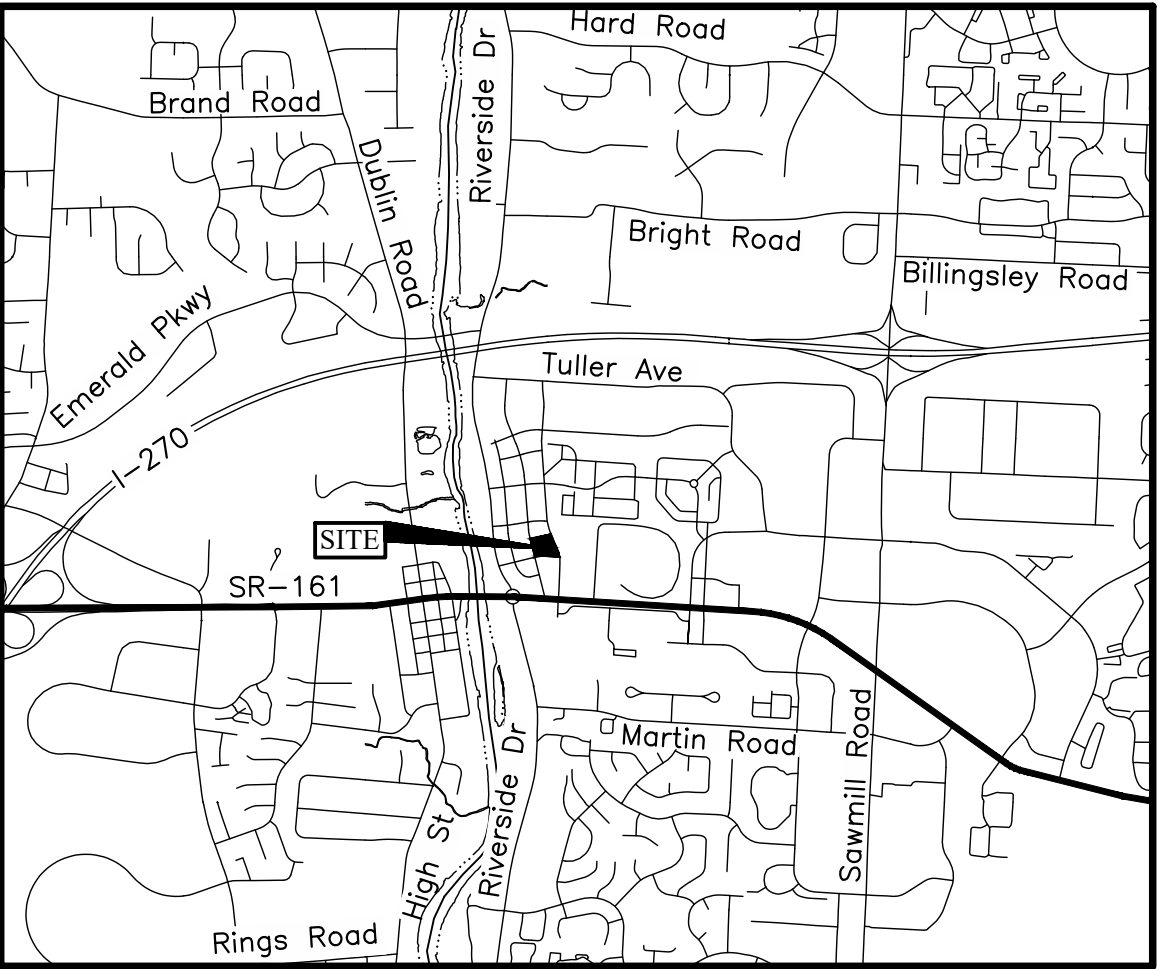
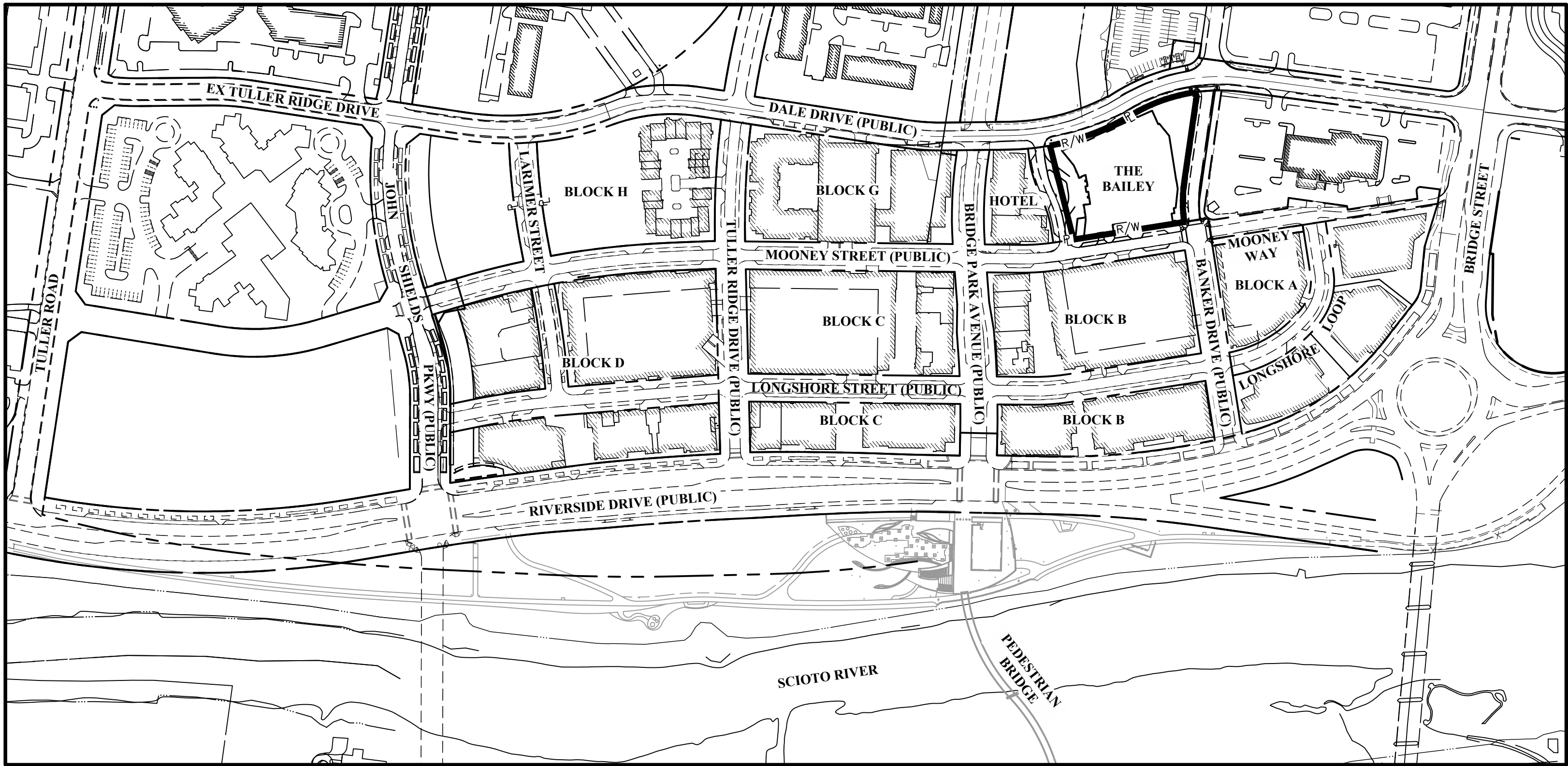


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
BRIDGE PARK
BLOCK F - THE BAILEY
2022



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

SHEET INDEX

| | |
|---------------------------------------|---|
| Title Sheet | 1 |
| General Notes & Details | 2 |
| Existing Conditions & Demolition Plan | 3 |
| Grading & Erosion Control Plan | 4 |
| Erosion Control Notes & Details | 5 |

MUNICIPALITY APPROVAL

The signatures below signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

City Engineer, City of Dublin, Ohio
Paul A. Hammersmith, P.E.

Date

Director of Land Use and Long Range Planning, City of Dublin, Ohio

Date

PREPARED BY:



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Registered Engineer No. _____ Date _____

OWNER
Scioto Tuller Acquisition LLC
& CHY Hotel LLC
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191
Don Brogan

DEVELOPER
Crawford Hoying Development Partners
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Dublin, Ohio 43017
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Fax: (614) 850-9191
Don Brogan

ENGINEER
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Brian Quackenbush

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M+A Architects
775 Yard Street, Suite 325
Columbus, Ohio 43212
Tel: (614) 764-0407
Fax: (614) 764-0237
Joe Pax

ZONING
Zoned BSD Scioto River
Neighborhood District

LANDSCAPE ARCHITECT
G2 Planning & Design
720 East Broad Street, Suite 200
Columbus, Ohio 43215
Tel: (614) 583-9230
Dave Guappone

PROJECT DESCRIPTION
This project is a proposal for development on approximately 1.77 acres, for a podium apartment building development on the east side of Mooney Street, south of Winder Drive, west of Dale Drive, and north of Banker Drive.

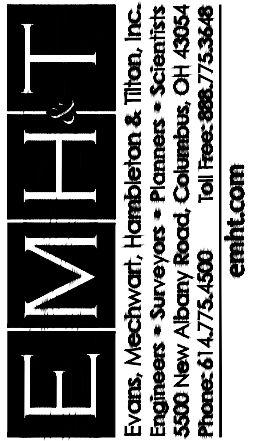


PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
April 26, 2022

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
BRIDGE PARK
BLOCK F - THE BAILEY
TITLE SHEET



DATE
April 26, 2022

SCALE
As Noted

JOB NO.
2021-0553

SHEET
1/5

- 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.
- 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.
- 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.
- The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.
- 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.
- 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.
- 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.
- The Contractor shall carefully preserve bench marks, 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 replacements. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.
- Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or water courses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
- 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.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.
- 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.
- 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.
- 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.
- 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 613, Item 911 of the Standard Specifications may be used elsewhere.
- 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

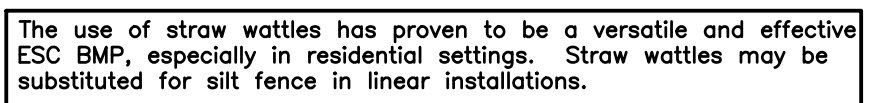
Send a copy of the transmittal letter to the following address:
Division of Engineering
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

- 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.
- 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.
- Conduit must be directionally bored across streets instead of open cut, unless specifically approved by the City Engineer. Use of pneumatic or ram devices is not permitted. Permits to construct in the right-of-way of existing streets must be obtained from the City of Dublin Division of Engineering before commencing construction. Should open cutting of existing pavement be permitted, Controlled Density Backfill (Type III) shall be used in place of compacted granular backfill, according to Item 613 of the Standard Specifications.
- The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer. Pavement replacement shall be conducted according to City of Columbus Standard Drawing 1441 and applicable City of Dublin standard drawings. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and City of Dublin standard construction drawings.
- 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.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.
- All inlets shall be channelized.
- 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 as directed by the Division of Parks & Recreation, City of Dublin, Ohio.
- 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.
- 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.

| | | | |
|--|--|--|---|
| 1. The following utilities are known to be located within the limits of this project: | | | |
| Columbia Gas of Ohio Attn: Tammy Schmid 200 Civic Center Dr., 4th Floor Columbus, Ohio 43215 1-800-440-6111 | City of Dublin Division of Engineering Ken Richardson, P.E. 5800 Shier Rings Road Dublin, Ohio 43016 (614) 410-4631 | XO Communications Jeremy Johnson 10 West Broad Street, Suite #300 Columbus, Ohio 43215 (614) 416-1473 | City of Columbus Division of Engineering 910 Dublin Road, 2nd Floor Columbus, Ohio 43215 (614) 645-7677 |
| American Electric Power Robin Hand Engineering Liaison Coordinator 850 Tech Center Drive Columbus, Ohio 43230-6605 (614) 883-6829 | Time Warner Cable Kevin Rich 1266 Dublin Road Columbus, Ohio 43215 (614) 481-5263 | Time Warner Cable Telecom Mark Blackburn 1266 Dublin Road Columbus, Ohio 43215 (614) 481-5263 | Wide Open West Ken Holdreifer Engineering Manager 3600 Corporate Drive Columbus, Ohio 43231 (614) 236-3922 |

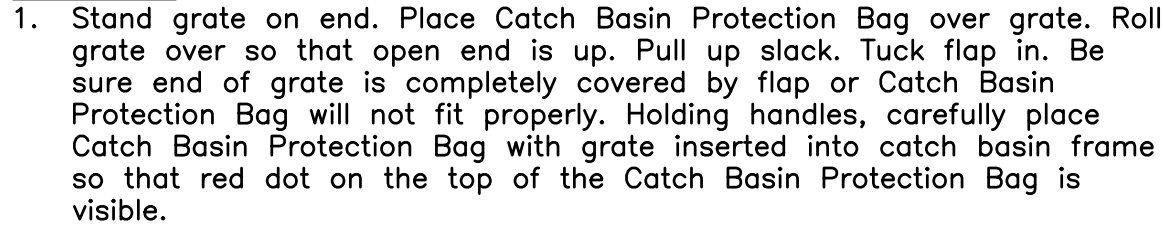
1. High Density Polyethylene (HDPE) corrugated pipe with integrally formed smooth interior wall, ADS N-12 or approved equal, is an approved alternate to reinforced concrete pipe in paved and non-paved areas.
2. HDPE pipe joints shall be made using watertight couplers with "O"-ring gasket, ADS WT of approved equal, where rubber "O"-ring gasket (ASTM C-361) pipe is required on approved constructions plans or within contract documents. All other pipe shall have a bell and spigot joint with rubber gasket meeting ASTM F477.
3. All bedding material shall be in accordance with City of Columbus Standard Construction Drawing AA-S149.

1. Dust control shall be maintained by applying water or dust palliative for the alleviation or prevention of dust nuisance originating from construction operations from within the project construction limits. The Contractor shall perform dust control operation per Item 616.



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 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).
4. A Trench shall be Excavated Approximately 6 Inches Wide and 6 Inches Deep Along the Line of Posts and Upslope from the Barrier.
5. The 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.
6. The Trench shall be Backfilled and Soil Compacted Over the Filter Fabric.
7. Silt Fences shall be Removed when they have Served their Useful Purpose, but not Before the Upslope Area has been Permanently Stabilized.

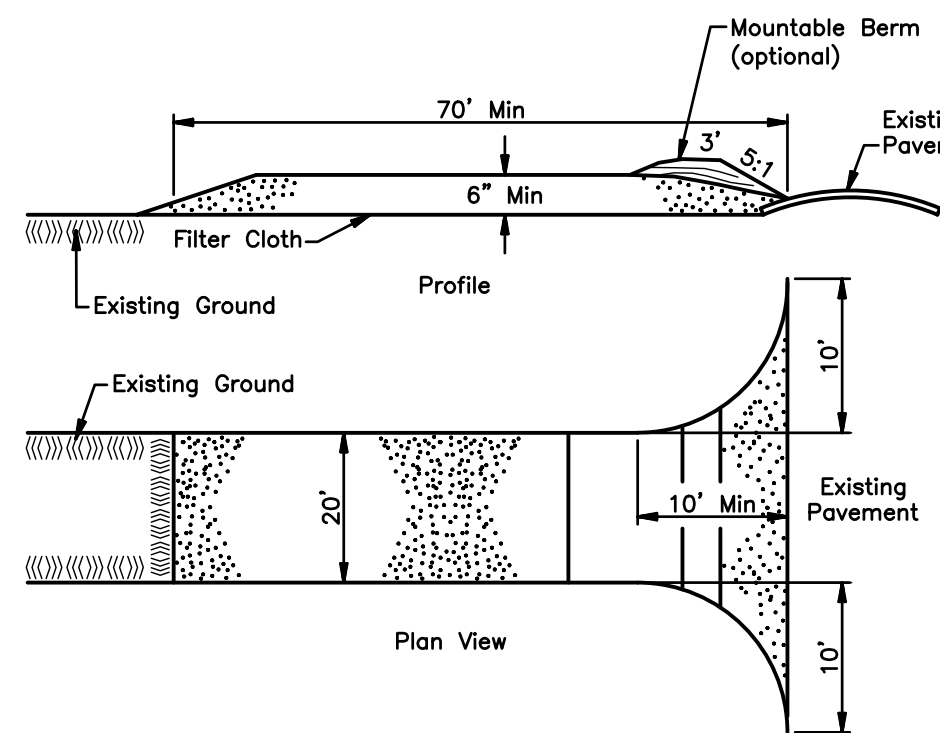
Any Sediment Deposits Remaining in Place After the Silt Fence or Filter Barrier is no Longer Required shall be Dressed to Conform with the Existing Grade, Prepared and Seeded.



1. With a stiff bristle broom or square point shovel, remove silt & other debris off surface after each event.

1. Dandy Bag, FryeFlow Systems Inlet Protection, FLEXSTORM Inlet Filter or approved equal are acceptable

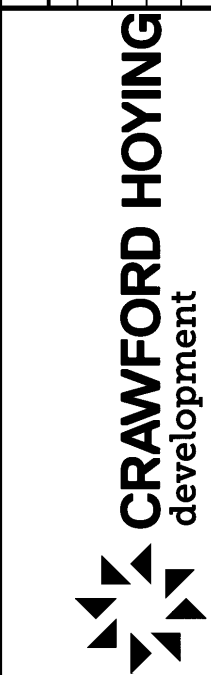
Not to Scale



1. Stone Size – Use 2" Stone, or Reclaimed or Recycled Concrete Equivalent.

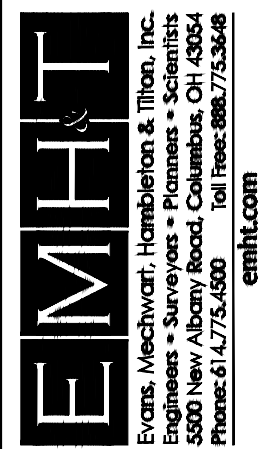
2. Length – 70' Minimum
3. Thickness – not Less than Six (6) Inches.
4. Width – Twenty (20) Foot Minimum, but not Less than the Full Width at Points where Ingress or Egress Occurs.
5. Filter Cloth – will be Placed Over the Entire Area Prior to Placing of Stone.
6. Surface Water – All Surface Water Flowing or Diverted Toward Construction Entrances shall be Piped Across the Entrance. If Piping is Impractical, a Mountable Berm with 5:1 Slopes will be Permitted. Cost of Pipe shall be Included in the Price Bid for the Stabilized Construction Entrance.
7. Maintenance – The Entrance shall be Maintained in a Condition which will Prevent Tracking or Flowing of Sediment onto Public Right-of-Way. This may Require Periodic Top Dressing with Additional Stone as conditions Demand and Repair and/or Cleanout of any Measures used to Trap Sediment. All Sediment Spilled, Dropped, Washed or Tracked onto Public Rights-of-Way must be Removed Immediately.
8. Washing – Wheels shall be Cleaned to Remove Sediment Prior to Entrance onto Public Right-of-Ways. When Washing is Required, it shall be Done on an Area Stabilized with Stone and which Drains into an Approved Sediment Trapping Device.
9. Periodic Inspection and Needed Maintenance shall be Provided After Each Rain.

Not to Scale



**CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
MASS EXCAVATION PLAN**

**BRIDGE PARK
BLOCK F - THE BAILEY
GENERAL NOTES & DETAILS**



DATE _____

SCALE

N

JOB NO.

2021-0553

SHEET

2/5

PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
April 26, 2022

Erosion & Sediment Control Narrative

| | |
|--------------------------------------|---|
| Plan Engineer: | Brian Quackenbush, PE Evans, Mechwart, Hambleton & Tilton, Inc. 5500 New Albany Road Columbus, OH 43054 Phone: (614) 775-4500 Fax: (614) 775-4800 |
| Applicant/Developer | Don Brogan Crawford Hoying Development 555 Metro Place North, Suite 600 Dublin, Ohio 43017 Tel: (614) 335-2020 Fax: (614) 850-9191 |
| Existing Site Description: | Grass, Concrete and Utility Enclosure |
| Site Disturbance: | 1.85 Acres |
| Existing Site Drainage Condition: | Sheet drainage to the West to existing inlets. |
| Watershed | The site is tributary to the Scioto River. |
| Adjacent Areas: | The site is bounded by Dale Drive to the East, Banker Drive to the South, Mooney Street to the West and Winder Drive to the North. |
| Soils: | The soils onsite consist of Kendallville Silt Loam (KeB), Miamian Silt Loam (MkB), Miamian Silty Clay Loam (MiC2), Milton Silt Loam (MoB & MoC2), and Ritchey Silt Loam (RhB) according to the NRCS Web Soil Survey. |
| Critical Areas: | Ensure that the sediment control measures are properly installed and maintained along the existing stream. |
| Erosion & Sediment Control Measures: | Perimeter sediment fence will be installed onsite to assist with sediment removal prior to the runoff flowing into the stream and ditch. Temporary and permanent seeding and mulching applications will be used to stabilize the soil during construction activities. |
| Maintenance: | Street cleaning, on an as-needed basis, is required through the duration of this construction project. This includes sweeping, power cleaning and, if necessary, manual removal of dirt and mud in the street gutters. Additional long term maintenance and inspection requirements are listed in the table to the right on this sheet. |
| Construction Sequence | 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.

It may become necessary to remove portions of the barrier during construction to facilitate the grading operations in certain areas. However, the barrier shall be in place in the evening or during any inclement weather.

The limits of seeding and mulching have been established as 5'-0" outside the grading limits or 20'-0" beyond the right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense. "Temporary seeding" No area for which grading has been completed shall be left unseeded or unmulched for longer than 14 days. If permanent seed is not applied at this time, temporary seeding shall be done at the following rates:

March 1 to August 15
Seed: Oats 2 lbs./1,000 Sq.Ft.
Fertilizer: (12:12:12) 12 1/2 lbs./1,000 Sq.Ft.
Mulch:(Straw or Hay) 2 tons/acre

August 15 to November
Seed: Annual Rye 2 lbs./1,000 Sq.Ft.
Fertilizer: (12:12:12) 12 1/2 lbs./1,000 Sq.Ft.
Mulch:(Straw or Hay) 2 tons/acre

November 1 to March 1
Mulch (ONLY):(Straw or Hay) 2 tons/acre

"Permanent seeding" shall be done between March 15 and September 15. If seeding is done between September 15 and March 15, it shall be classified as "Temporary Seeding." Permanent seed shall be 40% Kentucky Bluegrass, 40% Creeping Red Fescue, 20% Annual Ryegrass. Permanent seeding shall consist of fertilizing, watering and seeding rates indicated under Item 659. Seeding shall be applied within two(2) days after final grading or following seed bed preparation.

Rates of application of Item 659:
Seed: 2 lbs./1,000 Sq.Ft.
Fertilizer: (12:12:12) 25 lbs./1,000 Sq.Ft.
Mulch:(Straw or Hay) 2 tons/acre

The cost for temporary channels, sediment dams, sediment basins, and other appurtenant earthmoving operations shall be included in the price bid for erosion and sedimentation control quantities.

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. Not all details shown on this sheet may be required for this project.

SCHEDULE:

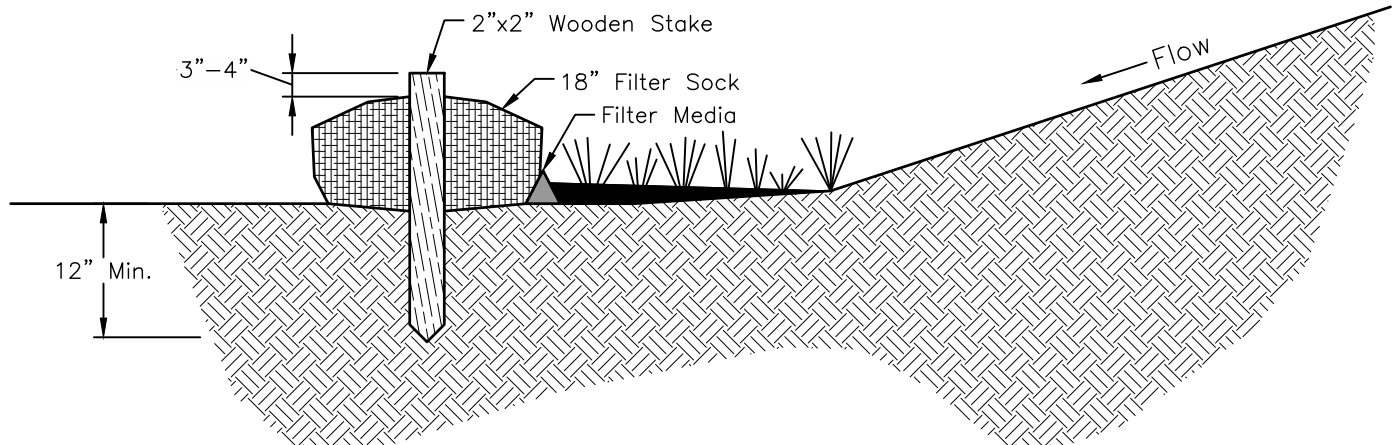
The Contractor shall provide a schedule of operations to the owner. Sedimentation and erosion control features shall be placed in accordance with this schedule.

Block F OEPA NOI Permit –
Bridge Park Extension NOI Permit – 4GC05653*AG

All Erosion & Sediment Control practices are subject to Field Modification at the direction of the City of Dublin and/or Ohio EPA.

This plan must be posted on-site. A copy of the SWPPP plan and the approved EPA Stormwater Permit (with the site specific NOI number) shall be kept on-site at all times.

CONTRACTOR RESPONSIBILITY: 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 Ohio Manual "Rainwater and Land Development." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Water Discharges Associated with Construction Activity.



COMPOST FILTER SOCK
Not to Scale

MATERIALS:

- Compost used for filter socks shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from 3/8" to 2".
- Filter socks shall be 3 or 5 mil continuous, tubular, hdpe 3/8" knitted mesh netting material, filled with compost passing the above specifications for compost products.

INSTALLATION:

- Filter socks will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional socks shall be provided at the top and as needed midslope.
- Upon installation of the filter sock, additional filter media (matching the media inside of the sock) shall be placed on the upland side of the filter sock. Filter media shall extend halfway up the sock and slope at a maximum of 45 degrees to existing ground elevation.
- Filter socks intended to be left as a permanent filter or part of the natural landscape, shall be seeded at the time of installation for establishment of permanent vegetation.
- Filter socks are not to be used in concentrated flow situations or in runoff channels.
- The exact location of the silt fence/straw wattles may be field located by the on-site project engineer/contact.

MAINTENANCE:

- Routinely inspect filter socks after each significant rain, maintaining filter socks in a functional condition at all times.
- Remove sediments collected at the base of the filter socks when they reach 1/3 of the exposed height of the practice.
- Where the filter sock deteriorates or fails, it will be repaired or replaced with a more effective alternative.
- Removal - filter socks will be dispersed on site when no longer required in such as way as to facilitate and not obstruct seedings.

Installation:

Stand Grate on End. Place Dandy Bag Over Grate. Roll Grate Over so that Open End is Up. Pull Up Slack. Tuck Flap in. Be Sure End of Grate is Completely Covered by Flap or Dandy Bag will not Fit Properly. Holding Handles, Carefully Place Dandy Bag with Grate Inserted Into Catch Basin Frame so that Red Dot on the Top of the Dandy Bag is Visible.

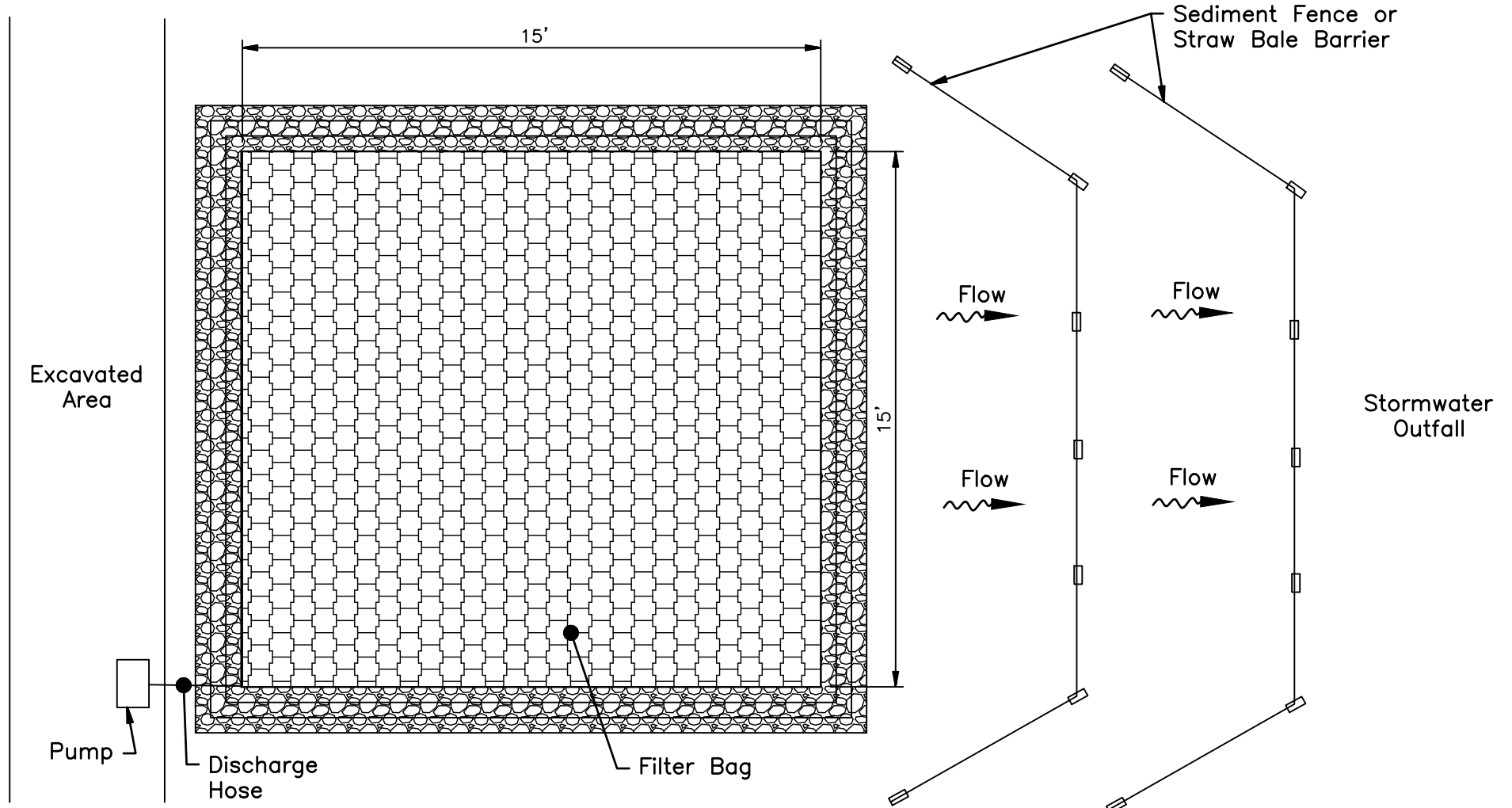
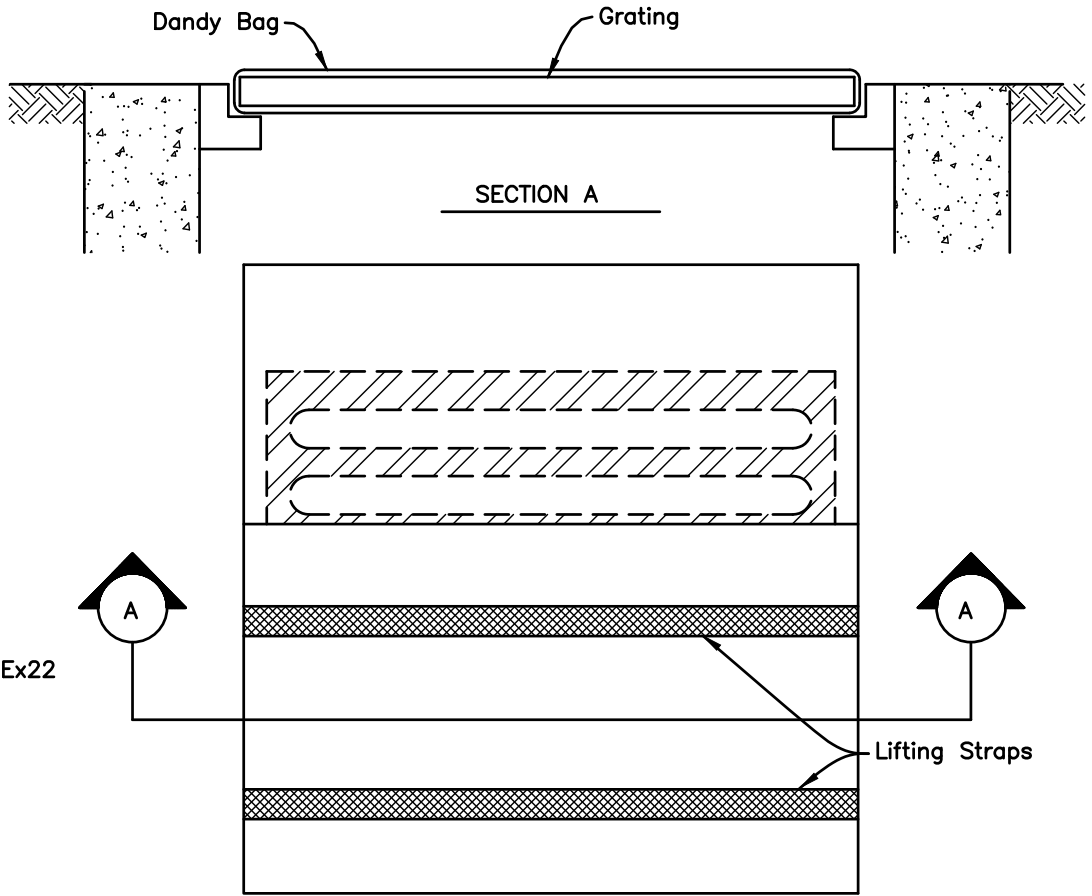
Maintenance:

With a Stiff Bristle Broom or Square Point Shovel Remove Silt & Other Debris Off Surface After Each Event.

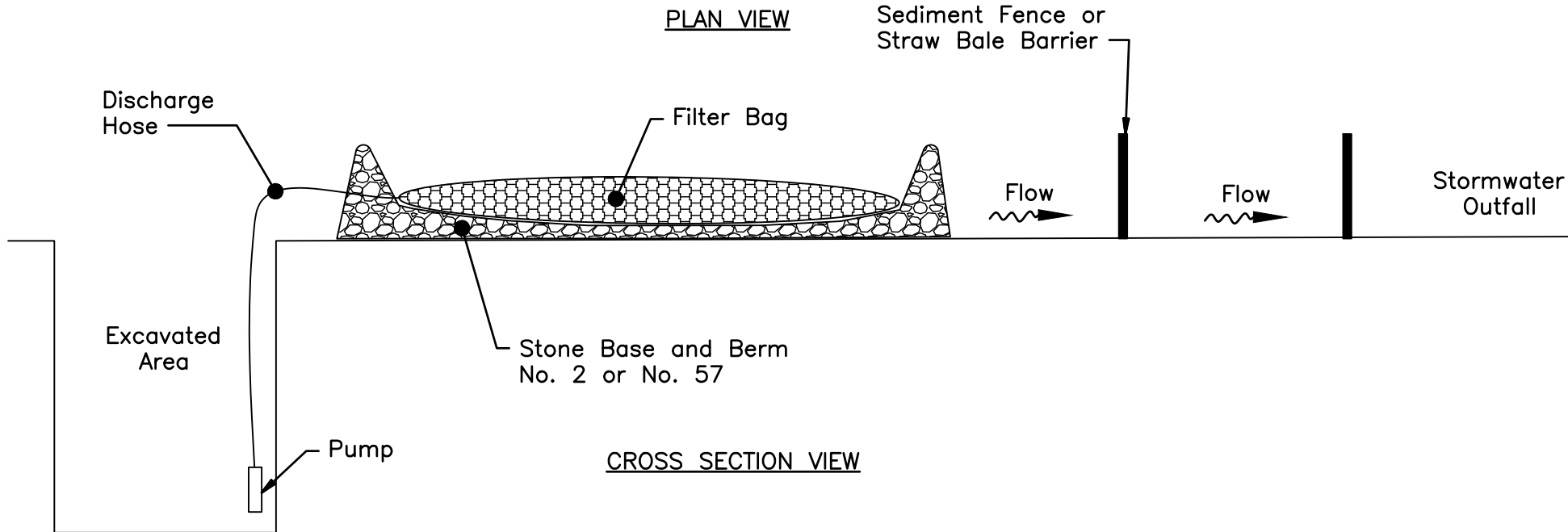
DANDY BAG
SEDIMENT FILTER DETAIL
Not To Scale

For Structures – Ex3, Ex7, Ex9, Ex12, Ex17, Ex19, Ex22

Note: Frye Flow Systems Inlet Sedimentation Assembly May be Used as an Alternate.



PLAN VIEW



CROSS SECTION VIEW

Installation:

- The Contractor shall pump muddy water encountered within the excavated areas into a filter fabric bag. The bag shall be placed within a level undisturbed area as far away from the stormwater outfall as possible. The bag shall be placed on top of a aggregate pad. Additionally, a perimeter aggregate berm shall be constructed around the bag. Perimeter controls such as straw bale barriers or sediment fence shall be utilized along the downstream side of the bag. The perimeter controls shall be installed to ensure that the water flowing out of the bag does not flow around the ends of the controls. Upon completion, the bag shall be removed to an area away from the stormwater outfall and opened. The accumulated sediment shall be spread out to allow to dry and stabilized with vegetation. Filterbag shall be JMD Enviro-Protection Filter Bag, size is 15'x15' or equal.

Maintenance:

- The filter bag shall be replaced when the bag is half filled with sediment.
- The Contractor shall contact the project inspector/engineer for consultative services if dewatering activities overwhelm the filter bag and perimeter controls.

DEWATERING FILTER BAG
Not to Scale

| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
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CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
MASS EXCAVATION PLAN

FOR
BRIDGE PARK

BLOCK F - THE BAILEY

EROSION CONTROL NOTES & DETAILS

EMHT
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.5500 Toll Free: 888.775.3446
emht.com

DATE

April 26, 2022

SCALE

None

JOB NO.

2021-0553

SHEET

5/5