

SURVEY NOTES

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARKS

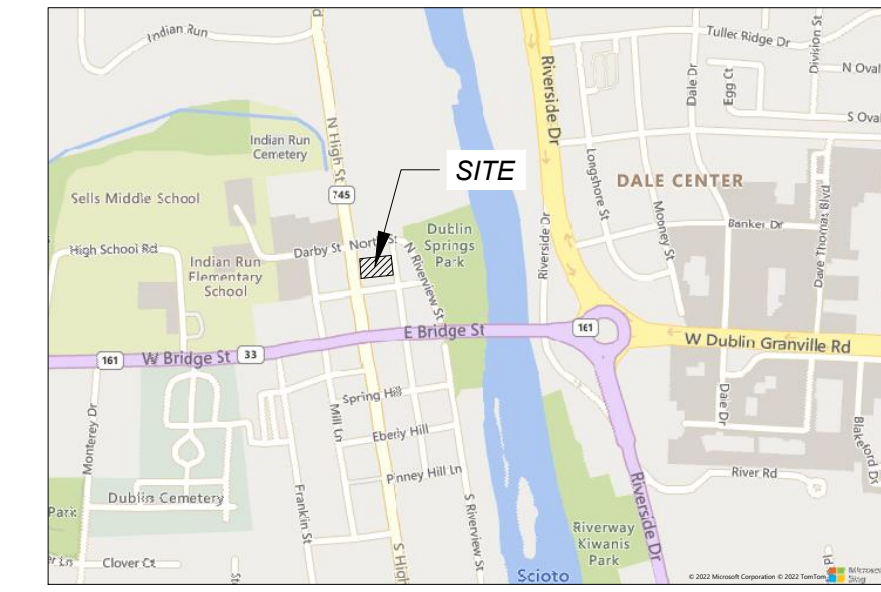
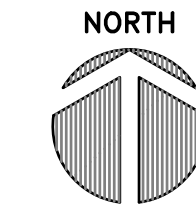
- BENCH TIE FOUND IN THE SOUTH SIDE OF A POWER POLE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WING HILL AND BLACKSMITH LANE. ELEV. = 811.81
- THE SOUTHEAST CORNER OF THE CONCRETE LIGHTPOLE BASE LOCATED ON THE WEST SIDE OF HIGH STREET, 50' NORTH OF WING HILL. ELEV. = 828.35

PARCEL NUMBER	273-000100-00
OWNER	JAMES M LAPIERRE, DDS
ADDRESS	40 NORTH HIGH ST DUBLIN, OH 43017
ZONING	HISTORIC DISTRICT - HISTORIC CORE
LAND USE	442- MEDICAL CLINICS AND OFFICES
LOT SIZE	0.21 AC

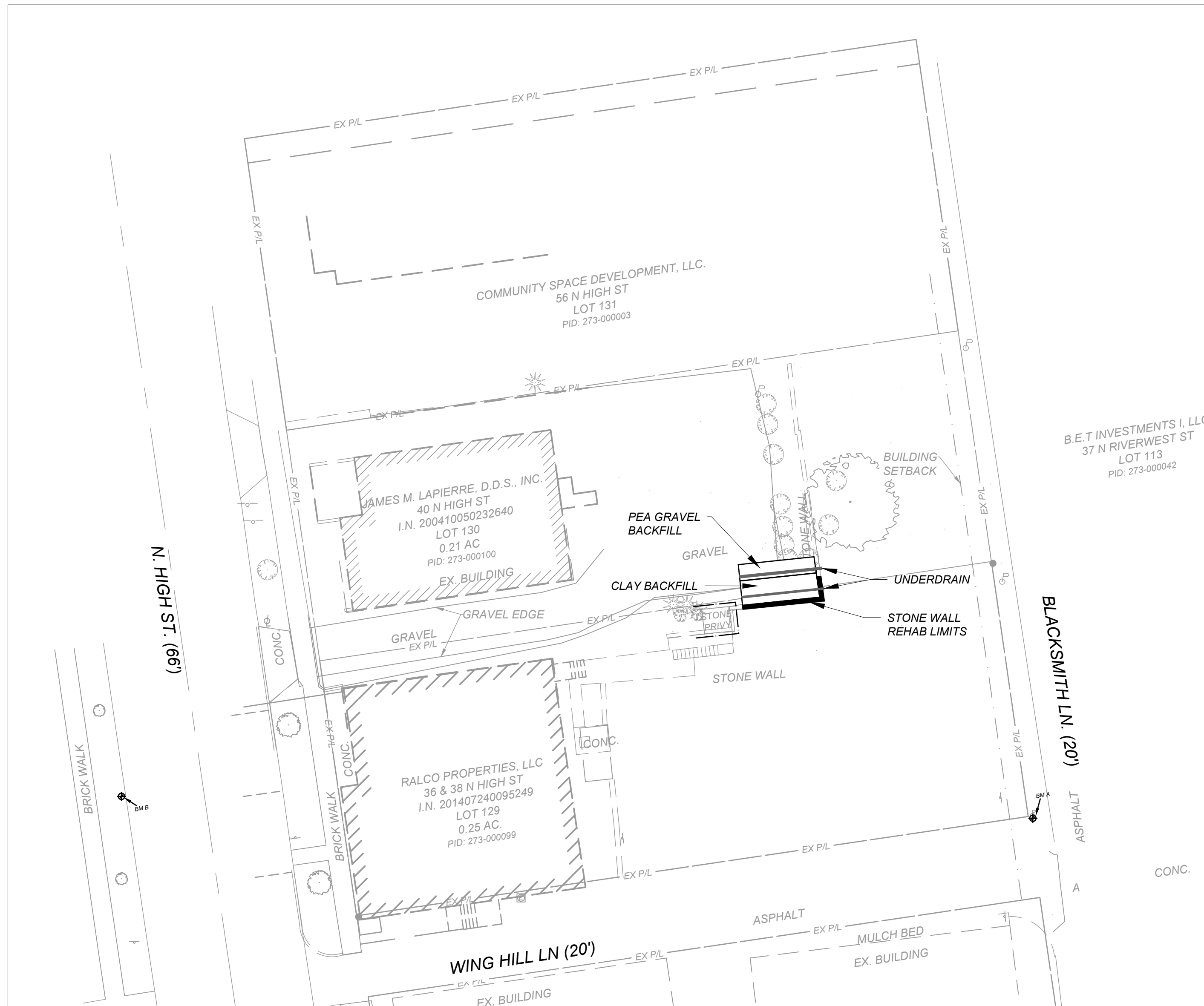
PARCEL NUMBER	273-000099-00
OWNER	RALCO PROPERTIES
ADDRESS	36-38 NORTH HIGH ST DUBLIN, OH 43017
ZONING	HISTORIC DISTRICT - HISTORIC CORE
LAND USE	429- OTHER RETAIL STRUCTURE
LOT SIZE	0.25 AC

# MINOR PROJECT PLAN FOR LAPIERRE JAMES M, DDS INC AND RALCO PROPERTIES LLC

## HISTORIC RETAINING WALL REHABILITATION 36-38, 40 NORTH HIGH STREET DUBLIN, OHIO 43017 2022

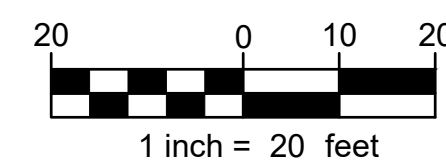


REGIONAL VICINITY MAP  
NO SCALE

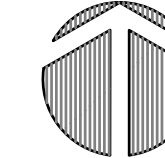


VICINITY MAP

SCALE: 1"=20'



NORTH



**OWNER/DEVELOPER:**  
LAPIERRE JAMES M DDS INC  
40 N HIGH ST  
DUBLIN, OH 43017  
CONTACT: JAMES M LAPIERRE, DDS  
PHONE: 614-889-1133  
EMAIL: info@drjameslapierre.com

**DESIGN ENGINEER:**  
OSBORN ENGINEERING  
130 E CHESTNUT ST - SUITE 401  
COLUMBUS, OHIO 43215  
CONTACT: WES DAVIS, P.E.  
PHONE: 614-556-4272 x15009  
EMAIL: WDAVIS@OSBORN-ENG.COM

**OWNER/DEVELOPER:**  
RALCO PROPERTIES LLC  
36-38 N HIGH ST  
DUBLIN, OH 43017  
CONTACT: BOB LOMBARDI  
PHONE: 614-554-6246  
EMAIL: BOBLOMBARDI@RALCOINVESTMENTS.COM

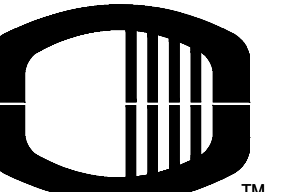
**ARCHITECT:**  
TIM LAI ARCHITECT  
401 W TOWN ST - STUDIO 233  
COLUMBUS, OH 43215  
CONTACT: TIM LAI  
PHONE: 614-321-5128  
EMAIL: TIM@LAIARCHITECT.COM

**PROJECT DESCRIPTION:**  
REHABILITATION OF HISTORIC RETAINING WALL BETWEEN PROPERTIES 36-38 AND 40 NORTH HIGH STREET.

**STORMWATER NOTE:**  
PER DUBLIN STORMWATER MANAGEMENT DESIGN MANUAL TABLE 2-1, STORMWATER QUANTITY AND QUALITY IS NOT APPLICABLE DUE TO THE SITE BEING LOCATED IN THE HISTORIC DISTRICT AND LESS THAN 1 ACRE

INDEX OF SHEETS	
C-001	TITLE SHEET
C-002	EXISTING CONDITIONS
C-003	SITE PLAN
S-100	HISTORIC RETAINING WALL DETAIL

36-38, 40  
NORTH HIGH ST  
DUBLIN, OH  
43017

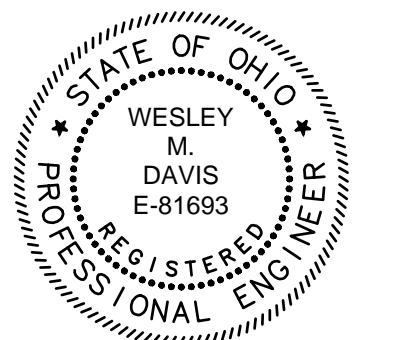


**OSBORN  
ENGINEERING**  
130 E Chestnut Street - Suite 401 | Columbus, OH 43215  
614 556 4272 www.osborn-eng.com

**HISTORIC  
RETAINING WALL  
REHABILITATION**

36-38, 40  
NORTH HIGH ST  
DUBLIN, OH  
43017

CITY OF DUBLIN  
OHIO



*Wesley Davis*

TAG	ISSUED	DATE
1	MPR	10/3/2022

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**CHECKED BY:** WD/BL  
**CLIENT PROJ NO.:** OSBORN PROJ NO. J20211352.000

TITLE SHEET

DRAWING NO.  
**C-001**

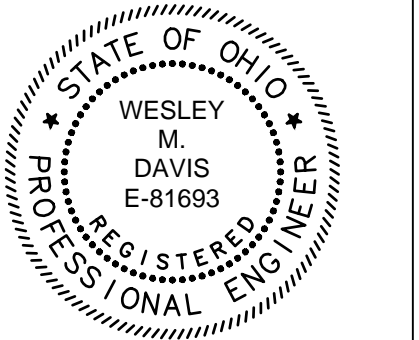
36-38, 40  
NORTH HIGH ST  
DUBLIN, OH  
43017



**HISTORIC  
RETAINING WALL  
REHABILITATION**

36-38, 40  
NORTH HIGH ST  
DUBLIN, OH  
43017

CITY OF DUBLIN  
OHIO



*Wesley Davis*

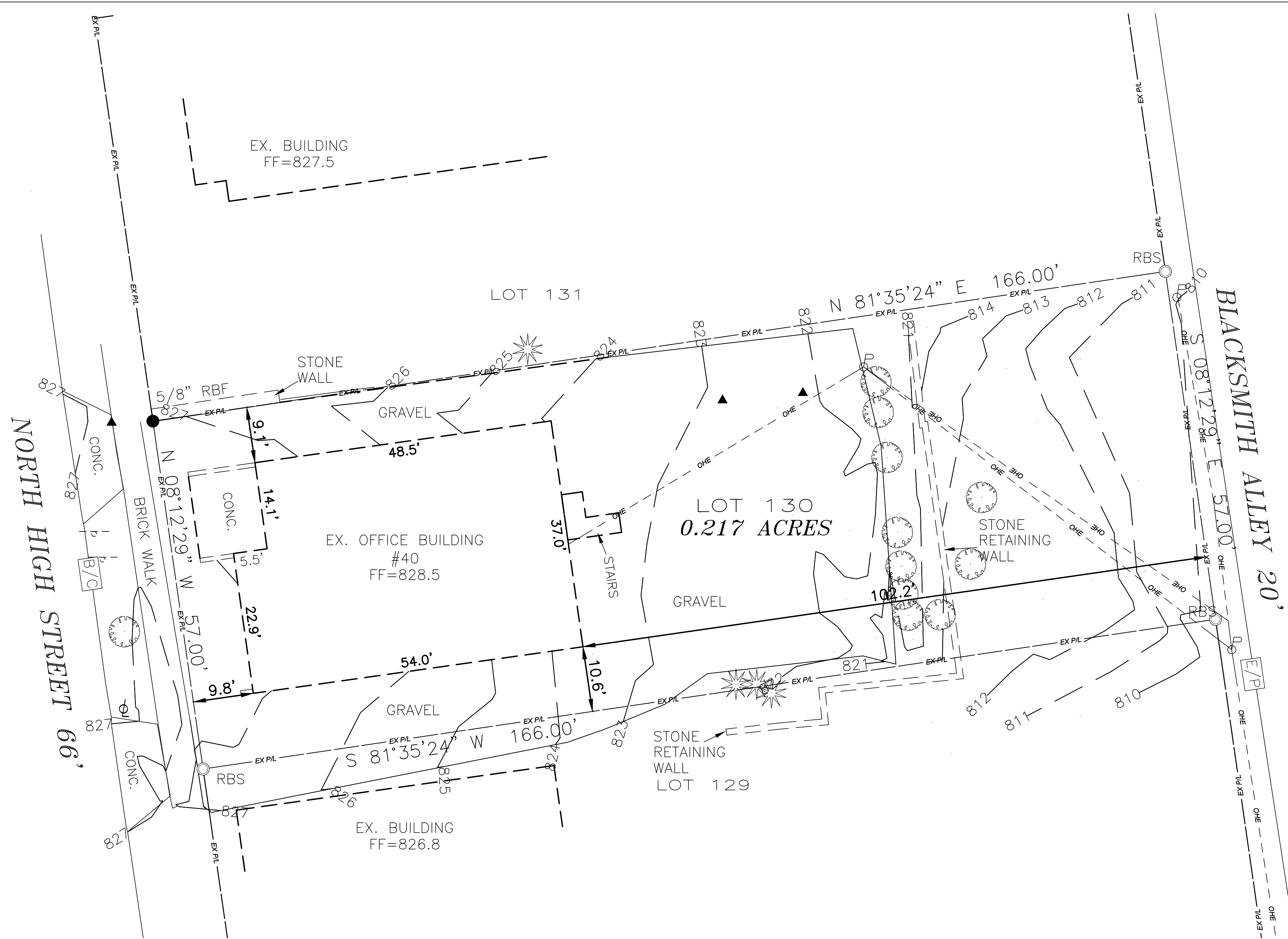
TAG	ISSUED	DATE
1	MPR	10/3/2022

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CLIENT PROJ NO.: OSBORN PROJ NO. J20211352.000

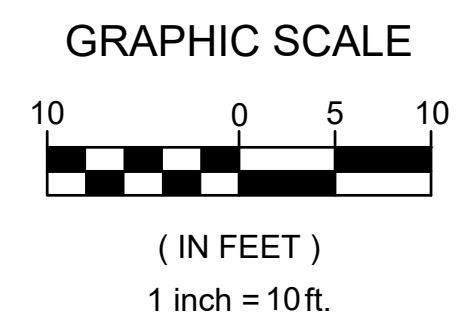
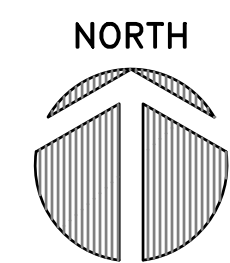
**EXISTING  
CONDITONS**

DRAWING NO.  
**C-002**



**SURVEY LEGEND**

- |                       |                   |
|-----------------------|-------------------|
| VERTICAL BM           | STORM MANHOLE     |
| IRON PIPE FOUND       | STORM CATCH BASIN |
| IRON PIN FOUND        | SANITARY MANHOLE  |
| IRON PIN SET          | UTILITY POLE      |
| SIGN                  | LIGHT POLE        |
| GAS METER             | ELECTRIC METER    |
| GAS VALVE             | ELECTRIC BOX      |
| FIRE HYDRANT          | GUY ANCHOR        |
| WATER VALVE           | DECIDUOUS TREE    |
| R/W ROAD RIGHT-OF-WAY | BUSH              |
| PROPERTY LINE         |                   |



**ABBREVIATION LEGEND:**

- EX - EXISTING
- C/L - CENTER LINE
- R/W - RIGHT OF WAY
- P/L - PROPERTY LINE
- FFE - FINISH FLOOR ELEVATION
- OHE - OVERHEAD ELECTRIC
- SS - SANITARY SEWER
- CS - COMBINED SEWER
- UGF - UNDERGROUND ELECTRIC
- WM - WATERMAIN
- WC - WATER CONNECTION
- STM - STORM
- G - GAS
- MH - MANHOLE
- TC - TOP OF CASTING
- FO - FIBER OPTIC

P:\RALCO Properties\20211352.000\_36-38\_N\_High\_Dublin\Drawings\Civil\40 North High\Sheets\20211352.000-02-Ex Conditions-Demo Plan.dwg  
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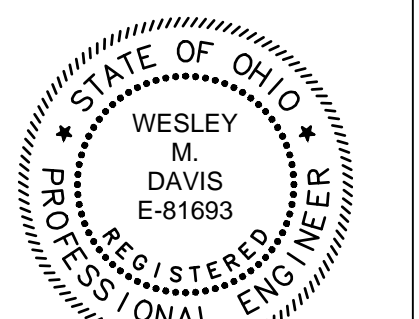
36-38, 40  
NORTH HIGH ST  
DUBLIN, OH  
43017



HISTORIC  
RETAINING WALL  
REHABILITATION

36-38, 40  
NORTH HIGH ST  
DUBLIN, OH  
43017

CITY OF DUBLIN  
OHIO



*Wesley Davis*

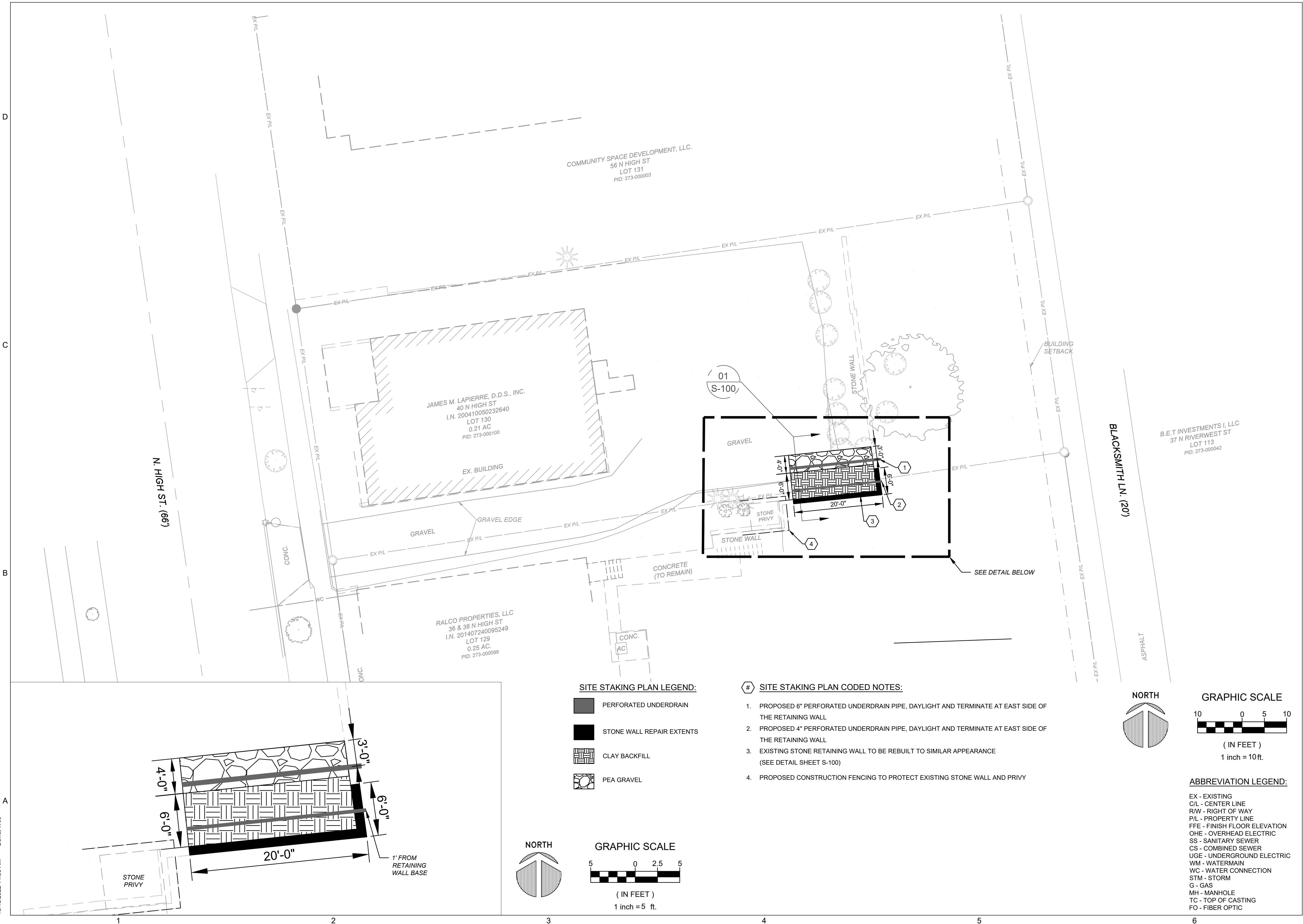
TAG	ISSUED	DATE
1	MPR	10/3/2022

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CHECKED BY: WD/BL  
CLIENT PROJ NO.: OSBORN PROJ NO. J20211352.000

SITE PLAN

DRAWING NO.  
**C-003**



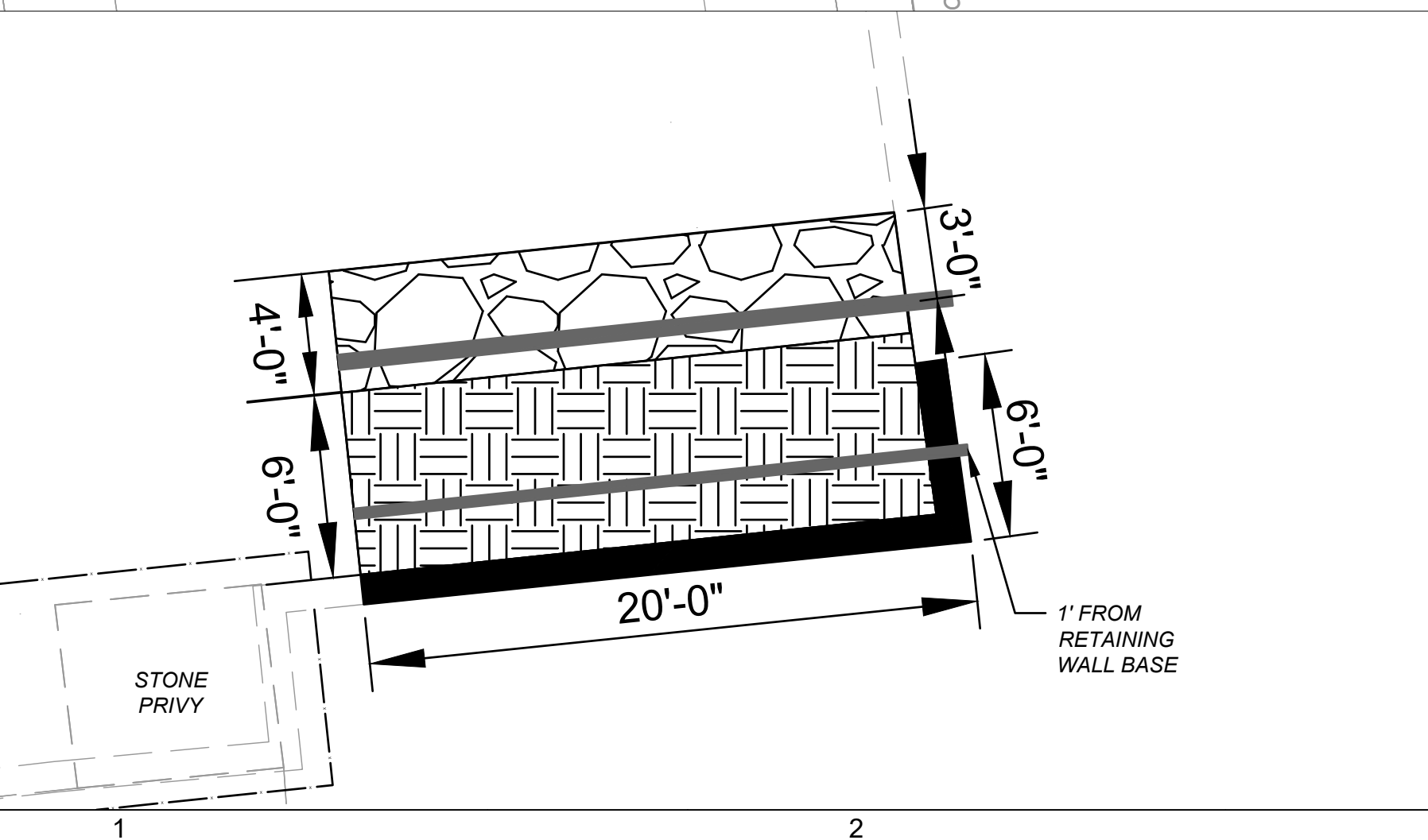
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10/19/2022 11:35 AM Davis, Wes

**SITE STAKING PLAN LEGEND:**

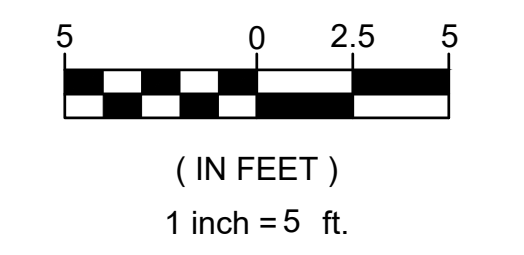
- PERFORATED UNDERDRAIN
- STONE WALL REPAIR EXTENTS
- CLAY BACKFILL
- PEA GRAVEL

**# SITE STAKING PLAN CODED NOTES:**

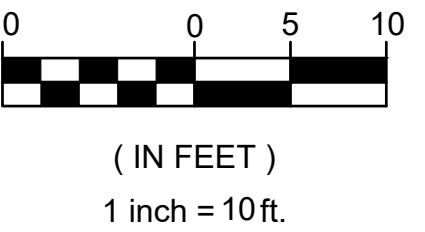
1. PROPOSED 6" PERFORATED UNDERDRAIN PIPE, DAYLIGHT AND TERMINATE AT EAST SIDE OF THE RETAINING WALL
2. PROPOSED 4" PERFORATED UNDERDRAIN PIPE, DAYLIGHT AND TERMINATE AT EAST SIDE OF THE RETAINING WALL
3. EXISTING STONE RETAINING WALL TO BE REBUILT TO SIMILAR APPEARANCE (SEE DETAIL SHEET S-100)
4. PROPOSED CONSTRUCTION FENCING TO PROTECT EXISTING STONE WALL AND PRIVY



**GRAPHIC SCALE**



**GRAPHIC SCALE**



**ABBREVIATION LEGEND:**

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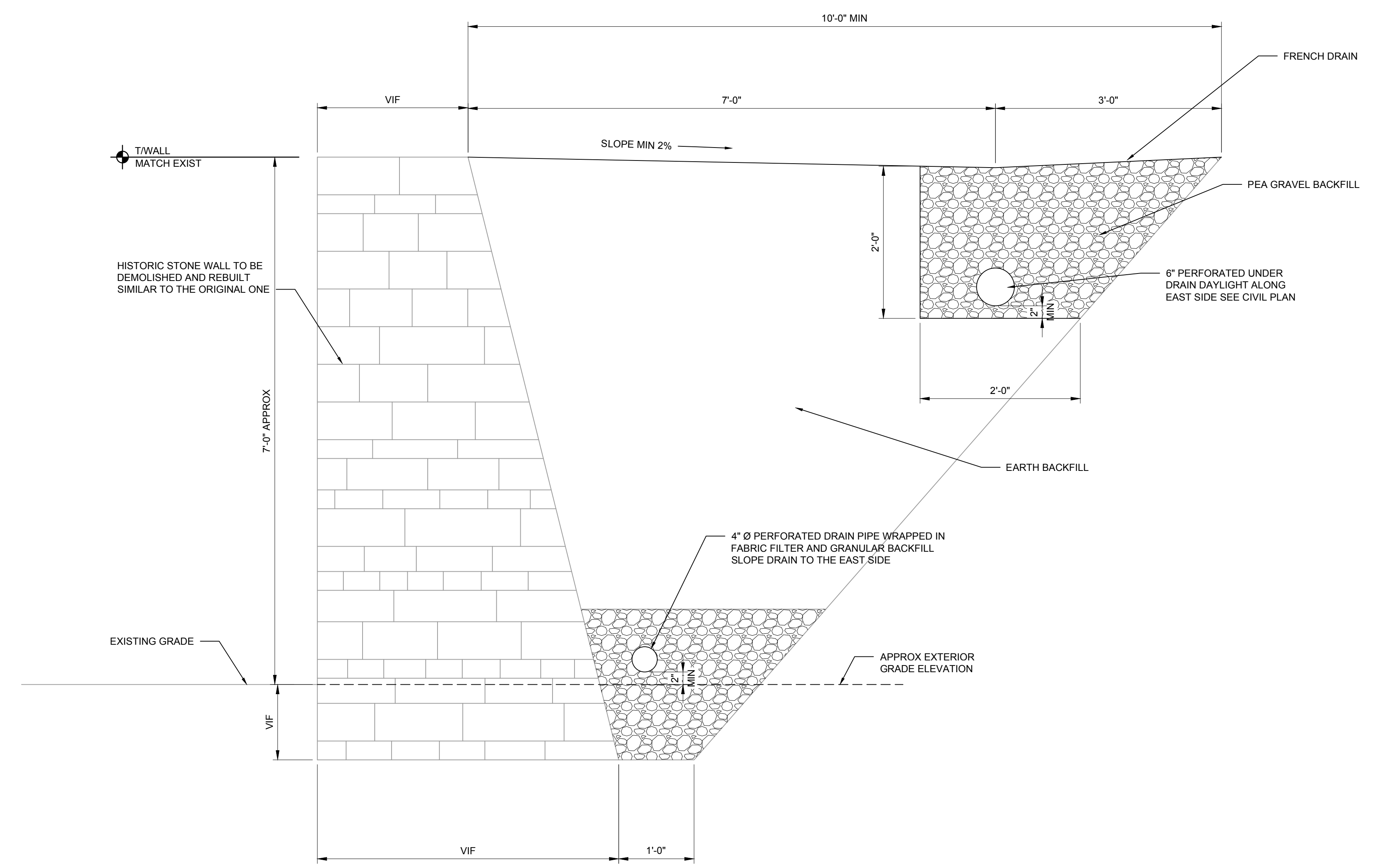
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9/30/2022 12:28 PM Charida, Alpesh

D

C

B

A



1 RETAINING WALL SECTION  
SCALE: 1" = 1'-0"



36/38N HIGH ST  
DUBLIN, OH

RALCO  
INVESTMENTS

4912 PESARO WAY  
DUBLIN, OH 43017



9/30/22

TAG	ISSUED	DATE
A		

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CLIENT PROJ NO.  
OSBORN PROJ NO. J20211352.100

**HISTORIC  
RETAINING WALL  
DETAIL**

DRAWING NO.  
**S-100**