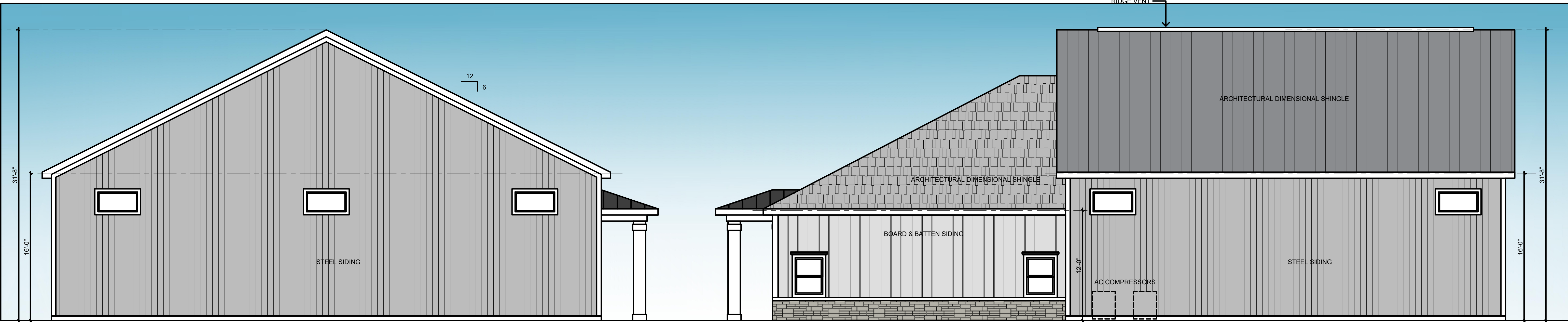


WEST ELEVATION  
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

EAST ELEVATION  
SCALE: 3/16" = 1'-0"

PLAN PREPARED BY:  
**GHD**  
Gandee Heydinger Group  
642 Brooksedge Blvd  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

BEATZ STUDIO  
AT  
80 CLAIREDDAN DRIVE  
DELAWARE COUNTY, POWELL, OH  
COLOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	8/29/17	REV. SET WITH UPDATED BUILDING ELEVATIONS

Date: 08/29/2017  
Scale: AS-NOTED  
Drawn By: CAW  
Checked By: CAW  
Project Number: 17-078-01  
Drawing Number:











GENERAL SUMMARY

SITE LOCATION

80 CLAIRE DAN DRIVE, POWELL, OHIO

PARCEL:

319-423-02-003-004

BUILDING DATA

MAXIMUM BUILDING HEIGHT = 35'

PROPOSED BUILDING HEIGHT = 32'  
BUILDING AREA: 4,672 SF PROPOSED  
4,200 S.F. FUTURE  
8,872 S.F. TOTAL

TOTAL DISTURBED ACREAGE

1.175 AC.

CURRENT ZONING:

PLANNED COMMERCIAL DISTRICT: PCD

PRESENT USE:

VACANT LAND.

PROPOSED PROJECT DESCRIPTION

CONSTRUCTION OF NEW DANCE/FITNESS STUDIO

BUILDING COVERAGE

51,200 S.F. TOTAL  
4,672 S.F.  
9.125% LOT COVERAGE

LAND AREA

EXISTING		
0 S.F. IMPERVIOUS	0%	
51,200 S.F. PERVIOUS AREA	100%	
PROPOSED		
30,683 S.F. IMPERVIOUS AREA	59.93%	
20,517 S.F. PERVIOUS AREA	40.07%	

SETBACKS

BUILDING	PARKING
FRONT: 30'	FRONT: 30'
REAR: 30'	REAR: 3'
SIDE: 25'	SIDE: 3'

PARKING

REQUIRED:  
DANCE HALL : 1 SPACE PER 100 S.F. OF HALL AREA + 1 SPACES PER EMPLOYEE

2,880 / 100 = 28.8 = 29 SPACES PROPOSED  
1 PER EMPLOYEE = 5 SPACES PROPOSED  
TOTAL PROPOSED = 34 SPACES

PROVIDED:  
32 SPACES + 2 HANDICAP = 34 SPACES PROPOSED

FLOODPLAIN DATA:

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 39041C0237K WITH AN EFFECTIVE DATE OF APRIL 16, 2009 IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITIES

THE IDENTITY AND LOCATION OF EXISTING UNDERGROUND UTILITIES LOCATED IN AND AROUND THE CONSTRUCTION AREA HAVE BEEN SHOWN AND LABELED ON THE PLANS BY USING INFORMATION PROVIDED BY THE RESPECTIVE UTILITY OWNERS. THE CITY OF POWELL OR THE CONSULTING ENGINEER WILL NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF LOCATION OR DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN.

SUPPORT AND PROTECTION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS FOR THE REPAIR AND RESTORATION OF EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY OF POWELL UTILITIES WILL ONLY LOCATE AND MARK MAIN LINE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICE LATERAL AND LINES. COSTS ASSOCIATED WITH THE ABOVE WORK AND RESPONSIBILITIES SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.

PRIOR TO EXCAVATION, THE CONTRACTOR SHALL GIVE A 48-HOUR NOTICE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) BY CALLING (800) 362-2764. A 48-HOUR NOTICE SHALL BE GIVEN TO THE OWNERS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE.

LISTED BELOW ARE UTILITY COMPANIES THAT HAVE FACILITIES LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT AND SUBSCRIBE TO OUPS.

ELECTRICITY	TELEPHONE	NATURAL GAS	TELEPHONE
AMERICAN ELECTRIC POWER CO. (AEP) 5721 SHIER RINGS ROAD DUBLIN, OHIO 43016	800-277-2177 614-716-1000	COLUMBIA GAS 200 SOUTH CIVIC CENTER DRIVE COLUMBUS, OHIO 43215	800-344-4077
WATER	TELEPHONE	TELEPHONE	TELEPHONE
DELCO WATER 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015	800-521-6779 740-548-7746	AT&T 1500 POLARIS PARKWAY COLUMBUS, OHIO 43240	800-660-1000
SEWER	TELEPHONE	CABLE	TELEPHONE
DELAWARE COUNTY SANITARY ENGINEER 50 CHANNING STREET DELAWARE, OHIO 43015	740-833-2240	TIME WARNER CABLE 1015 OLENTANGY RIVER ROAD COLUMBUS, OHIO 43227	614-568-1703 800-892-2253
TRASH	TELEPHONE	STORM SEWERS	TELEPHONE
RUMPK 1191 FIELDS AVENUE COLUMBUS, OHIO 43201	888-786-7531	CITY OF POWELL POWELL, OHIO 43065	47 HALL ST 614-885-9820

BENCHMARK INFORMATION

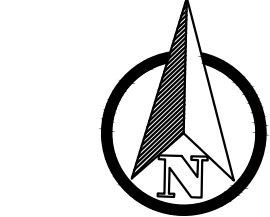
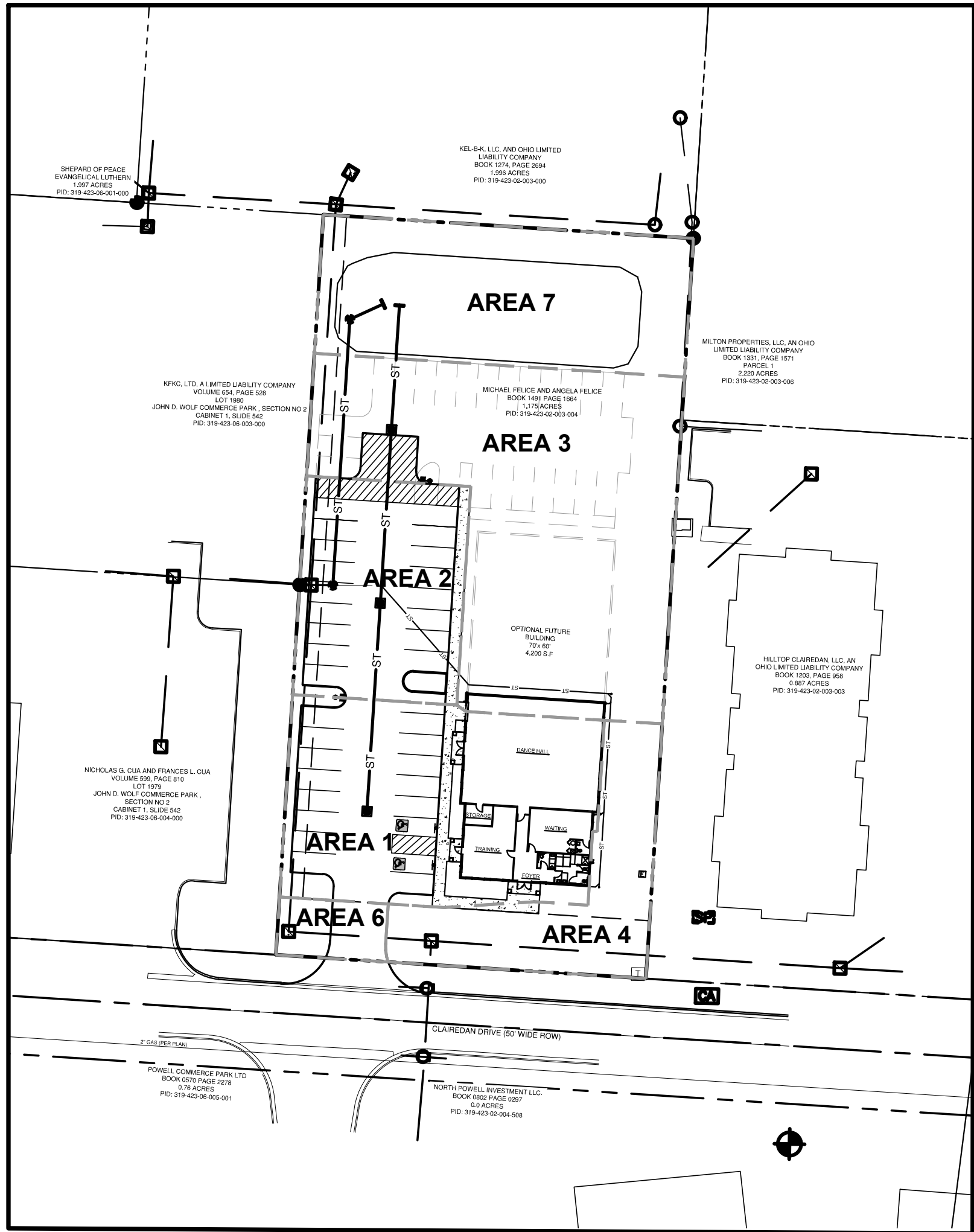
VERTICAL DATUM BASED OFF OF USING GPS (NAVD 88)

SITE BM #1: TOP OF "O" ON FIRE HYDRANT LOCATED 30' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF CLAIRE DAN DRIVE, 140' EAST OF SITE.  
ELEV. = 910.50'

SITE BM #2: FOUND 5/8" REBAR W/ YELLOW CAP INSCRIBED "STULTS & ASSOC", LOCATED AT THE NORTHEAST CORNER OF SITE.  
ELEV. = 910.06'

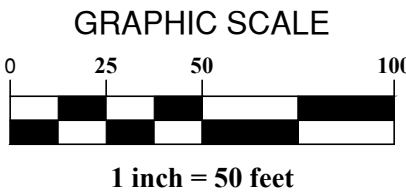
CITY OF POWELL,  
DELAWARE COUNTY, OHIO  
80 CLAIRE DAN DRIVE  
CIVIL PLANS

FARM LOTS 35 AND 36, SECTION 4, TOWNSHIP 3, RANGE 19,  
UNITED STATES MILITARY LANDS



INDEX MAP / TRIBUTARY MAP

SCALE: 1" = 50'



SPECIAL NOTE

CHANGES MADE TO THE DESIGN IDENTIFIED ON THESE DRAWINGS AND/OR ASSOCIATED SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO MAKING ANY MODIFICATIONS TO THE PROJECT. ANY DESIGN MODIFICATIONS, AS WELL AS ANY COSTS ASSOCIATED WITH SUCH MODIFICATIONS, MADE WITHOUT THE ENGINEER OF RECORD'S WRITTEN APPROVAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

OWNER/DEVELOPER

MICHAEL & ANGELA FELICE  
6521 OLD IRONSIDE LANE  
DELAWARE, OH 43015  
PHONE: 614-561-8281

ENGINEER

GANDEE HEYDINGER GROUP  
642 BROOKSEDGE BLVD  
WESTERVILLE, OH 43081  
ATTN: CHRIS WINKLE  
PHONE: (614) 942-6041  
EMAIL: cwinkle@ghgcivil.com

ARCHITECT

TIMOTHY A. HOTZ  
1821 WAGNER RD  
BUTLER, OH 44822  
TIMOTHY A. HOLTZ  
PHONE: 419-566-4823 EMAIL:  
TIMOTHYAHOLTZ@GMAIL.COM

LOCATION MAP



Sheet List Table		
Sheet Number	Sheet Title	REVISION DATE
C000	CIVIL TITLE SHEET	
COEX	EXISTING CONDITIONS	
C100	SITE PLAN	
C101	CIVIL NOTES	
C200	GRADING & DRAINAGE PLAN	
C300	SEDIMENT & EROSION CONTROL PLAN	
C301	EROSION CONTROL NOTES	
C302	EROSION CONTROL DETAILS	
C400	UTILITY PLAN	
C401	PHOTOMETRIC PLAN	
C500	SITE DETAILS	
L100	LANDSCAPE PLAN	
A1	FLOOR PLAN	
A2	BUILDING ELEVATIONS	

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

CITY ENGINEER	DATE
CITY OF POWELL MAYOR	DATE
DIRECTOR OF DEVELOPMENT	DATE
LIBERTY TOWNSHIP FIRE DEPARTMENT	
LIBERTY TOWNSHIP FIRE DEPARTMENT	DATE

PER DELCO CHIEF INSPECTOR A SIGNATURE FROM DELCO IS NOT REQUIRED FOR A SERVICE AND METER PIT.

ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE CITY OF POWELL DESIGN, CONSTRUCTION AND SURVEYING STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.

GANDEE HEYDINGER GROUP, LLC  
642 BROOKSEDGE BLVD  
WESTERVILLE, OH 43081  
PHONE: (614) 942-6042  
FAX: (614) 942-6041

REGISTERED ENGINEER'S  
SIGNATURE AND SEAL

07/07/2016  
DATE

PLAN PREPARED BY:



642 Brooksedge Blvd  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

BEATZ STUDIO  
AT  
80 CLAIRE DAN DRIVE  
DELAWARE COUNTY, POWELL, OH  
CIVIL TITLE SHEET

NO.	DATE	DESCRIPTION	REV. SET WITH UPDATED BUILDING ELEVATIONS				
			1	2	3	4	5
1	8/29/17						

Date: 08/29/2017  
Scale: AS-NOTED

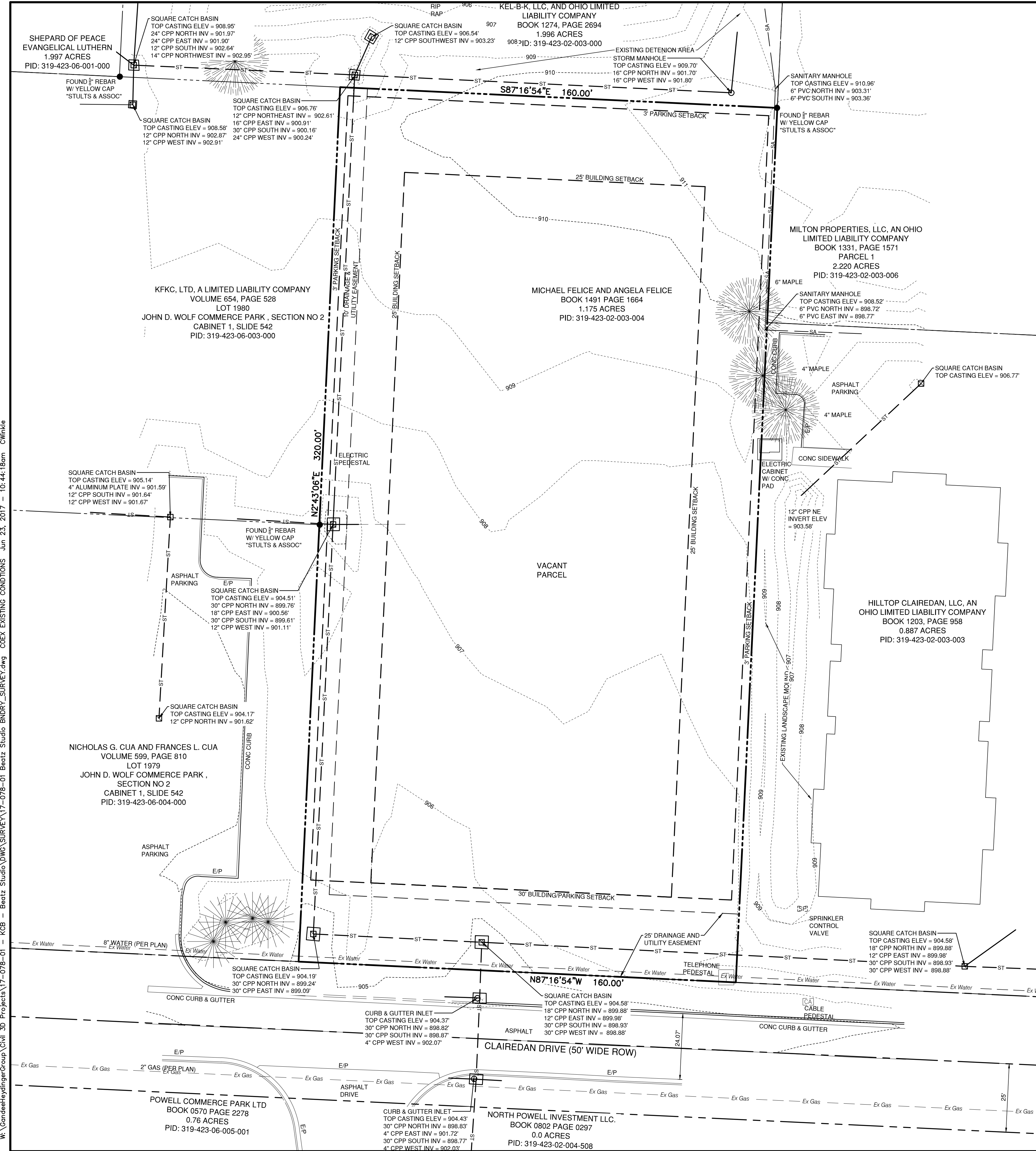
Drawn By: CAW  
Checked By: CAW

Project Number:  
17-078-01

Drawing Number:  
C000



W:\GandeeHeydingerGroup\Civil 3D Projects\17-078-01 - KCB - Beatz Studio\DWG\SURVEY\17-078-01 Beatz Studio BNDRY\_SURVEY.dwg COEX EXISTING CONDITIONS Jun 23, 2017 - 10:44:18am C:\hinkle



### LEGEND

- |                        |                           |                        |                   |
|------------------------|---------------------------|------------------------|-------------------|
| ● Iron Pin Found       | ⊗ Shrub                   | ○ Iron Pin Set W / Cap | ⊕ Pole Tel        |
| ✕ PK Nail Found        | ○ Sanitary Manhole        | ✕ PK Nail Set          | ⊕ Pole Tel Light  |
| ▲ RR Spike Found       | ⊗ Sanitary Cleanout       | △ RR Spike Set         | ⊕ Pole Light      |
| M Monument Box         | ⊗ Storm Manhole           | M Monument             | ⊕ Pole Signal     |
| ● Iron Pipe Found      | ⊗ Catch Basin             | ⊕ Electric Manhole     | ⊕ Traffic Box     |
| ⊗ Tacked Hub / Trav Pt | ⊗ Curb Inlet W / Grate    | ⊕ Electric Transformer | ⊕ Guy Pole        |
| ⊕ Post Sign / Lamp     | ⊗ Gas Valve               | ⊕ Comm Manhole         | ⊕ Guy Wire        |
| ○ Sign                 | ⊗ Gas Meter               | ⊕ Tel Pedestal         | ⊕ Fire Hydrant    |
| H Billboard / OH Sign  | ⊕ Underground Line Marker | ⊕ Pole Elec            | ⊕ Water Valve     |
| ⊕ Deciduous Tree       | ⊕ Sprinkler Valve Box     | ⊕ Pole Elec Tel        | ⊕ Mailbox         |
| ✱ Pine Tree            | ● Ballard                 | ⊕ Pole Elec Tel Light  | ⊕ Monitoring Well |

### BASIS OF BEARINGS

BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. BEARINGS ORIGINATED FROM SAID COORDINATES SYSTEM BY GPS OBSERVATION.

### REFERENCES

VOLUME 654, PAGE 258  
VOLUME 599, PAGE 810  
CABINET 1, SLIDE 542

BOOK 1491 PAGE 1664  
BOOK 1203, PAGE 958

### FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 39041C0237K WITH AN EFFECTIVE DATE OF APRIL 16, 2009 IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### UTILITY CONTACTS

TIME WARNER CABLE 1015 OLENTANCY RIVER ROAD COLUMBUS, OHIO 43227 614-568-1703 800-892-2253	AMERICAN ELECTRIC POWER CO. 5721 SHIER RINGS ROAD DUBLIN, OHIO 43016 800-277-2177 614-716-1000	DELAWARE CITY REGIONAL SEWER DISTRICT 50 CHANNING STREET DELAWARE, OHIO 43015 PH 740-833-2240
COLUMBIA GAS 200 SOUTH CIVIC CENTER DRIVE COLUMBUS, OHIO 43215 800-344-4077	AT&T 1500 POLARIS PARKWAY COLUMBUS, OHIO 43240 800-660-1000	DEL-CO WATER CO., INC. 6658 OLENTANCY RIVER ROAD DELAWARE, OHIO 43015 ATTN WILLIAM R. WINTER P.S. 740-548-7746

### BENCHMARKS (NAVD 88)

SOURCE BM BENCHMARKS ARE BASED OFF OF USING GPS.

SITE BM #1 TOP OF "O" ON FIRE HYDRANT LOCATED 30' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF CLAIREADAN DRIVE, 140' EAST OF SITE.

ELEVATION = 910.50'

NORTHING: 182999.61  
EASTING: 1806820.29

SITE BM #2 FOUND 3" REBAR W/ YELLOW CAP INSCRIBED "STULTS & ASSOC", LOCATED AT THE NORTHEAST CORNER OF SITE.

ELEVATION = 910.06'

NORTHING: 183389.61  
EASTING: 1806772.24

### LEGAL DESCRIPTION

SITUATED IN THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, LOCATED IN PART OF FARM LOTS 35 AND 36, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND BEING A PART OF AN ORIGINAL 52.018 ACRE TRACT CONVEYED TO LOUIS V. HUFFMAN AND DORIS E. HUFFMAN IN DEED BOOK 342, PAGE 57 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL ROAD SPIKE FOUND ON THE CENTERLINE OF LIBERTY ROAD (C.R.9, LIBERTY STREET) AT THE NORTHEASTERLY CORNER OF CLAIREADAN DRIVE EXTENSION, A SUBDIVISION;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID CLAIREADAN DRIVE EXTENSION (BEING THE NORTHERLY RIGHT-OF-WAY OF CLAIREADAN DRIVE) THE FOLLOWING (3) COURSES AND DISTANCES:

COURSE 1) SOUTH 88° 20' 20" WEST, A DISTANCE OF 40.00 FEET TO AN IRON PIN FOUND;  
COURSE 2) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 99° 18' 20", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 86.66 FEET, A CHORD LENGTH OF 76.21 FEET, AND A CHORD BEARING OF SOUTH 47° 59' 30" WEST TO AN IRON PIN FOUND;  
COURSE 3) NORTH 82° 21' 20" WEST, A DISTANCE OF 457.91 FEET TO AN IRON PIN SET, BEING THE TRUE PLACE OF BEGINNING;

THENCE, NORTH 82° 21' 20" WEST, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID CLAIREADAN DRIVE EXTENSION, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF CLAIREADAN DRIVE (PASSING OVER AN IRON PIN FOUND AT 65.09 FEET, BEING THE NORTHWESTERLY CORNER OF SAID CLAIREADAN DRIVE EXTENSION), A TOTAL DISTANCE OF 160.00 FEET TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF LOT 1979 OF J.D. WOLF COMMERCE PARK, SECTION NO. 2, A SUBDIVISION, AS RECORDED IN CABINET 1, SLIDES 542-542A, ALSO BEING AN EASTERLY CORNER OF SAID SUBDIVISION;

THENCE, NORTH 07° 38' 40" EAST, ALONG THE EASTERLY LINES OF SAID LOT 1979, LOT 1980 OF SAID J.D. WOLF COMMERCE PARK, SECTION NO. 2 AND SAID SUBDIVISION (PASSING OVER AN IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 1979, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 1980), A TOTAL DISTANCE OF 320.00 FEET TO AN IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 1980, BEING AN EASTERLY CORNER OF SAID SUBDIVISION;

THENCE, THROUGH SAID ORIGINAL 52.018 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE 1) SOUTH 82° 21' 20" EAST, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET;  
COURSE 2) SOUTH 07° 38' 40" WEST, A DISTANCE OF 320.00 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 1.175 ACRES, MORE OR LESS, THERE BEING 0.119 ACRES IN FARM LOT 35 AND 1.056 ACRES IN FARM LOT 36.

SUBJECTS, HOWEVER, TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY. THE BEARING SYSTEM IS BASED ON THE CENTERLINE OF CLAIREADAN DRIVE AS RECITED ON THE PLAT OF "J.D. WOLF COMMERCE PARK", SECTION NO. 2 IN CABINET 1, SLIDES 542-542A.

THE ABOVE DESCRIPTION IS BASED ON AND REFERENCED TO A SURVEY PLAT ENTITLED "PLAT OF A FOUR LOT SPLIT FOR LOUIS V. HUFFMAN AND DORIS E. HUFFMAN" DATED SEPTEMBER 10, 1999 BY STULTS AND ASSOCIATES, INC.

ALL IRON PINS SET ARE 3" DIAMETER SOLID IRON PINS WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."

ALL REFERENCES HEREIN ARE TO RECORDS IN THE RECORDERS OFFICE, DELAWARE COUNTY, OHIO.

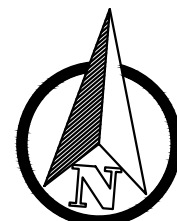
### BOUNDARY/TOPOGRAPHY

THIS PLAT OF SURVEY DOES NOT COMPLY WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO IN OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, BASED ON A FIELD SURVEY MADE BY GANDEE HEYDINGER GROUP LLC, COMPLETED MAY 2016.

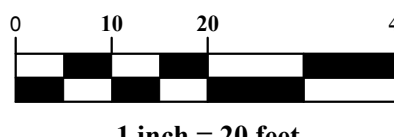
UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS BASED ON PLAN INFORMATION ONLY, RECEIVED BY THE UTILITY COMPANY PER CUPS CONFIRMATION NUMBER A713603061-00A.

AS PART OF THIS WORK WE HAVE SET MONUMENTS AT THE PROPERTY CORNERS. THE IRON PINS ARE 3" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "GHG LLC".

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.



GRAPHIC SCALE



PLAN PREPARED BY:

**GHG**  
Gandee Heydinger Group  
CIVIL ENGINEERING AND ENERGY SERVICES

642 Brookside Blvd  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

BEATZ STUDIO  
AT  
80 CLAIREADAN DRIVE  
DELAWARE COUNTY, POWELL, OH

EXISTING CONDITIONS

NO.	DATE	DESCRIPTION

Date: 05/30/2017

Scale: AS-NOTED

Drawn By:	Checked By:
CAW	CAW

Project Number:

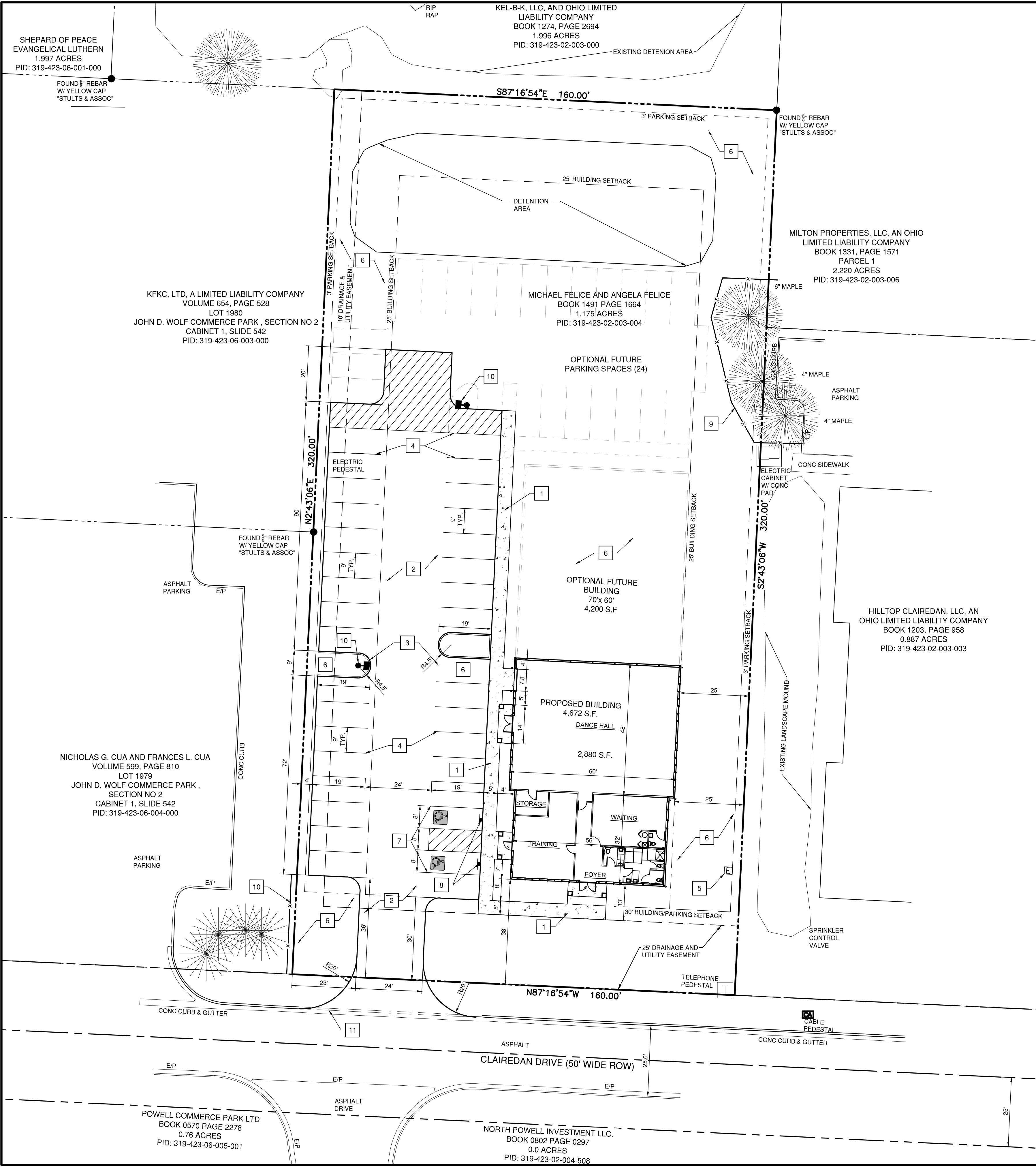
17-078-01

Drawing Number:

COEX



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KEYED NOTES

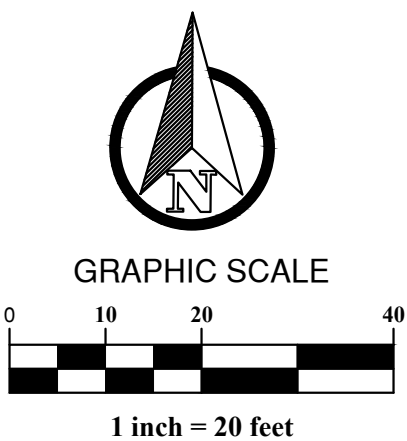
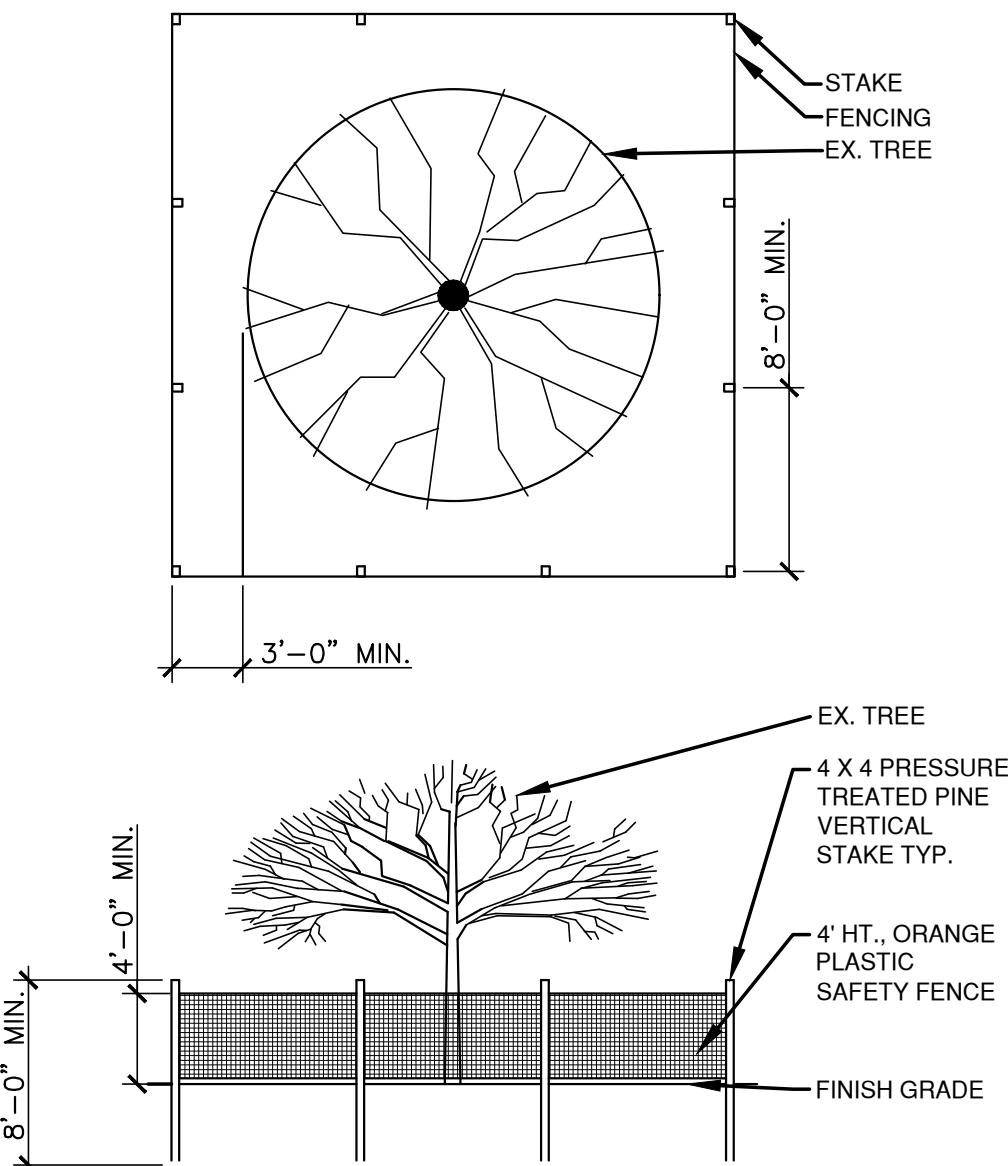
- 1 CONCRETE SIDEWALK. SEE DETAIL ON SHEET C400 .
- 2 ASPHALT PAVING. SEE PAVEMENT SECTION ON SHEET C400.
- 3 FORMED CONCRETE CURB. SEE DETAIL ON SHEET C400.
- 4 ALKYD-READY MIX (YELLOW) PAVEMENT STRIPING PER DOT SPECIFICATIONS.
- 5 CONCRETE TRANSFORMER PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS.
- 6 LANDSCAPING OR LAWN AREA. SEE LANDSCAPING PLAN.
- 7 AREA TO MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS. SEE GRADING PLAN FOR TOP AND BOTTOM CURB ELEVATIONS.
- 8 GENERAL CONTRACTOR TO PROVIDE AND INSTALL (2) POSTS FOR HANDICAP PARKING SIGNS. SIGNS PROVIDED BY GENERAL CONTRACTOR TO MEET ALL LOCAL REQUIREMENTS. SEE DETAIL SHEET C400.
- 9 EXISTING TREES TO BE PRESERVED. SEE TREE PROTECTION DETAIL BELOW.
- 10 PROPOSED L.E.D. SITE LIGHT MOUNTED ON CONCRETE BASE 22.5' HIGH.
- 11 62 LF OF CURBING TO BE REMOVED.

SITE NOTES

- A. ACCESSIBLE PARKING TO MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.
- B. THE BUILDING IS PARALLEL AND/OR PERPENDICULAR TO EXISTING PROPERTY LINE N 2°43'06" E AND EXISTING RIGHT-OF-WAY LINE N 87°16'54"W.
- C. ALL RADII ARE 5.0' OR HALF THE ISLAND WIDTH UNLESS OTHERWISE NOTED.
- D. ALL DIMENSIONS ARE TO FACE OF CURB AND BUILDING EDGE OF SLAB UNLESS OTHERWISE NOTED.
- E. ALL SIGNAGE SHALL COMPLY WITH LOCAL REQUIREMENTS. VERIFY STYLE WITH OWNER'S REPRESENTATIVE.
- F. WASTE CANS TO BE STORED INSIDE BUILDING AND BROUGHT TO CUBS SIDE ON PICK UP DAY.

PRESERVATION NOTES AND DETAIL

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS, SO THAT ALL PROTECTED TREES SHALL BE PRESERVED.
- B. TREE PROTECTION FENCING SHALL BE ORANGE PLASTIC SAFETY FENCE, MINIMUM OF 4' HEIGHT, SECURED WITH 4"x4" PRESSURE TREATED STAKES, INSTALLED 3' BEYOND THE EDGE OF THE ROOT ZONE, OR AS INDICATED ON THE PLAN.
- C. FENCING SHALL REMAIN IN PLACE, AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
- D. APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED.
- E. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES, AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
- F. DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.
- G. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY OPERATING EQUIPMENT IN SUCH A WAY TO AVOID CONTACT WITH TREE TRUCKS, OR BRANCHES.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE CRITICAL ROOT ZONE AREA FROM MID-APRIL TO MID-OCTOBER AT A RATE OF 1 ½" PER WEEK.
- I. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREES.
- J. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
- K. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.



PLAN PREPARED BY:

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BEATZ STUDIO  
AT  
80 CLAIRE DAN DRIVE  
DELAWARE COUNTY, POWELL, OH  
**SITE PLAN**

NO.	DATE	DESCRIPTION	
		REV.	SET WITH UPDATED BUILDING ELEVATIONS
1	8/29/17		

Date: 08/29/2017  
Scale: AS-NOTED

Drawn By: CAW  
Checked By: CAW

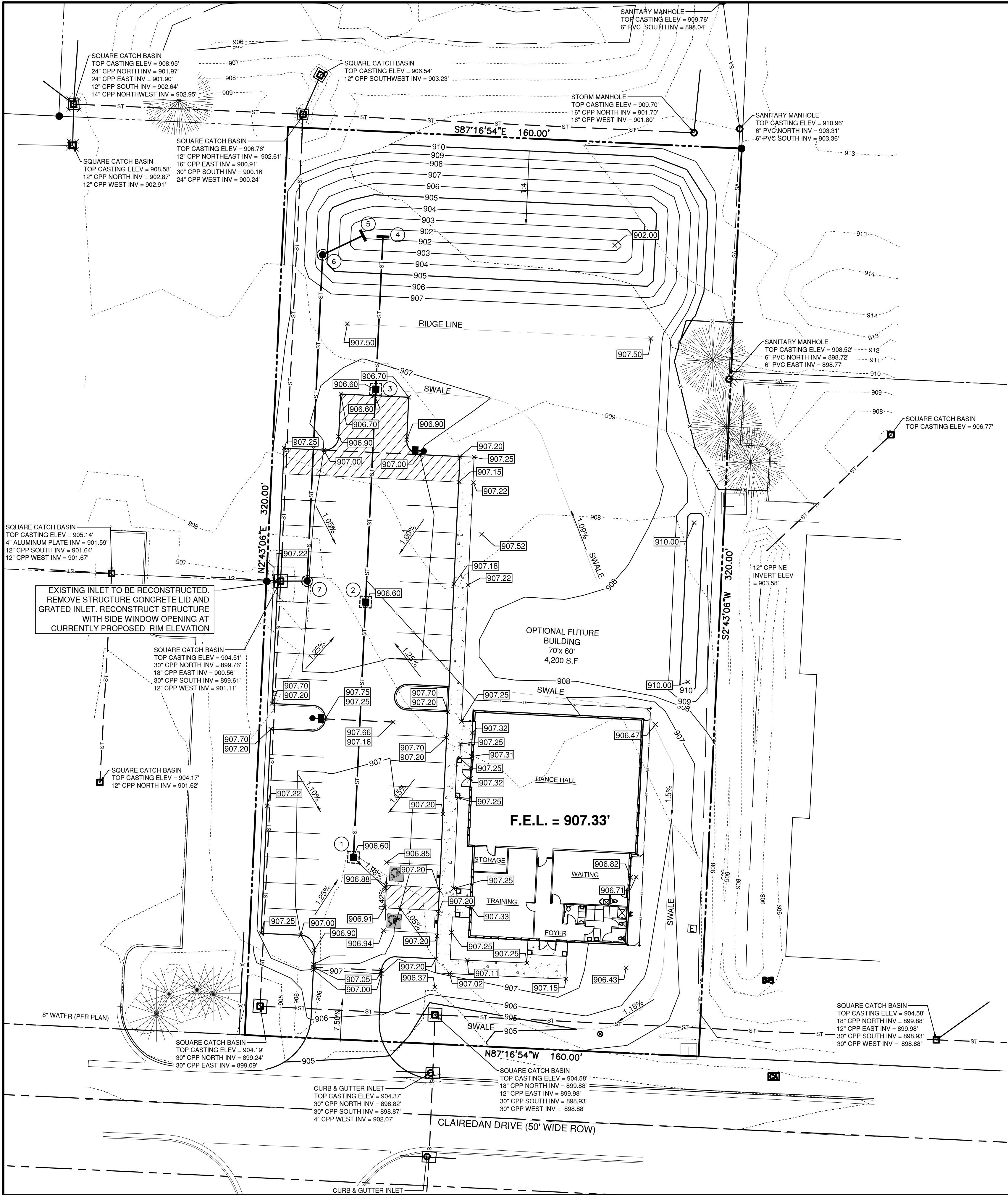
Project Number:  
**17-078-01**

Drawing Number:  
**C100**



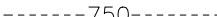

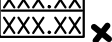
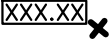
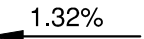
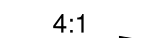











STRUCTURE TABLE	
DCED - S133A #1	RIM = 906.60 INV N = 903.30
DCED - S133A #2	RIM = 906.60 INV S = 902.75 INV N = 902.75
DCED - S133A #3	RIM = 906.60 INV S = 902.30 INV N = 902.30
DCED - 169 #4	INV S = 902.00
DCED - 169 #5	INV SW = 901.75
DCED-S102 #6	RIM = 905.42 INV NE = 901.40 INV S = 901.40
DCED-S102 #7	RIM = 907.01 INV N = 900.70

PIPE SCHEDULE	
PIPE A	90 LF OF 12" AT 0.6% SLOPE
PIPE B	75 LF OF 12" OF AT 0.6% SLOPE
PIPE C	54 LF OF 12" OF AT 0.6% SLOPE
PIPE D	115 LF OF 12" OF AT 0.6% SLOPE
PIPE E	16 LF OF 12" OF AT 2.2% SLOPE

GRADING PLAN LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION AT CURB
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED GRADE
	END WALL
	CROWN
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE/JUNCTION CHAMBER
	PROPOSED STORM SEWER

# STORM SYSTEM NOTES

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY SIZES, TYPES, AND LOCATIONS SHOWN ON PLANS. ALL UTILITY WORK SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

1 NOTIFY THE CONTRACTOR IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS, THESE PLANS AND OR GOVERNING REGULATIONS.

ALL HDPE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M 294 AND MP-97-9, SUCH AS ADS N-12 SMOOTH WALL HDPE OR APPROVED EQUIVALENT. ALL DRAINAGE PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED ON PLANS.

2

ALL HDPE PIPE SHALL POSSESS MALE AND FEMALE ENDS TO ALLOW OVERLAPPING GASKETED PIPE JOINTS PER AASHTO M294. GASKET MATERIAL SHALL CONFORM TO ASTM F 477. ALL HDPE PIPE SHALL BE CLEARLY MARKED WITH THE FOLLOWING: MANUFACTURERS NAME, NOMINAL PIPE SIZE, AND PRODUCT EXTRUSION CODE.

3

ALL PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

4

GENERAL CONTRACTOR TO MAINTAIN STORM SEWER WATER DRAINAGE THROUGH ENTIRE CONSTRUCTION PROCESS.

5

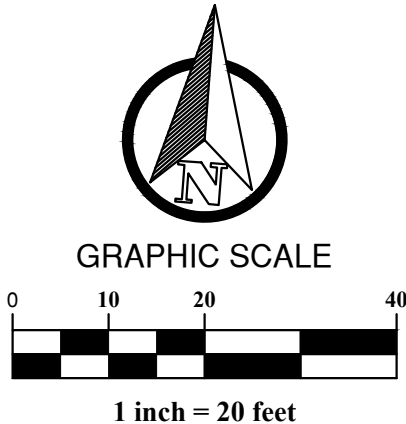
INVERTS INDICATED ON THE PLAN REGARDING THE INVERT REFERS TO THE CENTER INVERT OF THE STRUCTURE. THE CONTRACTOR SHALL

6 ENSURE THAT A SLOPE IS PROVIDED WITHIN THE STRUCTURE TO PROMOTE POSITIVE DRAINAGE FROM THE INLET(S) TO THE OUTLET(S) OF THE STRUCTURE.

## STORM WATER MANAGEMENT

STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY OF POWELL STORM WATER DESIGN MANUAL. THIS REQUIRES THAT THE 100-YEAR POST CONSTRUCTION EVENT MUST BE HELD TO A RELEASE RATE OF LESS THAN THAT OF THE 1-YEAR PRE-CONSTRUCTION EVENT. OUTFALL WILL BE CONTROLLED THROUGH A DETENTION AREA ON THE NORTH SIDE IF THE SITE. RELEASE RATE WILL BE CONTROLLED THROUGH AN OUTLET STRUCTURE WITH AN ORIFICE PLATE AND RELEASED IN THE ADJACENT UNDERGROUND PUBLIC STORM SYSTEM. THE LOCATION IS SHOWN ON THE ASSOCIATED TRIBUTARY MAP, AND ON THE SITE PLANS.

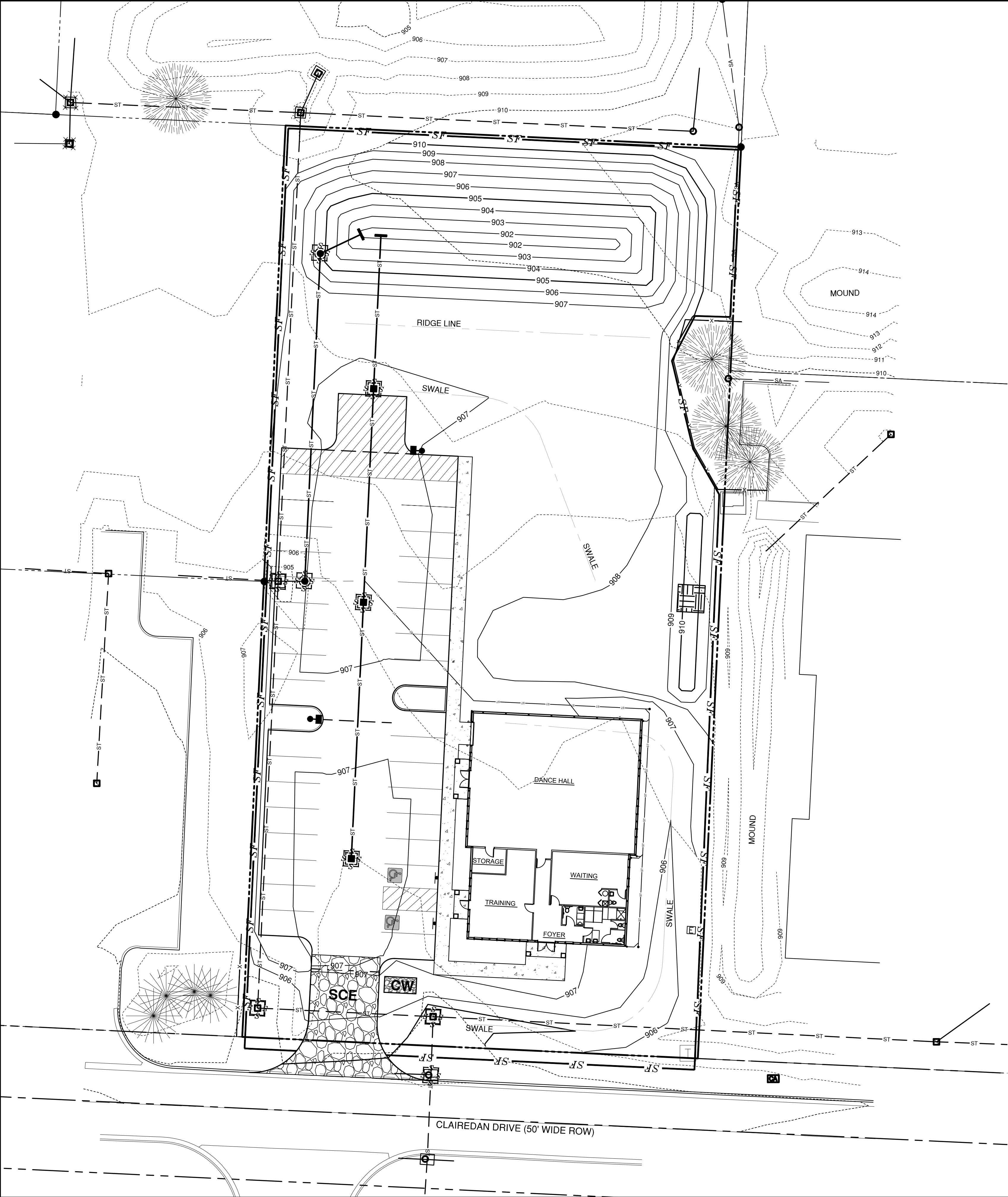
BENCH MARK		
SOURCE BM	BENCHMARKS ARE BASED OFF OF USING GPS.	
SITE BM #1	TOP OF "O" ON FIRE HYDRANT LOCATED 30' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF CLAIRE DAN DRIVE, 140' EAST OF SITE.	
ELEVATION =	910.50'	
		NORTHING: 182999.61
		EASTING: 1806820.29
SITE BM #2	FOUND $\frac{3}{4}$ " REBAR W/ YELLOW CAP INSCRIBED "STULTS & ASSOC", LOCATED AT THE NORTHEAST CORNER OF SITE.	
ELEVATION =	910.06'	
		NORTHING: 183389.61
		EASTING: 1806772.24



PLAN PREPARED BY:  <b>Gandee Heydinger Group</b> <small>CIVIL ENGINEERING AND ENERGY SERVICES</small> 642 Brookside Blvd Westerville, OH 43081 P: 614.942.6042 F: 614.942.6041			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;"> <b>BEATZ STUDIO</b>            AT  <b>80 CLAIREDDAN DRIVE</b>            DELAWARE COUNTY, POWELL, OH         </p> </div> <div style="width: 50%; text-align: right;"> <p><b>GRADING &amp; DRAINAGE PLAN</b></p> </div> </div>			
NO.	DESCRIPTION	DATE	
	REV. SET WITH UPDATED BUILDING ELEVATIONS	8/29/17	
1			
Date: 08/29/2017 Scale: AS-NOTED			
Drawn By: CAW		Checked By: CAW	
Project Number: <b>17-078-01</b>			
Drawing Number: <b>C200</b>			



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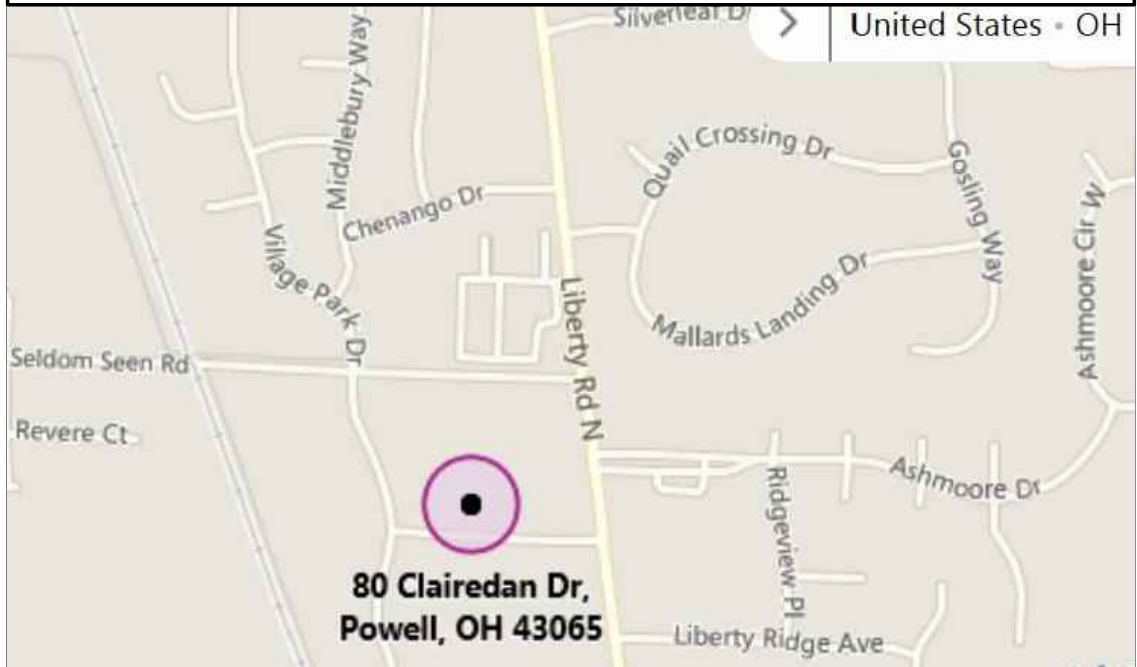


NOTE:  
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS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

#### AREA CALCULATIONS

PRE-DEVELOPED	<b>ON SITE</b>
	PERVIOUS = 1.175 AC.
	IMPERVIOUS = 0.000 AC.
	TOTAL = 1.175 AC.
POST-DEVELOPED	<b>ON SITE</b>
	PERVIOUS = 0.471 AC.
	IMPERVIOUS = 0.704 AC.
	TOTAL = 1.175 AC.
DISTURBED AREA	<b>ON SITE</b>
	TOTAL = 1.175 AC.

#### LOCATION MAP

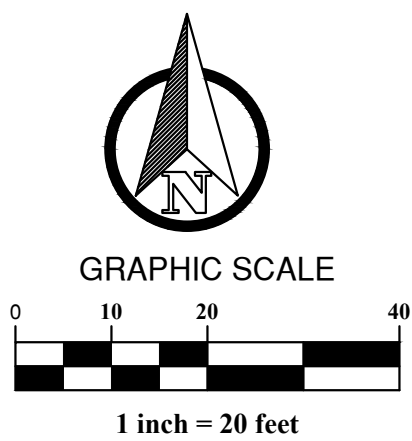


#### EROSION CONTROL LEGEND

-----750-----	EXISTING CONTOURS
——750——	PROPOSED CONTOURS
	STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION
——SF——	SILT FENCE
	TEMPORARY STOCKPILE
	CONCRETE WASHOUT

#### GENERAL NOTES

- THE CONTRACTOR SHALL CONTROL SOIL EROSION RESULTING FROM THE PROPOSED IMPROVEMENTS. THE USE OF SILT FENCING, JUTE MATTING, TEMPORARY SEEDING, SILT CHECKS, INLET PROTECTION AROUND ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCE(S), ETC. MAY BE REQUIRED, REFER TO PLAN. SEDIMENT CONTROL STRUCTURES/DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF POWELL, STATE OF OHIO STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION. SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUED INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET FORTH ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN IF APPLICABLE, OR AS DETAILED ON THE CONSTRUCTION PLANS, AS SPECIFIED BY CITY OF POWELL, DELAWARE COUNTY, STATE OF OHIO, USA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE BMP CONTROLS AS SITE CONDITIONS WARRANT. MORE CONTROLS MAY BE REQUIRED PER SITE CONDITIONS. THE CONTRACTOR SHALL INCLUDE THESE COSTS IN THE BASE BID. ANY AREA WHERE EROSION IS OBSERVED MUST BE ADDRESSED BY THE CONTRACTOR, WHETHER SHOWN ON THE PLANS OR NOT. IN THE CASE THAT DOWNSTREAM EROSION IS OBSERVED, THE CONTRACTOR MUST CONTACT THE ENGINEER OF RECORD FOR RECOMMENDATIONS.
- PERMANENT EROSION CONTROL, TURF ESTABLISHMENT, AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE INTENT OF THIS PLAN IS TO PROVIDE GUIDANCE FOR PLACEMENT OF BEST MANAGEMENT PRACTICES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CLEANING AND DISPOSAL OF ANY DEBRIS TAKEN OFF SITE. CONTRACTOR IS RESPONSIBLE FOR ALL FINES AND FEES FOR IMPROPER PLACEMENT OR MAINTENANCE OF CONTROLS.



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## BEATZ STUDIO AT 80 CLAIREDAN DRIVE DELAWARE COUNTY, POWELL, OH SEDIMENT & EROSION CONTROL PLAN

NO.	DATE	DESCRIPTION	
		REV.	SET WITH UPDATED BUILDING ELEVATIONS
1	8/29/17		

Date: 08/29/2017  
Scale: AS-NOTED

Drawn By: CAW  
Checked By: CAW

Project Number:  
**17-078-01**

Drawing Number:  
**C300**



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SITE SWP3

A. DESCRIPTION OF NATURE AND TYPE OF CONSTRUCTION ACTIVITY:  
THE PROPOSED IMPROVEMENTS INCLUDE AN EVENT CENTER BUILDING, ALONG WITH PARKING.

B. TOTAL SITE AREA AND TOTAL AREA TO BE DISTURBED:

THE TOTAL SITE ACREAGE: 1.175 AC.  
DISTURBED AREA: 1.175 AC.

C. ESTIMATE AND PERCENT OF IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY:

THE PRE DEVELOPED IMPERVIOUS AREA: 0.000 AC.  
ESTIMATED POST DEVELOPED IMPERVIOUS AREAS AREA: 0.704 AC.

D. RUNOFF COEFFICIENTS FOR PRE-CONSTRUCTION AND POST CONSTRUCTION SITE CONDITIONS:

THE PRE-DEVELOPED CONDITION IS OPEN SPACE GRASS FIELDS. PRE-DEVELOPED CURVE NUMBER AREA 79.

THE POST-DEVELOPED CONDITIONS WILL BE GRASS COVER, BUILDINGS, AND PAVEMENT AREAS WITH WEIGHTED CURVE NUMBER OF 98.

E. EXISTING SOIL DATA AND QUALITY OF DISCHARGE FROM THE SITE:

Udb	UDORTHENTS,CLAYEY-URBAN 100%
-----	------------------------------

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 VACANT

G. SEQUENCE OF CONSTRUCTION ACTIVITIES:

- OBTAIN PROPER PERMITS AND APPROVALS: CITY OF POWELL, OHIO.

- CONDUCT A PRE-CONSTRUCTION MEETING AND ESTABLISH A STAGING AREA.

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL PLACE THE NECESSARY BEST MANAGEMENT PRACTICES AS LISTED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER AND LAND DEVELOPMENT MANUAL OR CONTAINED WITHIN THIS PLAN SILT FENCE, CHECK DAMS, DIVERSION SWALES, AND BASINS PER DETAILS)

- CONTRACTOR SHALL INSTALL STORM SEWERS, POST-CONSTRUCTION EROSION CONTROL, AND BMP'S AS REQUIRED. PROVISIONS FOR INLET PROTECTION SHALL BE PLACED ON ALL STORM INLETS.

- PERFORM ANY NECESSARY GRADING ACTIVITIES. DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD IN LOCATIONS SHOWN HEREON OR HAULED OFFSITE.

- COMPLETE ANY FINE GRADING, DITCH OR BERM GRADING, AND STABILIZE THESE AREAS.

- INSTALL PAVEMENT SECTIONS AND MARKINGS, BEGIN BUILDING CONSTRUCTION, AND INSTALLATION OF PRIVATE UTILITIES.

- SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH THE DENUDED AREAS.

- CONTACT CITY OF POWELL TO COMPLETE A FINAL ACCEPTANCE OF PROJECT.

- 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.

- 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 SOUTHEAST.

I. INDIVIDUAL LOT EROSION CONTROL PRACTICES, IF APPLICABLE:

- CONSTRUCTION SEDIMENT TO BE CONTROLLED ONSITE.

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

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

K. PERMIT REQUIREMENTS

EPA PERMIT NO. TBD  
ISSUED PERMIT: TBD

L. PROJECT NAME AND PROJECT CONTACT INFORMATION

PROJECT NAME: BEATZ STUDIO  
PROJECT LOCATION: 80 CLAIRDEDAN DRIVE  
POWELL, OHIO

OWNER/DEVELOPER

MICHAEL & ANGELA FELICE  
6521 OLD IRONSIDE LANE  
DELAWARE, OH 43015  
PHONE:614-561-8281

ENGINEER

GANDEE HEYDINGER GROUP  
642 BROOKSEdge BLVD  
WESTERVILLE, OH 43081  
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EMAIL: cwinkle@ghgcivil.com  
PHONE:(614) 942-6041

M. LOG DOCUMENTING ONSITE GRADING AND STABILIZATION ACTIVITIES

- A LOG WILL BE KEPT ONSITE FOR REVIEW UPON REQUEST.

N. SITE MAP CHECKLIST:

- MAP SHOWING LIMITS OF EARTH DISTURBING ACTIVITY ONSITE 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 BASIN INFORMATION

- LOCATION OF PERMANENT STORM WATER MANAGEMENT FACILITIES TO CONTROL POLLUTANTS IN STORM WATER ONCE CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.

- AREAS DESIGNATED FOR STORAGE OR DISPOSAL OF SOLID, SANITARY AND TOXIC WASTES, INCLUDING DUMPSTER AREAS, AREAS DESIGNATED FOR CEMENT TRUCK WASHOUT, AND VEHICLE REFUELING.

- LOCATION OF CONSTRUCTION ENTRANCE.

P. 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.

Q. MAINTENANCE & INSPECTIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE NPDES PERMIT HOLDER SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT A SITE INSPECTION EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" RAINFALL EVENT. 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.

- IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF A REGULATED SUBSTANCE OCCURRED ON THE SITE.

- ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH XEPA CLEAN FILL POLICY.

- CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT (NOT INCLUDING MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE), AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON RECEIVING WATERS UNLESS OTHERWISE AUTHORIZED.

- ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTIONS AND/OR REVIEW OF PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE.

- FILL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH XEPA'S MUNICIPAL OR RESIDENTIAL WASTE REGULATIONS.

R. RECYCLING AND DISPOSAL METHODS

- PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH EPA REGULATIONS.

- A DESIGNATED CONCRETE WASH-OUT AREA SHALL BE PROVIDED ON SITE. MEASURES SHALL BE TAKEN TO CONTAIN ALL WASH-OUT WATER. UPON COMPLETION OF CONSTRUCTION WASH-OUT AREA SHALL BE REMOVED. ANY EXCESS CONCRETE SHALL BE DISPOSED OF PROPERLY.

- THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY FACILITIES FOR WORKERS AND INSPECTORS AT ALL TIMES. ALL CONSTRUCTION WASTE SUCH AS EXCESS SOIL, BUILDING MATERIALS, LITTER, SHALL BE CONTAINED AND DISPOSED OF PROPERLY. WHENEVER POSSIBLE, EXCESS MATERIAL SHALL BE RE-USED OR RECYCLED, RATHER THAN DISPOSED OF.

- DUST CONTROL.
- METHODS TO MINIMIZE AND CONTROL EROSION AND DUST FROM WIND. METHODS INCLUDE APPLYING WATER, USE OF DUST PALLIATIVES, AND COVERING STOCKPILES. SUITABLE FOR CONSTRUCTION ACTIVITIES THAT INVOLVE: VEHICLES TRAVELING ON UNPAVED ROADWAYS; DRILLING AND BLASTING; FINAL GRADING/SITE STABILIZATION; SOIL AND DEBRIS PILES; UNSTABILIZED SOILS; OR HAVE PROBLEMS RELATED TO BATCH DROP FROM FRONT-END LOADERS AND SEDIMENT TRACKING.

- WATERING PREVENTS DUST ONLY FOR A SHORT PERIOD OF TIME AND MAY NEED TO BE APPLIED DAILY OR MORE OFTEN TO BE EFFECTIVE. EFFECTIVENESS DEPENDS ON SOIL, TEMPERATURE, HUMIDITY, AND WIND VELOCITY. OVER WATERING MAY CAUSE EROSION. GENERALLY, OIL OR OIL-TREATED SUBGRADE SHOULD NOT BE USED BECAUSE THE OIL MAY MIGRATE INTO DRAINAGEWAYS AND/OR SEEP INTO THE SOIL. CHEMICALLY TREATED SUBGRADE SOILS CAUSE THE SOIL TO BE WATER REPELLENT AND INTERFERE WITH RE-VEGETATION. SOME CHEMICAL DUST SUPPRESSANTS MAY BE SUBJECT TO FREEZING AND SOME MAY CONTAIN SOLVENTS AND MUST BE HANDLED PROPERLY. IN COMPACTED AREAS, WATERING AND OTHER LIQUID DUST CONTROL MEASURES MAY WASH SEDIMENT INTO THE STORMWATER DRAINAGE SYSTEM. ASPHALT, AS A MULCH TACK OR CHEMICAL MULCH, REQUIRES A 24-HOUR CURING TIME TO AVOID STICKING TO EQUIPMENT, SHOES, ETC. LOOSE ASPHALT AND ASPHALT MULCH MAY EVENTUALLY MIGRATE TO THE DRAINAGE SYSTEM. IN COMPACTED AREAS, WATERING OR OTHER LIQUID DUST CONTROL MEASURES MAY WASH SEDIMENT OR OTHER CONSTITUENTS INTO THE DRAINAGE SYSTEM.

- WATER SHOULD BE APPLIED BY MEANS OF PRESSURE-TYPE DISTRIBUTORS OR PIPELINES EQUIPPED WITH A SPRAY SYSTEM THAT ENSURE EVEN DISTRIBUTION. SPRAY EQUIPMENT SHOULD BE EQUIPPED WITH POSITIVE FLOW SHUT-OFF SYSTEMS. UNLESS SUPPLIED BY PIPELINES, AT LEAST ONE MOBILE UNIT SHOULD BE AVAILABLE AT ALL TIMES TO APPLY WATER OR DUST PALLIATIVE AT THE SITE. QUICKLY STABILIZE EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, SPRINKLING, AND STONE/GRAVEL LAYERING. LIMIT ONSITE CONSTRUCTION TRAFFIC TO 15 MPH. REQUIRE HAUL TRUCKS TO BE COVERED. ENSURE THAT NON-POTABLE WASTER USED FOR DUST CONTROL IS APPROPRIATELY AND CLEARLY LABELED. CONTROL WATER USED FOR DUST CONTROL DOES NOT PRODUCE RUNOFF.

- INSPECT AND VERIFY THAT MANAGEMENT BASED BMPs ARE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CHECK AREAS PROTECTED TO ENSURE COVERAGE. MOST DUST CONTROL MEASURE REQUIRE FREQUENT ATTENTION; OFTEN DAILY AND MULTIPLE TIMES PER DAY.

SPILL PREVENTION CONTROL COUNTERMEASURES (SPCC) PLAN - INVENTORY OF MATERIALS

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

- CONCRETE
- DETERGENTS
- PAINTS (ENAMEL AND LATEX)
- METAL STUDS
- MASONRY BLOCK
- TAR
- FERTILIZERS
- PETROLEUM BASED PRODUCTS
- CLEANING SOLVENTS
- WOOD
- ROOFING SHINGLES
- LAMPS (INC. FLUORESCENT)

A. SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:  
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.  
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION.

- AN EFFECT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCT WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
- MATERIAL SAFETY AND DATA SHEETS WILL BE AVAILABLE UPON REQUEST.
- THE CONTRACTOR CAN USE PROTECTED STORAGE AREAS FOR INDUSTRIAL OR CONSTRUCTION MATERIALS TO MINIMIZE EXPOSURE TO SUCH MATERIALS TO STORM WATER.

- HAZARDOUS PRODUCTS:
- THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED ON SITE.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURE'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

B. PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT PRACTICES WILL BE FOLLOWED ONSITE:

- PETROLEUM PRODUCTS:  
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

- FERTILIZERS:  
FERTILIZERS USED WILL BE APPLIED PER OHIO DEPARTMENT OF TRANSPORTATION (ODOT) SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM SEWER. STORAGE WILL BE IN A COVERED SHED OR OFFICE. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

- PAINTS:  
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

C. SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN

CONCRETE TRUCKS:  
CONCRETE TRUCKS WILL WASH OUT OR DISCHARGE SURPLUS CONCRETE ONLY IN AREAS DESIGNATED. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS AND OTHER STORM WATER DRAINAGE AREAS. THE LOCATION WILL BE DETERMINED BY THE CONSTRUCTION MANAGER.

D. SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS MAY INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

- THE CONTRACTOR, RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS, WILL BE IN CHARGE OF SPILL PREVENTION AND CLEANUP. HE/SHE WILL DESIGNATE AT LEAST TWO OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA.

E. SPILL REPORTING REQUIREMENTS

- IN AN EVENT OF A SMALL RELEASE, LESS THAN 25 GALLONS OF PETROLEUM WASTE, THE CONTRACTOR SHALL USE PETROLEUM BASED AND CONCRETE CURING COMPOUNDS PER MANUFACTURES HANDLING PROCEDURES.

- IN AN EVENT OF A LARGE RELEASE, MORE THAN 25 GALLON OF PETROLEUM WASTE, THE CONTRACTOR SHALL CONTACT OHIO EPA (AT 1-800-282-9378), THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.

CALL BEFORE YOU DIG



PLAN PREPARED BY:



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BEATZ STUDIO  
AT  
80 CLAIRDEDAN DRIVE  
DELAWARE COUNTY, POWELL, OH  
EROSION CONTROL NOTES

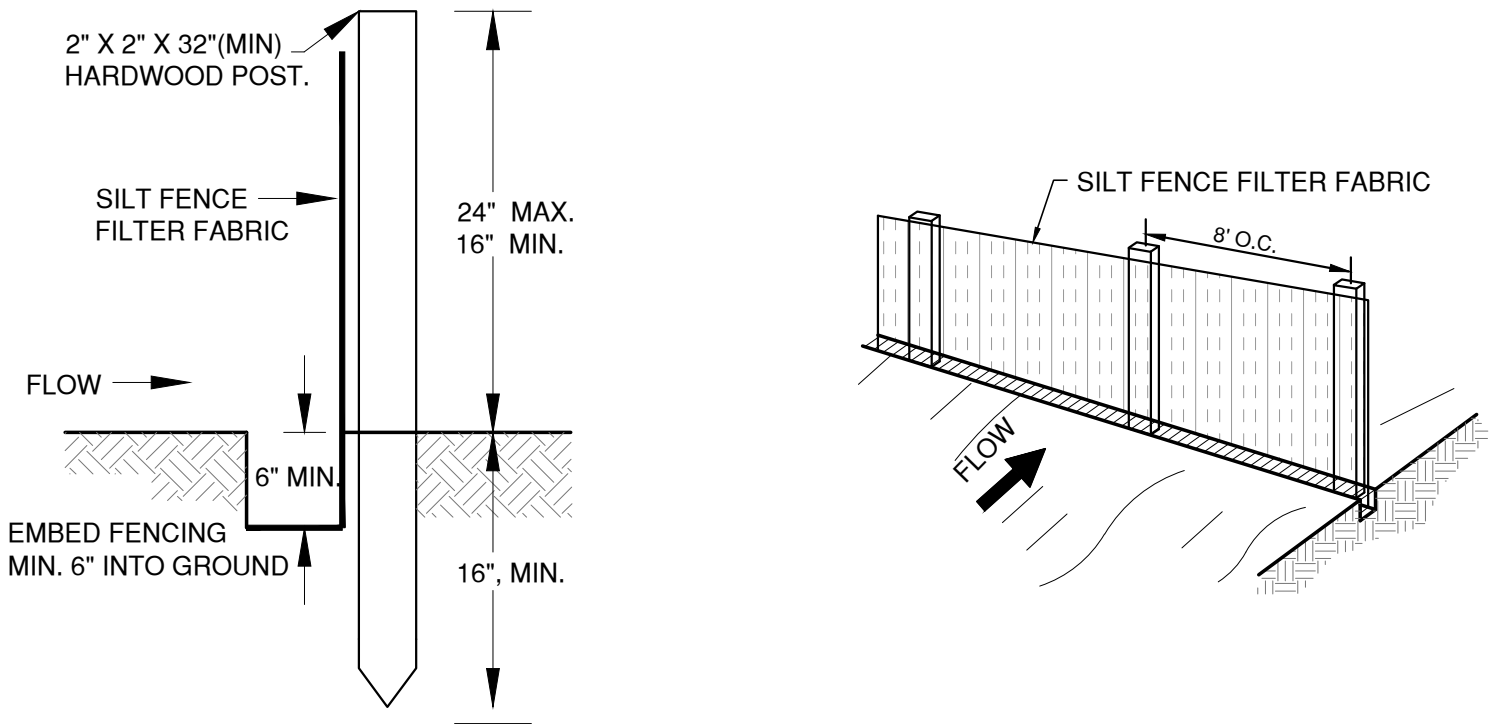
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Date: 08/29/2017 Scale: AS-NOTED	
Drawn By: CAW	Checked By: CAW
Project Number: 17-078-01	
Drawing Number: C301	



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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.

MAX. DRAINAGE AREA TO 100 L.F. OF SILT FENCE	RANGE OF SLOPE WITHIN DRAINAGE AREA
0.50 ACRES	< 2.0%
0.25 ACRES	> 2.0% BUT < 20%
0.125 ACRES	> 20% BUT < 50%

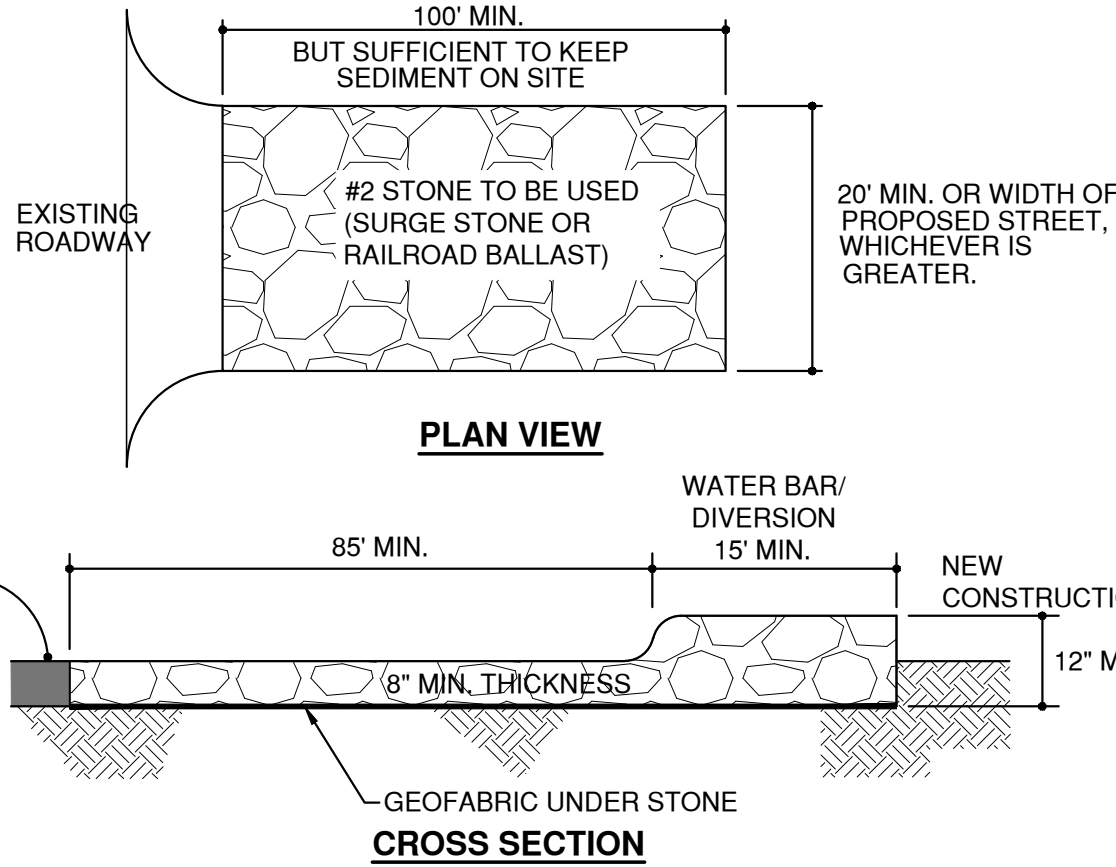
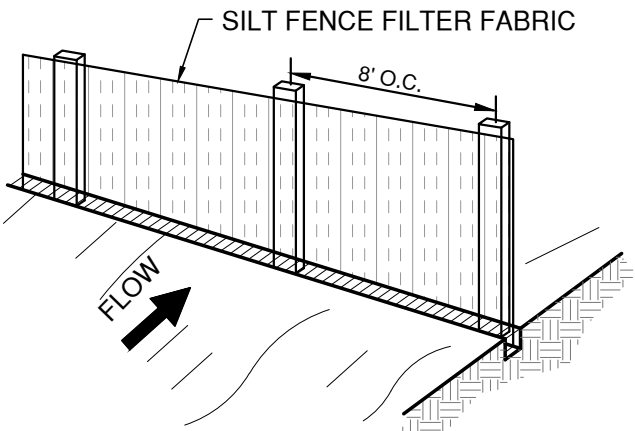
**NOTES:**

- SILT FENCE: SEDIMENT BARRIERS UTILIZE STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.  
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED. CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- THE HEIGHT OF A SILT FENCE SHALL BE MINIMUM OF 16" BUT NOT EXCEED 24-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- 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.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACINGS SHALL NOT EXCEED 8 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- 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 24-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 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 24-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- 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.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

**SEDIMENT FENCE DETAIL**  
(NO SCALE)

**MAINTENANCE**

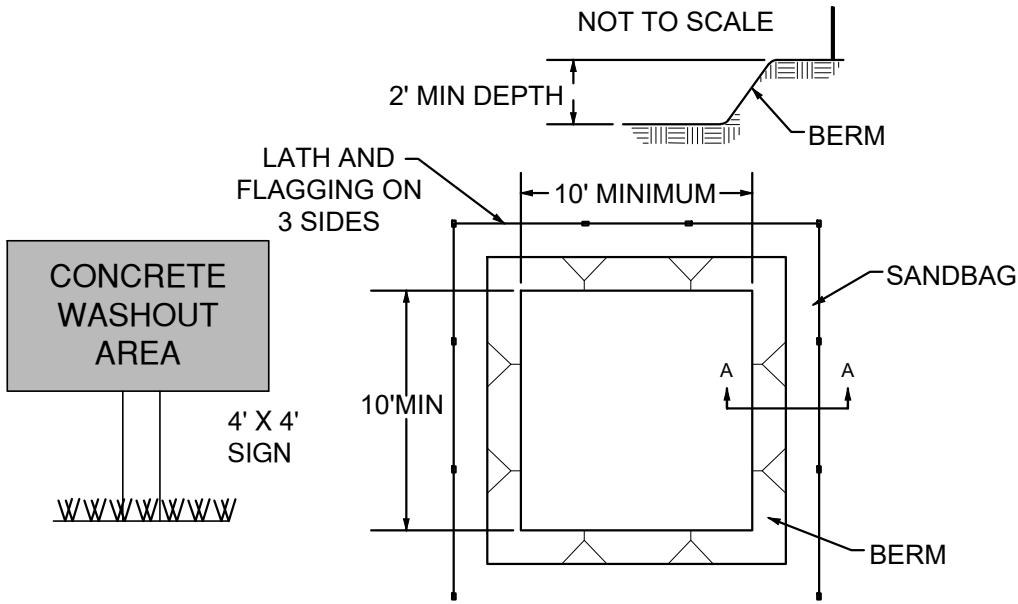
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS 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.
- 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.



**NOTES:**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. ADDING ITEM 304 TO THE STONE IS NOT PERMITTED.
- LENGTH - 100' MIN.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, OR MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
- 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 OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- 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. ALL COST SHALL BE DONE BY THE CONTRACTOR.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- WET VACUUM STREET SWEEPING EQUIPMENT SHALL BE UTILIZED AS DIRECTED BY THE CITY ENGINEER.

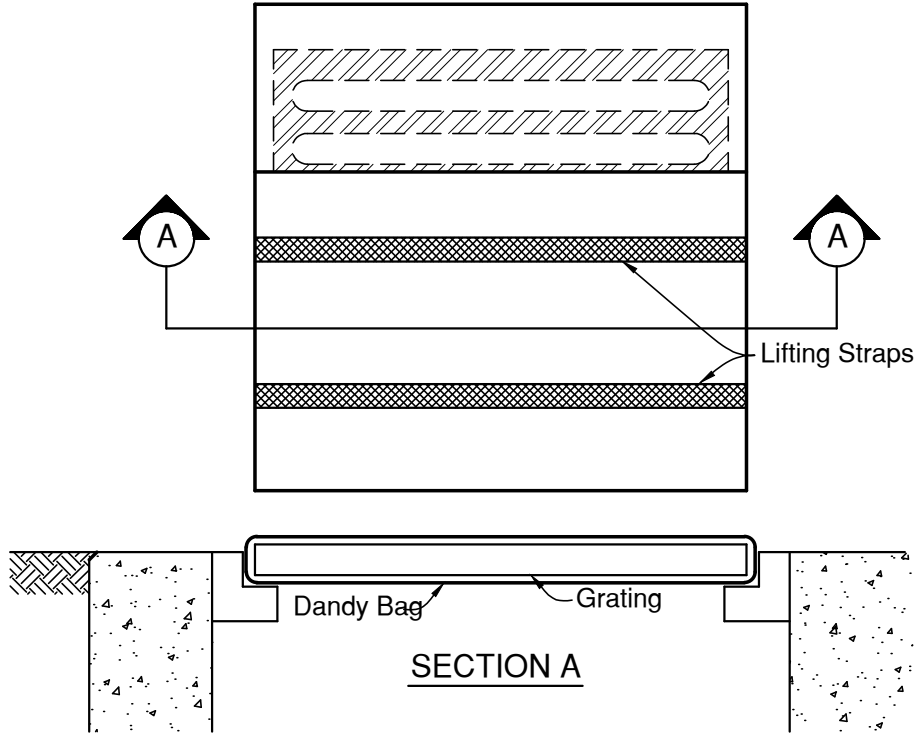
**STABILIZED CONSTRUCTION ENTRANCE**  
(NO SCALE)



**NOTES:**

- ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
- HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

**CONCRETE WASHOUT AREA "TYPE" BELOW GRADE**  
(NO SCALE)



**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:**

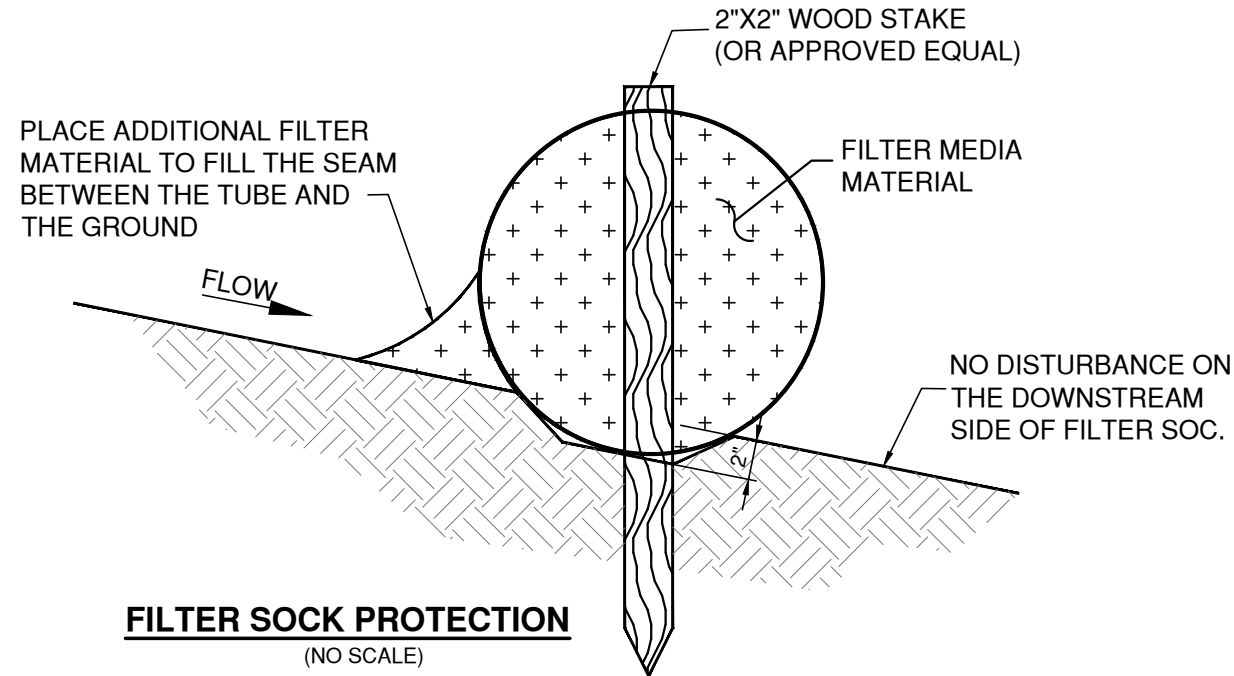
WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

**INLET PROTECTION DETAIL**  
(No Scale)

**NOTES:**

- FILTER SOCK MUST BE PLACED AT LEVEL EXISTING GRADE. WHEN APPLIED ON SLOPES BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
- COMPOST USED FOR SOCKS SHALL BE WEED, REFUSE, CONTAMINANTS, AND OTHER TOXIC MATERIALS.
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK.
- ANY SECTION OF FILTER SOCK WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED.
- ONCE SITE HAS BEEN STABILIZED THE FILTER SOCK SHALL BE OPENED AND SPREAD ONSITE.

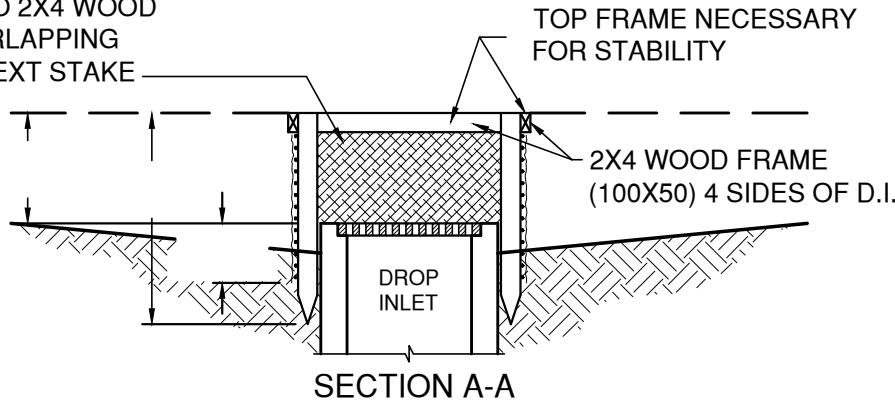
FILTER SOCK STAKES / SPACING	
12"	8'
18"	6'
24"	6'



**FILTER SOCK PROTECTION**  
(NO SCALE)

**ATTACH FILTER FABRIC**

SECURELY TO 2X4 WOOD FRAME, OVERLAPPING FABRIC TO NEXT STAKE



- DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
- USE 2"x4" WOOD OR EQUIVALENT METAL STAKES, 3' (1M) MINIMUM LENGTH.
- INSTALL 2"x4" WOOD TOP FRAME TO INSURE STABILITY.
- 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)

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBANCE AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER
PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE 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			
SEED MIX	SEED RATE		NOTES
	LB./1,000 SF.	LB./AC.	
GENERAL USE			
CREEPING RED FESCUE	1/2-1	20-40	
DOMESTIC RYEGRASS	1/4-1/2	10-20	
KENTUCKY RYEGRASS	1/4-1/2	10-20	
TALL FESCUE	1	40	
DWARF FESCUE	1	40	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	1	40	
CROWN VETCH	1/4	10	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	1/2	20	
FLAT PEA	1/2	20	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	1/2	20	
ROAD DITCHES AND SWALES			
TALL FESCUE	1	40	
DWARF FESCUE	2 1/4	90	
KENTUCKY RYEGRASS		5	
LAWNS			
KENTUCKY BLUEGRASS	1 1/2	60	
PERENNIAL RYEGRASS	1 1/2	60	
KENTUCKY BLUEGRASS	1 1/2	60	
CREEPING RED FESCUE	1 1/2	60	FOR SHADED AREAS

TEMPORARY SEEDING SPECIES			
SEEDING DATES	SPECIES	LB/1,000 SF.	LB./AC.
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
AUGUST 16 TO NOVEMBER 1	ANNUAL RYEGRASS	1	40
	RYE	3	2 BUSHEL
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	WHEAT	3	2 BUSHEL
NOVEMBER 1 TO SPRING SEEDING	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	MULCH : STRAW	2 TONS / ACRE	
	MULCH : WOOD FIBER	1 TON / ACRE	
	SODDING PRACTICES		
DORMANT SEEDING: APPLY 50% MORE SEED			

PLAN PREPARED BY:

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BEATZ STUDIO  
AT  
80 CLAIRE DAN DRIVE  
DELAWARE COUNTY, POWELL, OH

NO.	DATE	DESCRIPTION				
		REV.	SET	WITH	UPDATED	BUILDING ELEVATIONS
1	8/29/17					

Date: 08/29/2017  
Scale: AS-NOTED

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Checked By: CAW

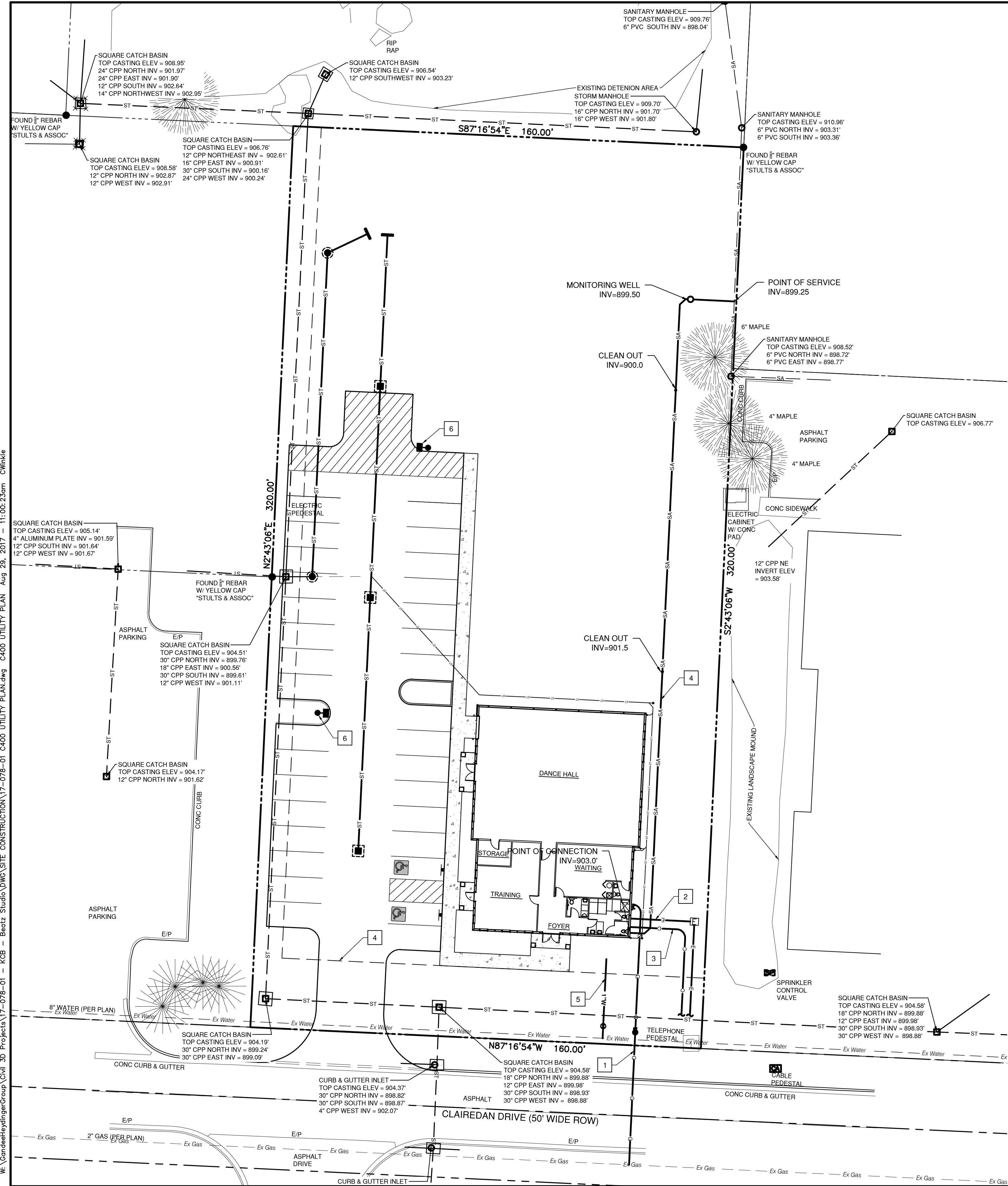
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17-078-01

Drawing Number:  
C302

EROSION CONTROL DETAILS



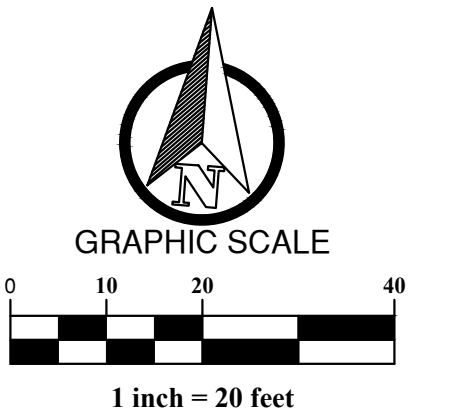
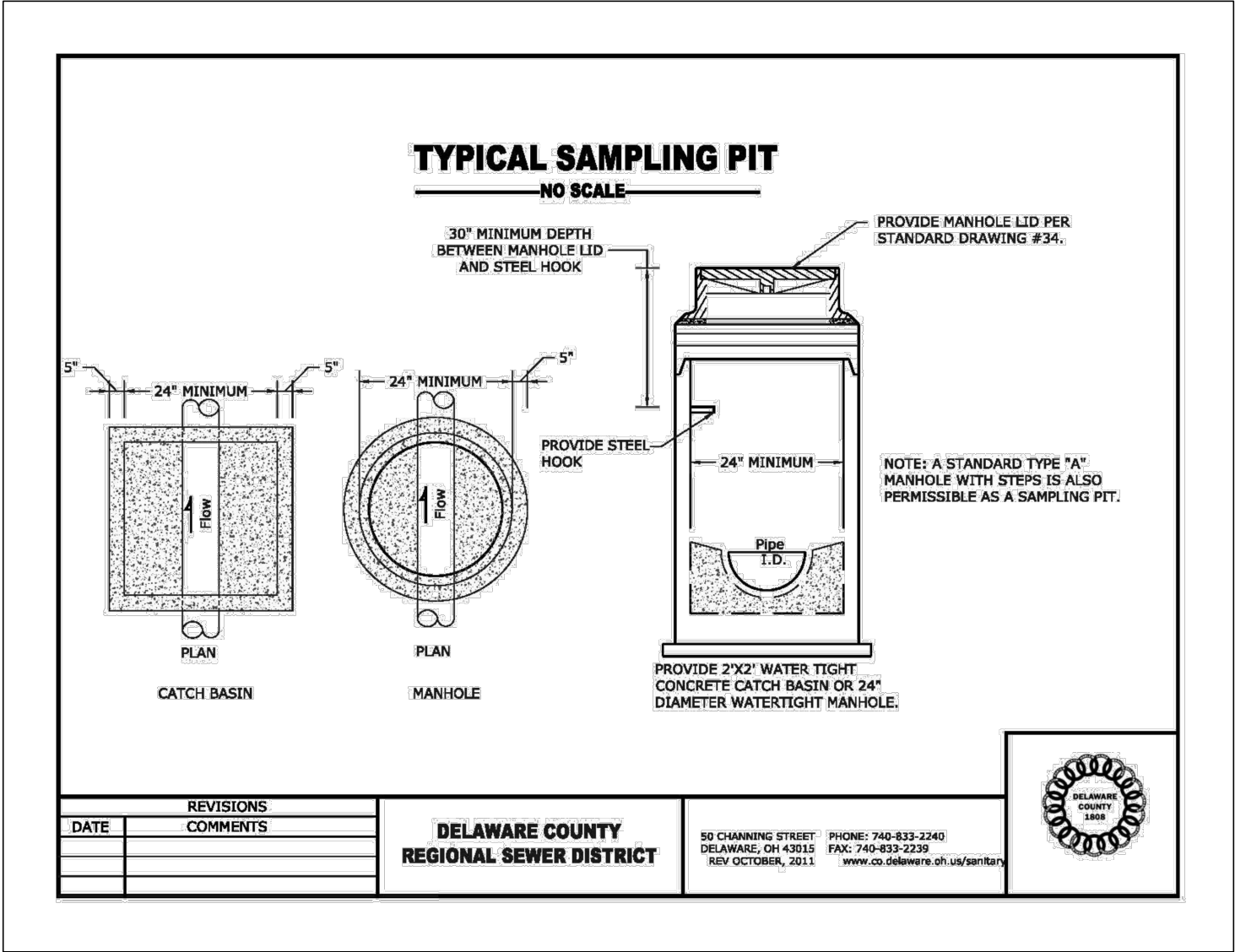
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LEGEND	
	EX. ELECTRIC
	EX. GAS
	EX. STORM
	EX. COMMUNICATION
	EX. WATER
	PROP. ELECTRIC
	PROP. COMMUNICATION
	PROP. GAS
	PROP. SANITARY
	PROP. 1" WATER
	PROP. STORM

- UTILITY PLAN NOTES
- 1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PROPOSED UTILITY CROSSINGS WITH EXISTING UTILITIES. TEST PITS SHOULD BE MADE PRIOR TO CONSTRUCTION. FAILURE TO VERIFY UTILITIES PRIOR TO INITIATING CONSTRUCTION SHALL RESULT IN ALL APPLICABLE CHANGE ORDERS BEING THE CONTRACTOR'S RESPONSIBILITY.
  - 2 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PROPOSED UTILITY CROSSINGS WITH EXISTING UTILITIES. TEST PITS SHOULD BE MADE PRIOR TO CONSTRUCTION. FAILURE TO VERIFY UTILITIES PRIOR TO INITIATING CONSTRUCTION SHALL RESULT IN ALL APPLICABLE CHANGE ORDERS BEING THE CONTRACTOR'S RESPONSIBILITY.
  - 4 COVER OVER EXISTING AND PROPOSED WATER MAIN MUST BE MAINTAINED AT 5.5'.
  - 5 COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE A MINIMUM OF 4'.
  - 6 COVER OVER EXISTING AND PROPOSED STORM SEWER MUST BE A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF ROAD BASE MATERIAL
  - 7 MATERIALS AND INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL CODES, N.F.P.A. AND N.E.C. STANDARDS AND SERVICE PROVIDER REQUIREMENTS

- KEYED NOTES
- 1 NATURAL GAS SERVICE. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND N.F.P.A. STANDARDS. COLUMBIA GAS TO PROVIDE CONNECTION TO EXISTING LINE AND SERVICE EXTENSION TO METER SET ON BUILDING.
  - 2 ELECTRIC SERVICE. CONTRACTOR TO INSTALL SERVICE PER ALL STATE AND LOCAL CODES, POWER COMPANY, N.F.P.A., AND N.E.C. STANDARDS AND COORDINATE WITH THE POWER COMPANY TO VERIFY THE TRANSFORMER LOCATION, SIZE, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK. SEE ARCHITECTURAL SHEETS FOR SECONDARY WIRING DESIGN.
  - 3 COMMUNICATION SERVICE. VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH TELEPHONE COMPANY BEFORE STARTING WORK. CONTRACTOR TO COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED. GENERAL CONTRACTOR TO COORDINATE WITH DEVELOPER AND UTILITY COMPANY ON POINT OF CONNECTION.
  - 4 6" SANITARY SEWER LATERALS/PIPE SHALL BE SDR 23.5 OR SCHEDULE 40 PVC, SEE PLAN FOR LENGTH, SIZE AND SLOPE. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "CO". SEE PIPE CLEANOUT DETAIL ON SHEET T1. COORDINATE LOCATION OF SANITARY SEWER LATERAL THROUGH FOUNDATION WITH STRUCTURAL DRAWINGS. MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION FROM WATER.
  - 5 1" DOMESTIC WATER SERVICE. CONTRACTOR TO VERIFY REQUIREMENTS OF LOCAL CODES, UTILITY COMPANIES AND GOVERNING OFFICIALS. **CUSTOMER SIDE** PIPING SHALL BE 1.0" TYPE "K" COPPER, INCLUDE IN BASE BID ALL VALVES, PIPING STRUCTURES, ETC. THAT WILL BE REQUIRED. MINIMUM DEPTH OF WATER LINE SHALL BE 4.5 FEET. TAP AND METER BY DEL-CO WATER.
  - 6 SITE LIGHTS. SEE SHEET C501 FOR ADDITIONAL INFORMATION



PLAN PREPARED BY:

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BEATZ STUDIO  
AT  
80 CLAIREDAN DRIVE  
DELAWARE COUNTY, POWELL, OH  
**UTILITY PLAN**

NO.	DATE	DESCRIPTION	
		REV.	SET WITH UPDATED BUILDING ELEVATIONS
1	8/29/17		

Date: 08/29/2017  
Scale: AS-NOTED

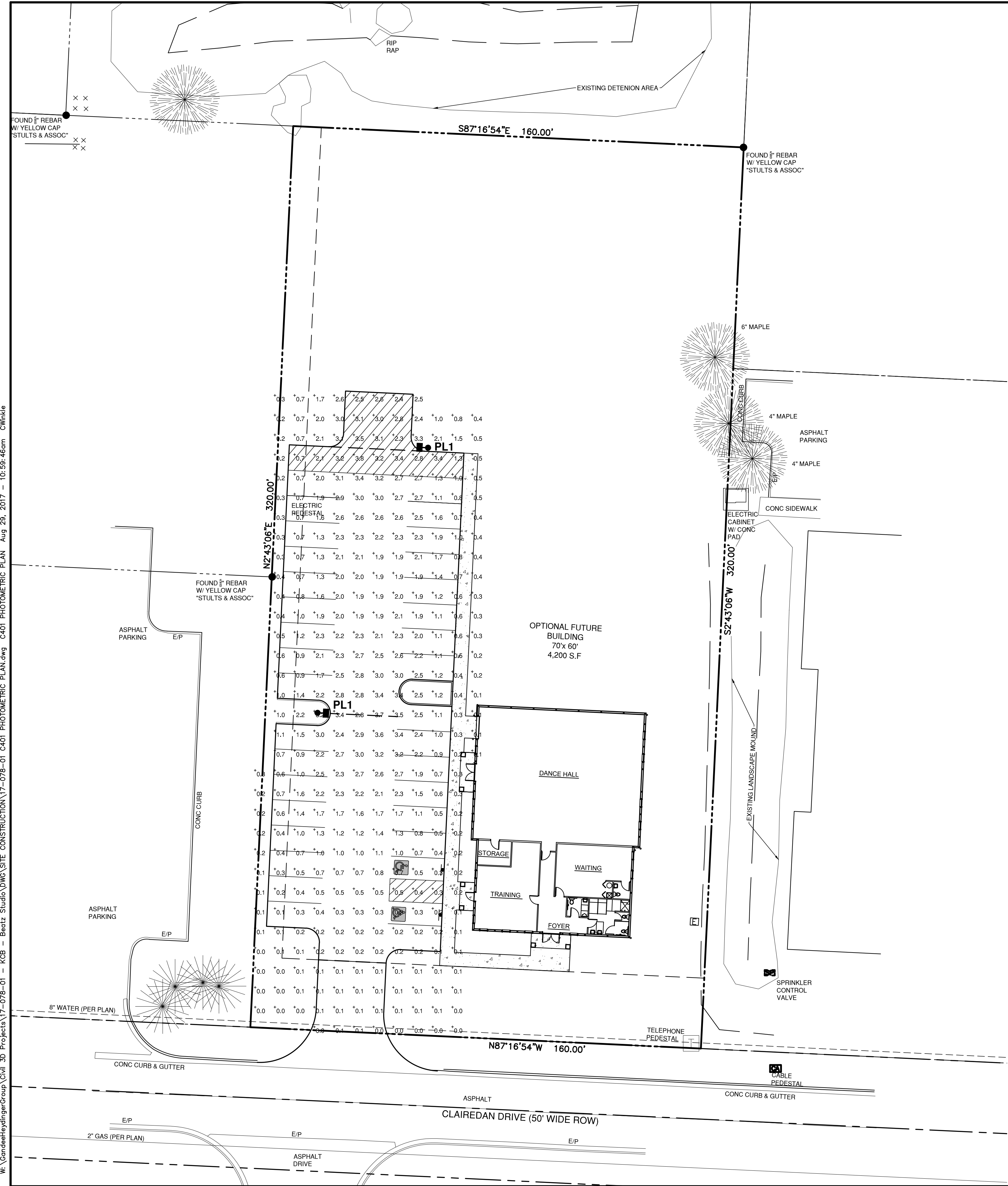
Drawn By: CAW  
Checked By: CAW

Project Number:  
**17-078-01**

Drawing Number:  
**C400**



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#### FIXTURE SPECIFICATIONS

ILLUMINANCE IS IN HORIZONTAL FOOTCANDLES. TARGET PLANE AT Z=0 FEET

##### PL1 ■■■

MANUFACTURER: SPAULDING LIGHTING

CATALOG: CL1-A-90LU-3K-3-BL

DESCRIPTION: CIMARRON LED, 90 LED, 700 mA DRIVE, 3000K, TYPE 3 OPTICS

LAMP CAT: 3000K

LAMP: LED

LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 18379

INPUT WATTAGE: 205

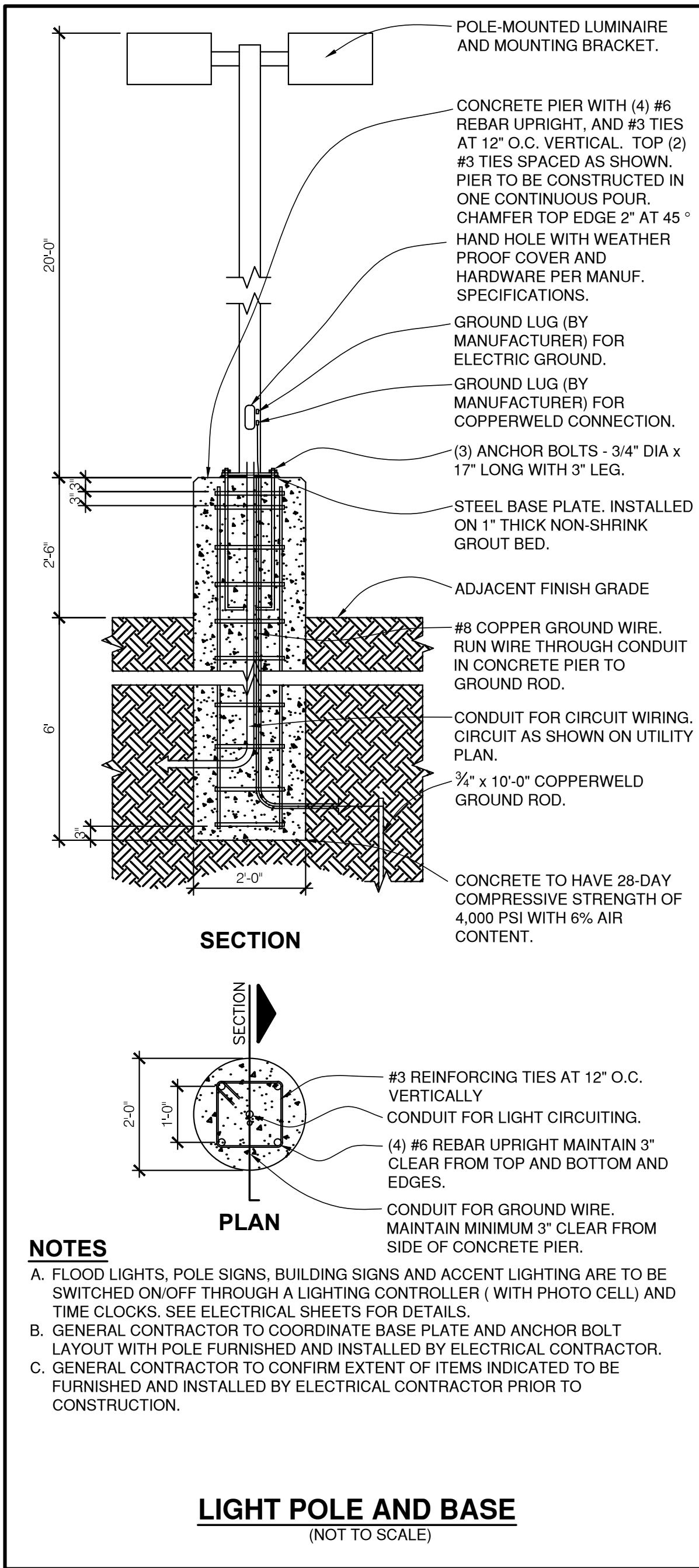
CLASS: TYPE III

#### GENERAL PHOTOMETRIC NOTES

- 1 FOR POLE BASE INSTALLATION, SEE DETAIL ON THIS SHEET.
- 2 ALL PARKING LOT LIGHT POLES SHALL BE SSS-S SERIES MODEL: SSS-S-20-40-A-XX-S2-BL, WHERE 'XX' STATES THE MOUNTING TYPE (1 FOR SINGLE ARM MOUNT, 2 FOR TWO FIXTURES AT 180 DEGREES, AND 2L FOR TWO FIXTURES AT 90 DEGREES), (22'-6" MOUNTING HEIGHT), BLACK IN COLOR, OR AS SPECIFIED BY OWNER'S REPRESENTATIVE.
- 3 ALL NECESSARY MOUNTING BRACKETS, CONCRETE BASES, ANCHOR BOLTS, AND OTHER MISCELLANEOUS ITEMS REQUIRED FOR COMPLETE INSTALLATION OF SITE LIGHTING SHOULD BE PROVIDED BY GENERAL CONTRACTOR OR SITE LIGHTING SUBCONTRACTOR.
- 4 FIXTURES ON POLES ARE TO BE PROVIDED WITH BALLASTS, SOCKETS, LAMPS, ACCESS PLATES, ALL REQUIRED MOUNTING HARDWARE, BASES, AND ALL ACCESSORIES REQUIRED FOR COMPLETE POLE MOUNTED SITE LIGHT FIXTURE INSTALLATION.
- 5 ALL SITE LIGHTING CIRCUITS SHALL BE INSTALLED IN PVC CONDUIT PER ELECTRICAL PLANS SPECIFICATION.
- 6 INSTALL LIGHT POLE ON CONCRETE BASES AND MOUNT IN ABSOLUTE VERTICAL ALIGNMENT. FOR BASE, SEE DETAIL THIS SHEET.
- 7 ALL EXTERIOR LIGHTING FIXTURES, EITHER MOUNTED ON THE BUILDING OR FREESTANDING, SHALL BE INSTALLED WITH CUT-OFF SHIELDING, IF PROVIDED, REFLECTING LIGHT AWAY FROM ADJACENT PROPERTY LINES.
- 8 FINAL ADJUSTMENTS OF ANGLE AND DIRECTION OF ILLUMINATION SHALL BE MADE AFTER DARK, TO AVOID INTERFERENCE WITH TRAFFIC OR ADJACENT PROPERTY, PER SATISFACTION OF OWNER'S REPRESENTATIVE.

#### LIGHTING CALCULATIONS

AVERAGE MAINTAINED HORIZ. FOOTCANDLES	1.2 FC
AVERAGE/MAXIMUM UNIFORMITY RATIO	4.2 FC
LOCATION AND TYPE OF LUMINAIRE(S)	SEE PLAN VIEW THIS SHEET.
MOUNTING HEIGHT	22.5'
ARM LENGTH FOR DUAL	12"

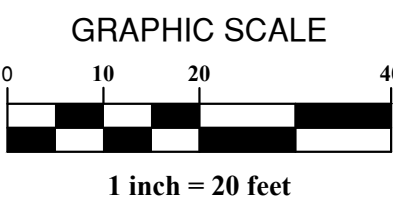
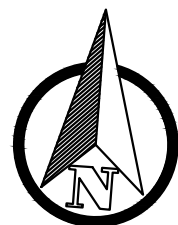


#### NOTES

- A. FLOOD LIGHTS, POLE SIGNS, BUILDING SIGNS AND ACCENT LIGHTING ARE TO BE SWITCHED ON/OFF THROUGH A LIGHTING CONTROLLER ( WITH PHOTO CELL) AND TIME CLOCKS. SEE ELECTRICAL SHEETS FOR DETAILS.
- B. GENERAL CONTRACTOR TO COORDINATE BASE PLATE AND ANCHOR BOLT LAYOUT WITH POLE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- C. GENERAL CONTRACTOR TO CONFIRM EXTENT OF ITEMS INDICATED TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION.

#### LIGHT POLE AND BASE (NOT TO SCALE)

CALL BEFORE YOU DIG



PLAN PREPARED BY:



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BEATZ STUDIO  
AT  
80 CLAIRE DAN DRIVE  
DELAWARE COUNTY, POWELL, OH

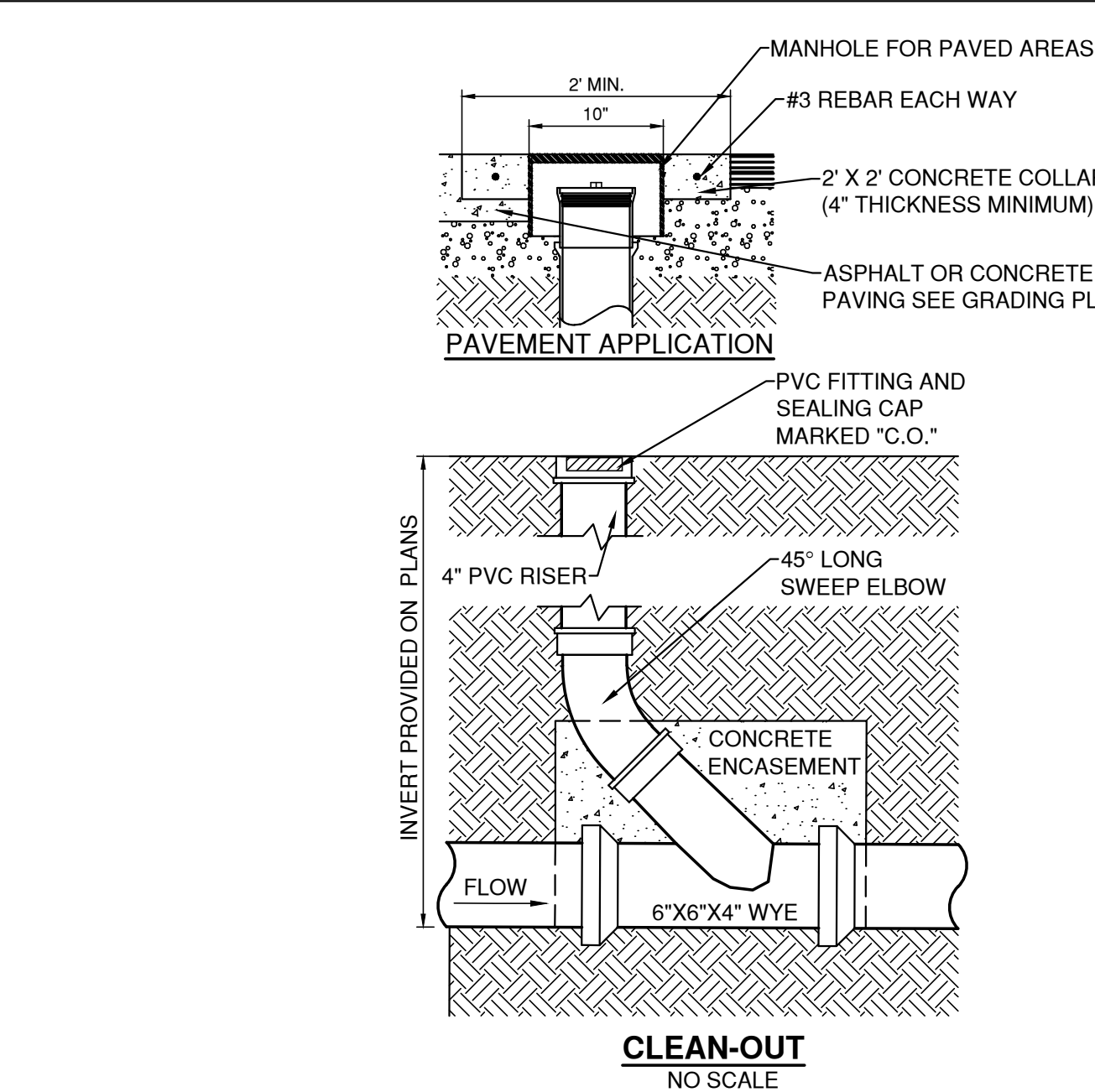
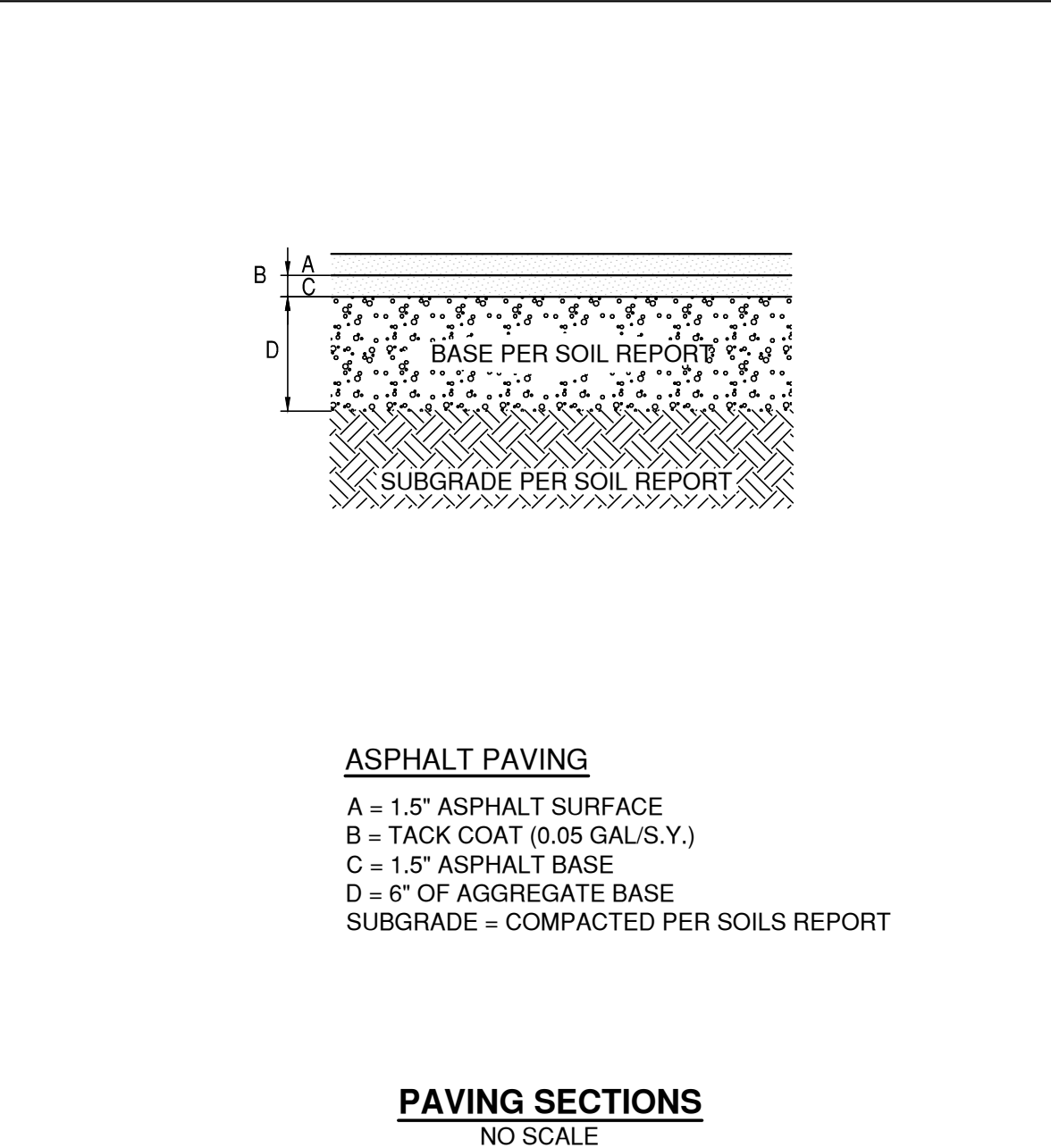
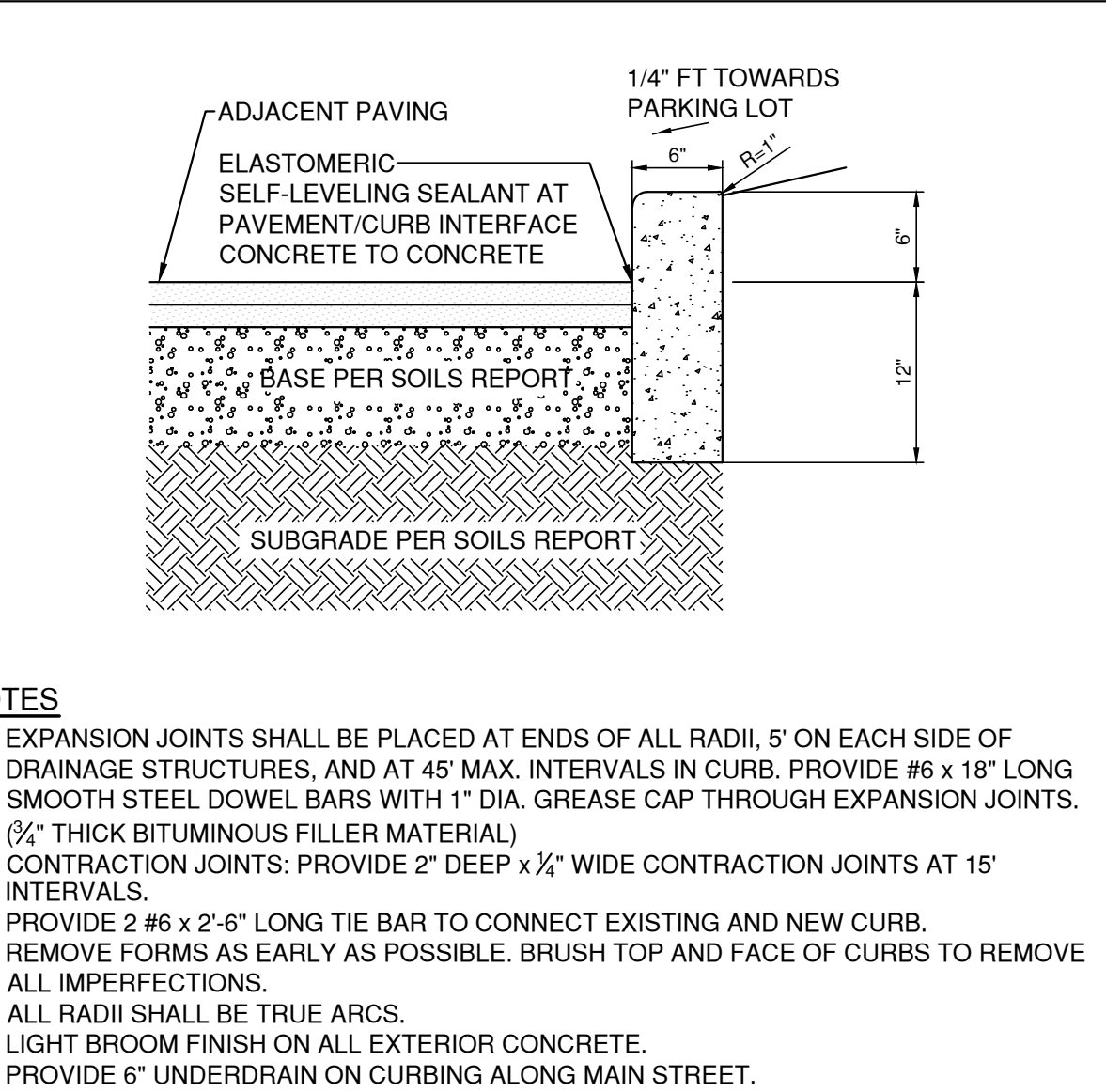
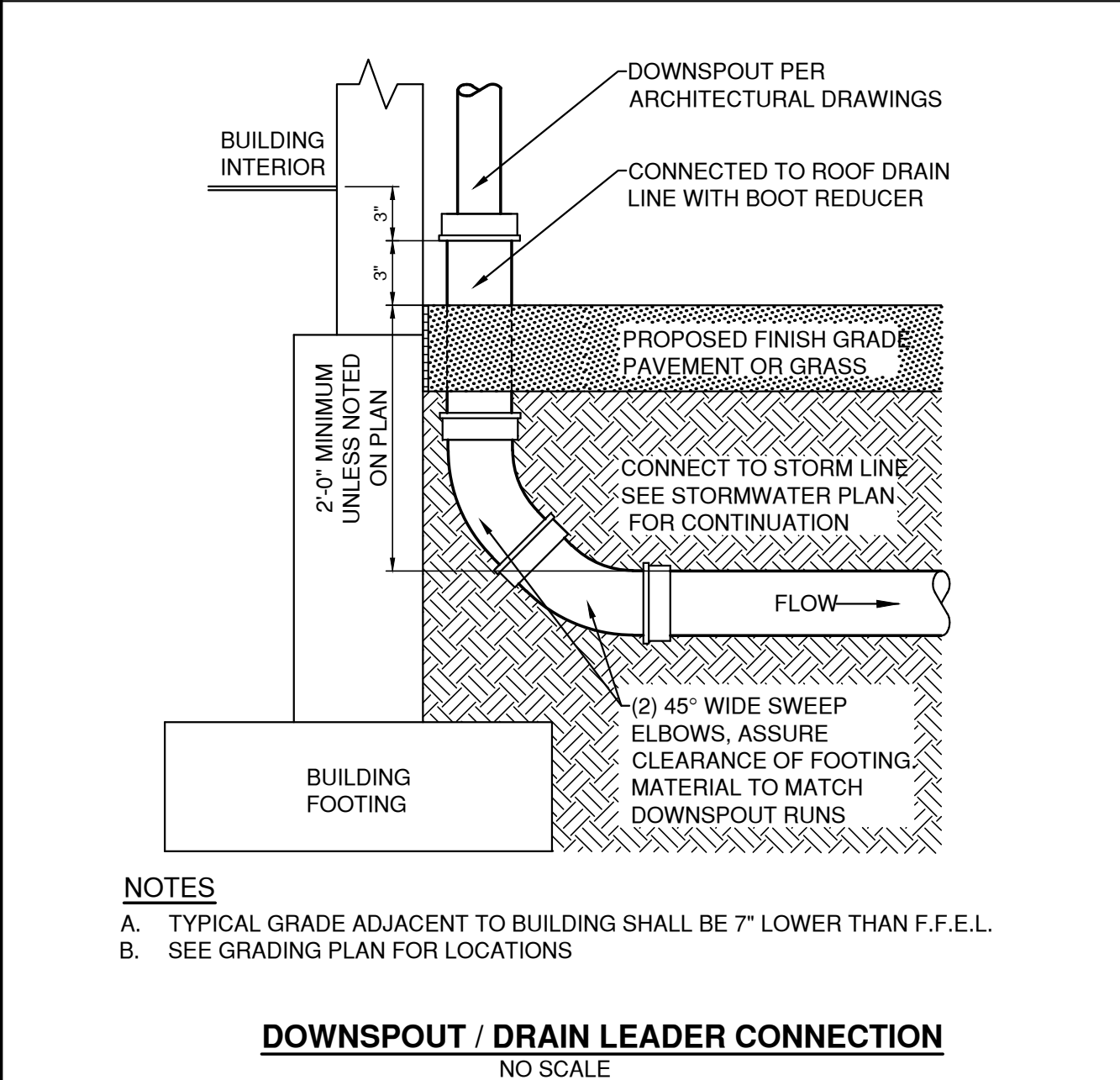
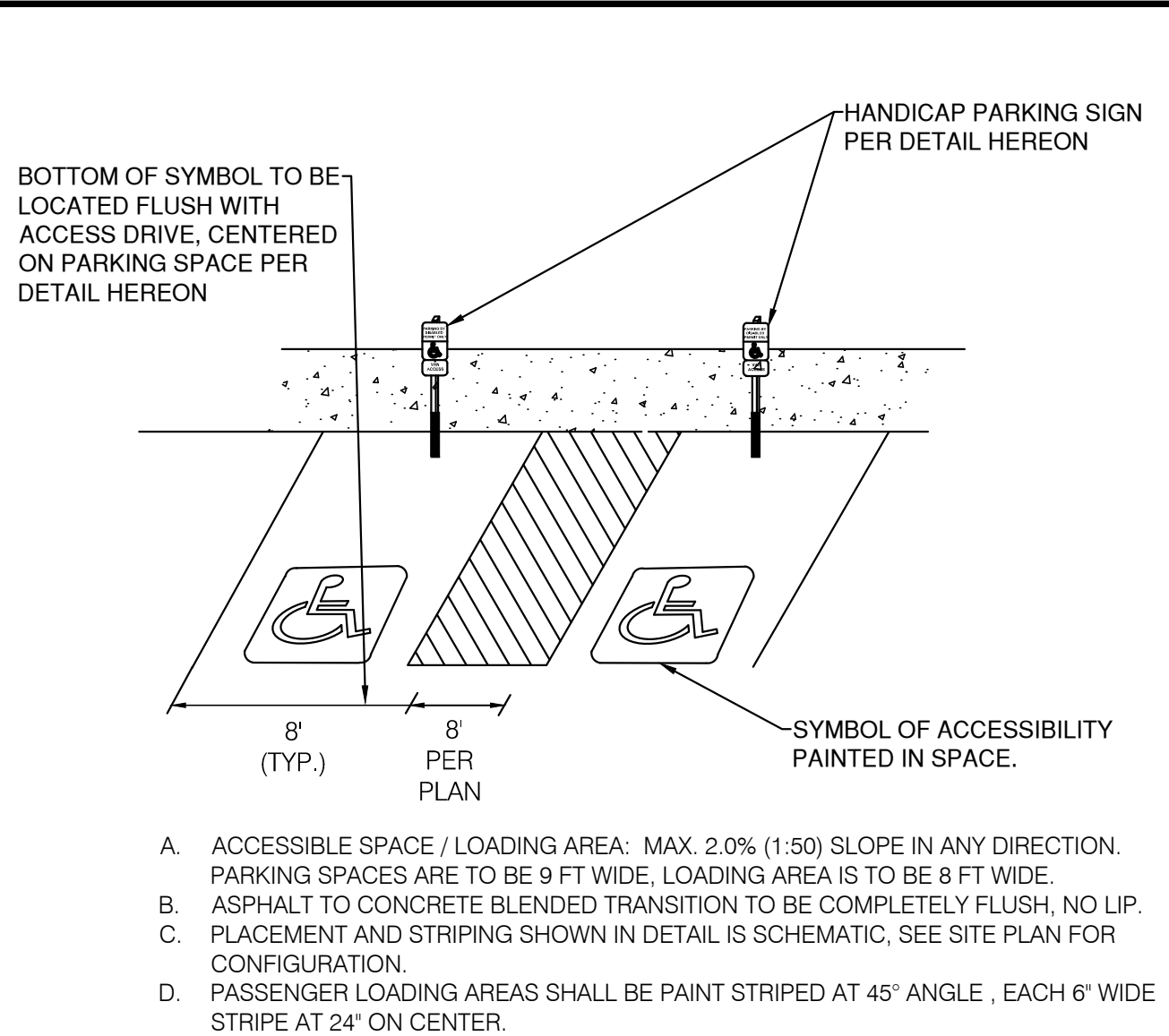
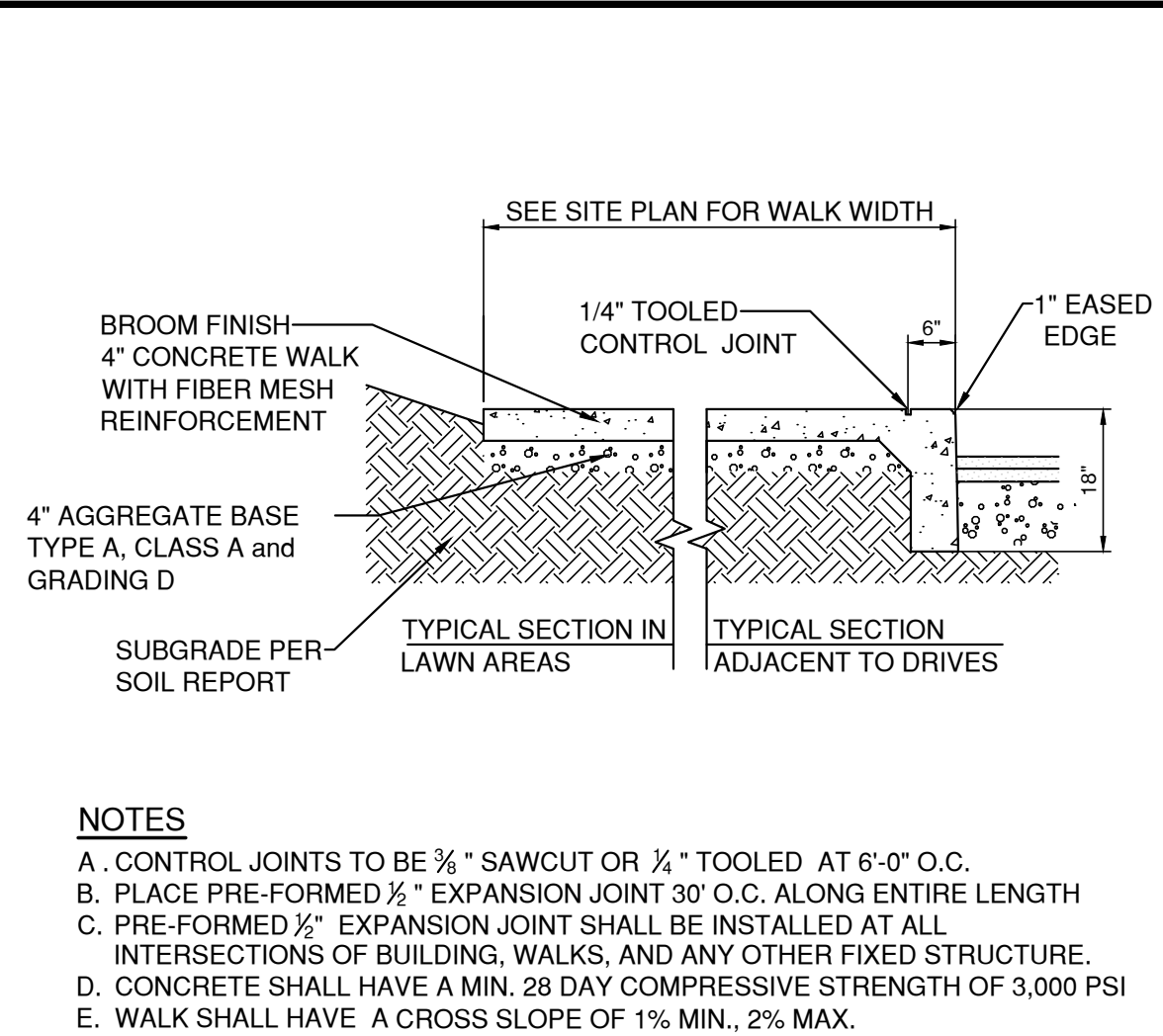
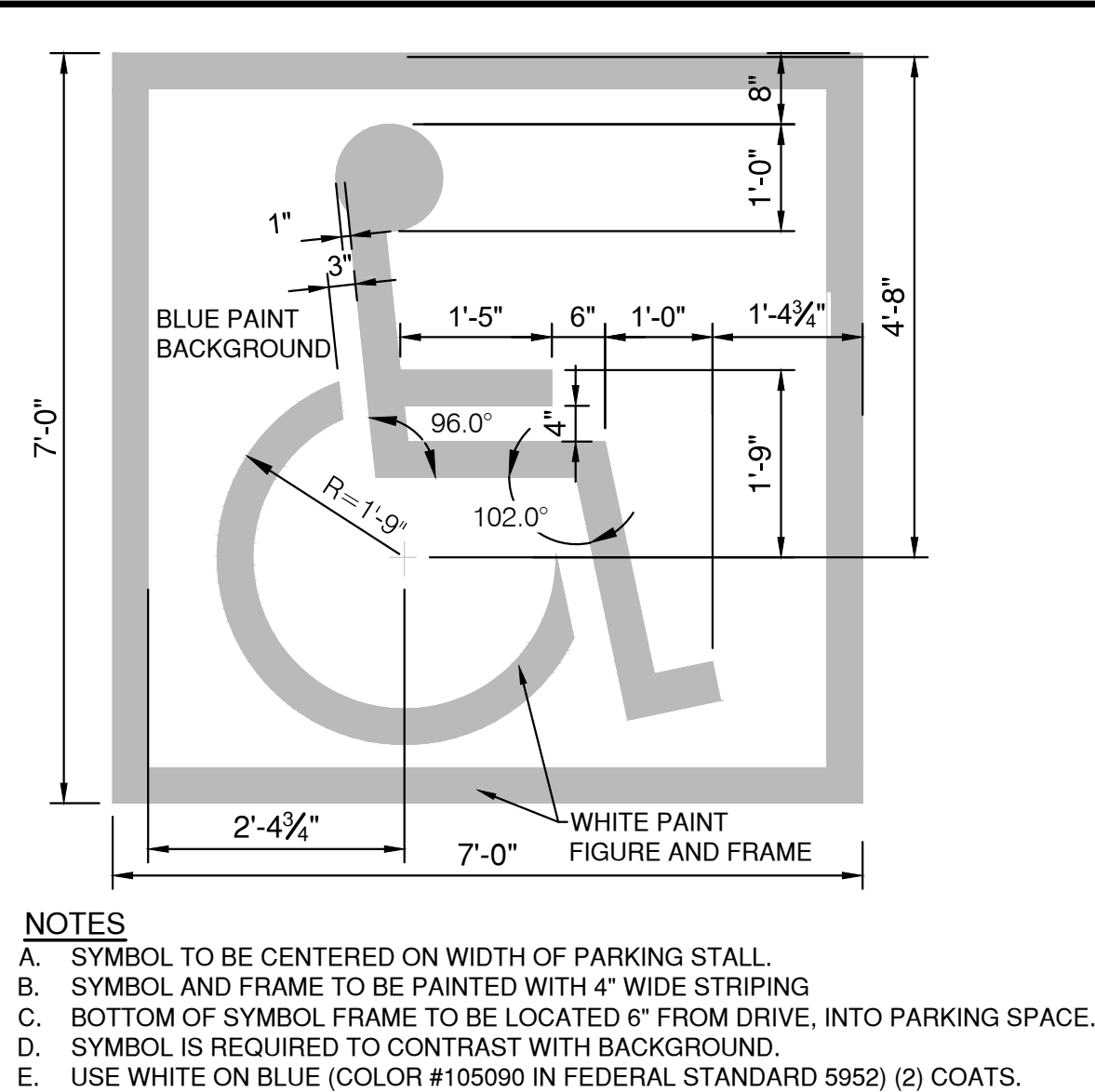
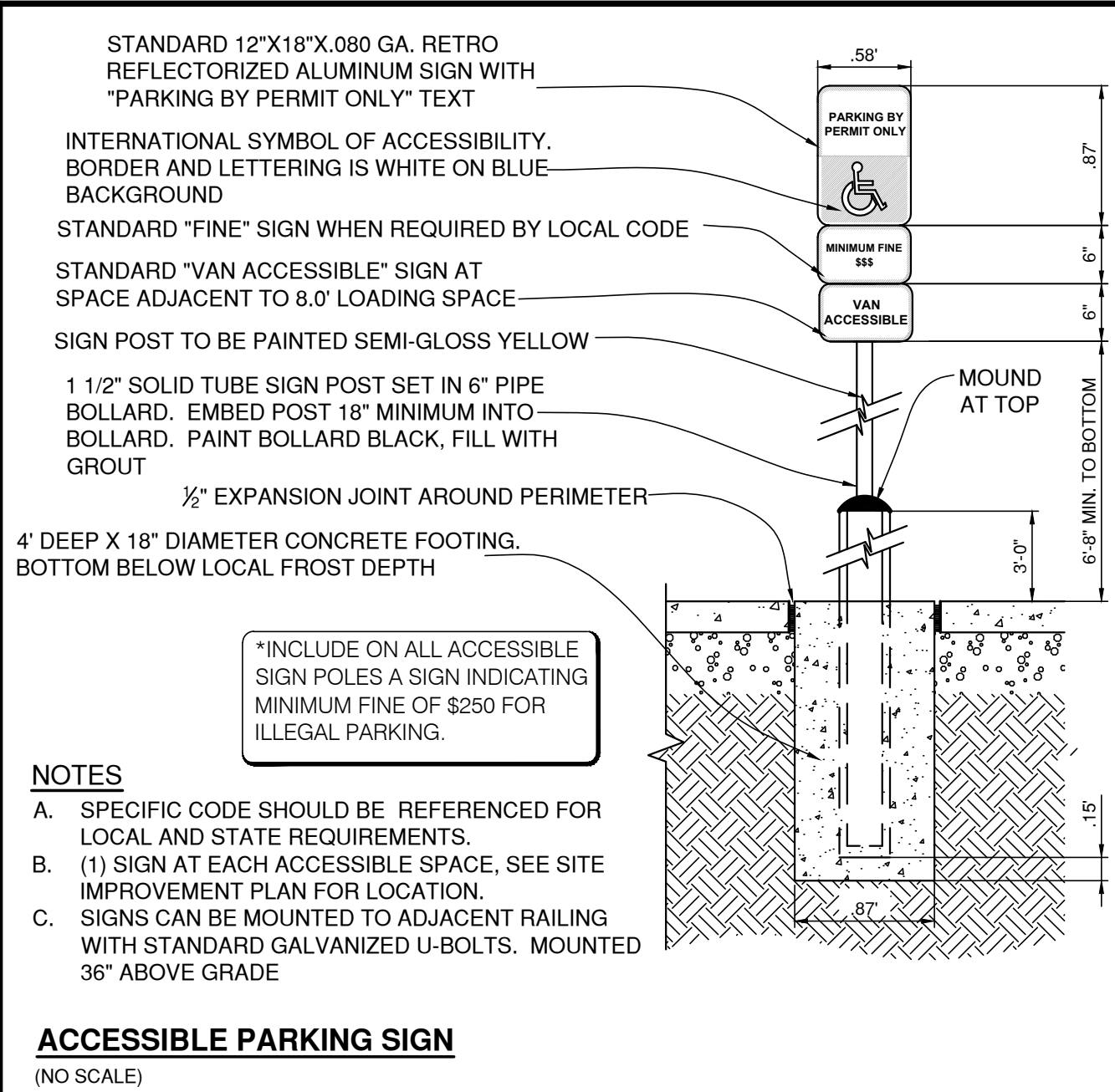
#### PHOTOMETRIC PLAN


NO.	DESCRIPTION	REV.	SET WITH UPDATED BUILDING ELEVATIONS
1			

DATE	8/29/17
NO.	1

Date: 08/29/2017 Scale: AS-NOTED
Drawn By: CAW Checked By: CAW
Project Number: 17-078-01
Drawing Number: C401





<div style="text-align: center;">  <p><b>Gandee Heydinger Group</b> CIVIL ENGINEERING AND ENERGY SERVICES</p> <p>642 Brookside Blvd Westerville, OH 43081 P: 614.942.6042 F: 614.942.6041</p> </div>		PLAN PREPARED BY:	
<div style="text-align: center;"> <p><b>BEATZ STUDIO</b></p> <p>AT</p> <p><b>80 CLAIREDDAN DRIVE</b></p> <p>DELAWARE COUNTY, POWELL, OH</p> <p><b>SITE DETAILS</b></p> </div>			
<div style="text-align: center;"> <p><b>NO.</b></p> <p>1</p> </div>	<div style="text-align: center;"> <p><b>DATE</b></p> <p>8/29/17</p> </div>	<div style="text-align: center;"> <p><b>DESCRIPTION</b></p> <p>REV. SET WITH UPDATED BUILDING ELEVATIONS</p> </div>	
		<div style="text-align: center;"> <p><b>Date:</b> 08/29/2017</p> <p><b>Scale:</b> AS-NOTED</p> </div>	
<div style="text-align: center;"> <p><b>Drawn By:</b></p> <p>CAW</p> </div>		<div style="text-align: center;"> <p><b>Checked By:</b></p> <p>CAW</p> </div>	
<div style="text-align: center;"> <p><b>Project Number:</b></p> <p><b>17-078-01</b></p> </div>			
<div style="text-align: center;"> <p><b>Drawing Number:</b></p> <p><b>C500</b></p> </div>			



GENERAL NOTES

The Landscape Contractor shall cause notice to be given to the Ohio Utilities Protection Service. (Telephone 800-362-2764). Notice shall be given at least 2 working to start of construction.

The Landscape Contractor shall review with the job super-intendant the locations of all on-site underground utilities and mark them for future reference.

Planting bed shall be raised 4'-6" by adding 4'-6" of composted organic material. Compost shall be incorporated into beds by tilling to a depth of 8'-10".

Mulch beds to extend minimum 18" from center of plants and to face of structures.

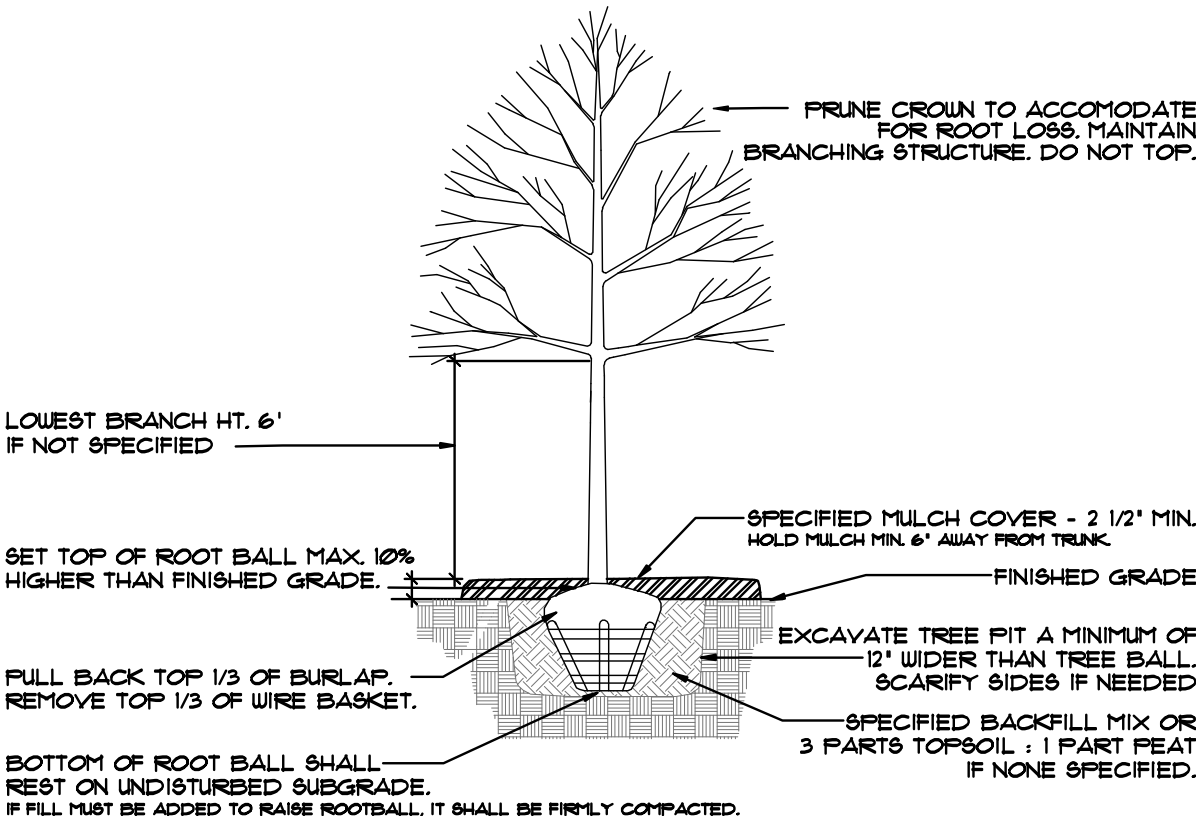
Plants to conform to ANLA standards for grading & digging.

All areas disturbed by construction, to the limits of property line or street curb, shall be sodded or hydro-seeded per owner's discretion. For those areas that are hydroseeded, seed site with mix as specified below, at a rate of 5lbs/1000 sq. ft.

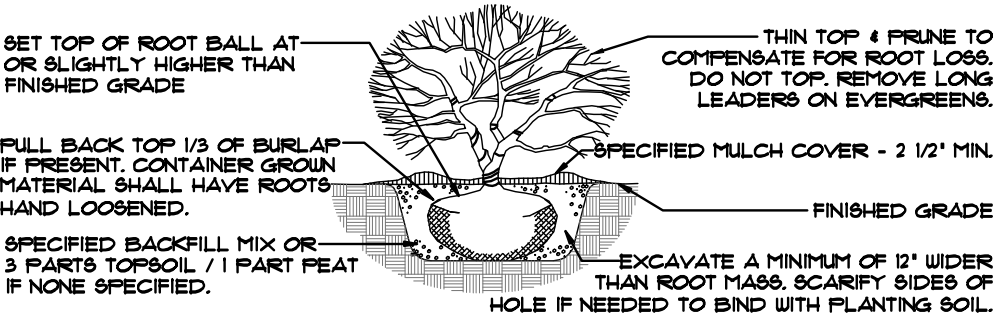
- 40% PERENNIAL RYEGRASS
- 20% ANNUAL RYEGRASS
- 20% KENTUCKY BLUEGRASS
- 20% PENNLAUN RED FESCUE

LANDSCAPE REQUIREMENTS

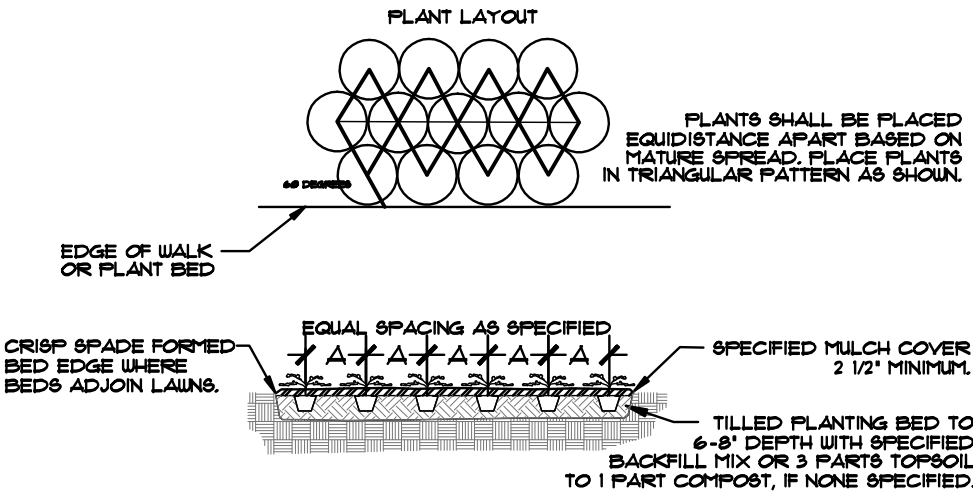
	SITE DIMENSION	TREES	SHRUBS	PERENNIALS	NOTES
(1) STREET TREE PER 10 LF OF ROAD FRONTAGE	160 LF.	3			(MIN 1 1/2' CAL./TREE)
2' OF TRUNK DIA. PER 2000 SF OF BUILDING & PARKING FOOTPRINT	15600 SF.	1 @ 25' CAL.			
(1) SHADE TREE FOR EVERY 8 PARKING SPACES	32 SPACES	4			(MIN 1 1/2' CAL./TREE)
SCREENING FOR SERVICE, LOADING, UTILITIES, HVAC, TRASH RECEPTACLES, ETC.	AS NEEDED				
10% OF BUILDING PERIMETER MUST BE LANDSCAPED:					
5 SHRUBS/40 LF OF BUILDING PERIMETER	280 LF.		5 X 1' = 35		
10 PERENNIALS/40 LF OF BUILDING PERIMETER	280 LF.			10 X 1' = 10	
TOTALS		14	35	10	



TREE PLANTING DETAIL  
N.T.S. TREES UP TO 3" CALIFER



SHRUB PLANTING DETAIL  
N.T.S.



GROUND COVER & PERENNIAL SPACING  
N.T.S.

(2) IMPERIAL HONEYLOCUST, *Gleditsia triacanthos inermis* 'Imperial', 2' cal.

(6) DWARF LILAC, *Syringa meyeri* 'Palibin', #5

(2) EMERALD ARBORVITAE, *Thuja occidentalis* 'Smaragd', 5-6'H

(6) MORNING LIGHT MAIDEN GRASS, *Miscanthus sinensis* 'Morning Light', #2

(12) DWARF RUSSIAN SAGE, *Perovskia atriplicifolia* 'Little Spire', #1

(24) DWARF RUSSIAN SAGE, *Perovskia atriplicifolia* 'Little Spire', #1

(2) IMPERIAL HONEYLOCUST, *Gleditsia triacanthos inermis* 'Imperial', 2' cal.

(4) EUROPEAN HORNBEAM, *Carpinus betulus*, 2.5' CAL.

(2) EMERALD ARBORVITAE, *Thuja occidentalis* 'Smaragd', 5-6'H

(6) REDTWIG DOGWOOD, *Cornus sericea* 'Cardinal', #5

(2) EMERALD ARBORVITAE, *Thuja occidentalis* 'Smaragd', 5-6'H

(17) GREEN VELVET BOXWOOD, *Buxus x 'Green Velvet'*, #3

(6) MORNING LIGHT MAIDEN GRASS, *Miscanthus sinensis* 'Morning Light', #2

(3) BETTY MAGNOLIA, *Magnolia x 'Betty'*, 8-10'H

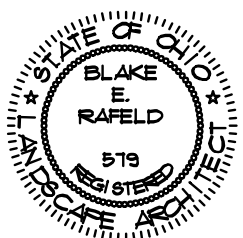
(1) LONDON PLANETREE, *Platanus x acerifolia* 'Bloodgood', 25' cal.

(9) WARDS YEW, *Taxus x media* 'Wardii', 18-24"BB

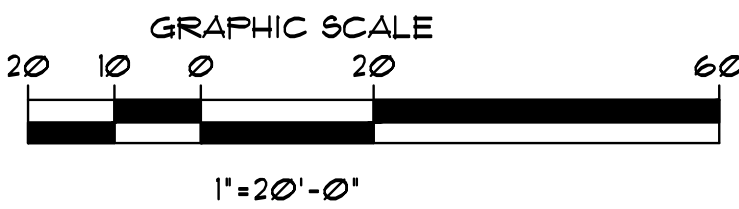
(40) MIXED DAYLILY, *Henricocallis* spp., #1

CLAIRENAN DRIVE (50' WIDE)

25'



BLAKE RAFELD & ASSOCIATES  
LANDSCAPE ARCHITECTS  
3504 Colchester Road Columbus, Ohio 43221 614-451-8514



LANDSCAPE PLAN

BLAKE RAFELD & ASSOCIATES  
LANDSCAPE ARCHITECTS  
3504 Colchester Road Columbus, OH 43221 TEL 614/451-8514 FAX 614/451-0722

BEATZ STUDIO  
80 CLAIRENAN DR  
POWELL, OH

DRAWING INFORMATION	
ISSUE DATE:	5/22/2011
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

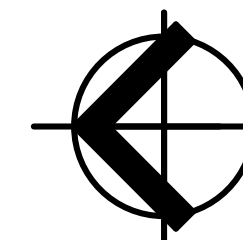
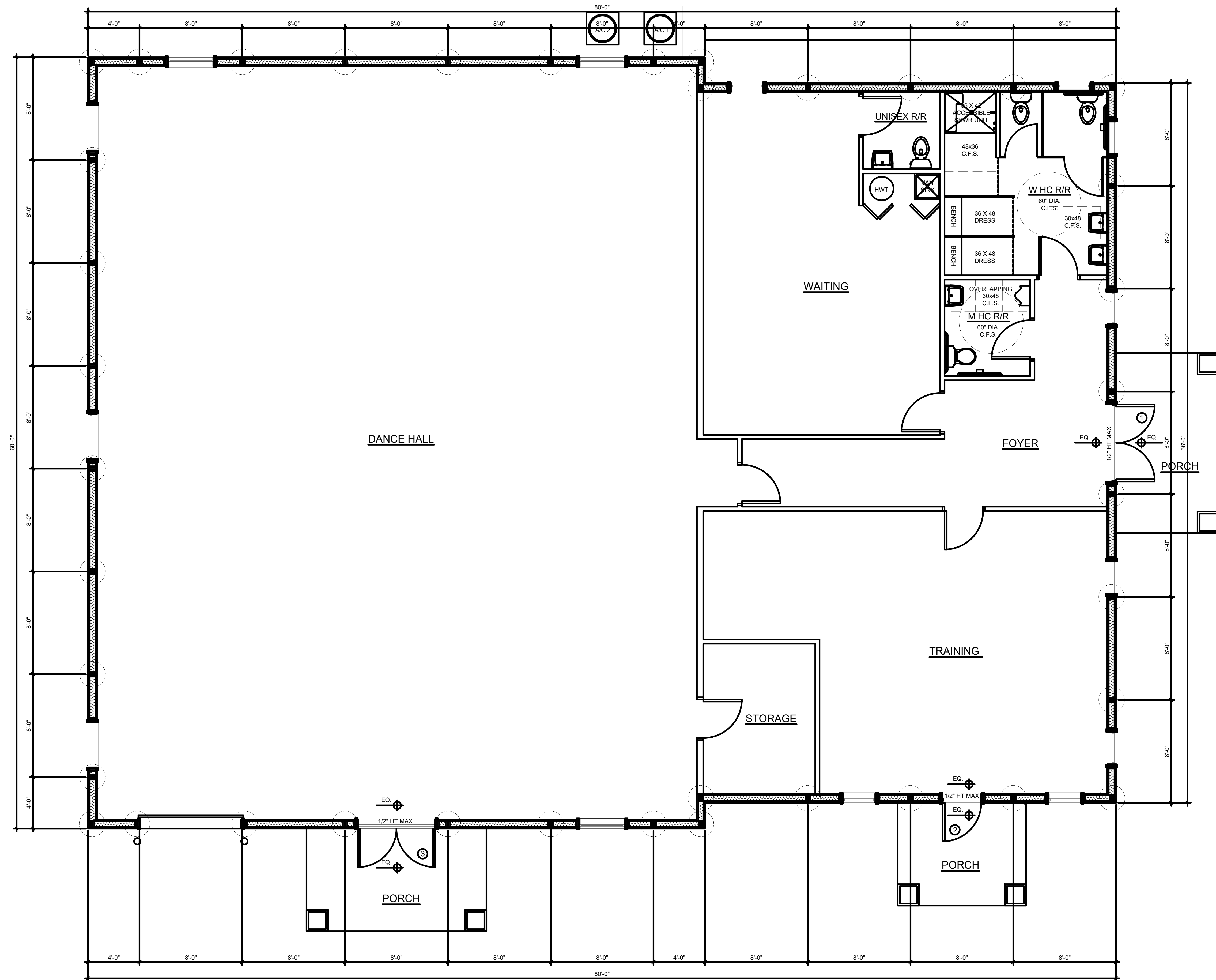
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1001

JOB #1704



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# FLOOR PLAN

SCALE: 1/4" = 1'-0" 4,670 SQ. FT. - BUILDING

CALL BEFORE YOU DIG



PLAN PREPARED BY:



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Westerville, OH 43081  
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BEATZ STUDIO  
AT  
80 CLAIREDDAN DRIVE  
DELAWARE COUNTY, POWELL, OH  
FLOOR PLAN

NO.	DATE	DESCRIPTION	REV. SET WITH UPDATED BUILDING ELEVATIONS				
			1	2	3	4	5
1	8/29/17						

Date: 08/29/2017  
Scale: AS-NOTED

Drawn By: CAW  
Checked By: CAW

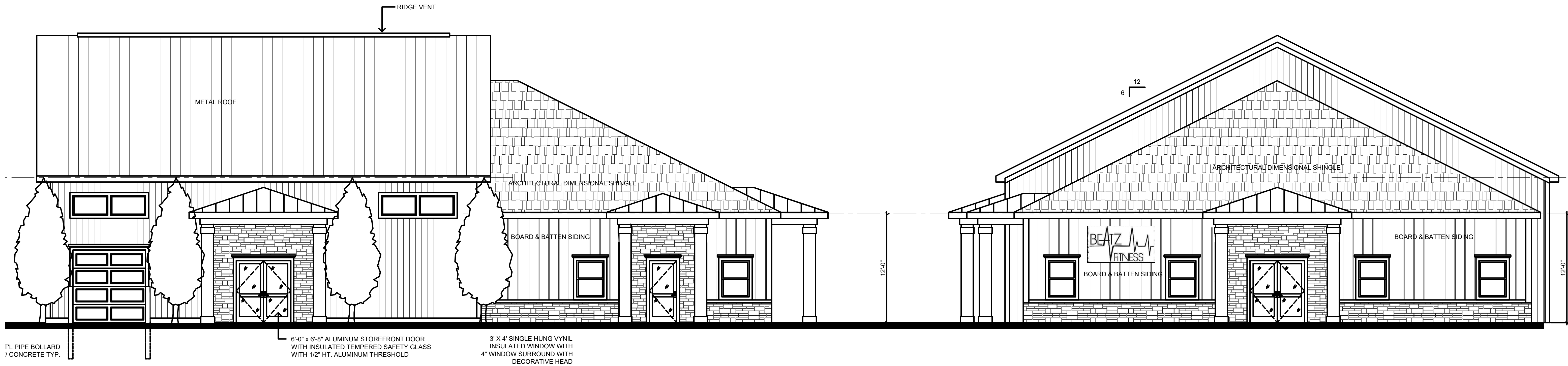
Project Number:  
17-078-01

Drawing Number:

A1



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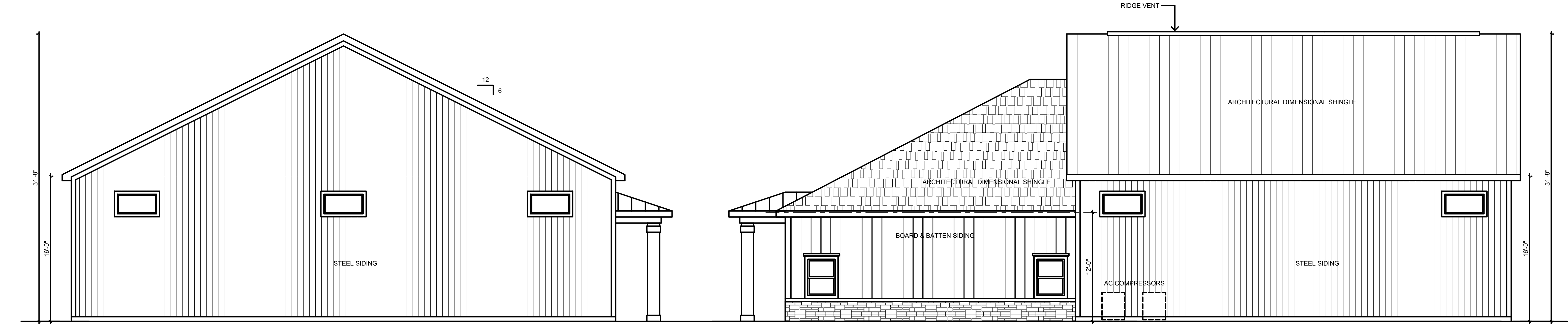


**WEST ELEVATION**

SCALE: 3/16" = 1'-0"

**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

**EAST ELEVATION**

SCALE: 3/16" = 1'-0"

PLAN PREPARED BY:



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**BEATZ STUDIO**  
AT  
**80 CLAIREDDAN DRIVE**  
DELAWARE COUNTY, POWELL, OH

**BUILDING ELEVATIONS**

NO.	DATE	DESCRIPTION
1	8/29/17	REV. SET WITH UPDATED BUILDING ELEVATIONS

Date: 08/29/2017  
Scale: AS-NOTED

Drawn By: CAW  
Checked By: CAW

Project Number:  
**17-078-01**

Drawing Number:

**A2**