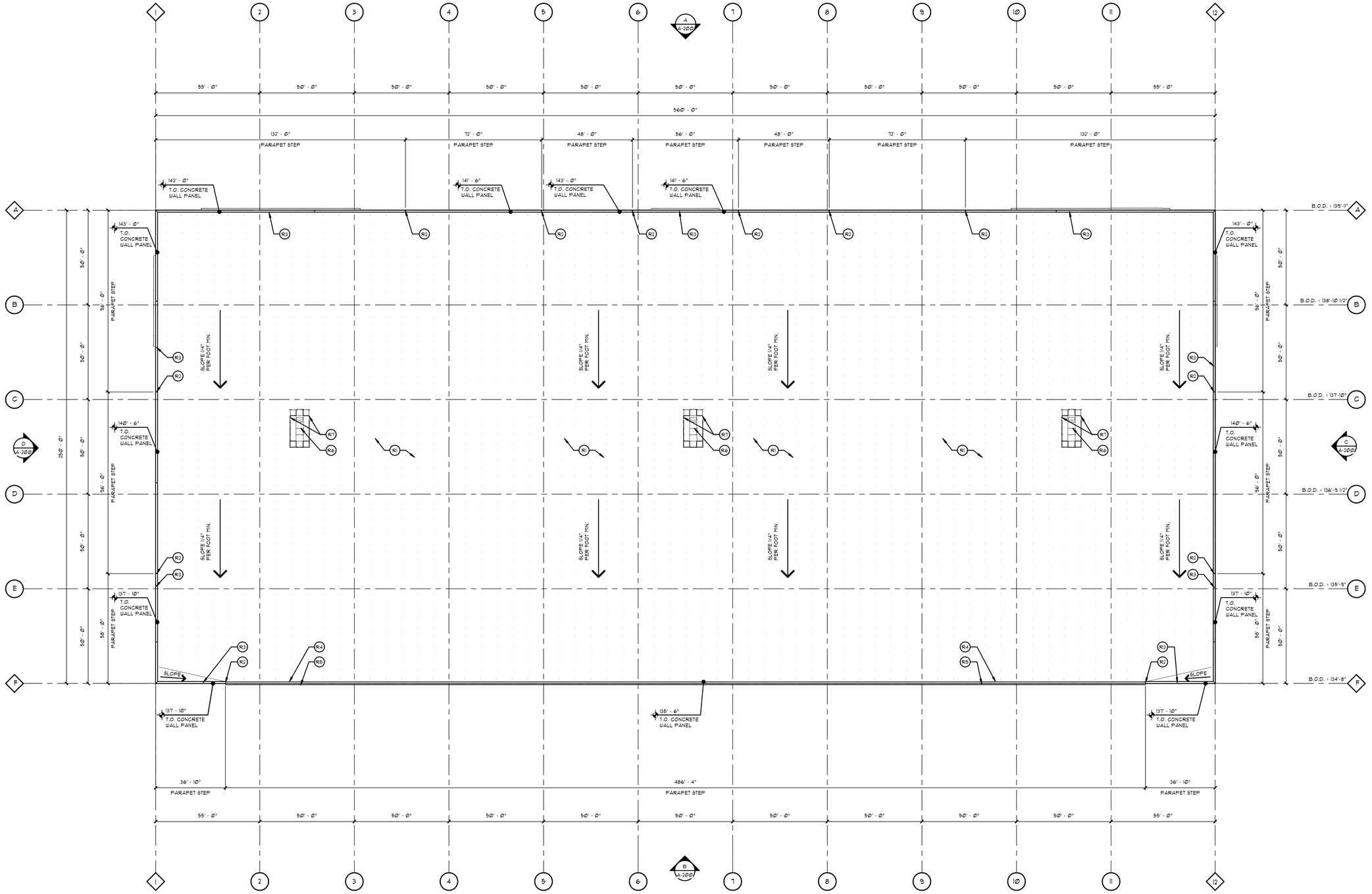

A OVERALL BUILDING ROOF PLAN

SCALE: 3/64" = 1'-Ø"

NORTH

ROOF CODED NOTES

R1 MECHANICALLY FASTENED MEMBRANE ROOFING SYSTEM OVER (2) LAYERS (5.2" TOTAL) POLYISOCYANURATE ROOF INSULATION (R-30 LTR) WITH STAGGERED JOINTS OVER (1) LAYER 6 MIL. VAPOR RETARDER OVER METAL ROOF DECK. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

R2 STEP IN PARAPET. CONTINUE METAL COPING VERTICAL AT PARAPET STEP. PROVIDE VERTICAL TERMINATION BAR AT EDGE OF MEMBRANE.

R3 PREFINISHED METAL COPING (24 GA.)

R4 PREFINISHED METAL FASCIA EDGE FLASHING (24 GA.)

R5 PREFINISHED METAL (22 GA.) GUTTER WITH PREFINISHED METAL (22 GA.) DOWNSPOUTS. CONNECT DOWNSPOUTS TO UNDERGROUND STORM SYSTEM. SEE BUILDING ELEVATIONS FOR DOWNSPOUT LOCATIONS. TYPICAL.

R6 ROOF MOUNTED MAKE-UP AIR UNIT (M.A.U.) AND CURB.

R7 PREFINISHED METAL ROOF EQUIPMENT SCREEN. SCREENING IS REQUIRED FOR ALL ROOF MOUNTED EQUIPMENT VISIBLE FROM RIGHT OF WAY AND IS TO ENCAPSULATE THE FULL PERIMETER OF EACH UNIT MOUNTED AT THE ROOF LEVEL.

FORD & ASSOCIATES

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ARCHITECTS

CROSBY COURT SPECULATIVE WAREHOUSE

6777 CROSBY COURT DUBLIN, OH

For VANTRUST REAL ESTATE, LLC

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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
A.R.T. Submittal		JAN. 20, 2022
REVISED		FEB.7, 2022
REVISED A.R.T.		FEB. 24, 2022

OVERALL BUILDING ROOF PLAN

FAA #21166

A-300