

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

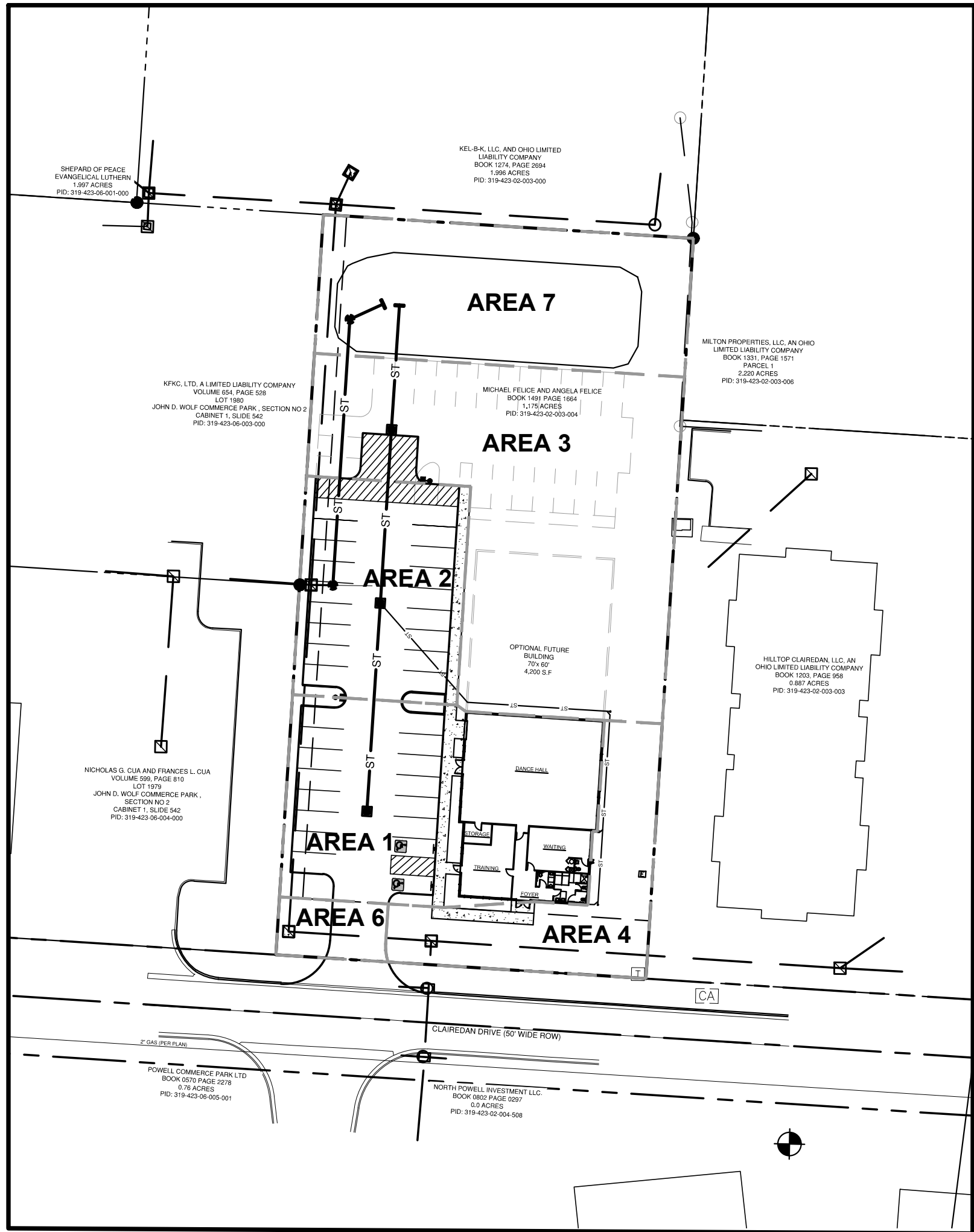
VERTICAL DATUM BASED OFF OF USING GPS (NAVD 88)

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'

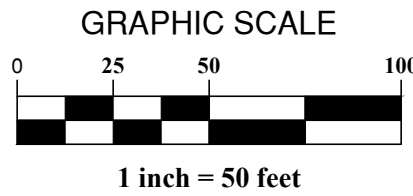
CITY OF POWELL,
DELAWARE COUNTY, OHIO
80 CLAIRE DAN DRIVE
CIVIL PLANS

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: 419566-4823 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	
A2	FLOOR PLAN	
A3	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

DESCRIPTION	DATE	NO.

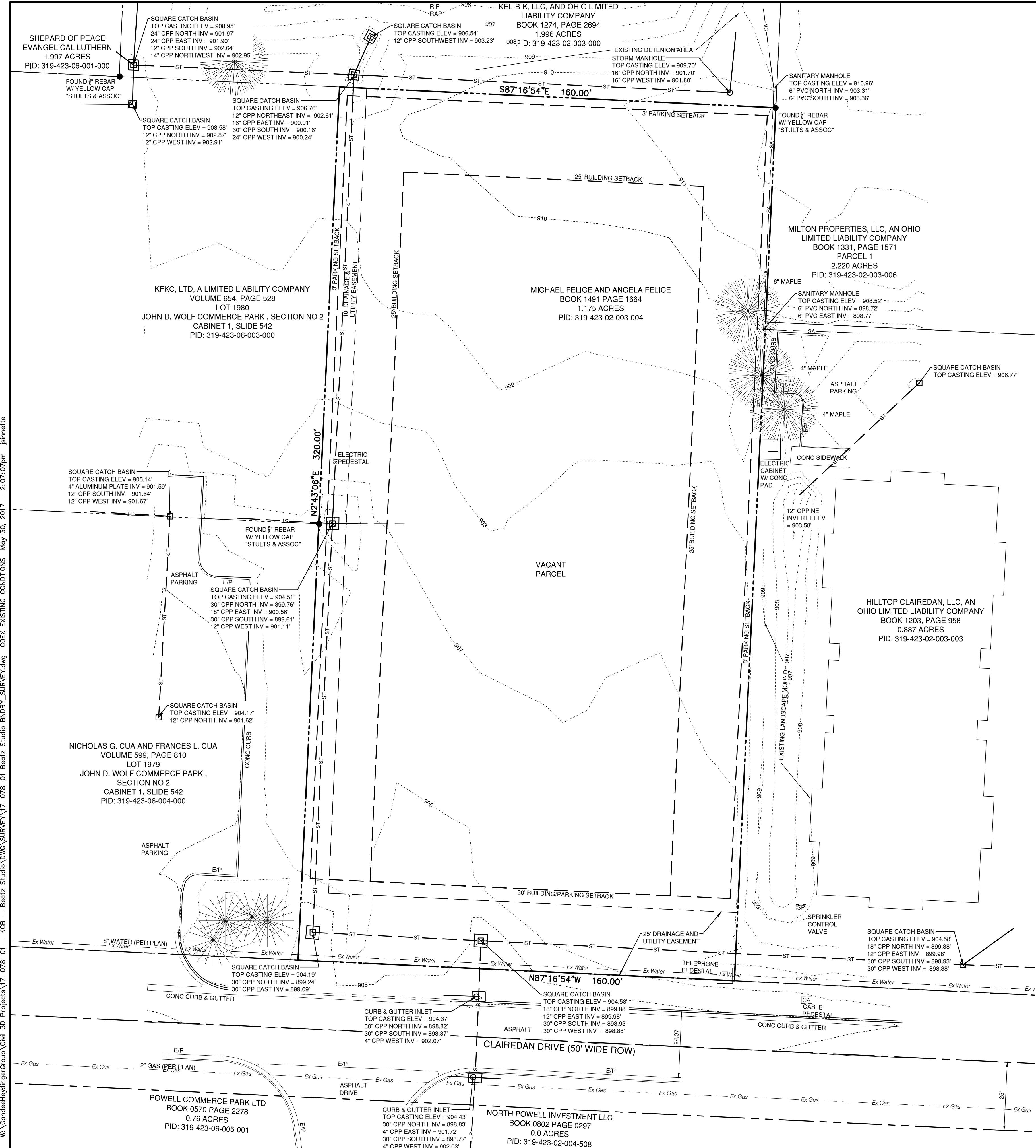
Date: 05/30/2017
Scale: AS-NOTED

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 May 30, 2017 - 2:07:07pm jhmette



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.

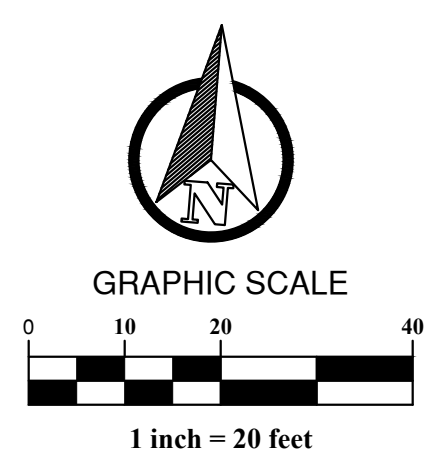
SITE BM #1 TOP OF "O" ON FIRE HYDRANT LOCATED 30' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF CLAIREADAN DRIVE, 140' EAST OF SITE.
ELEVATION = 910.50'
NORTHING: 182999.61
EASTING: 1806820.29
SITE BM #2 FOUND 3" REBAR W/ YELLOW CAP INSCRIBED "STULTS & ASSOC", LOCATED AT THE NORTHEAST CORNER OF SITE.
ELEVATION = 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 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "GHG LLC".
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.



PLAN PREPARED BY:

Gandee Heydinger Group
CIVIL ENGINEERING AND ENERGY SERVICES
642 Brooksedge 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

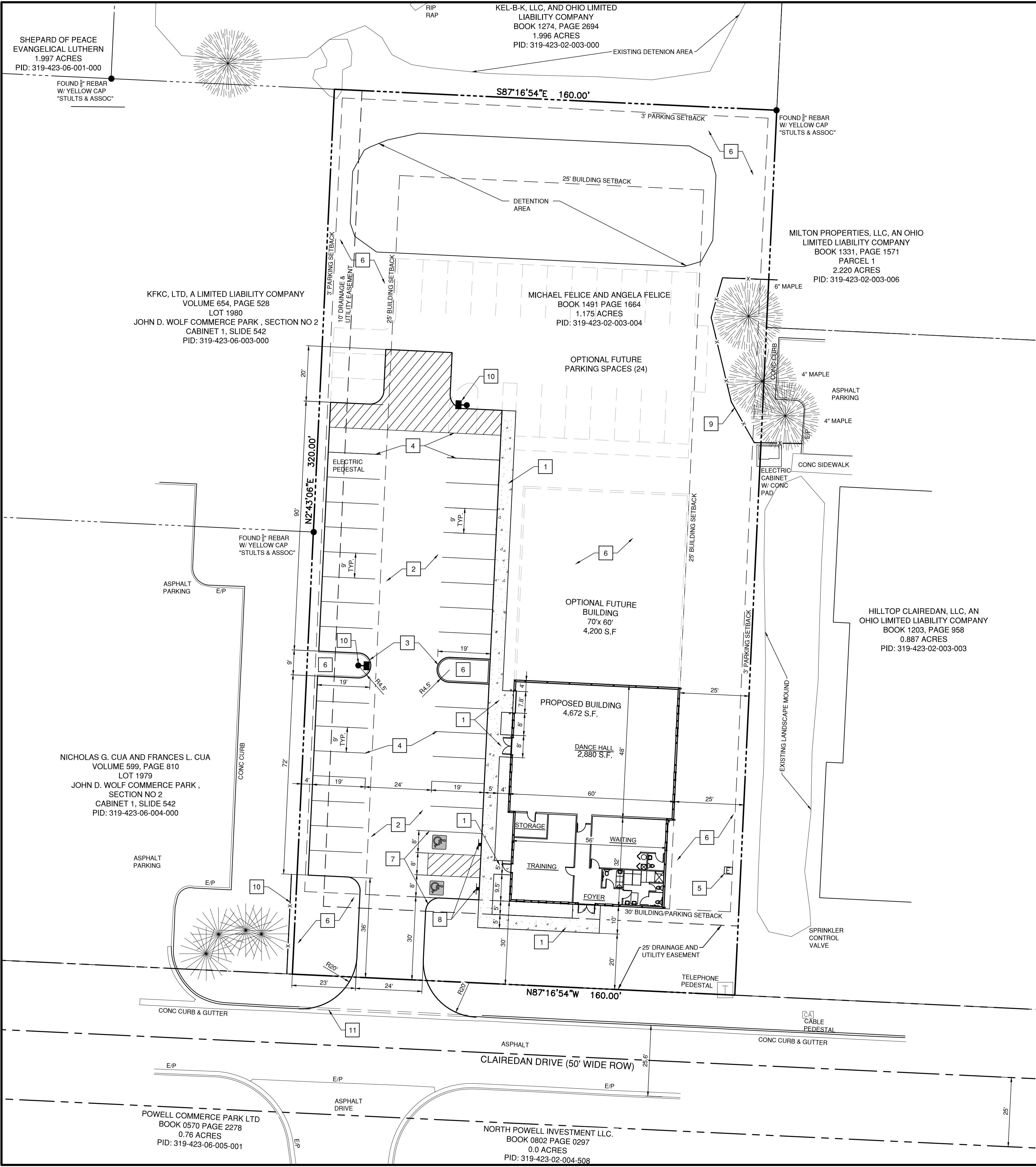
Drawn By:
CAW

Checked By:
CAW

Project Number:
17-078-01

Drawing Number:
COEX

W:\GandeeHeydingerGroup\Civil 3D Projects\17-078-01 - KCB - Beatz Studio\Drawings\Site Construction\17-078-01 C100 SITE PLAN.dwg May 30, 2017 - 2:07:19pm jaimette



KEYED NOTES

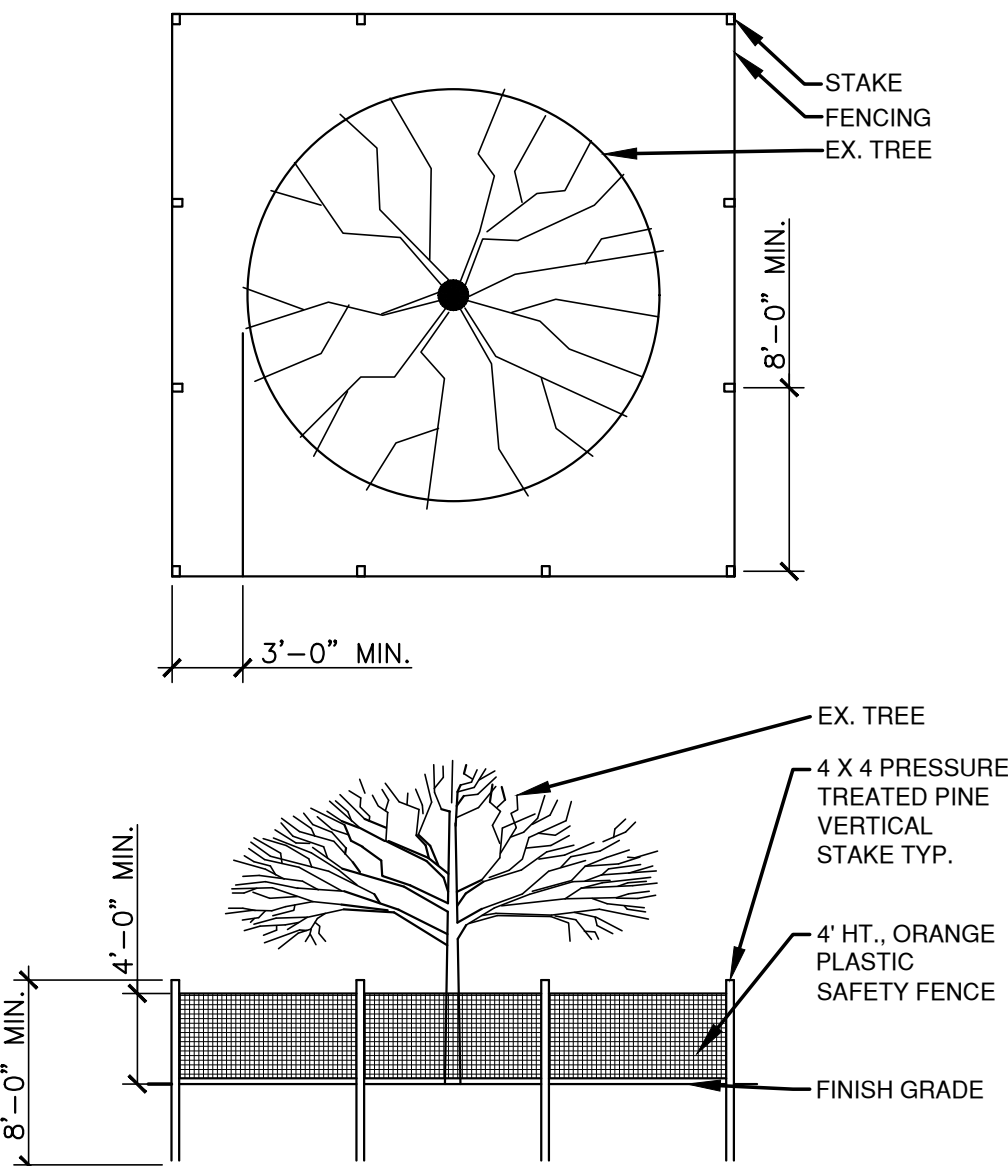
- 1 CONCRETE SIDEWALK. SEE DETAIL ON SHEET C400 .
- 2 ASPHALT PAVING. SEE PAVEMENT SECTION ON SHEET C400.
- 3 FORMED CONCRETE CURB. SEE DETAIL ON SHEET C400.
- 4 ALKYD-READY MIX (YELLOW) PAVEMENT STRIPING PER DOT SPECIFICATIONS.
- 5 CONCRETE TRANSFORMER PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS.
- 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

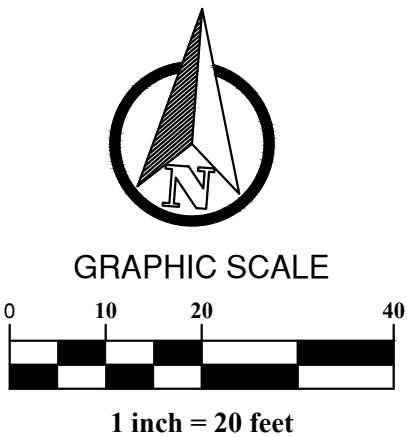
- A. ACCESSIBLE PARKING TO MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.
- B. THE BUILDING IS PARALLEL AND/OR PERPENDICULAR TO EXISTING PROPERTY LINE N 2°43'06" E AND EXISTING RIGHT-OF-WAY LINE N 87°16'54"W.
- C. ALL RADII ARE 5.0' OR HALF THE ISLAND WIDTH UNLESS OTHERWISE NOTED.
- D. ALL 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 TRUNKS, 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.



CALL BEFORE YOU DIG



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
SITE PLAN

NO.	DATE	DESCRIPTION

Date:	05/30/2017
Scale:	AS-NOTED
Drawn By:	CAW
Checked By:	CAW
Project Number:	17-078-01
Drawing Number:	C100

GENERAL NOTES:

1. THE REQUIREMENTS OF THE CITY OF POWELL, TOGETHER WITH THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, LATEST EDITION, TOGETHER WITH THE CITY OF COLUMBUS (C.O.C.) CONSTRUCTION AND MATERIALS SPECIFICATIONS, LATEST EDITION, ALONG WITH THE DELAWARE COUNTY ENGINEER (DCEO) SUPPLEMENTAL SPECIFICATIONS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED.
2. A PRECONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY OF POWELL ENGINEER'S OFFICE BEFORE ANY WORK IS BEGUN. REPRESENTATIVES OF THE OWNER, DESIGN ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE. A SCHEDULE OF SEQUENCE OF EVENTS DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW PRIOR TO THIS MEETING.
3. PROOF SURVEYS ARE REQUIRED TO BE PERFORMED BY THE OWNER IN ORDER TO DEMONSTRATE CONCLUSIVELY THAT THE FACILITIES ARE CONSTRUCTED TO THE CAPACITY, ELEVATIONS, SLOPES, GRADES AND SIZES SHOWN ON THE APPROVED PLANS. SUCH SURVEYS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL SURVEYOR, SHALL EMPLOY STANDARD TECHNIQUES, AND SHALL PRODUCE AND FURNISH FIELD NOTES TO THE CITY ENGINEER FOR REVIEW AND RECORD PURPOSES. REDUCTION OF NOTES AND ANY PLOTTING NECESSARY TO MAKE NOTES INTERPRETABLE SHALL BE COMPLETED BY THE SURVEYOR PERFORMING THE PROOF SURVEY. PROOF SURVEYS SHALL BE IN ADDITION TO, AND SEPARATE FROM, OTHER INSPECTIONS BY THE CITY ENGINEER. ALL DISCREPANCIES REVEALED IN THE AS-CONSTRUCTED FACILITIES BY THE PROOF SURVEY SHALL BE RECTIFIED BY THE OWNER AND THE PROOF SURVEY RE-PERFORMED IN ORDER TO DEMONSTRATE CONFORMANCE. THE PROOF SURVEY SHALL BE APPROVED BY THE CITY OF POWELL ENGINEER, IN WRITING, PRIOR TO THE RELEASE OF THE BUILDING PERMITS.
4. BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS AS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF POWELL ENGINEER'S OFFICE FORTY EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION.
6. THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE ALL IMPROVEMENTS ACCORDING TO THE ENGINEERING PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT O.U.P.S. AT 1-800-362-2764.
8. IF A DISCREPANCY EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE CITY OF POWELL ENGINEER AND THE OWNER'S ENGINEER SHALL BE NOTIFIED BEFORE WORK IS COMMENCED.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE SAFETY PRECAUTIONS AND TO PROVIDE ALL SAFETY EQUIPMENT TO SAFEGUARD WORKMEN AND ALL PERSONS ON OR NEAR THE WORK SITE.
10. THE CONTRACTOR SHALL EXAMINE THE WORK SITE AND SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED.
11. HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING FEATURES WITHIN THIS SITE IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING FEATURES SHOWN ON PLANS, SUCH AS GAS LINES, WATER LINES AND FIELD TILE, TO PROPERLY EXECUTE THE WORK OF HIS CONTRACT. IT SHALL FURTHER BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE DUE CAUTION AROUND EXISTING COMPLETED WORK ON THE SITE.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT AT HIS OWN EXPENSE. ALL SAID WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND THE CITY ENGINEER.
13. SITE CLEARING SHALL COMPLY PER CITY AND/OR COUNTY SPECIFICATIONS. REMOVAL OF EXISTING PIPE, PAVEMENT, STRUCTURES AND OTHER OBSTRUCTIONS SHALL COMPLY PER CITY AND/OR COUNTY SPECIFICATIONS.
14. ALL MATERIAL DEEMED BY THE CITY OF POWELL ENGINEER SHALL BE REMOVED FROM THE PROPOSED RIGHT-OF-WAY, CONSTRUCTION LIMITS OR FOR ANY EXCAVATION FOR THE PUBLIC STORM SEWER SYSTEM OR FOR STORMWATER FACILITY. THE MATERIAL REMOVED INCLUDES, BUT IS NOT LIMITED TO, ORGANIC SOIL, TOPSOIL, VEGETATION, TREES, STUMPS, ROOTS OR EXCESSIVELY WET INORGANIC MATERIALS. THE MATERIAL SHALL BE REMOVED REGARDLESS OF THE AMOUNT OF EMBANKMENT TO BE CONSTRUCTED AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 203, EXCAVATION.
15. THE CITY OF POWELL ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL OBSERVE AND APPROVE ALL SUB-BASE MATERIALS AND COMPACTION IN PUBLIC FILL AREAS.
16. NON-ORGANIC SITE SOILS ARE ACCEPTABLE AS USE FOR STRUCTURAL FILL PROVIDED THEY MEET ALL REQUIREMENTS PER CITY AND/OR COUNTY SPECIFICATIONS. MOISTURE ADJUSTMENT MAY BE REQUIRED AND SHALL BE PERFORMED BY THE CONTRACTOR.
17. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL PRIOR TO INSTALLATION. THE CITY WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
18. THE CONTRACTOR SHALL REFERENCE ALL IRON PINS AND MONUMENTS BEFORE EXCAVATING AT OR NEAR SAID IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPLACED BY A PROFESSIONAL LICENSED SURVEYOR OF OHIO AT THE COMPLETION OF THE PROJECT OR AT THE DIRECTION OF THE CITY OF POWELL ENGINEER AT NO EXPENSE TO THE OWNER. THE COST FOR THIS SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.
19. ALL QUESTIONS SHALL BE DIRECTED TO THE CITY OF POWELL ENGINEER AT (614) 885-5380.

BACKFILLING FOR PUBLIC STORM SEWERS, CULVERTS AND UTILITIES

1. UTILITY TRENCHES OUTSIDE THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH SOILS MEETING THE REQUIREMENTS OF ITEM 203 (100 PCF OR GREATER). THESE TRENCHES ARE TO BE COMPACTED TO 95% OF MAXIMUM DRY LABORATORY WEIGHT AT +/- 2% OF OPTIMUM MOISTURE AND IN ACCORDANCE TO STANDARD DRAWING DCED R-100.
2. ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY RUNNING PARALLEL TO THE EDGE PAVEMENT AND NOT OVER FIVE FEET (5) IN DEPTH SHALL BE BACKFILLED ACCORDING TO STANDARD DRAWING DCED R-100.
3. ALL UTILITY TRENCHES UNDER ROAD PAVEMENT WITHIN THE R-O-W, STARTING AT A DISTANCE OF FIVE FEET (5) FROM THE EDGE OF THE PAVEMENT AND EXTENDING ONE FOOT (1) IN DISTANCE FOR EACH ONE FOOT (1) IN DEPTH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIALS PER STANDARD DRAWING DCED R-100 OR LOW STRENGTH MORTAR BACKFILL. ALSO, THE TOP OF ALL UTILITY CONDUITS SHALL BE LOCATED AT LEAST ONE FOOT BELOW THE UNDERDRAINS.
4. ALL UTILITY TRENCHES OVER FIVE FEET (5) IN DEPTH, WITHIN THE R-O-W, WHICH RUN PARALLEL TO THE EDGE OF PAVEMENT OR THAT ARE IN THE ZONE OF INFLUENCE SHALL BE BACKFILLED AS PER STANDARD DRAWING DCED R-100.
5. THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR UNDERGROUND UTILITY PIPE, ALL TRENCHING, BACKFILLING AS PER PLAN, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, STUMPS, ETC. WITHIN THE AREA OF EXCAVATION OF THE TRENCH.
6. THE CONTRACTOR SHALL REFER TO THE UTILITY PLAN AND PROFILE SHEETS TO DETERMINE CRITICAL UTILITY CROSSINGS.
7. IN PAVEMENT, SIDEWALK, AND UTILITY CROSSING AREAS THE BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL PER CITY AND/OR COUNTY SPECIFICATIONS, AND ALL OTHER REMAINING AREAS SHALL BE BACKFILLED PER CITY AND/OR COUNTY SPECIFICATIONS.
8. CASING PIPE REQUIRED WITHIN THE RIGHT-OF-WAY SHALL BE SDR 21 OR SCHEDULE 40 FOR NON-PRESSURIZED LINES AND C-900 (LESS THAN 12-INCHES) OR C-905 (GREATER THAN 12-INCHES) FOR PRESSURIZED LINES.

STORM SEWERS

1. THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 603, ALL TRENCHING, EXCAVATION AND BACKFILLING PER STANDARD DRAWING DCED R-100, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, STUMPS ETC. WITHIN THE AREA OF EXCAVATION OF THE TRENCH, UNLESS BID IN ITEM 203.
2. THE PROPOSED ELEVATIONS AND LOCATIONS OF INLETS, CATCH BASINS, AND PIPES, AND THE ESTIMATED LENGTHS OF PIPES, MAY BE ADJUSTED BY THE CITY ENGINEER DURING THE ENTIRE IMPROVEMENT OF THIS PROJECT. BASIS OF PAYMENT FOR POSSIBLE ADJUSTMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR VARIOUS STORM SEWERS TO BE ADJUSTED.
3. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE AS HEREAFTER SPECIFIED:

a. ALL SIZES OF STORM SEWER LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE TYPES "A" OR "B" CONDUIT (PER CITY AND/OR COUNTY SPECIFICATIONS).

b. STORM SEWERS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE TYPE "C" CONDUIT (PER CITY AND/OR COUNTY SPECIFICATIONS) OR HDPE COMPLYING PER CITY AND/OR COUNTY SPECIFICATIONS.
4. ALL TYPE "A", "B", AND "C" CONDUIT SHALL HAVE JOINTS, PER CITY AND/OR COUNTY SPECIFICATIONS AND SHALL USE TYPE C BITUMINOUS PIPE JOINT FILLER.
5. BEDDING SHALL BE PROVIDED FOR ALL TYPE "A", "B", AND "C" CONDUIT PER DELAWARE COUNTY STANDARD DRAWINGS DCED S-149, DCED S-151, DCED S-152, DCED S-153 AND DCED S-155. GRANULAR BEDDING SHALL BE LIMITED TO CLEAN #8 OR #57 STONE AGGREGATE.
6. ALL PIPES OUTSIDE THE RIGHT-OF-WAY SHALL HAVE A COVER OF 1.5 FEET MINIMUM. WHEREVER THIS IS NOT THE CASE, EMBANKMENT SHALL BE PLACED TO PROVIDE A MINIMUM COVER PRIOR TO THE INSTALLATION OF THE STORM SEWER.

7. OPENINGS SHALL BE PROVIDED IN THE DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. ANY CORING NECESSARY SHALL BE INCLUDED WITHIN THE COST OF THE UNDERDRAIN. UNDERDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.

GRADING NOTES

1. EXCAVATION AND EMBANKMENT SHALL COMPLY PER CITY AND/OR COUNTY SPECIFICATIONS AND DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS.
2. THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND EQUIPMENT TO COMPLETE ALL EXCAVATION, FILL AND GRADING IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS AND SPECIFICATIONS.
3. EXCAVATION AND EMBANKMENT QUANTITIES DO NOT INCLUDE ANY PROVISION FOR UNDERCUTTING, FOOTINGS, OR UNSUITABLE MATERIAL.
4. AFTER THE TOPSOIL IS REMOVED, PROOF ROLL THE PUBLIC MAINTAINED PAVEMENT AND BUILDING AREA SUBGRADES TO BE FILLED. SOFT AREAS SHOULD BE UNDERCUT AND STABILIZED PRIOR TO FILLING OPERATIONS. RELATIVE DEPTH OF UNDERCUT WILL BE DETERMINED WHEN SOFT AREAS ARE DISCOVERED. THE CITY OF POWELL ENGINEER SHALL DETERMINE THE DEPTH AND EXTENT OF THE UNDERCUT.

EROSION AND SEDIMENTATION CONTROL NOTES

PLEASE CONTACT THE CITY OF POWELL PRIOR TO STARTING CONSTRUCTION.

1. SILTATION AND EROSION SHALL BE CONTROLLED BY MINIMIZING THE TIME THE SITE IS DENUDED BY TEMPORARY SEEDING, PERMANENT SEEDING, AND THE USE OF VARIOUS EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP's). THESE DEVICES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. ONCE THE SITE AREA HAS BEEN STABILIZED, BEST MANAGEMENT PRACTICES SHALL BE REMOVED WITH THE APPROVAL OF THE CITY OF POWELL ENGINEER.
2. ALL MEASURES SHALL BE MAINTAINED AS REQUIRED BY THE CITY OF POWELL UNTIL ALL CONSTRUCTION UNDER THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED BY THE COUNTY ENGINEER. MAINTENANCE SHALL INCLUDE ALL REPAIRS TO THOSE AREAS AND MEASURES DAMAGED BY EROSION, CONSTRUCTION EQUIPMENT, WEATHER, FIRE, AND/OR OTHER CAUSES INCLUDING "ACTS OF GOD."
3. THE TEMPORARY CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A STATE THAT SHALL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS WILL BE ACCOMPLISHED BY USE OF A GRAVEL CONSTRUCTION ENTRANCE AND THE REPAIR AND/OR CLEANOUT OF ANY DEVICES USED TO TRAP THE SEDIMENT. ANY MATERIALS SPILLED, DROPPED, OR TRACKED FROM THE CONSTRUCTION SITE ONTO THE ROADWAYS OR INTO THE STORM SYSTEM MUST BE REMOVED IMMEDIATELY.
4. SEDIMENT DEPOSITS IN SEDIMENT TRAPS SHALL BE REMOVED AND THE MEASURES RESTORED TO THEIR ORIGINAL DESIGN PRIOR TO THE SEDIMENT OBTAINING THE ONE-HALF DESIGN HEIGHT OF THE DEVICE. ALL SEDIMENT MATERIAL SHALL BE DISPOSED OF BY AN ACCEPTABLE MEANS. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE MEASURES ARE NO LONGER REQUIRED SHALL BE PREPARED TO CONFORM TO THE FINAL GRADING PLANS, SEEDED AND MULCHED.
5. THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR SEDIMENT CONTROL AT CATCH BASINS IMMEDIATELY AFTER THEIR CONSTRUCTION. COST FOR THIS WORK SHALL BE INCLUDED UNDER EROSION CONTROL. THE CONTRACTOR SHALL REMOVE INLET PROTECTION WHEN GRASS ESTABLISHMENT REACHES A MINIMUM OF 70% GROWTH DENSITY OVER THE ENTIRE DRAINAGE AREA FLOWING TO CATCH BASINS. THE CITY OF POWELL ENGINEER SHALL DIRECT SEDIMENT CONTROL AT ALL CATCH BASINS IF REQUIRED.
6. TOPSOIL SHALL BE REMOVED FROM PROPOSED RIGHT-OF-WAY, MOUNDING AND EMBANKMENT AREAS PRIOR TO CONSTRUCTION OF PAVEMENT, MOUNDING, AND EMBANKMENT AREA. TOPSOIL SHALL BE STOCKPILED FOR RESPREADING.
7. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE CONSTRUCTION LIMITS UNLESS AUTHORIZED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF STREET, STOCKPILE, AND OVERLOT EXCAVATION.
9. CLOSE ATTENTION SHALL BE PAID TO THE PROPER INSTALLATION AND REPAIR OF PERIMETER CONTROLS TO PREVENT FAILURE.
10. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF PERIMETER CONTROLS SHALL BE ACCOMPLISHED PROMPTLY.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE PERIMETER CONTROLS IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
12. ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AS DIRECTED BY THE CITY OF POWELL.
13. THE CONSTRUCTION ENTRANCE, SEDIMENT BASINS (TEMPORARY AND/OR PERMANENT), AND PERIMETER CONTROLS SHALL BE INSTALLED AS THE FIRST STEP OF THE CONSTRUCTION SEQUENCE.
14. NO SITE WORK SHALL COMMENCE UNTIL THE EROSION AND SEDIMENT CONTROLS ARE APPROVED BY CITY OF POWELL.

SITE CLEANUP

1. DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE OF ANY IMPROVEMENTS IN THE PUBLIC R/W, THE OWNER/DEVELOPER SHALL REMOVE OR CAUSE TO BE REMOVED ALL REFUSE, RUBBISH, UNUSED MATERIALS, EXCESS EARTH, FILL, ROCK, DEBRIS, AND FOREIGN MATTER FROM ALL PUBLIC RIGHTS OF WAY, AS WERE DEPOSITED, LEFT OR RESULTED FROM THE CONSTRUCTION OF IMPROVEMENTS OF ANY NATURE WITHIN THE DEVELOPMENT. SUCH REMOVAL SHALL TAKE PLACE WITHIN TWENTY-FOUR (24) HOURS AFTER BEING NOTIFIED BY THE CITY ENGINEER THAT SUCH WORK IS REQUIRED, AND SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
2. THIS WORK SHALL BE PERFORMED IN A MANNER WHICH PREVENTS EROSION AS WELL AS PREVENTS STORM WATER FROM ACCUMULATING OR PONDING ON THE SITE. THE WORK SHALL ALSO BE PERFORMED IN A MANNER THAT PREVENTS DISRUPTING OR IMPEDING SURFACE DRAINAGE FROM ONSITE OR OFFSITE SOURCES AND PREVENTS ANY NEGATIVE EFFECTS ON ADJACENT PROPERTIES. A SIX-INCH OVERLAY OF TOPSOIL SHALL BE PROVIDED AND SHALL BE SEEDED PER CITY OF POWELL STANDARDS.

SEEDING

1. BASED ON CONSTRUCTION START-UP DATE AND CONTRACTOR'S SCHEDULE OF EVENTS, THE SEEDING MIXTURE AND SEDIMENT CONTROL MAY BE CHANGED TO COMPLY WITH DELAWARE COUNTY STANDARDS AND SUPPLEMENTAL SPECIFICATIONS, DUE TO A NON- GROWING SEASON AT THE TIME OF START-UP.
2. THE CONTRACTOR SHALL APPLY TEMPORARY AND PERMANENT SEEDING, FERTILIZER, AND MULCHING TO THE SATISFACTION OF THE CITY OF POWELL ENGINEER.
3. ALL SEEDING AND MULCHING SHALL BE BASED ON CITY OF POWELL STANDARDS AND SUPPLEMENTAL SPECIFICATIONS.

RETENTION/DETENTION BASINS

1. ANTI-SEEP COLLARS ARE REQUIRED FOR ALL RETENTION/DETENTION POND OUTLETS. A MINIMUM OF TWO COLLARS ARE REQUIRED. COLLARS MUST BE CONSTRUCTED (EXCAVATED) A MINIMUM OF 3.0' INTO UNDISTURBED SOIL ON ALL THREE SIDES. CLASS C CONCRETE PER CURRENT DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS SHALL BE USED FOR REPLACEMENT OF THE EXCAVATED MATERIAL. THE COLLARS MUST BE A MINIMUM OF 8 INCHES THICK.
2. A CLAY CORE OF SUFFICIENT THICKNESS IS REQUIRED FOR ALL DETENTION AND RETENTION PONDS IN CUT AREAS. THE CITY OF POWELL ENGINEER SHALL FIELD APPROVE THE CORE THICKNESS OR THE CONDITION OF THE EXISTING SOILS AS A SUBSTITUTE FOR A CLAY CORE (E.G., EXISTING CLAY MATERIAL).
3. TREES AND LANDSCAPING SHALL NOT BE PERMITTED ON EMBANKMENT SURFACES

SANITARY SERVICE NOTES:

ALL SANITARY SEWERS SHALL BE VITRIFIED CLAY PIPE MEETING THE REQUIREMENTS OF ASTM C700 OR PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-1784 AND D-3034, SDR-35.

SEWER TRENCHES SHALL BE DEWATERED TO 2" BELOW BELL OF PIPE PRIOR TO INSTALLATION OF PIPE.

ANY FIELD TILE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AS DIRECTED BY THE COUNTY, WITH ABS PIPE SPANNING THE TRENCH. THE TRENCH SHALL BE FILLED WITH COMPACTED GRANULAR MATERIAL.

ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED ON THIS PROJECT.

THE CONTRACTOR SHALL PROVIDE AND INSTALL WYE POLES AT ALL WYE LOCATIONS AS CONSTRUCTED. WYE POLES SHALL EXTEND ABOVE EXISTING OR PROPOSED GRADE, WHICHEVER IS HIGHER, TO A MINIMUM OF TWO FEET (2).

THE COST FOR ALL COMPACTED BACKFILL SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

TRAFFIC MAINTENANCE:

FULL TRAFFIC IN EACH DIRECTION ON CLAIREDDAN SHALL BE MAINTAINED AT ALL TIME AND DISTURBANCE SHALL BE KEPT TO A MINIMUM. ALL TRAFFIC CONTROL SHALL BE IMPLEMENTED PER ODOT STANDARD.

INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY AT ALL TIMES.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43223.

ALL CONSTRUCTION SIGNS, BARRICADES, VERTICAL PANELS AND DRUMS SHALL CONFORM TO OMUTCD AND THE LATEST REVISION OF ODOT CONSTRUCTION AND MATERIAL SPECIFICATION.

FACES OF CONSTRUCTION SIGNS AND REFLECTIVE SHEETING ON BARRICADES SHALL BE TYPE H (VIP), ALL ORANGE CONSTRUCTION SIGNS SHALL BE FLUORESCENT ORANGE. ALL SHEETING WILL BE TESTED FAR REFLECTIVITY PER ODOT 730.192. VERTICAL PANELS AND DRUM BANDS SHALL BE REFLECTORIZED WITH TYPE G (HIGH INTENSITY) SHEETING COMPLYING WITH THE REQUIREMENTS OF 730.19.

ALL SIGNS AND BARRICADES, VERTICAL PANELS, AND DRUMS WILL BE LIKE NEW AND IN GOOD CONDITION IN CONFORMANCE WITH "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES" PUBLISHED BY ATSSA.

THESE PROVISIONS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF ANY OF HIS LEGAL RESPONSIBILITIES OR LIABILITIES FOR THE SAFETY OF THE PUBLIC.

ALL BARRICADES AT CLOSURES SHALL HAVE YELLOW TYPE C STEADY BURN LIGHTS. ALL BARRELS SHALL HAVE YELLOW TYPE C STEADY BURN LIGHTS. ALL SIGNS NINE (9) SQ. FT. (36"X36" AND OVER SHALL HAVE YELLOW TYPE A LOW INTENSITY FLASHING WARNING LIGHTS AND THREE (3) FLAGS.

DRUMS SHALL BE PLACED PER STANDARD DRAWING MT-95.60 AND MT-95.61.

STEADY BURNING, TYPE C LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. CONES ARE NOT APPROVED FOR USE AT NIGHT

DURING NON-CONSTRUCTION HOURS, OR WHEN WORK CEASES AT ANY PARTICULAR LOCATION, ALL EXCAVATIONS SHALL BE FILLED, SECURELY PLATED AND PROTECTED (BARRELS AND FENCING) IN SUCH A MANNER AS TO POSITIVELY PROTECT VEHICLES AND PEDESTRIANS FROM THE WORK.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (OMUTCD), INCLUDING RETROREFLECTIVITY REQUIREMENTS. ALL DEVICES SHALL MEET FP-95 REFLECTIVE STANDARDS AND IN FULL COMPLIANCE WITH "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES" PUBLISHED BY ATSSA.

SAFE ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, PROPER, COMPLETE AND ADEQUATE WORK ZONE SAFETY MEASURES FOR BOTH VEHICLES AND PEDESTRIANS. SUCH WORK ZONE SAFETY MEASURES MAY BE AMENDED BY THE CITY ENGINEER IN ORDER TO SATISFACTORILY PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. ALL COST ASSOCIATED WITH PROVIDING WORK ZONE SAFETY MEASURES SHALL BE INCLUDED IN THE PRICE FOR BID FOR THE VARIOUS RELATED ITEMS AND NO SEPARATE PAYMENT SHALL BE MADE FOR PROVISION THEREOF.

THE CONTRACTOR SHALL MAINTAIN ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS THROUGHOUT THIS PROJECT. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED AS APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED OR IMPROPERLY PLACED SIGNS.

ON STATE ROUTE 750, THE CONTRACTOR SHALL MAINTAIN ALL LANES OPEN TO TRAFFIC AT ALL TIMES. ANY TEMPORARY LANE CLOSURE SHALL BE AT THE SOLE DISCRETION OF THE CITY AND ONLY BE ALLOWED BY EXPLICIT WRITTEN PERMISSION OF THE CITY ENGINEER. SHOULD A TEMPORARY LANE CLOSURE BE ALLOWED, THE CONTRACTOR SHALL UTILIZE A LAW ENFORCEMENT OFFICER(S), L.E.O. (S) AND ALL COSTS ASSOCIATED WITH THE L.E.O. (S) SHALL BE AT THE COST OF THE CONTRACTOR.

ON LINCOLN STREET, DURING MILLING AND OVERLAYING OPERATIONS THE CONTRACTOR SHALL TEMPORARY CLOSE THE WEST LANE. THE CONTRACTOR SHALL UTILIZE A LAW ENFORCEMENT OFFICER(S), AND L.E.O. (S) TO MAINTAIN TRAFFIC ON LINCOLN UNTIL LANE IS REOPENED. ALL COSTS ASSOCIATED WITH THE L.E.O. (S) SHALL BE AT THE COST OF THE CONTRACTOR.

ANY WORK DONE BY THE CITY OF POWELL, INCLUDING INSTALLATION, RELOCATION, REMOVAL AND/OR REPLACEMENT OF TEMPORARY TRAFFIC CONTROL DEVICES AS A RESULT OF INCORRECT, DEFICIENT OR UNSATISFACTORY WORK DONE BY THE CONTRACTOR, SHALL BE AT THE CONTRACTOR EXPENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND AND AWAY FROM THE CONSTRUCTION SITE.

THE SAFETY OF PEDESTRIAN TRAFFIC SHALL BE CONSIDERED AT ALL TIMES IN THE PROVISIONS OF TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS AND NOTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LIGHTS, SIGNS, BARRICADES AND OTHER DEVICES TO WARN OF, AND PHYSICALLY SEPARATE, THE PEDESTRIANS FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION OPERATIONS.

PRECONSTRUCTION MEETING

A PRECONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY ENGINEER'S OFFICE AT LEAST 15 CALENDAR DAYS BEFORE ANY WORK IS BEGUN. REPRESENTATIVES OF THE OWNER, DESIGN ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE. A SCHEDULE OF SEQUENCE OF EVENTS, DURING CONSTRUCTION, MUST BE SUBMITTED FOR REVIEW AT LEAST 3 DAYS PRIOR TO THIS MEETING.

AS-BUILT PLAN

PRIOR TO CONSIDERATION OF CONDITIONAL CERTIFICATE OF OCCUPANCY THE DEVELOPER/OWNER SHALL PROVIDE THE CITY OF POWELL WITH AN AS-BUILT SURVEY OF IMPROVEMENTS, INCLUDING THE STORMWATER MANAGEMENT SYSTEM (INCLUDING RETENTION/DETENTION AREAS AND APPURTENANCES), AND ALL CRITICAL SPOT ELEVATIONS. DEPICTING THE OVERLAND MAJOR STORM ROUTING FUNCTION PER APPROVED PLAN AND AS INTENDED. SURVEY SHALL BE COMPLETED BY A REGISTERED PROFESSIONAL SURVEYOR.

PLAN PREPARED BY:



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

BEATZ STUDIO
AT
80 CLAIREDDAN DRIVE
DELAWARE COUNTY, POWELL, OH
CIVIL NOTES

NO.	DESCRIPTION					DATE

Date: 05/30/2017

Scale: AS-NOTED

Drawn By: CAW	Checked By: CAW
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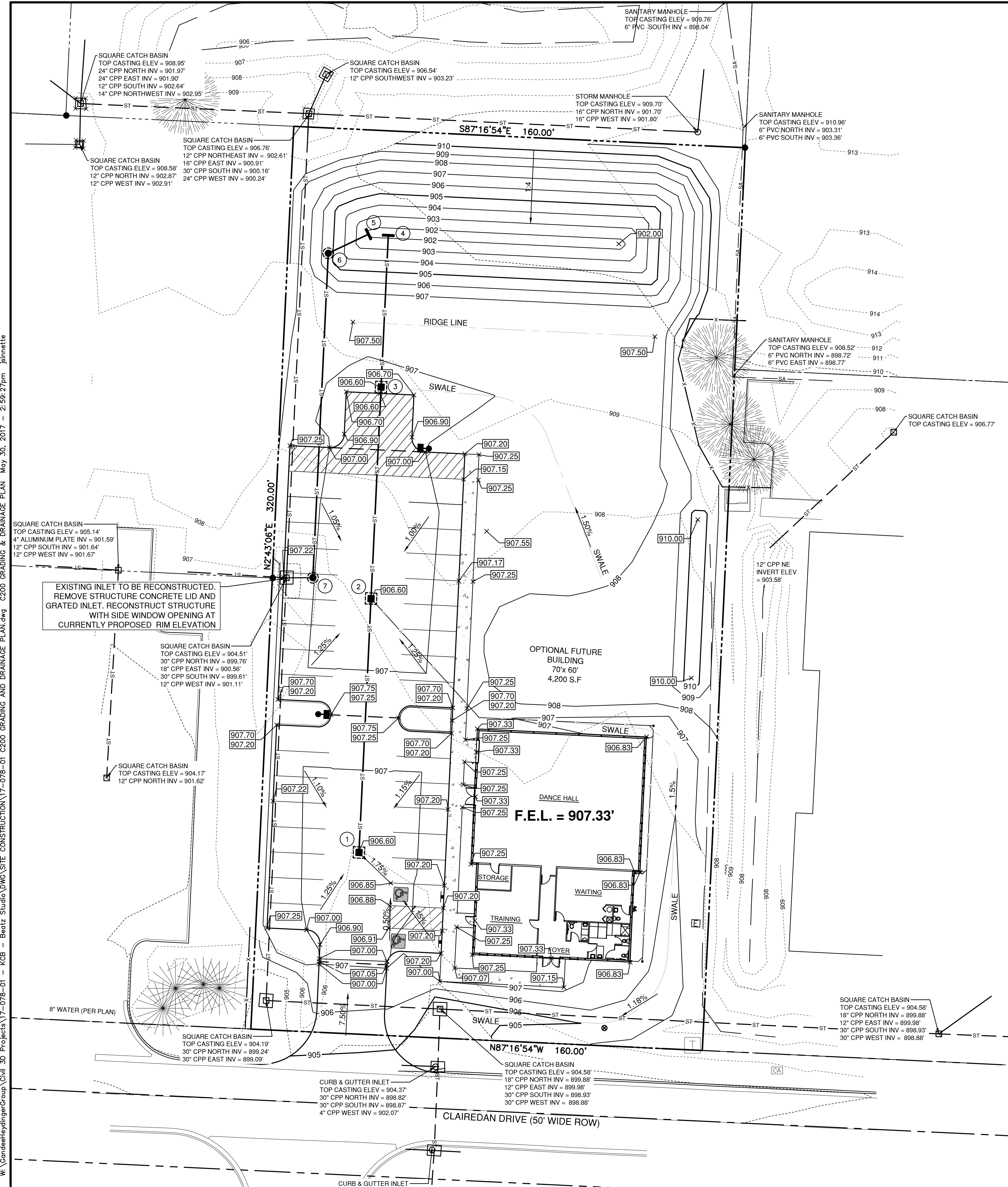
Project Number:

17-078-01

Drawing Number:

C101

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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	
-----750-----	EXISTING CONTOURS
-----850-----	PROPOSED CONTOURS
XXXXXX XXXXXX	PROPOSED SPOT ELEVATION AT CURB
XXXXXX	PROPOSED SPOT ELEVATION
1.32%	PROPOSED SLOPE
4:1	PROPOSED GRADE
---	END WALL
---	CROWN
■	PROPOSED CATCH BASIN
●	PROPOSED MANHOLE/JUNCTION CHAMBER
ST	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. NOTIFY THE ENGINEER 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 MP7-97, SUCH AS ADS N-12 SMOOTH WALL HDPE OR APPROVED EQUIVALENT. ALL DRAINAGE PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED ON PLANS.

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.

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

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

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

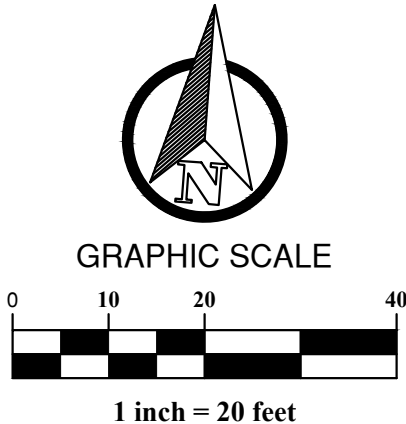
SITE BM #1 TOP OF "O" ON FIRE HYDRANT LOCATED 30' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF CLAIREDDAN DRIVE, 140' EAST OF SITE.
ELEVATION = 910.50'

SITE BM #2 FOUND 3/4" REBAR W/ YELLOW CAP INSCRIBED "STULTS & ASSOC". LOCATED AT THE NORTHEAST CORNER OF SITE.
ELEVATION = 910.06'

NORTHING: 182999.61
EASTING: 1806820.29

NORTHING: 183389.61
EASTING: 1806772.24

CALL BEFORE YOU DIG



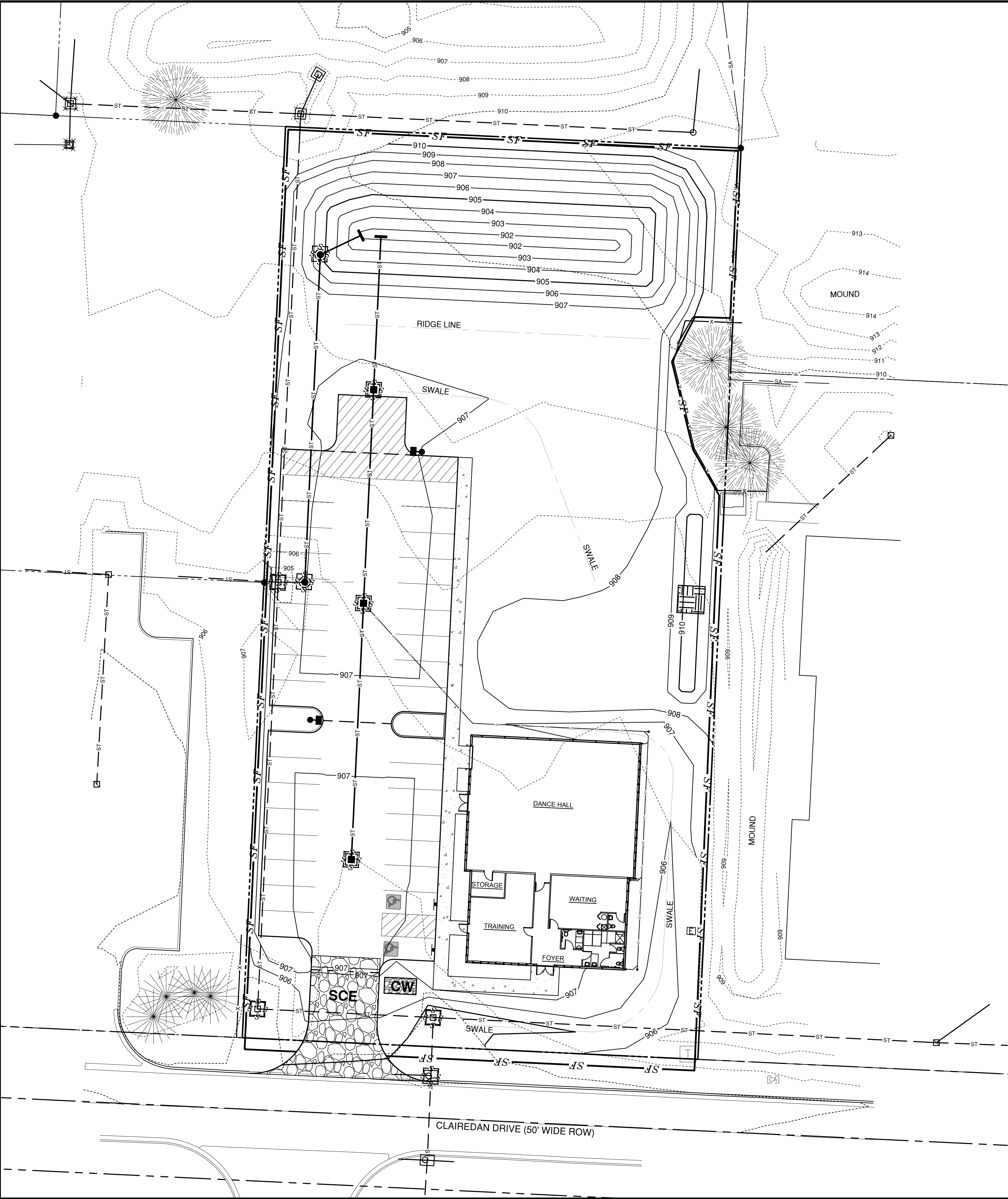
PLAN PREPARED BY:
CHD
Gandee Heydinger Group
CIVIL ENGINEERING AND ENERGY SERVICES
642 Brooksedge Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

BEATZ STUDIO
AT
80 CLAIREDDAN DRIVE
DELAWARE COUNTY, POWELL, OH
GRADING & DRAINAGE PLAN

NO.	DATE	DESCRIPTION

Date: 05/30/2017 Scale: AS-NOTED	
Drawn By: CAW	Checked By: CAW
Project Number: 17-078-01	
Drawing Number: C200	

W:\GandeeHeydingerGroup\Civil 3D Projects\17-078-01 - KCB - BeatZ Studio\DWG\SITE CONSTRUCTION\17-078-01 C300 SEDIMENT & EROSION CONTROL PLAN.dwg C300 SEDIMENT & EROSION CONTROL PLAN May 30, 2017 - 2:08:00pm jrinette

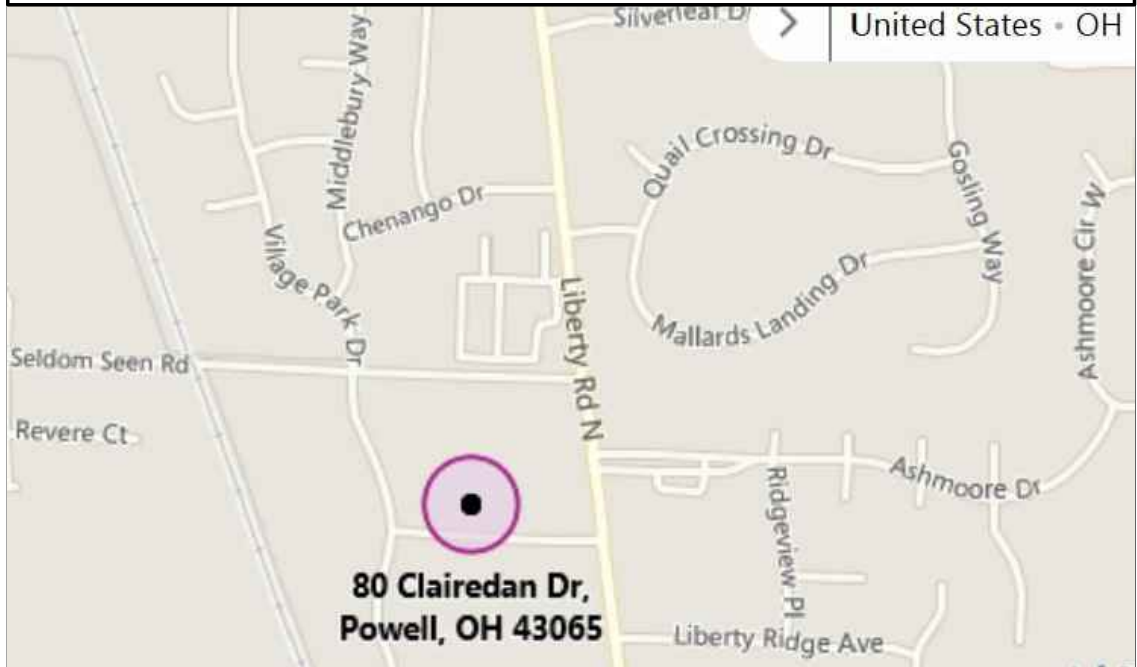


NOTE:
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS 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	ON SITE
	PERVIOUS = 1.175 AC.
	IMPERVIOUS = 0.000 AC.
	TOTAL = 1.175 AC.
POST-DEVELOPED	ON SITE
	PERVIOUS = 0.471 AC.
	IMPERVIOUS = 0.704 AC.
	TOTAL = 1.175 AC.
DISTURBED AREA	ON SITE
	TOTAL = 1.175 AC.

LOCATION MAP



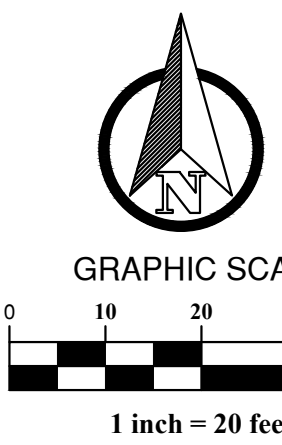
EROSION CONTROL LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION
	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.

CALL BEFORE YOU DIG



PLAN PREPARED BY:

CHD
Gandee Heydinger Group
CIVIL ENGINEERING AND ENERGY SERVICES

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

DESCRIPTION

DATE

NO.

Date: 05/30/2017
Scale: AS-NOTED

Drawn By: CAW
Checked By: CAW

Project Number:
17-078-01

Drawing Number:
C300

W: \\GandeeHeydingerGroup\Civil 3D Projects\17-078-01 - KCB - Beatz Studio\DWG\SITE CONSTRUCTION\17-078-01 C301 EROSION CONTROL NOTES.dwg C301 EROSION CONTROL NOTES - jaimette May 30, 2017 - 2:08:06pm

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	UDORTHEMTS,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 DENUDEED 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 CLAIREDDAN 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
ATTN: CHRIS WINKLE
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:



Gandee Heydinger Group
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642 Brooksedge Blvd
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P: 614.942.6042
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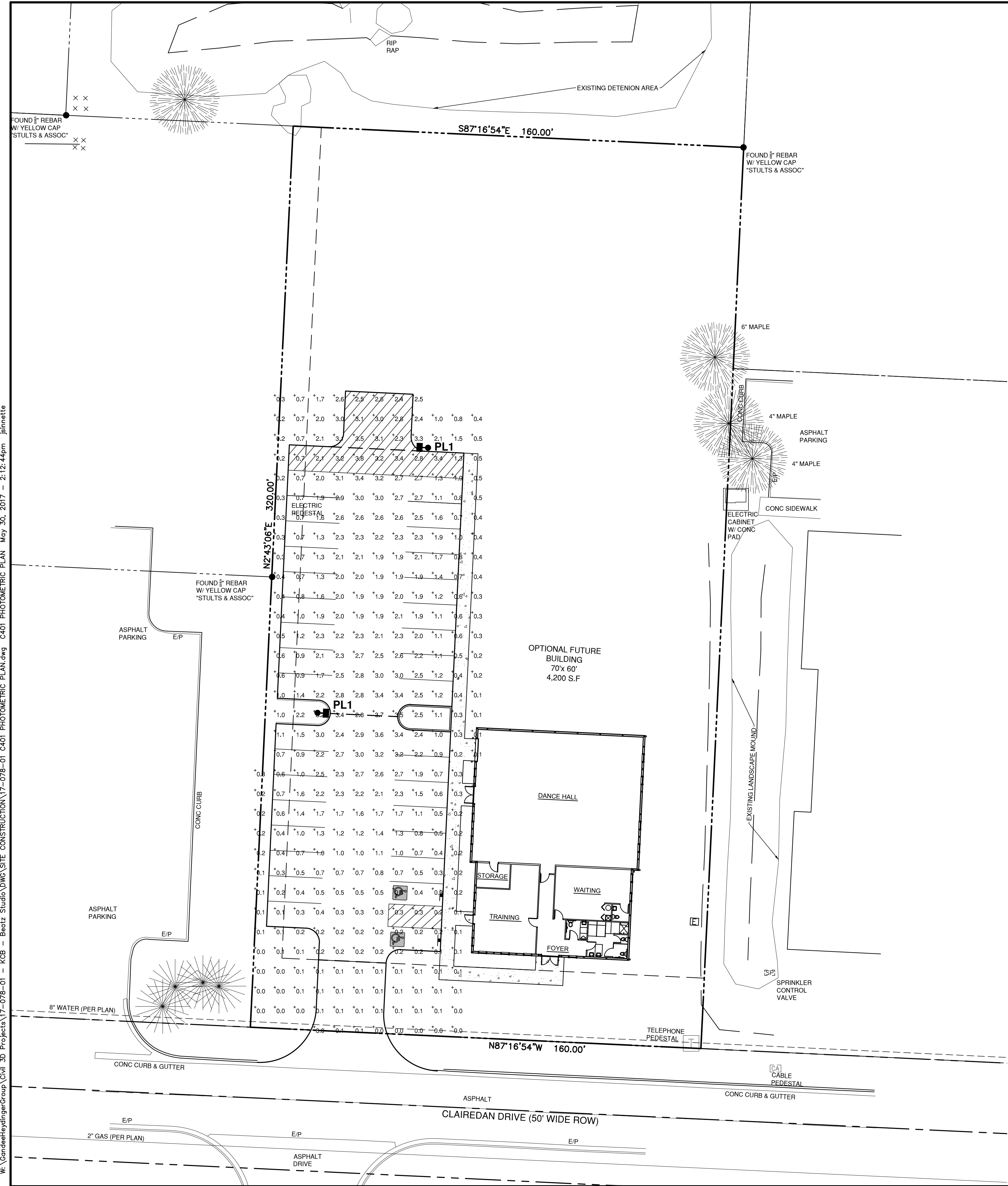
BEATZ STUDIO
AT
80 CLAIREDDAN DRIVE
DELAWARE COUNTY, POWELL, OH
EROSION CONTROL NOTES

DESCRIPTION						
DATE						
NO.						

Date:	05/30/2017
Scale:	AS-NOTED
Drawn By:	CAW
Checked By:	CAW

Project Number:	17-078-01
Drawing Number:	C301

W:\GandeeHeydingerGroup\Civil 3D Projects\17-078-01 - KCB - Beatz Studio\Drawings\Site Construction\17-078-01 C401 PHOTOMETRIC PLAN.dwg C401 PHOTOMETRIC PLAN.dwg May 30, 2017 - 2:12:44pm jaimette



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

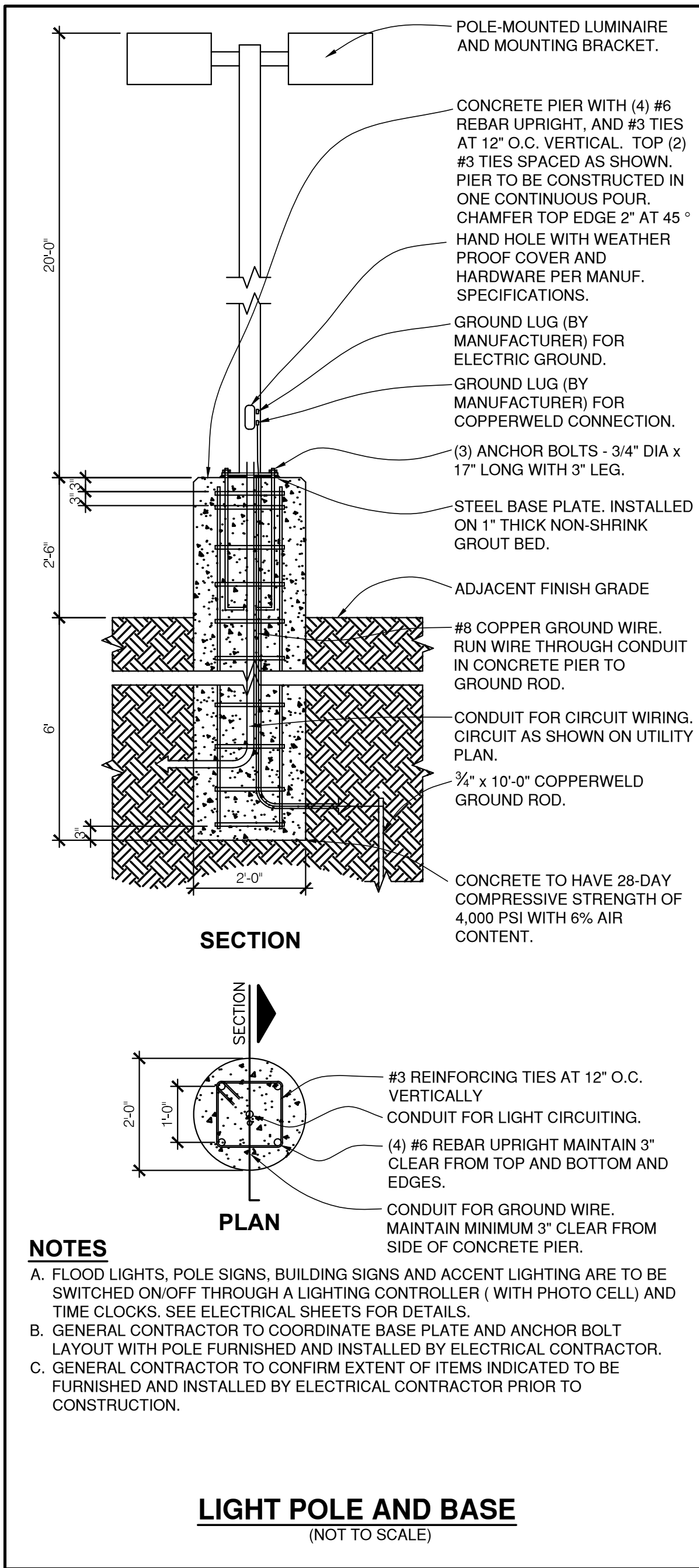
CLASS: TYPE III

GENERAL PHOTOMETRIC NOTES

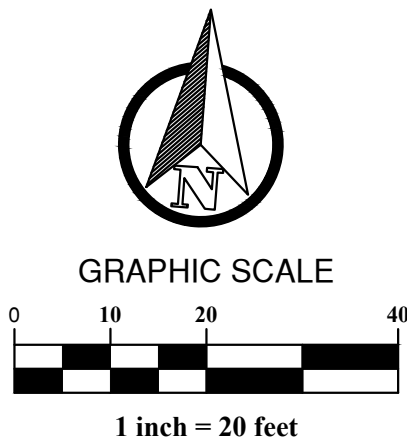
- 1 FOR POLE BASE INSTALLATION, SEE DETAIL ON THIS SHEET.
- 2 ALL PARKING LOT LIGHT POLES SHALL BE SSS-S SERIES MODEL: SSS-S-20-40-A-XX-S2-BL, WHERE 'XX' STATES THE MOUNTING TYPE (1 FOR SINGLE ARM MOUNT, 2 FOR TWO FIXTURES AT 180 DEGREES, AND 2L FOR TWO FIXTURES AT 90 DEGREES), (22'-6" MOUNTING HEIGHT), 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"



CALL BEFORE YOU DIG



PLAN PREPARED BY:



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

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

PHOTOMETRIC PLAN

DESCRIPTION

DATE

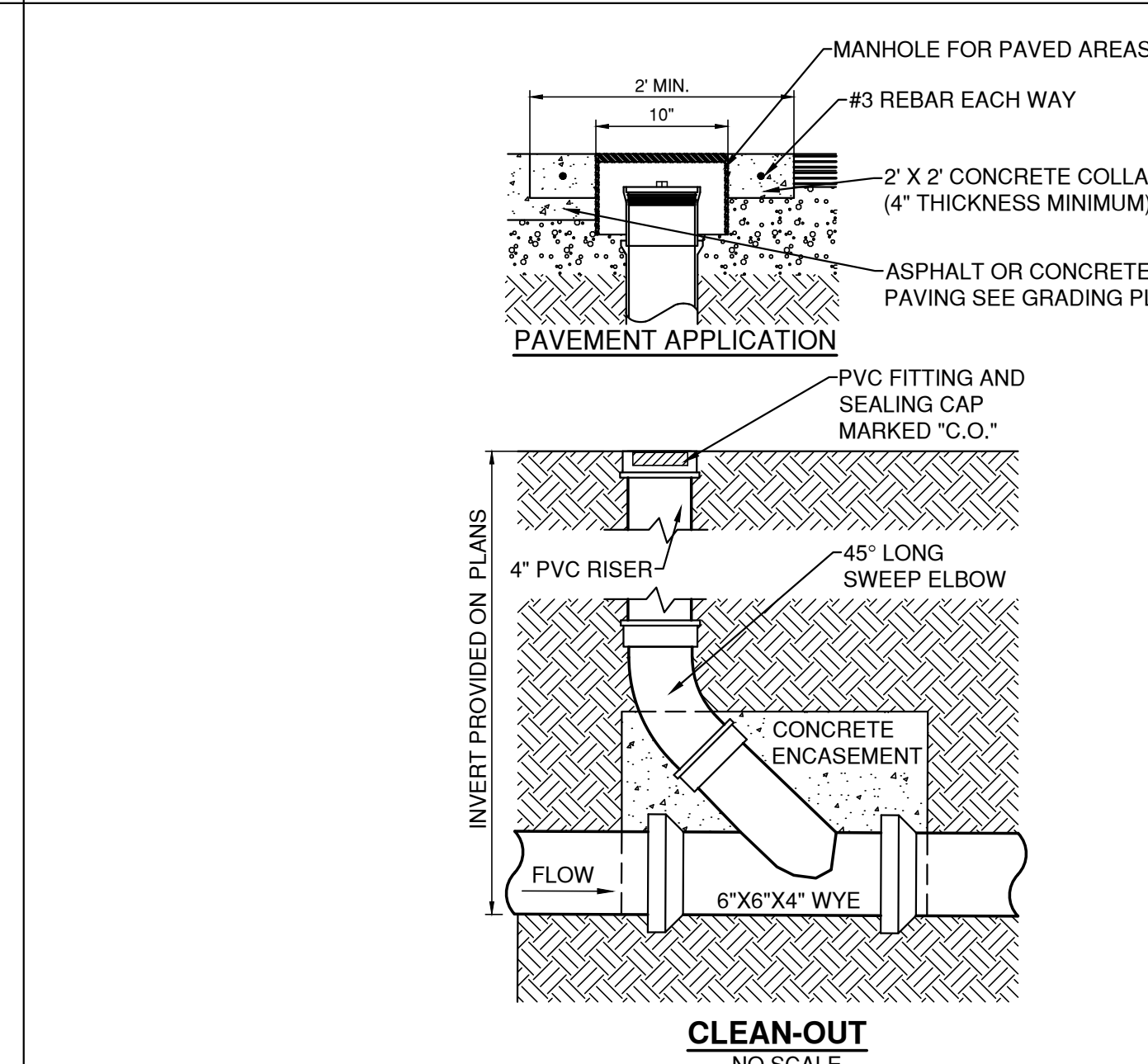
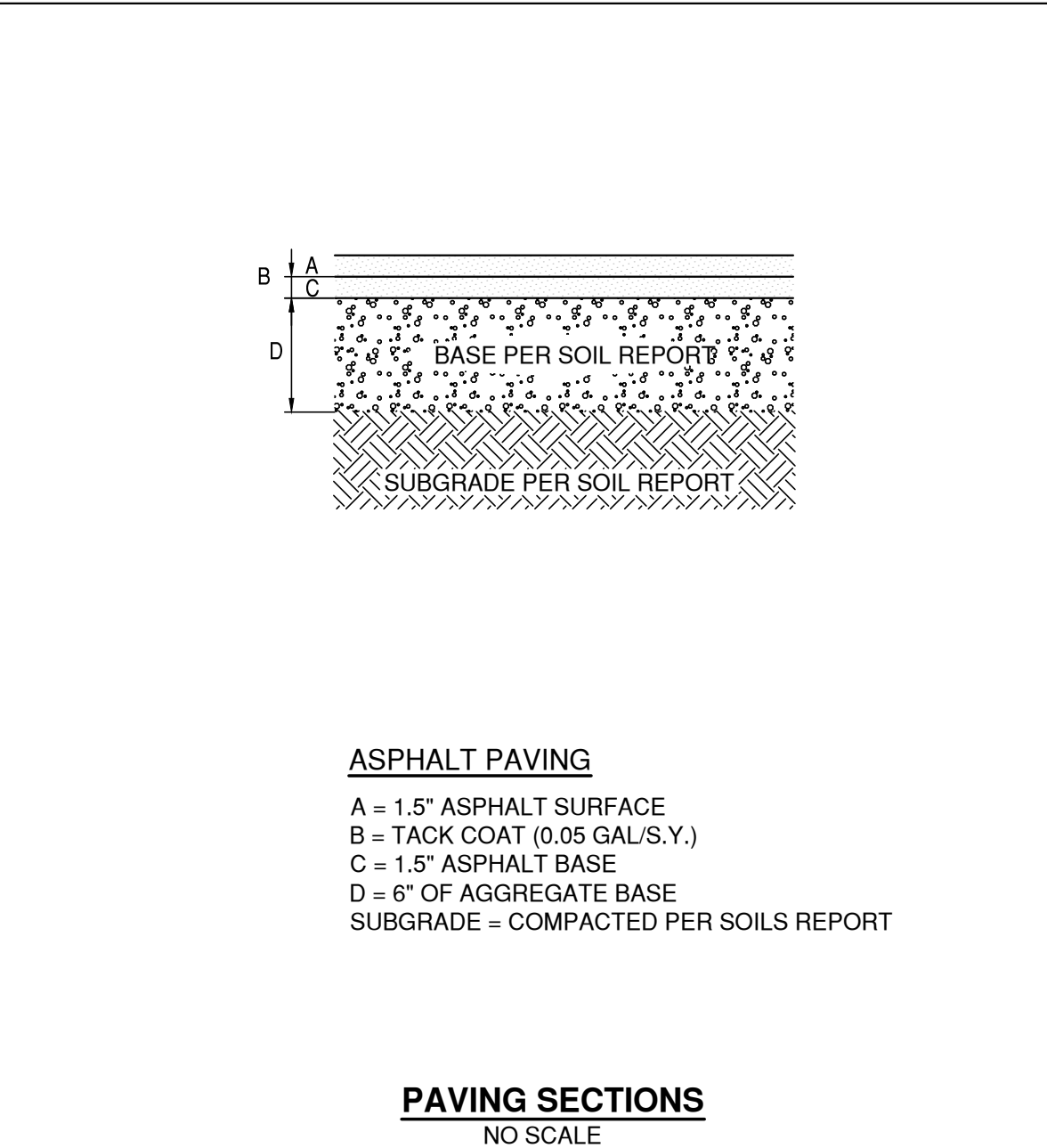
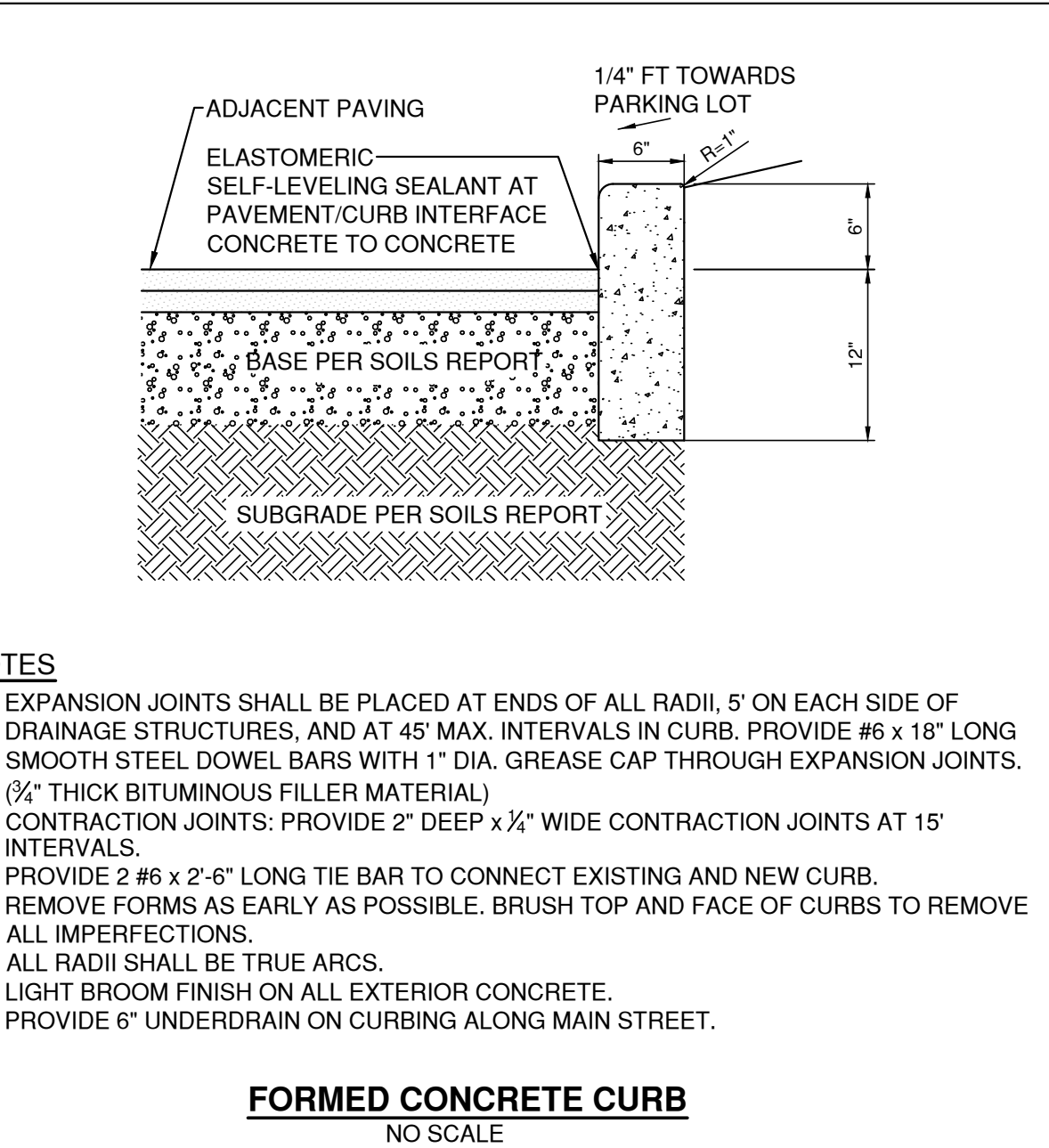
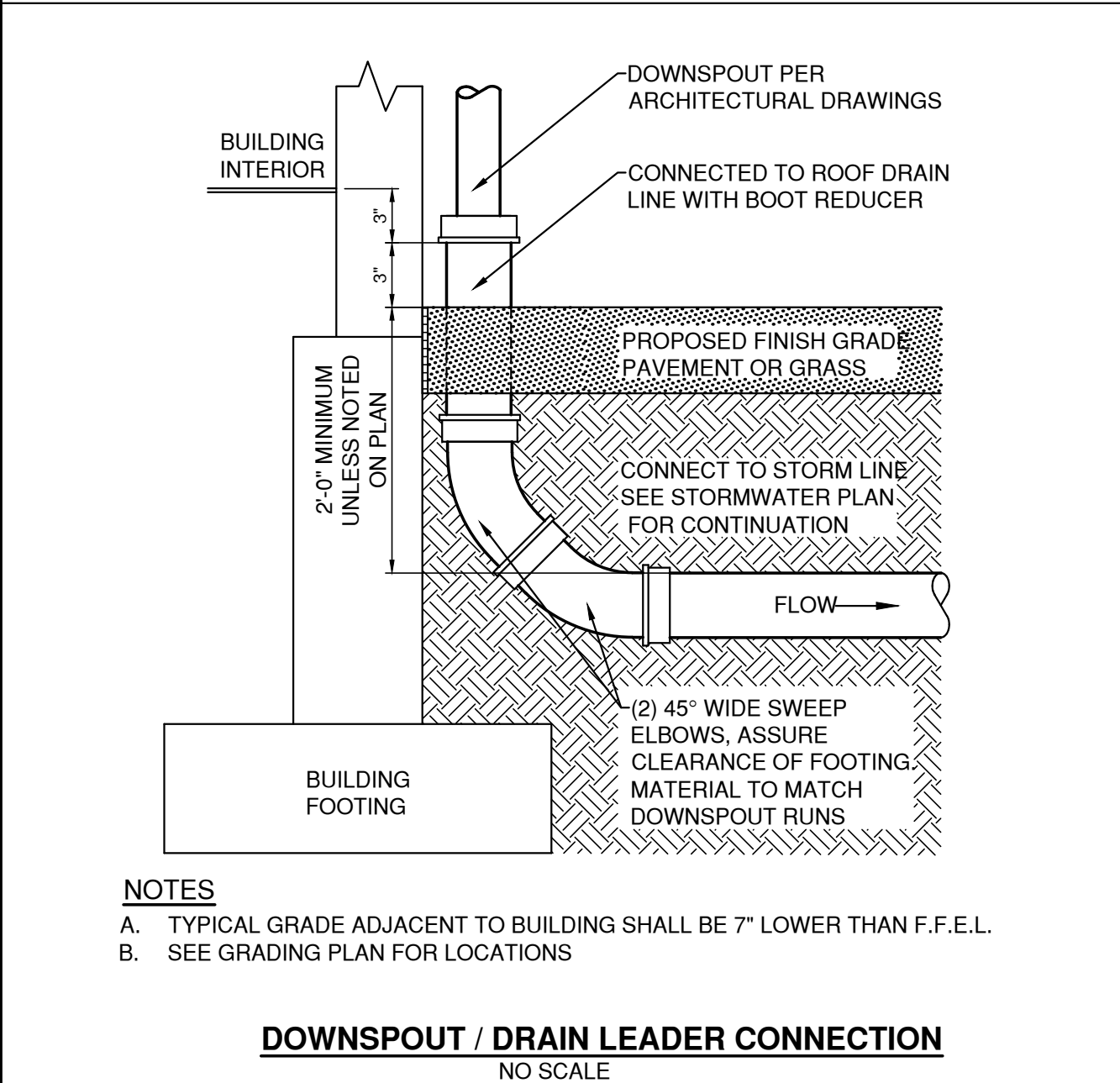
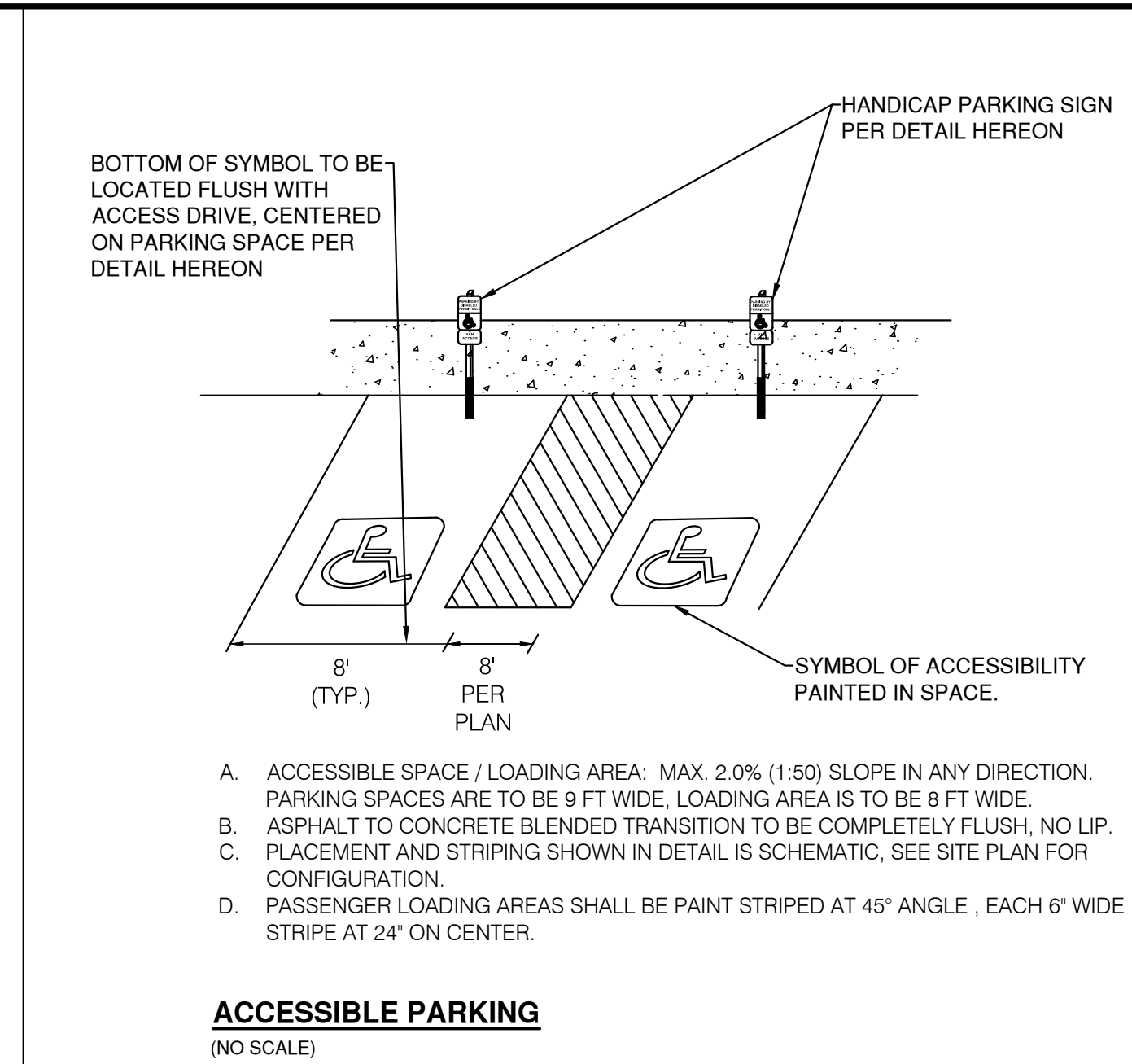
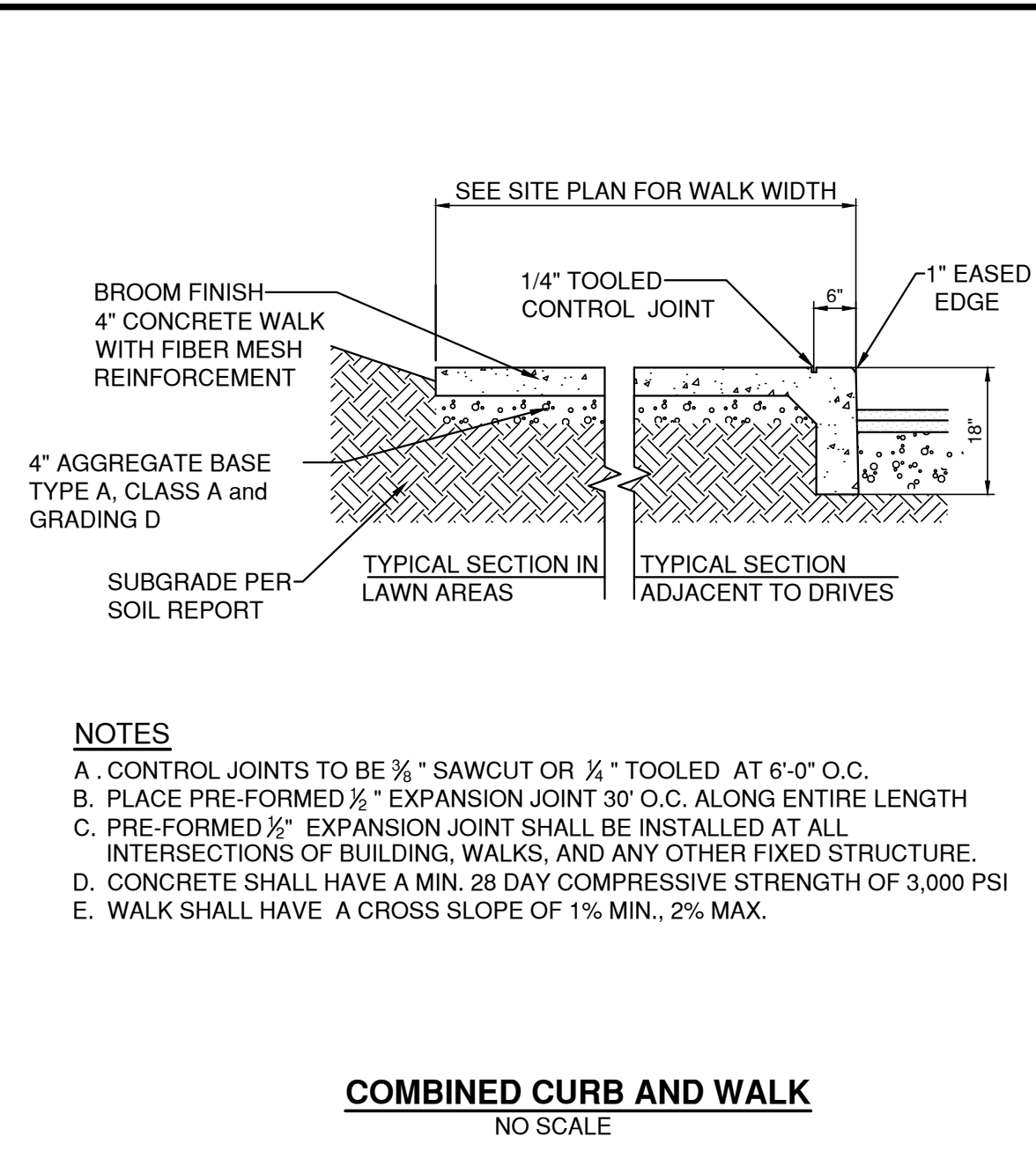
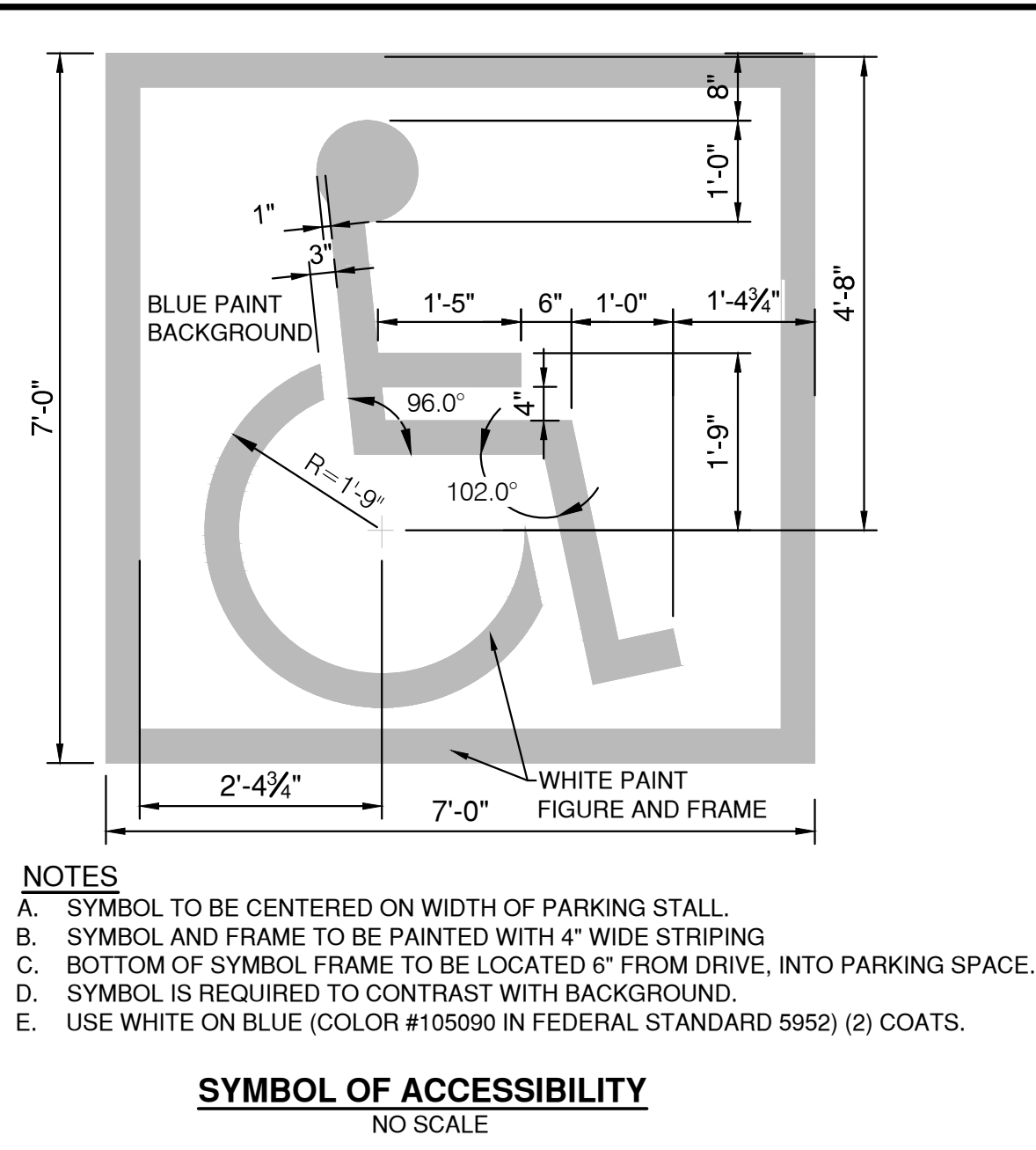
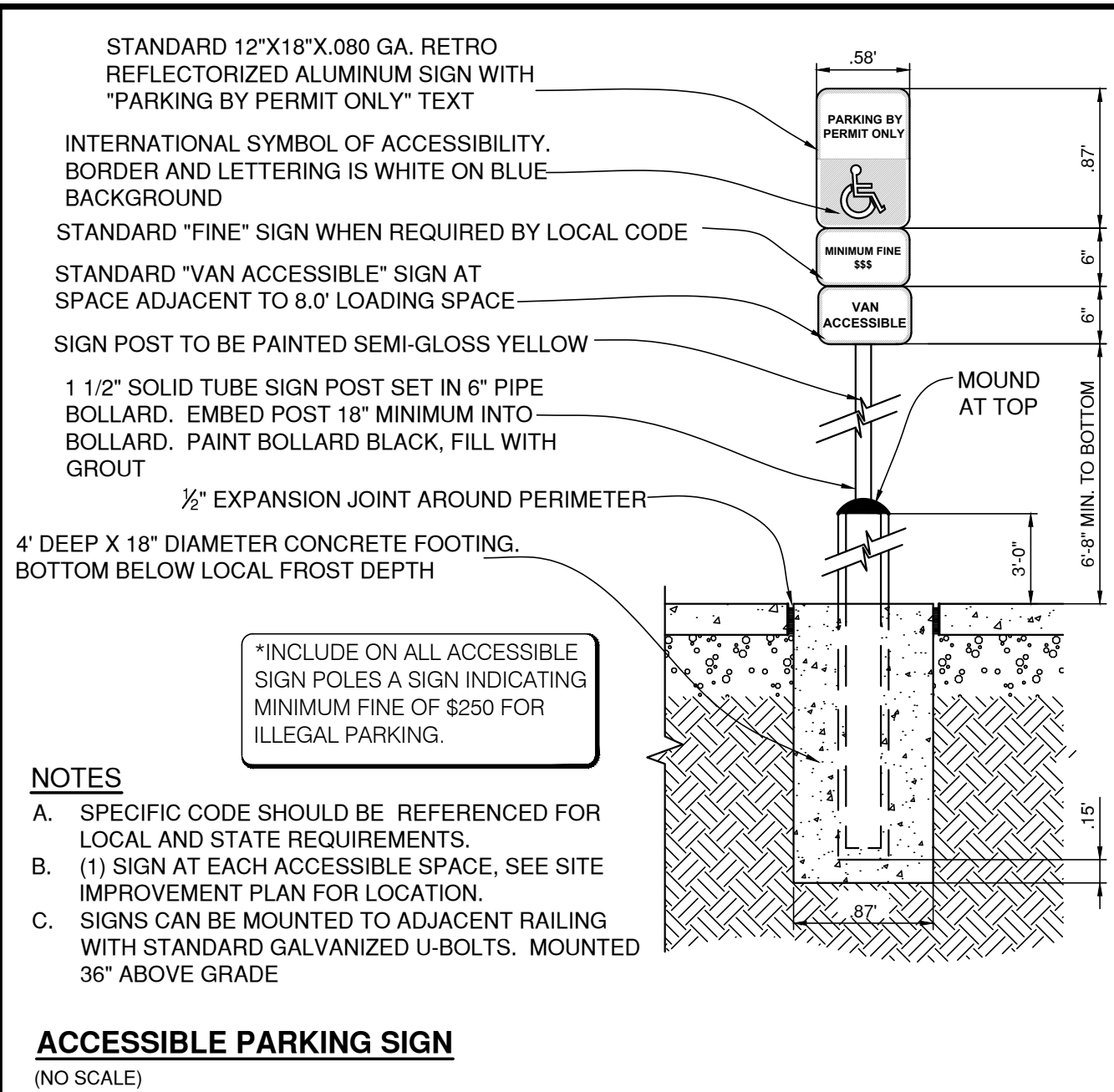
NO.

Date: 05/30/2017
Scale: AS-NOTED

Drawn By: CAV
Checked By: CAV

Project Number:
17-078-01

Drawing Number:
C401



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 superintendent 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.

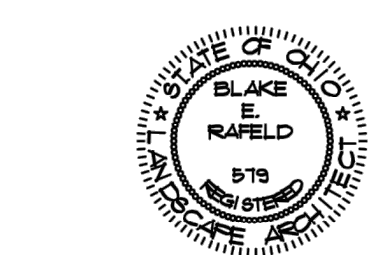
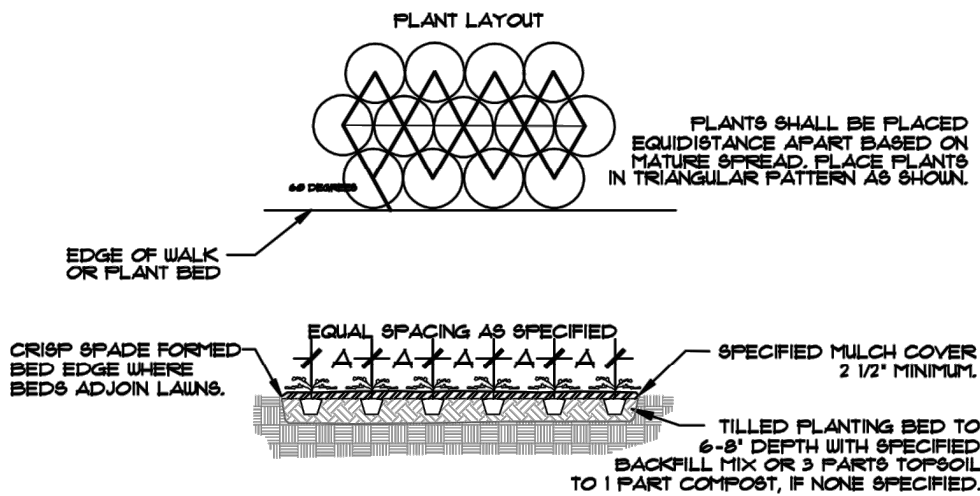
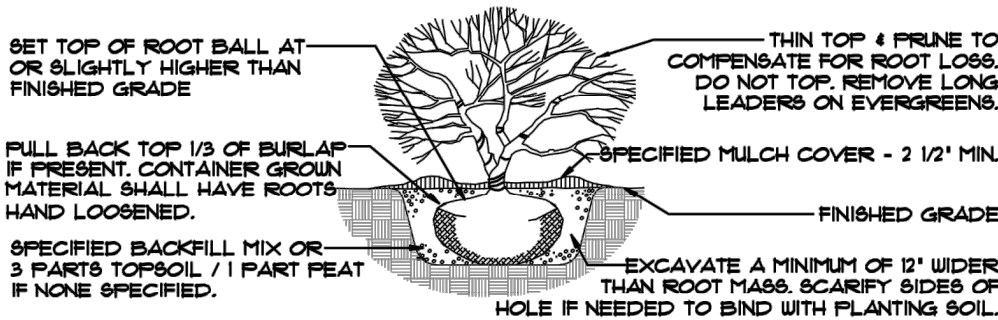
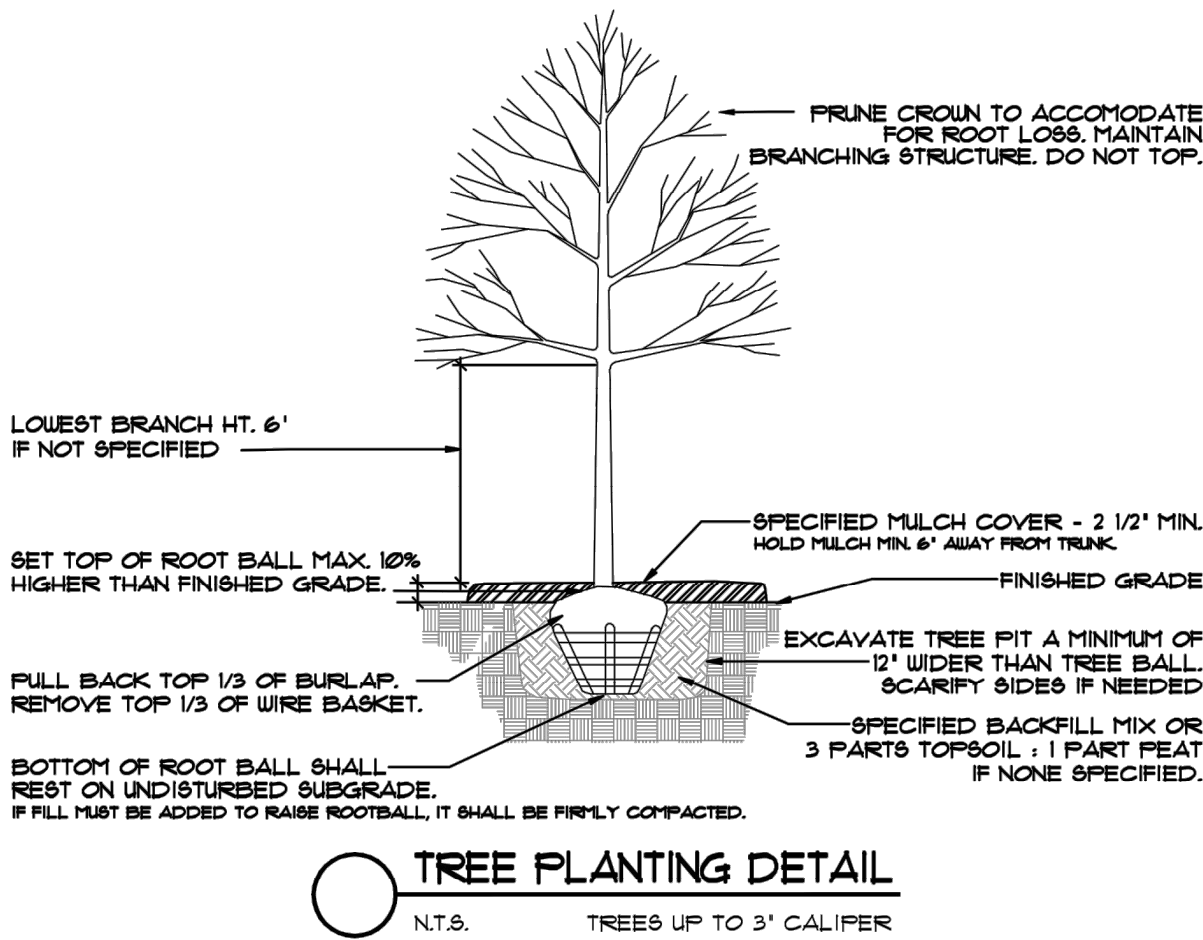
Plants to conform to ANLA standards for grading & digging.

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.

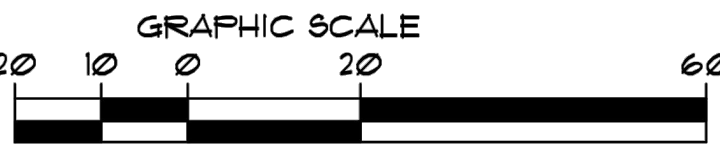
40% PERENNIAL RYEGRASS
20% ANNUAL RYEGRASS
20% KENTUCKY BLUEGRASS
20% PENNSYLVANIAN RED FESCUE

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	15,600 SF.	1 @ 2.5" 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	



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

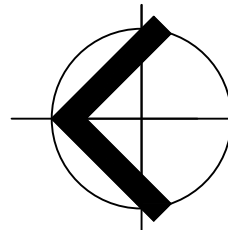
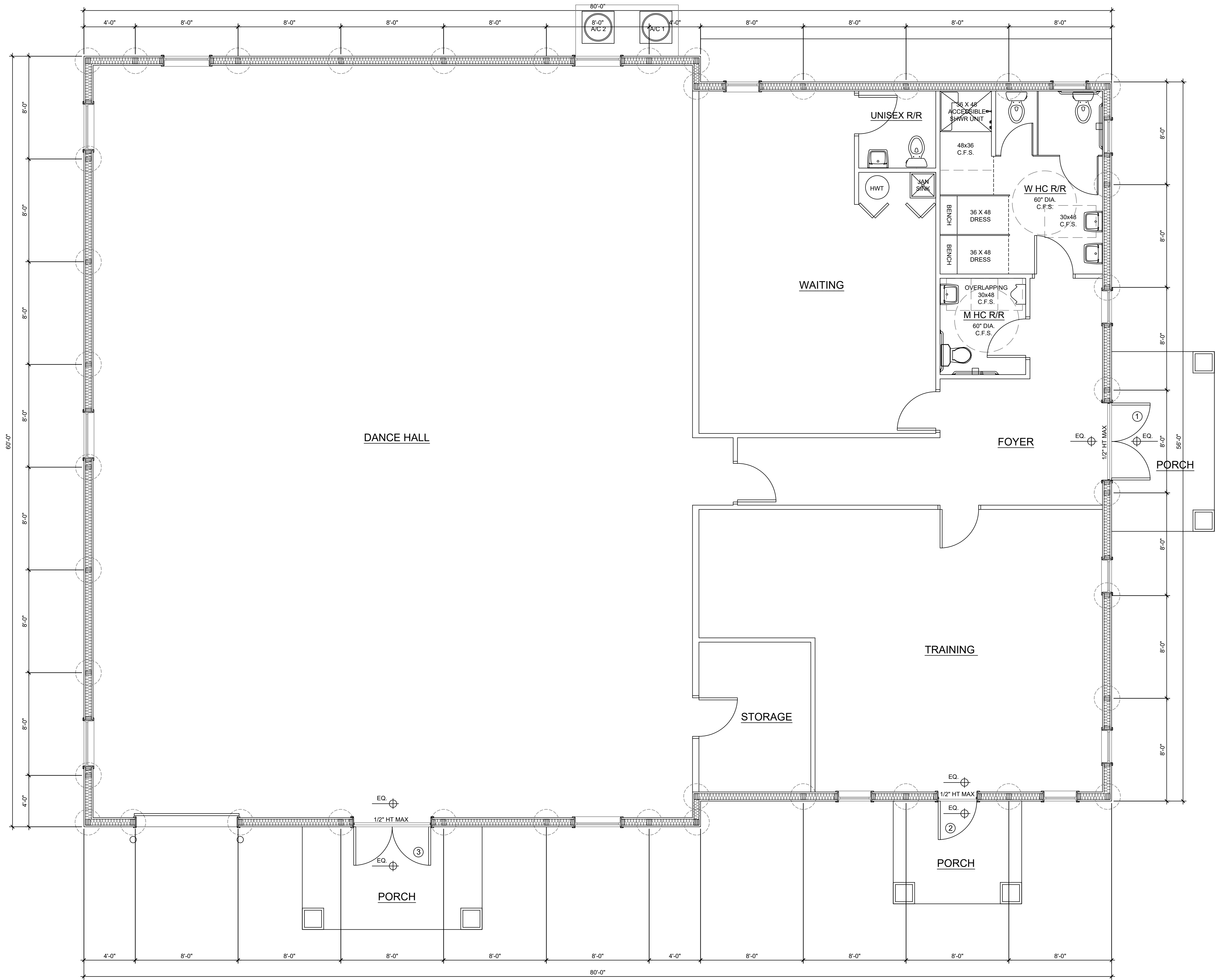
BEATZ STUDIO
80 CLAIRE DAN DR
POWELL, OH

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

SHEET

1001

JOB #1704

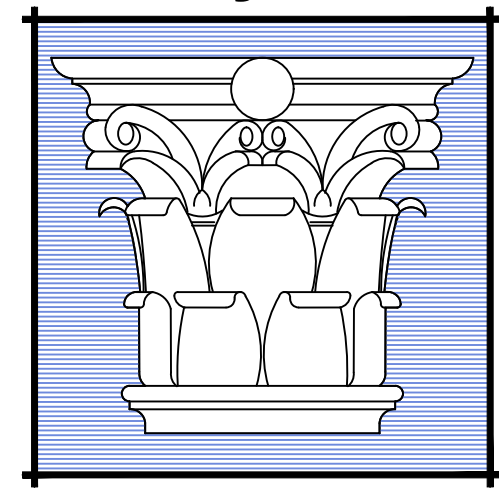


FLOOR PLAN

SCALE: 1/4" = 1'-0"

4,670 SQ. FT. - BUILDING

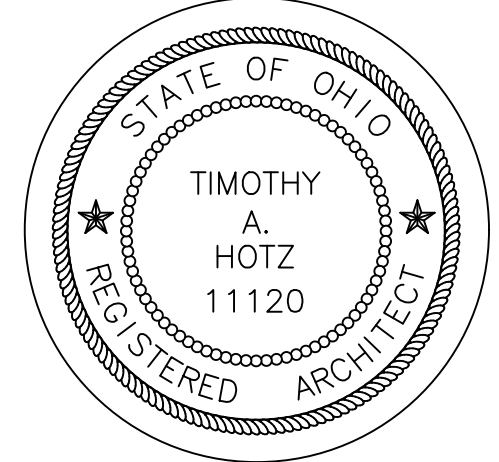
timothy a. hotz



architect

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PROJECT:

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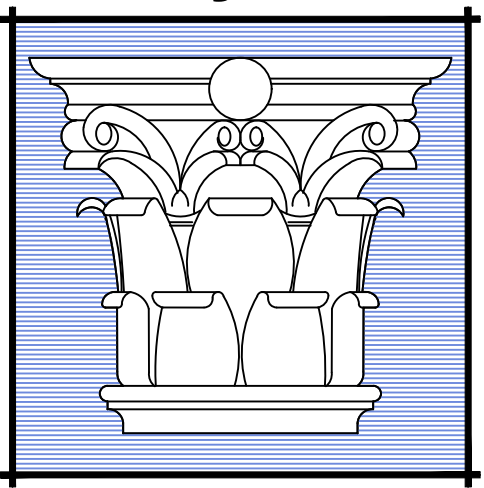
REV. JUNE 15, 2017
REV. MAY 23, 2017
REV. APRIL 23, 2017

DATE :

APRIL 19, 2017

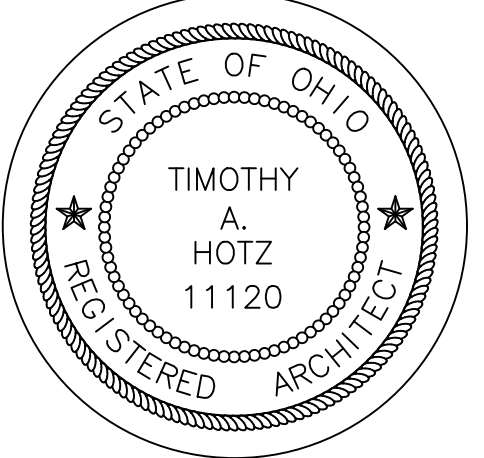
SHEET :

A2



architect
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BEATZ STUDIO - 80 CLAIREDDAN DRIVE
POWELL, OHIO

REV. JUNE 22, 2017
REV. JUNE 15, 2017
REV. MAY 23, 2017
REV. APRIL 23, 2017

DATE :

APRIL 19, 2017

SHEET :

A3

