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LAMPLIGHTER SENIOR HOUSING, LLC
LAMPLIGHTER SENIOR VILLAGE
LAMPLIGHTER DRIVE
GROVE CITY, OH

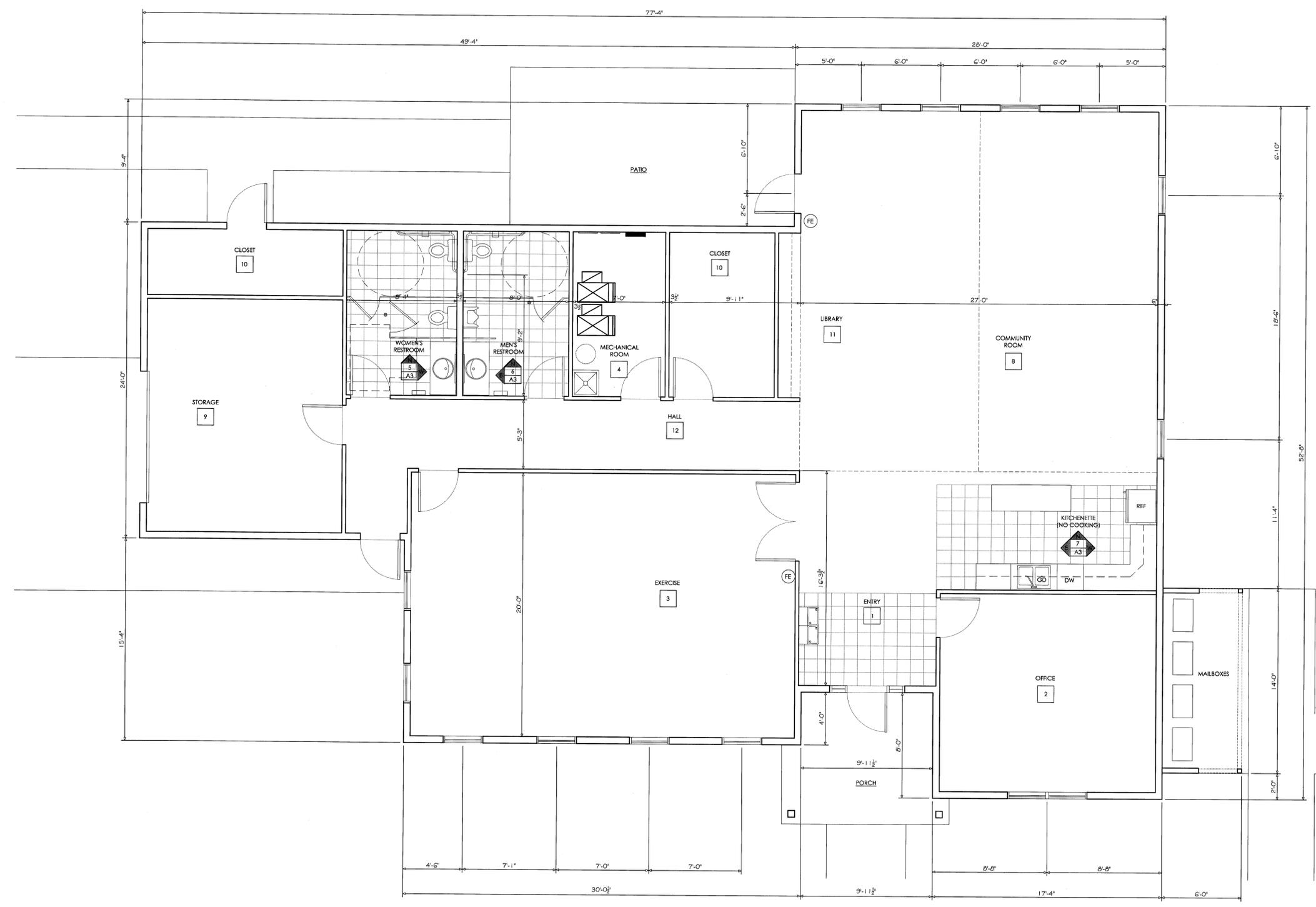
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project no. 12-004
date
revisions

COMMUNITY BUILDING
FLOOR PLAN

A4.5

of sheets

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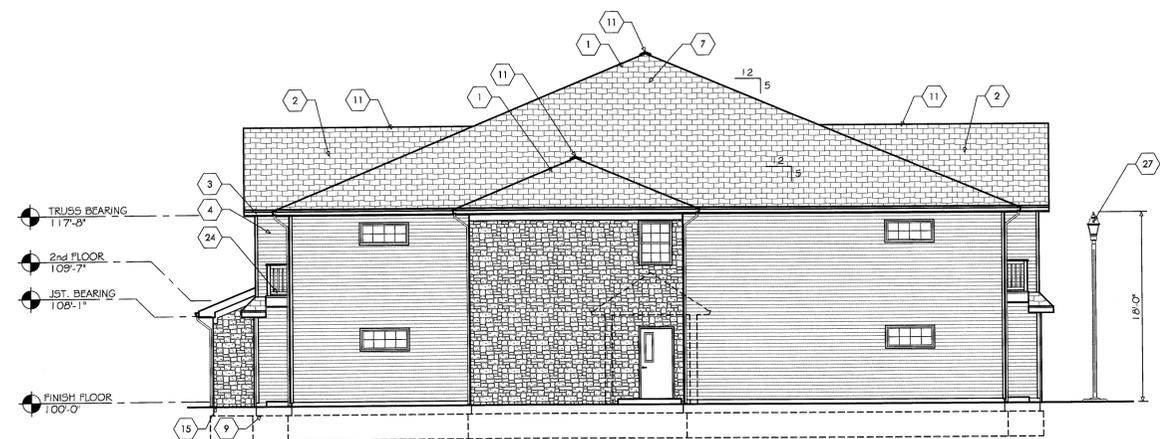
FLOOR PLAN
1/4" = 1'-0"



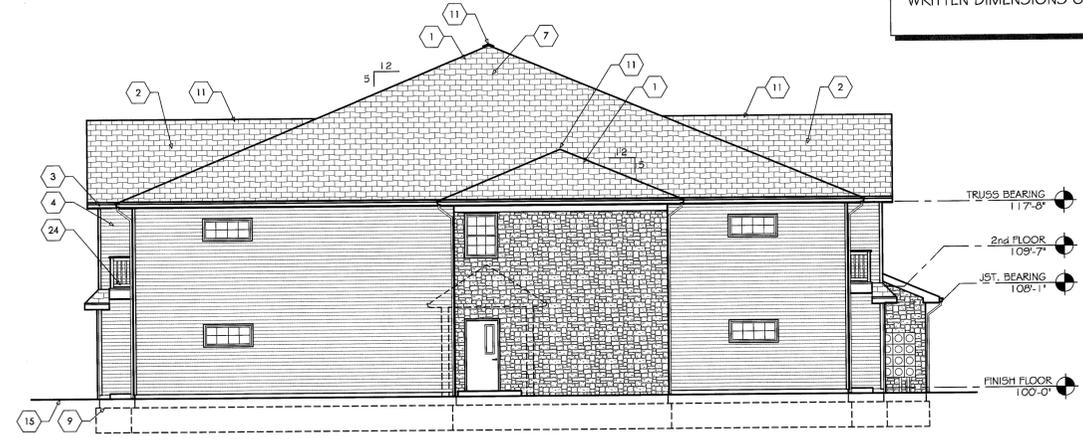
FRONT ELEVATION - BUILDING '162S'
1/8" = 1'-0"



REAR ELEVATION - BUILDING '162S'
1/8" = 1'-0"



LEFT SIDE ELEVATION - BUILDING '162S'
1/8" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING '162S'
1/8" = 1'-0"

CODED NOTES

- 1 2x6 RAKE BOARD w/ ALUMINUM CAP.
- 2 25 YR. DIMENSIONAL SHINGLES OVER (1) LAYER #15 FELT OVER 3/4" OSB - SHINGLE COLOR BY OWNER.
- 3 5" ALUMINUM OGEE GUTTER w/ 2x3 ALUMINUM DOWNSPOUTS - TIE INTO UNDERGROUND STORM DRAINAGE SYSTEM.
- 4 DOUBLE 4" VINYL SIDING - COLOR BY OWNER. PROVIDE J-CANNEL, 3" OUTSIDE AND INSIDE CORNERS, ETC. - TO MATCH SIDING COLOR.
- 5 2x6 FASCIA BOARD w/ ALUMINUM CAP.
- 6 VINYL SHAKES SIDING - COLOR BY OWNER.
- 7 1 1/2" DIA. VINYL GABLE LOUVER.
- 8 OVERHEAD GARAGE DOOR - SEE A4 SHEETS FOR SCHEDULED DOOR SIZE.
- 9 DASHED LINES INDICATE FOUNDATION BELOW GRADE.
- 10 CULTURED STONE VENEER.
- 11 CONTINUOUS RIDGE VENT - HOLD 2'-0" FROM EDGE (TYPICAL).
- 12 1 1/2" WIDE VINYL SHUTTERS - COLOR BY OWNER - TO MATCH FRONT DOOR COLOR.
- 13 NOT USED
- 14 4x4 REALPOST - PAINTED WOOD PORCH POST.
- 15 GRADE - VARIES, MAINTAIN @ 8" BELOW FINISH FLOOR w/ MIN. 5% SLOPE AWAY FROM BUILDING.
- 16 PROVIDE HIGH VISIBILITY UNIT NUMBERS - FINAL LOCATION AND CONFIGURATION BY LOCAL FIRE & RESCUE.
- 17 ALUMINUM WRAPPED 2x6 TRIM.
- 18 6-PANEL INSULATED STEEL FRONT ENTRY DOOR w/ BRICKMOLD EXTERIOR TRIM.
- 19 HAT VENT - 5 1/2" sq. in. FREE VENTILATING AREA - PAINTED TO MATCH SHINGLES.
- 20 1 1/4" SQ. WOOD FRAMED COLUMN PIER w/ CULTURED STONE VENEER AND LIMESTONE CAP.
- 21 6 TALL VINYL PRIVACY FENCE
- 22 NOT USED
- 23 VINYL SINGLE-HUNG WINDOW - SEE A4 SHEETS FOR WINDOW SCHEDULES.
- 24 FULL GLASS SWINGING PATIO DOOR - SEE A4 SHEETS FOR DOOR SCHEDULES.
- 25 LOCATE ELECTRIC METERS FOR BUILDING '162S' @ REAR CENTER OF BUILDING - COORDINATE EXACT LOCATION w/ ELECTRIC COMPANY & GENERAL CONTRACTOR.
- 26 42" RAILING WITH 2x2 BALLUSTERS SPACED 4" O.C.
- 27 "GRANDE JEFFERSON SITESCAPE" POLE MOUNTED SITE LIGHT FIXTURE.

NOTE:
DO NOT SCALE DRAWINGS -
WRITTEN DIMENSIONS GOVERN

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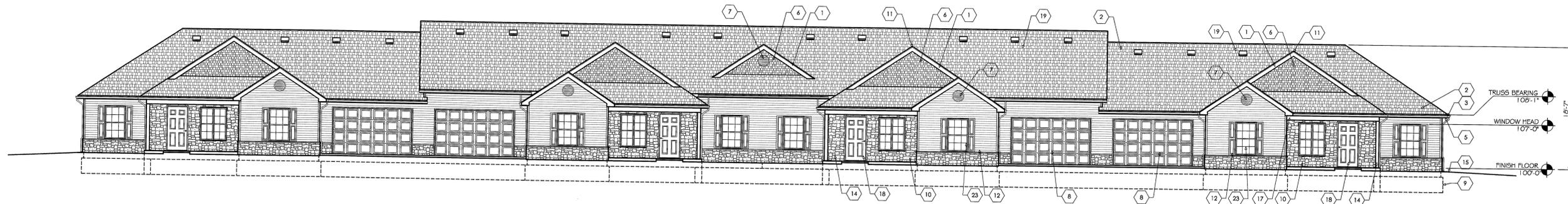
EXTERIOR ELEVATIONS

A5.1

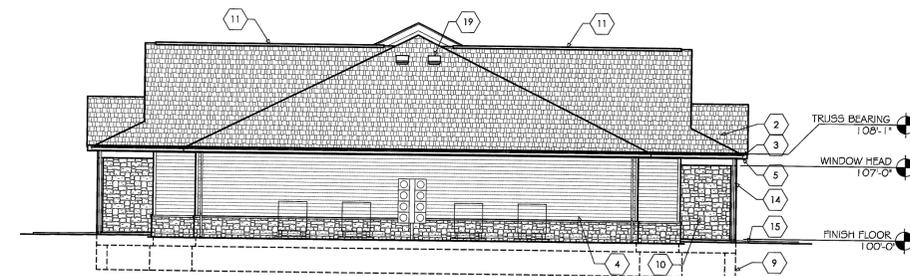
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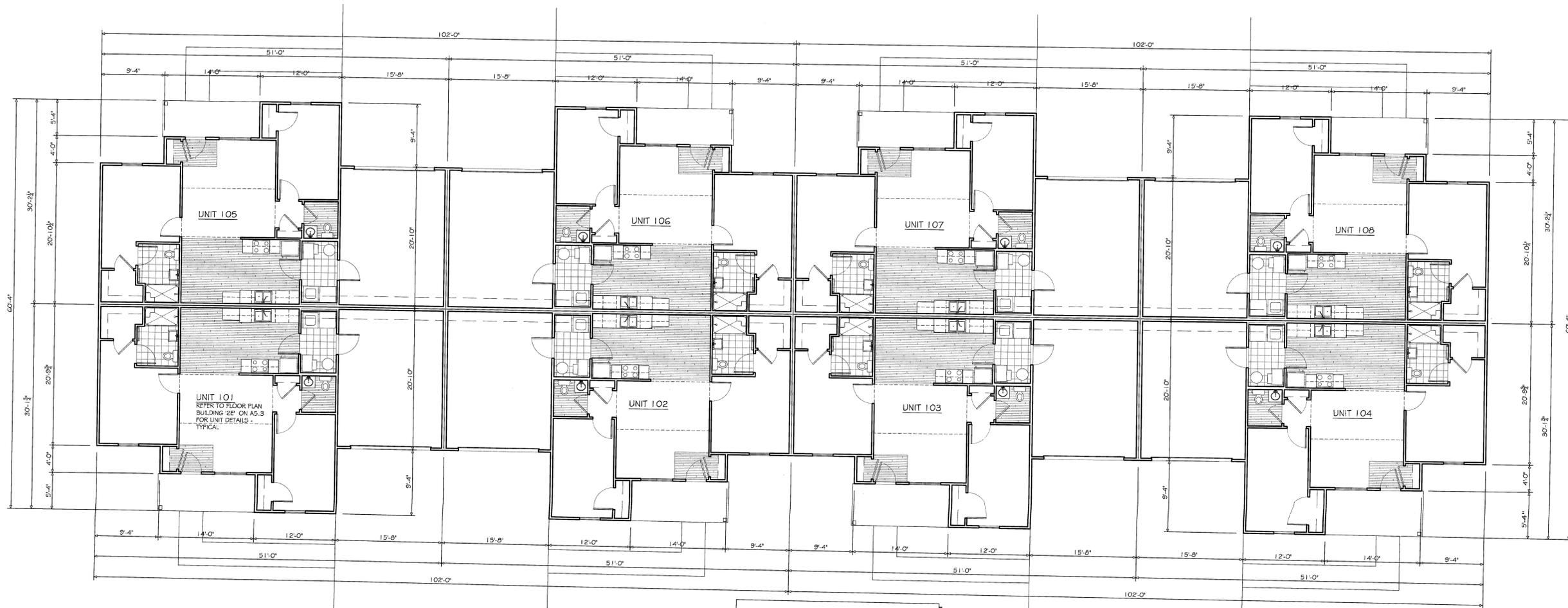
FRONT & REAR ELEVATION - BUILDING '8B'
1/8" = 1'-0"



SIDE ELEVATION - BUILDING '8B'
1/8" = 1'-0"

CODED NOTES

REFER TO SHEET A5.1 FOR ELEVATION
PLAN CODED NOTES.



COORDINATE LOCATION & ORIENTATION
OF HANDICAPPED ACCESSIBLE UNITS IN
BUILDINGS w/ CIVIL PLAN

FLOOR PLAN - BUILDING '8B'
1/8" = 1'-0"



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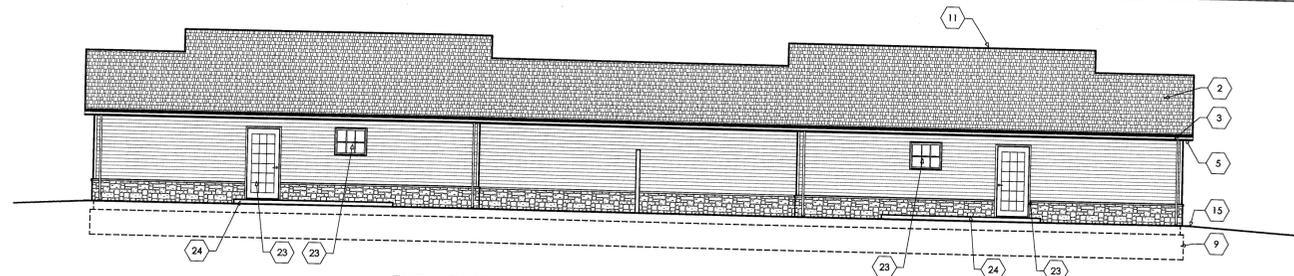
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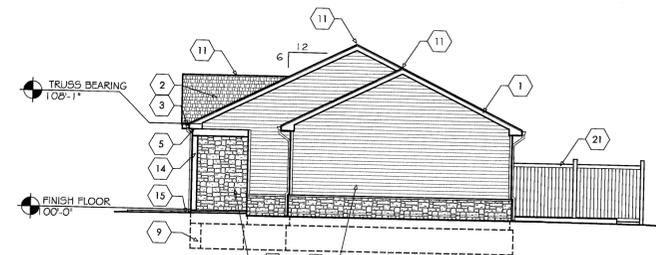
EXTERIOR ELEVATIONS &
BUILDING '8B' FLOOR PLAN

A5.2
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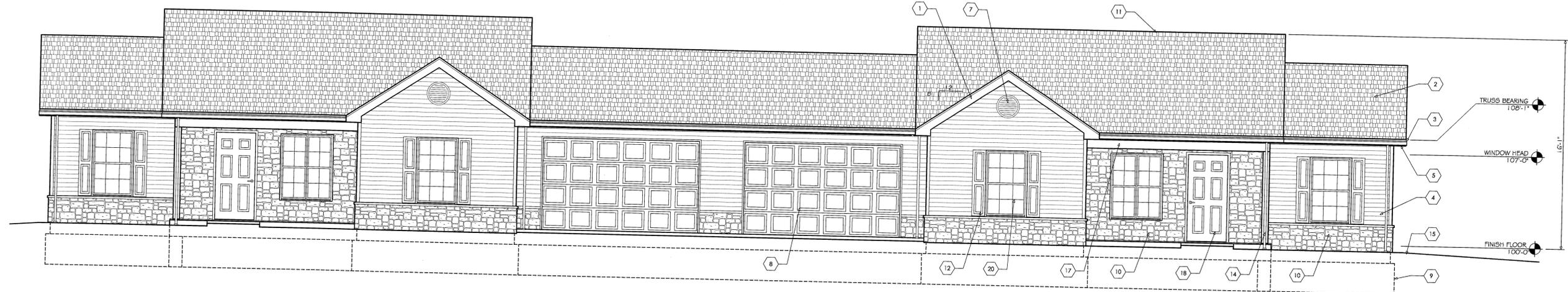
REAR ELEVATION - BUILDING '2E'
1/8" = 1'-0"



TYPICAL OPPOSITE SIDE
SIDE ELEVATION - BUILDING '2E'
1/8" = 1'-0"

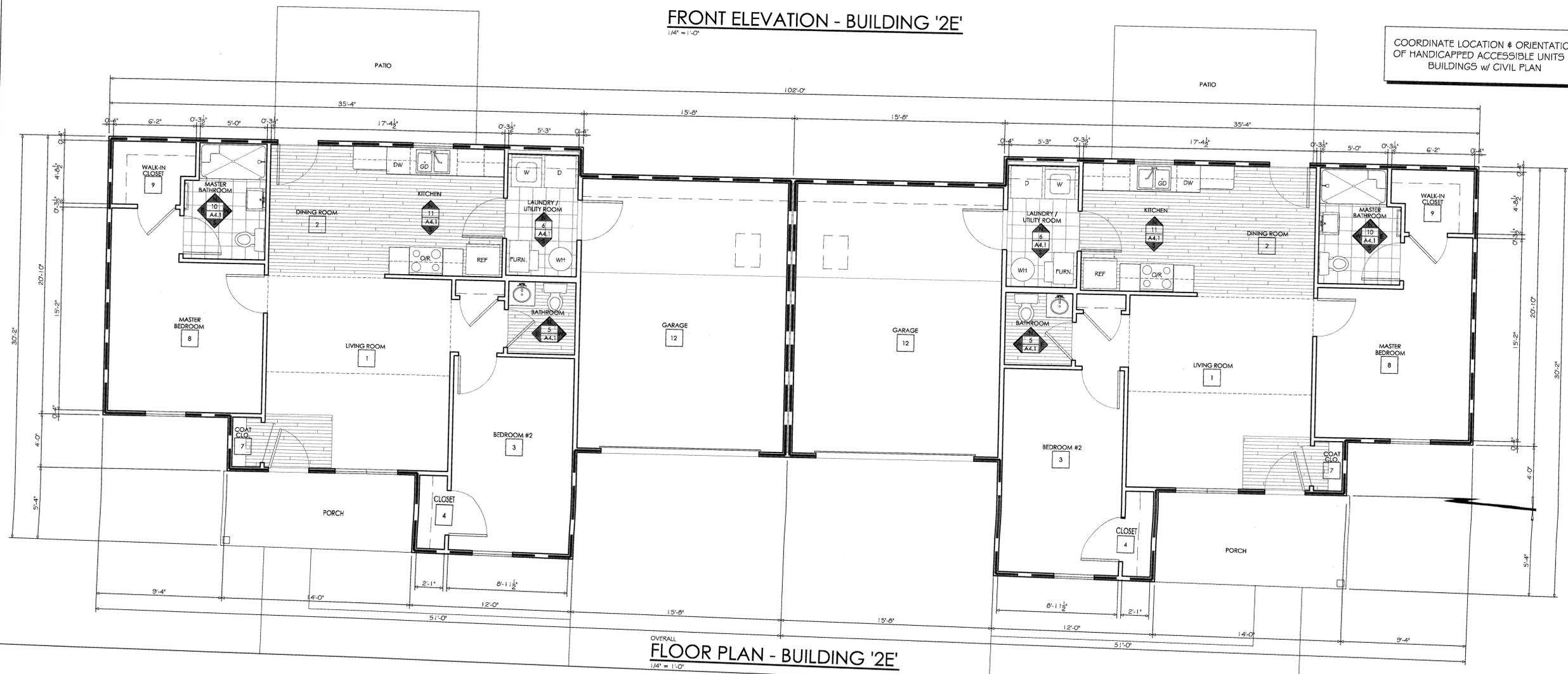
CODED NOTES

REFER TO SHEET A5.1 FOR ELEVATION PLAN CODED NOTES.



FRONT ELEVATION - BUILDING '2E'
1/4" = 1'-0"

COORDINATE LOCATION & ORIENTATION OF HANDICAPPED ACCESSIBLE UNITS IN BUILDINGS w/ CIVIL PLAN



OVERALL
FLOOR PLAN - BUILDING '2E'
1/4" = 1'-0"

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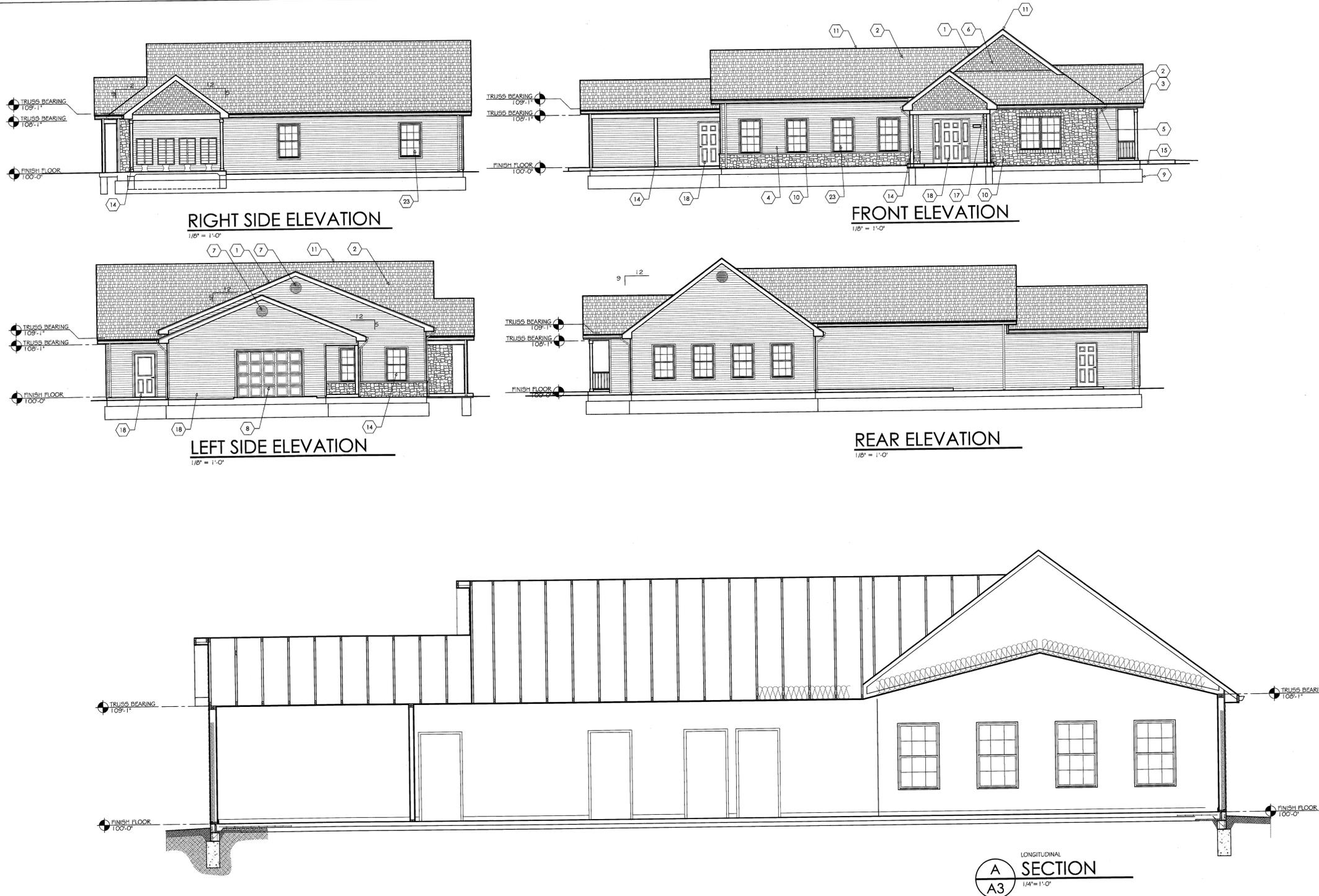
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EXTERIOR ELEVATIONS & BUILDING '2E' FLOOR PLAN

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CODED NOTES

REFER TO SHEET A5.1 FOR ELEVATION PLAN CODED NOTES.

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EXTERIOR ELEVATIONS
SECTIONS & DETAILS
INTERIOR ELEVATIONS

A5.4

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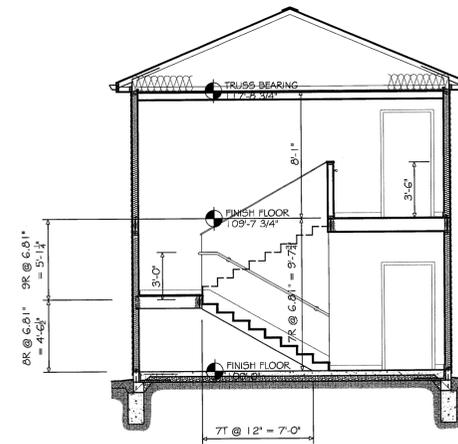
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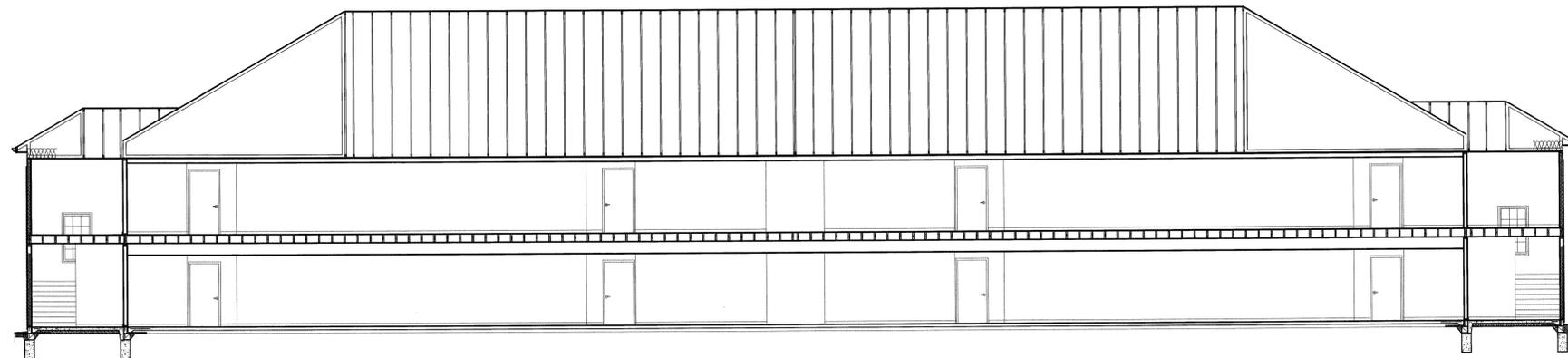
A TRANSVERSE SECTION
A6.2 3/16" = 1'-0"



B TRANSVERSE SECTION
A6.2 3/16" = 1'-0"



C TRANSVERSE SECTION
A6.2 3/16" = 1'-0"



D LONGITUDINAL SECTION
A6.1 1/8" = 1'-0"

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BUILDING SECTIONS

A6.1

15 of 24 sheets

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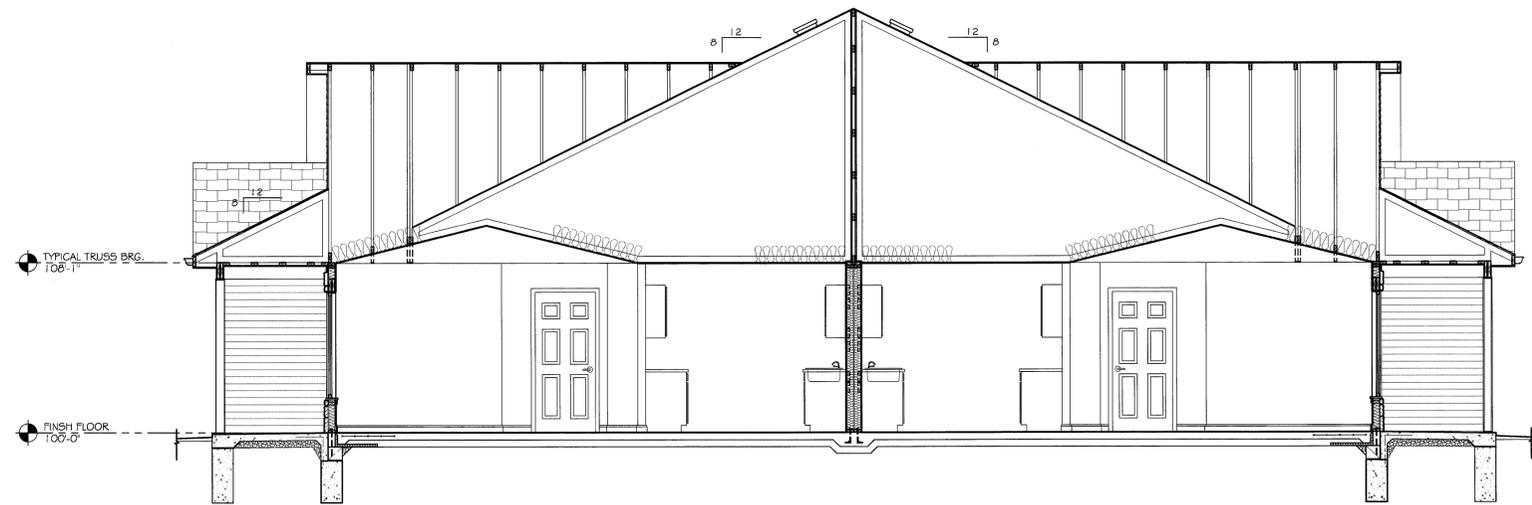
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BUILDING '88' SECTIONS

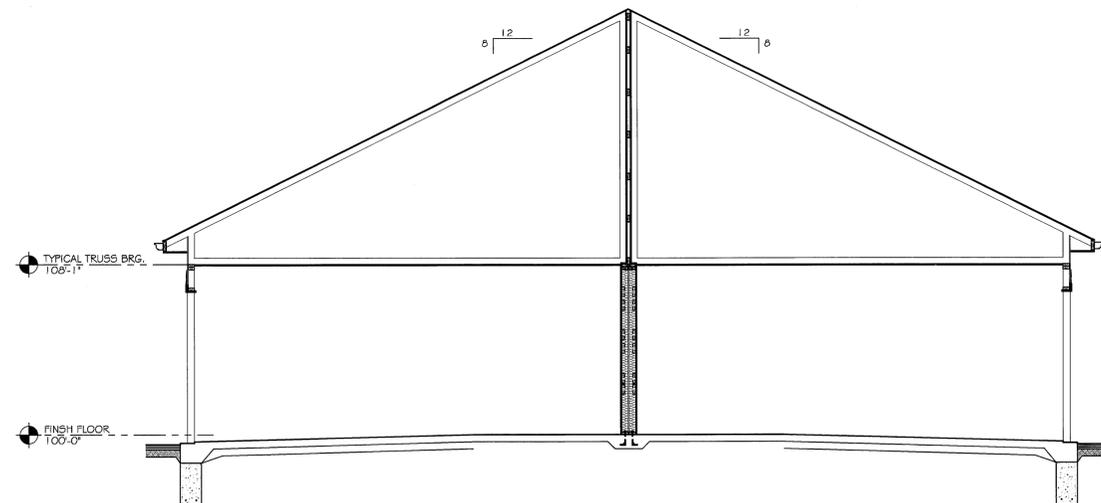
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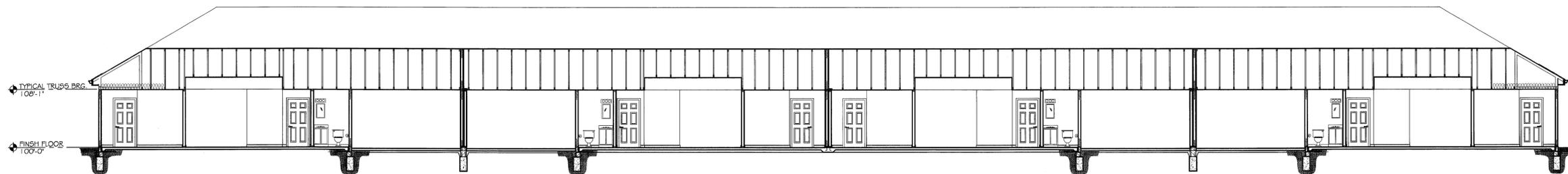
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A TRANSVERSE SECTION
A6.2 1/4" = 1'-0"



B TRANSVERSE SECTION
A6.2 1/4" = 1'-0"



C LONGITUDINAL SECTION
A6.2 1/8" = 1'-0"



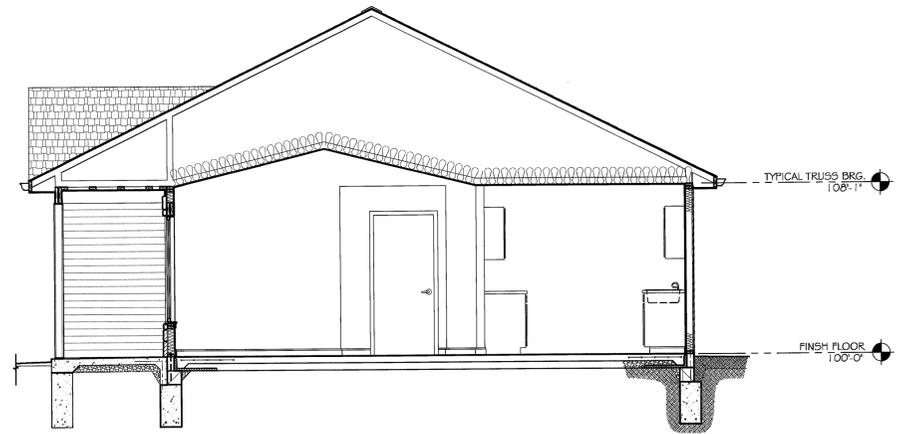
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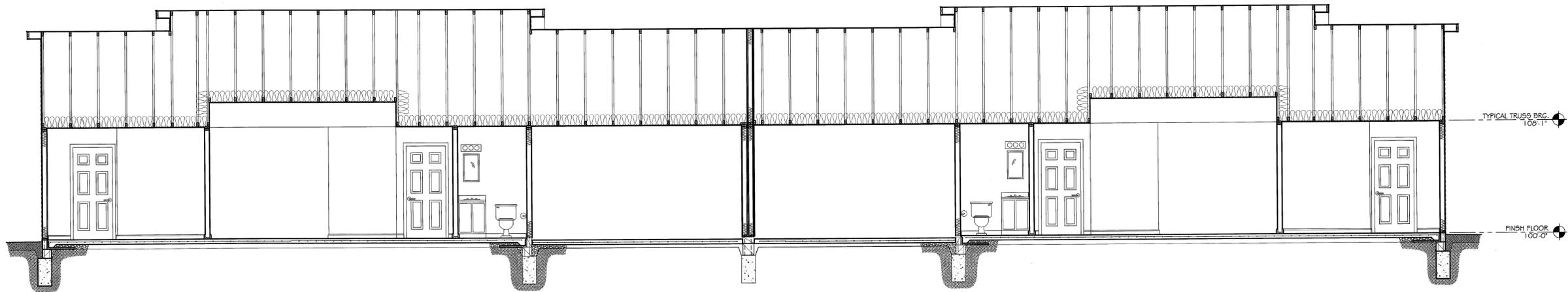
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A TRANSVERSE SECTION
A6.2 3/16" = 1'-0"



B PARTIAL LONGITUDINAL SECTION
A6.2 1/4" = 1'-0"

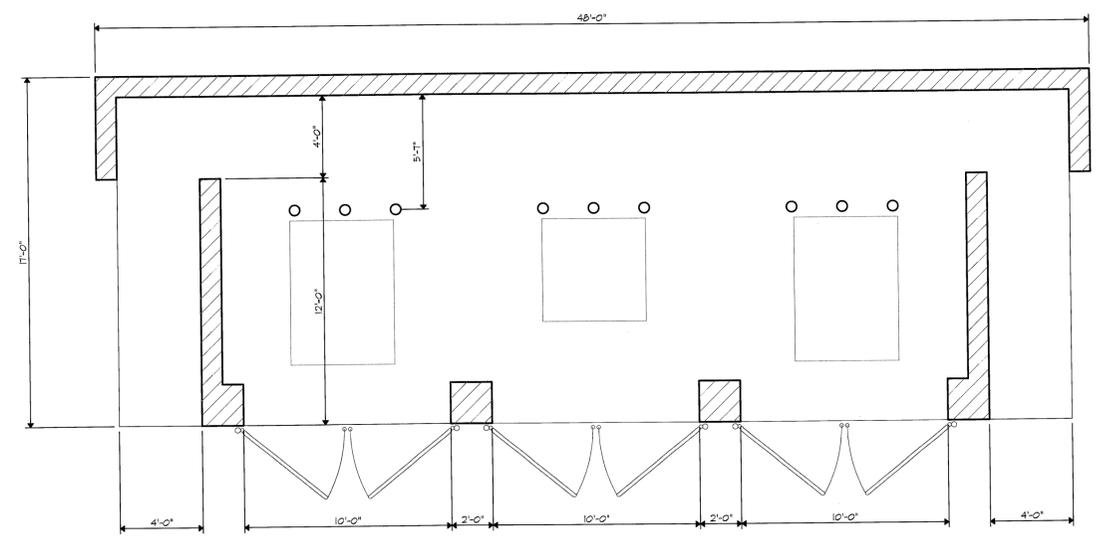
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BUILDING '2E' SECTIONS

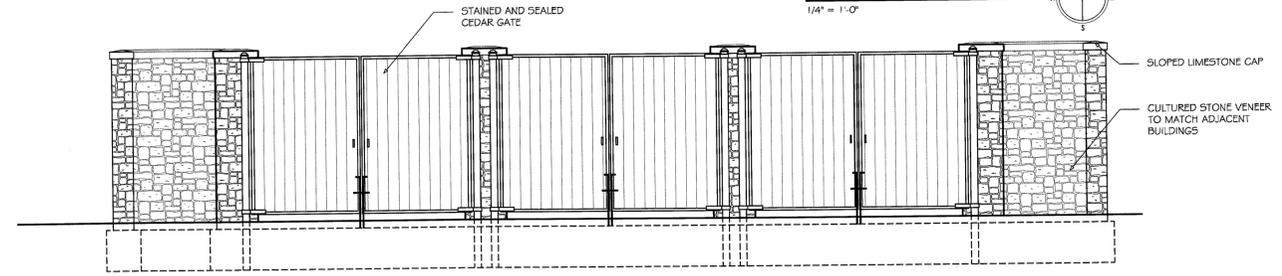
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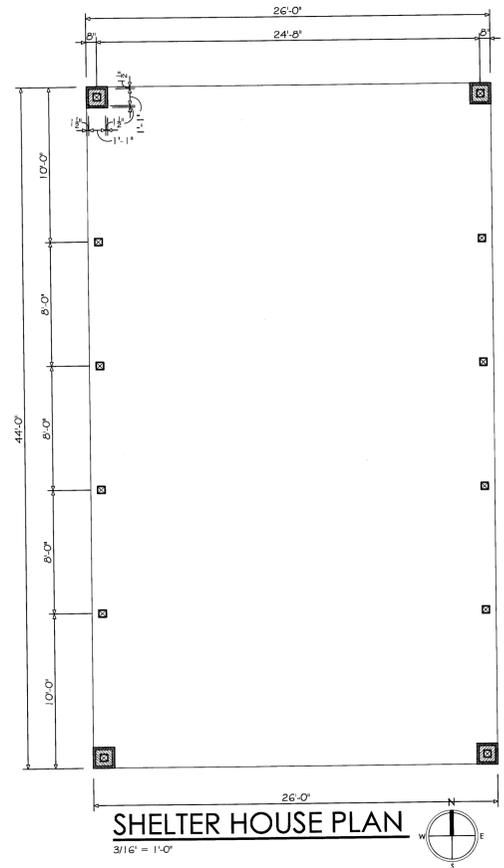
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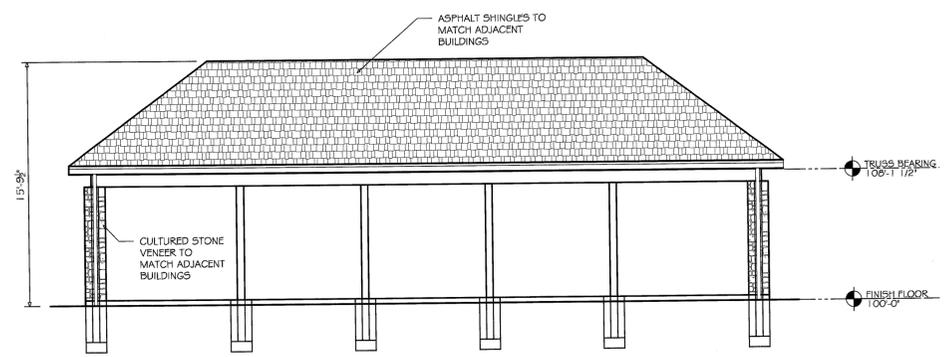
DUMPSTER PLAN
1/4" = 1'-0"



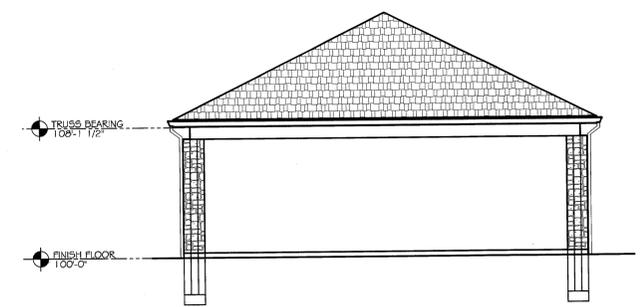
DUMPSTER ELEVATION
1/4" = 1'-0"



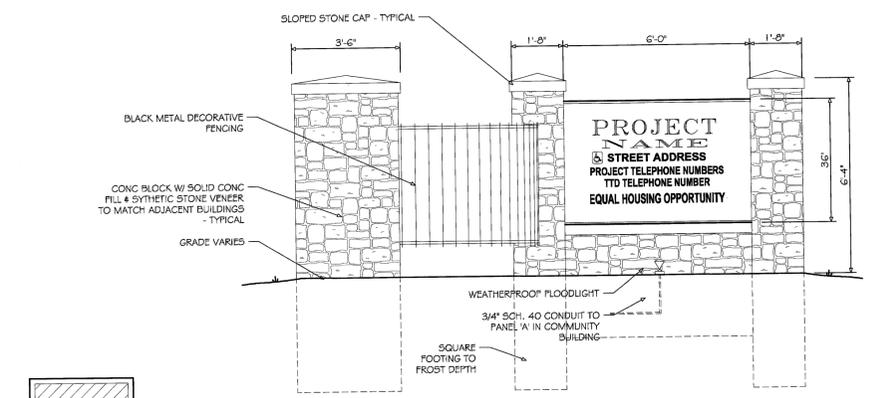
SHELTER HOUSE PLAN
3/16" = 1'-0"



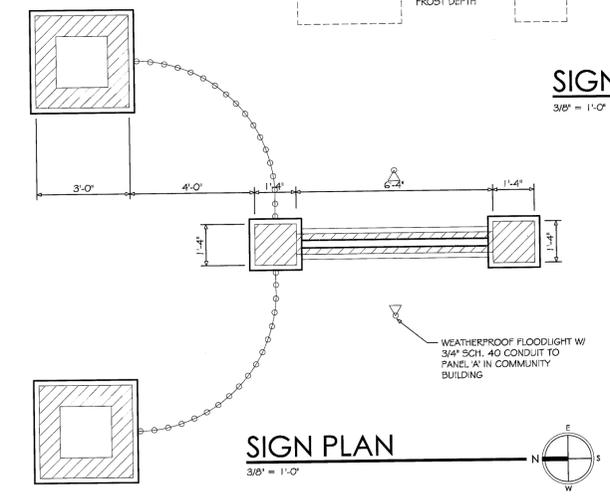
FRONT AND REAR SHELTER HOUSE ELEVATION
3/16" = 1'-0"



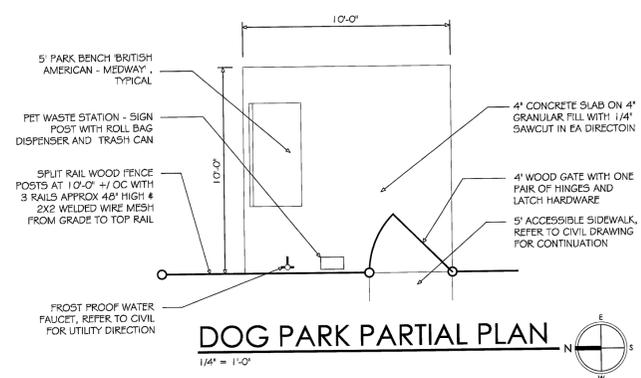
TYPICAL SIDE SHELTER HOUSE ELEVATION
3/16" = 1'-0"



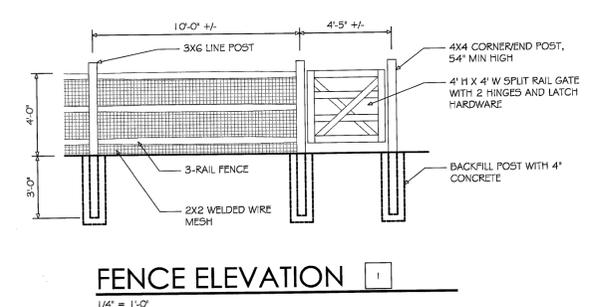
SIGN ELEVATION
3/8" = 1'-0"



SIGN PLAN
3/8" = 1'-0"



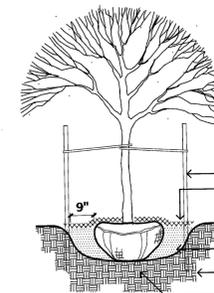
DOG PARK PARTIAL PLAN
1/4" = 1'-0"



FENCE ELEVATION
1/4" = 1'-0"

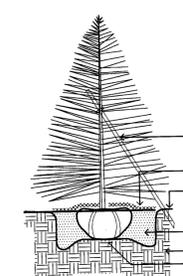
PLANT MATERIALS LIST

COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS SHADE TREES				
HEDGE MAPLE	<i>Acer campestre</i>	2" Cal.	B&B	
TATARIAN MAPLE	<i>Acer tataricum</i>	2" Cal.	B&B	
PACIFIC SUNSET MAPLE	<i>Acer truncatum x platanoides 'Pacific Sunset'</i>	2" Cal.	B&B	
AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Autumn Blaze'</i>	2" Cal.	B&B	
REDBUD	<i>Cercis canadensis</i>	2" Cal.	B&B	
OHIO PIONEER HAWTHORN	<i>Crataegus punctata 'Ohio Pioneer'</i>	2" Cal.	B&B	
SKYLINE HONEYLOCUST	<i>Gleditsia t.l. 'Skyline'</i>	2" Cal.	B&B	
CAROLINA SILVERBELL	<i>Halesia carolina</i>	2" Cal.	B&B	
GOLDEN RAIN TREE	<i>Koelreuteria paniculata</i>	2" Cal.	B&B	
CUCUMBER MAGNOLIA	<i>Magnolia acuminata</i>	2" Cal.	B&B	
AMERICAN HORNBEAM	<i>Ostrya virginiana</i>	2" Cal.	B&B	
EVERGREEN TREES				
COLORADO GREEN SPRUCE	<i>Picea pungens</i>	6' Hgt.	B&B	
EASTERN WHITE PINE	<i>Pinus strobus</i>	6' Hgt.	B&B	
SHRUBS				
BLACKHAW VIBURNUM	<i>Viburnum prunifolium</i>	30" Hgt.	B&B	
BRILLIANT RED CHOKEBERRY	<i>Aronia arbutifolia 'Brilliantissima'</i>	30" Hgt.	B&B	
AFTERGLOW WINTERBERRY	<i>Ilex verticillata 'Afterglow'</i>	30" Hgt.	B&B	4 Jim Dandys
DENSE YEW	<i>Taxus media 'Densiflora'</i>	24" Hgt.	B&B	
PINK BEAUTY POTENTILLA	<i>Potentilla fruticosa 'Pink Beauty'</i>	15" Hgt.	Cont.	
BLUE PACIFIC SHORE JUNIPER	<i>Juniperus conferta</i>	18" Spr.	Cont.	
WICHITA BLUE JUNIPER	<i>Juniperus scopulorum 'Wichita Blue'</i>	6' Hgt.	B&B	



- NOTES:**
1. TOP OF ROOT BALL TO BE 2"-4" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/2 OF ROOT BALL CUT TOP 1/2 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - TWO 2"x2" STAKES PER TREE
 - HARDWOOD BARK MULCH
 - FINISH GRADE
 - BACKFILL PLANTING MIX
 - EXISTING SOIL
 - UNDISTURBED SOIL OR COMPACTED BACKFILL

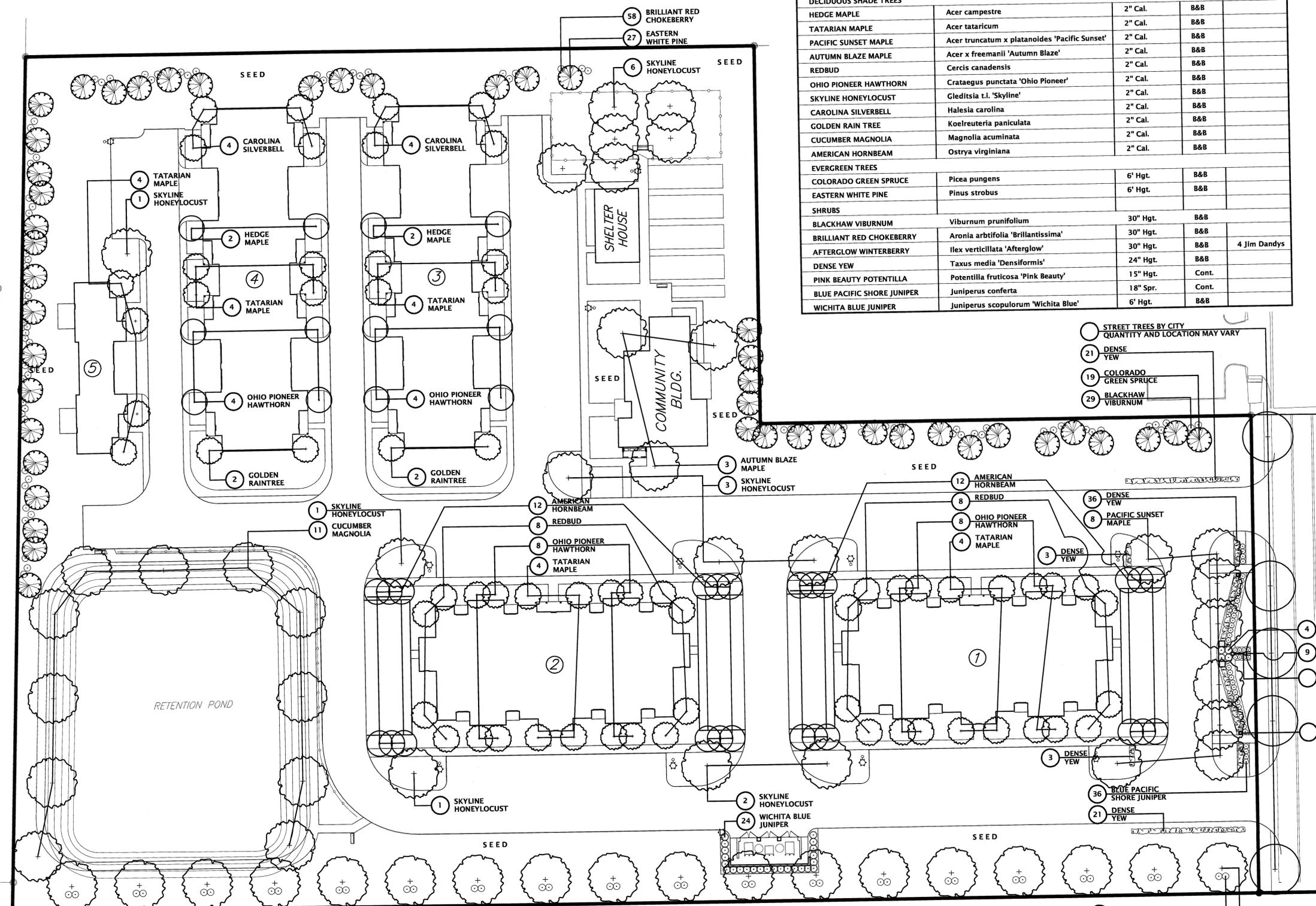
2 TREE PLANTING
NTS



- NOTES:**
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - 2"x2"x8" STAKE (DRIVEN 3'-0" INTO GROUND) ANGLE STAKE TOWARD PREVAILING WIND
 - HARDWOOD BARK MULCH
 - FINISH GRADE
 - BACKFILL PLANTING MIX
 - EXISTING SOIL
 - UNDISTURBED SOIL OR COMPACTED BACKFILL

3 EVERGREEN TREE PLANTING
NTS

- STREET TREES BY CITY
QUANTITY AND LOCATION MAY VARY
- 21 DENSE YEW
 - 19 COLORADO GREEN SPRUCE
 - 29 BLACKHAW VIBURNUM



GENERAL PLANTING NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED. ALL PLANT MASSES TO BE INCORPORATED BY CONTINUOUS MULCH BED TO LIMITS SHOWN.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN & PLANTING BED AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT MATERIALS LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
10. CONTRACTOR TO PROVIDE A COMPLETE 1 YEAR WARRANTY OF PLANT MATERIAL INCLUDING PLANTS AS VIABLE AND THRIVING.
11. ANY SUBSTITUTIONS OF PLANT MATERIAL OR CHANGES TO THE DESIGN SHALL BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. NATIVE OR ADAPTIVE PLANTS HAVE BEEN SELECTED FOR THE ENTIRE PROJECT. NO IRRIGATION WILL BE NECESSARY ONCE THE PLANTS ARE ESTABLISHED.
13. SERVICE STRUCTURES INCLUDING BUT NOT LIMITED TO PROPANE TANKS, TRASH DUMPSTERS, GROUND MOUNTED TRANSFORMERS, AIR CONDITIONERS, HEAT PUMPS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE AND OTHER EQUIPMENT AND ELEMENTS PROVIDING SERVICE TO A BUILDING SHALL BE SCREENED ON ALL OF THE BUILDINGS.

1 SITE LANDSCAPE PLAN

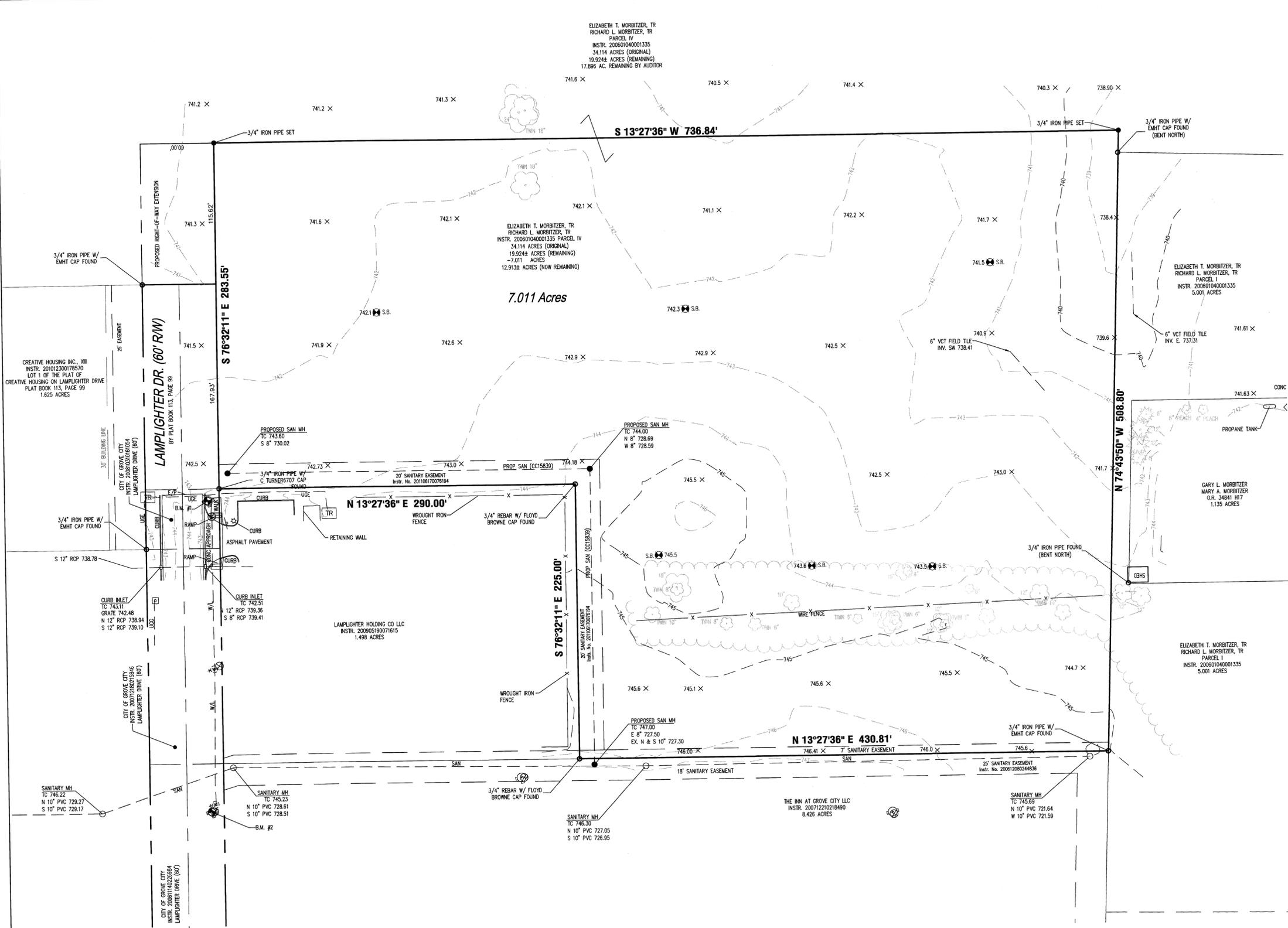


GREGORY R. KROBOT
GrKLA
LANDSCAPE ARCHITECTURE
231 BUTTLES AVENUE
COLUMBUS, OHIO 43215
614.464.3463
GREGORY.KROBOT@GMAIL.COM

LAMPLIGHTER SENIOR VILLAGE
FINAL DEVELOPMENT PLAN
GROVE CITY, OHIO

OWNER:
LAMPLIGHTER SENIOR HOUSING LLC
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

SCALE: - AS NOTED
DATE: JUNE 25, 2012 L1.01



DATE OF SURVEY: April 28 - May 1, 2012
 LOCATION:
 Situated in the State of Ohio, Franklin County, City of Grove City,
 Part of Virginia Military Survey No. 469, and part of a 34.114 acre
 tract conveyed to Richard L. Morbitzer, Trustee and Elizabeth T.
 Morbitzer, Trustee, Instrument Number 200601040001335;
 Parcel ID 040-012669-00.

FEMA INFORMATION:
 MAP NUMBER: 049C0406K
 EFFECTIVE DATE: REVISED JUNE 17, 2008

FLOOD CLASSIFICATIONS OF THE SURVEY AREA:
 ZONE X (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BENCHMARKS:

SOURCE:
 FRANKLIN COUNTY ENGINEERS MONUMENT FCGS 0025, ALUMINUM
 CAP IN PVC ENCASED CONCRETE MONUMENT SET OVER A STONE
 FOUND AT AN ANGLE POINT IN THE CENTERLINE OF WHITE ROAD,
 0.40 MILES WEST OF JACKSON PIKE, ON A P/L NORTH.
 ELEVATION 734.917 NAVD 88

BM1:
 CHISLED 'X' ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED 21
 FEET SOUTH OF THE CENTERLINE OF LAMPLIGHTER DRIVE AND 13
 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE
 LAMPLIGHTER HOLDING CO LLC PARCEL AT 1239 LAMPLIGHTER
 DRIVE.
 ELEVATION 745.49

BM2:
 CHISLED 'X' ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED 21
 FEET SOUTH OF THE CENTERLINE OF LAMPLIGHTER DRIVE AND 40
 FEET WEST OF THE NORTHWEST CORNER OF THE LAMPLIGHTER
 HOLDING CO LLC PARCEL AT 1239 LAMPLIGHTER DRIVE.
 ELEVATION 746.98

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY
 LINE OF LAMPLIGHTER DRIVE AS SOUTH 76° 32' 11"
 EAST, AS REFERENCED ON THE PLAT OF CREATIVE
 HOUSING ON LAMPLIGHTER DRIVE, PLAT BOOK 113,
 PAGE 99 OF THE FRANKLIN COUNTY RECORDER'S
 OFFICE.

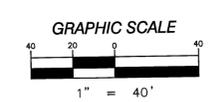
ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON
 PIPES, 30 INCH IN LENGTH WITH YELLOW CAP STAMPED
 "SANDS DECKER".

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING
 EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES,
 AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE
 INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY
 COMPANY. THIS INFORMATION IS NOT REPRESENTED,
 WARRANTED OR GUARANTEED TO BE COMPLETE OR
 ACCURATE.

- FROM OUPS:
- Columbia Gas of Ohio
1-866-632-6243
Matt Coyne 1-614-818-2107
 - AEP/Columbus Southern
Brent Gates 1-614-883-6802
 - AT&T
1-800-248-3632
 - Columbus Department of Utilities
1-614-645-8276
 - Time Warner Cable
1-800-617-4311
 - Franklin County Engineers
1-614-525-3030
 - Pioneer Energy Management
1-614-442-7100
 - City of Grove City
1-614-277-1100
 - Marathon Pipe Line
1-740-522-8448

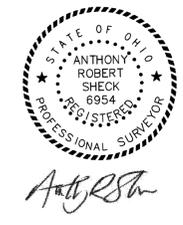


1-800-362-2764
 CALL TWO WORKING DAYS BEFORE YOU DIG
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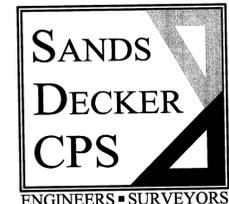


LEGEND

- S.B. SOIL BORING
- EVERGREEN TREE
- DECIDUOUS TREE
- TREELINE
- TRANSFORMER
- LIGHT POLE
- SIGN
- BENCH MARK
- 3/4" IRON PIPE SET
- IRON PIN FOUND
- FENCE
- CURB INLET
- SANITARY MANHOLE
- FIRE HYDRANT



- ABBREVIATIONS USED:
- E/P = EDGE OF PAVEMENT
 - UGG = UNDERGROUND GAS LINE
 - UGE = UNDERGROUND ELECTRIC
 - SAN = SANITARY LINE
 - STM = STORM LINE
 - WL = WATER LINE



11 WEST MAIN ST
 PO BOX 188
 LOGAN, OH 43138
 740-385-2140

1495 OLD HENDERSON RD
 COLUMBUS, OH 43220
 614-459-6992
 FAX: 614-459-6987
 TOLL FREE: 866-277-0600

507 MAIN STREET, SUITE 203
 ZANESVILLE, OH 43701
 740-450-1640

**LAMPLIGHTER SENIOR VILLAGE
 FINAL DEVELOPMENT PLAN**
 GROVE CITY, OHIO

OWNER:
LAMPLIGHTER SENIOR HOUSING LLC
 184 WEST MAIN STREET
 ASHVILLE, OHIO 43103
 740-983-4566

SCALE: - AS NOTED
 DATE: JUNE 25, 2012 SHEET: S1.01

DATE OF SURVEY: April 28 - May 1, 2012

LOCATION:
Situated in the State of Ohio, Franklin County, City of Grove City, Part of Virginia Military Survey No. 489, and part of a 34.114 acre tract conveyed to Richard L. Morbitzer, Trustee and Elizabeth T. Morbitzer, Trustee, Instrument Number 200601040001335; Parcel ID 040-012669-00.

FEMA INFORMATION:

MAP NUMBER: 049C0406K
EFFECTIVE DATE: REVISED JUNE 17, 2008

FLOOD CLASSIFICATIONS OF THE SURVEY AREA:
ZONE X (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BENCHMARKS:

SOURCE:
FRANKLIN COUNTY ENGINEERS MONUMENT FC05 0025, ALUMINUM CAP IN PVC ENCASED CONCRETE MONUMENT SET OVER A STONE FOUND AT AN ANGLE POINT IN THE CENTERLINE OF WHITE ROAD, 0.40 MILES WEST OF JACKSON PIKE, ON A P/L NORTH. ELEVATION 734.917 NAVD 88

BM1:
CHISLED 'X' ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED 21 FEET SOUTH OF THE CENTERLINE OF LAMPLIGHTER DRIVE AND 13 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE LAMPLIGHTER HOLDING CO LLC PARCEL AT 1239 LAMPLIGHTER DRIVE. ELEVATION 745.49

BM2:
CHISLED 'X' ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED 21 FEET WEST OF THE CENTERLINE OF LAMPLIGHTER DRIVE AND 40 FEET WEST OF THE NORTHWEST CORNER OF THE LAMPLIGHTER HOLDING CO LLC PARCEL AT 1239 LAMPLIGHTER DRIVE. ELEVATION 746.98

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LAMPLIGHTER DRIVE AS SOUTH 76° 32' 11" EAST, AS REFERENCED ON THE PLAT OF CREATIVE HOUSING ON LAMPLIGHTER DRIVE, PLAT BOOK 113, PAGE 99 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30 INCH IN LENGTH WITH YELLOW CAP STAMPED "SANDS DECKER".



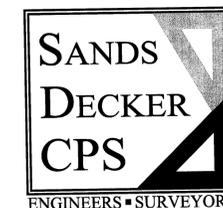
LEGEND

- | | | | |
|------|---------------------|---|--------------------|
| S.B. | SOIL BORING | ● | BENCH MARK |
| ☘ | EVERGREEN TREE | ● | 3/4" IRON PIPE SET |
| ○ | DECIDUOUS TREE | ○ | IRON PIN FOUND |
| — | TREELINE | — | FENCE |
| TR | TRANSFORMER | □ | CURB INLET |
| ☆ | LIGHT POLE | ○ | SANITARY MANHOLE |
| — | SIGN | ⊕ | FIRE HYDRANT |
| ⊕ | WATER SERVICE VALVE | ⊕ | WATER MAIN VALVE |
| — | EDGE OF LANDSCAPING | ⊕ | BASKETBALL HOOP |

ABBREVIATIONS USED:

E/P = EDGE OF PAVEMENT

UGG = UNDERGROUND GAS LINE
UGE = UNDERGROUND ELECTRIC
SAN = SANITARY LINE
STM = STORM LINE
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**LAMPLIGHTER SENIOR VILLAGE
FINAL DEVELOPMENT PLAN**
GROVE CITY, OHIO

OWNER:
LAMPLIGHTER SENIOR HOUSING LLC
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

SCALE: — AS NOTED
DATE: JUNE 25, 2012 SHEET: 51.02

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- | | |
|---|----------------------------------|
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1-866-632-6243
Matt Coyne 1-614-818-2107 | |
| AEP/Columbus Southern
Brent Gates 1-614-883-6802 | 1-800-277-2177 |
| AT&T
1-800-248-3632 | |
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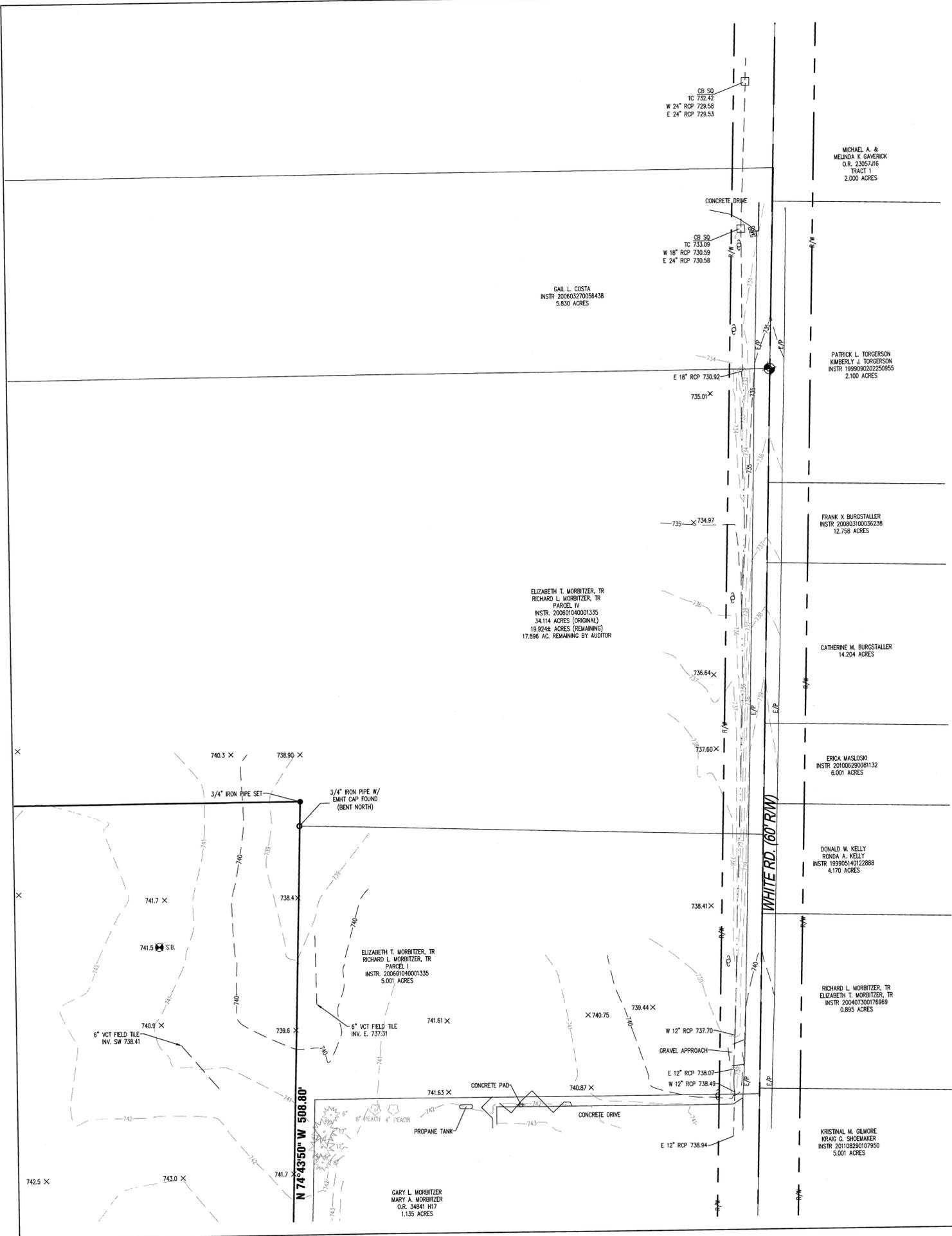
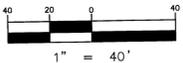


1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



NORTH

GRAPHIC SCALE



KEYNOTES

1. DRIVE APPROACH. SEE GROVE CITY DRAWING C-GC-41B.
2. CURB RAMP SEE GROVE CITY DRAWING C-GC-43C.
3. STRAIGHT 18" CURB. SEE GROVE CITY DRAWING C-GC-58.
4. TREATED WOOD TIMBER GUARD RAIL.
5. PAVEMENT MARKINGS INCLUDING PARKING SPACES, STOP BARS, TRANSVERSE LINES, DIRECTIONAL ARROWS, LANE LINES, TEXT & HANDICAPPED PARKING SYMBOLS PER ITEM 641. ALL PAVEMENT MARKING COLORS WILL BE WHITE.
6. CONCRETE WALK. SEE GROVE CITY DRAWING C-GC-46.
7. NO PARKING FIRE LINE SIGN D. SEE DETAIL.
8. STOP SIGN C. SEE DETAIL.
9. ADA SIGN A. SEE DETAIL.
10. ADA SIGN B. SEE DETAIL.
11. SITE LIGHTING.
12. COMMUNITY GARDEN AREA.
13. DUMPSTER ENCLOSURE WITH RECYCLING STORAGE. SEE ARCHITECTURAL PLANS FOR DETAILS.
14. 8' ASPHALT BIKE PATH. SEE GROVE CITY DRAWING C-GC-80.
15. RETENTION POND. POND TO BE CONSTRUCTED PER GROVE CITY STANDARD POND GRADING SECTION EXHIBIT NO. 3.
16. SITE BENCH ACTUAL LOCATIONS MAY VARY.
17. HEAVY DUTY SIDEWALK SECTION (FLUSH WITH PAVEMENT).
18. TAPER CURB FROM FULL HEIGHT TO FLUSH WITH SIDEWALK.
19. FACILITY ENTRY SIGN. SEE LANDSCAPE PLANS.

NOTES

- ALL STANDARD PARKING SPACES AREA 10' X 20'.
- ALL DESIGNATED PARKING AREAS TO INCLUDE A PRECAST PARKING BLOCK, INCLUDING SPACES WITHIN THE CARPORTS.
- EACH CAR PORT IS STRIPED FOR 8-10' X 22' SPACES.
- COC ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS VERSION 2012.

SITE DATA

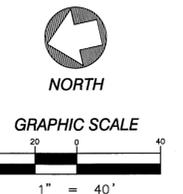
ASPHALT PAVEMENT/ASPHALT WALK	76,235 SF
CONCRETE PAVEMENT (INCLUDING DUMPSTER & CARPORT)	13,366 SF
CONCRETE WALK	13,164 SF
BUILDINGS	54,740 SF
TOTAL SITE AREA	305,399 SF (7.01 ACRES)
TOTAL IMPERVIOUS	157,505 SF (51.57%)
TOTAL GREEN SPACE	147,894 SF (48.43%)
TOTAL PARKING (INCLUDING CARPORTS)	104 SPACES.
ZONING CLASSIFICATION	PUD
UNITS	50~TWO BEDROOM UNITS
COMMUNITY GARDEN	53.38 SF / UNIT
WETLANDS	NO WETLANDS WITHIN 150' OF SITE
PRIME SOILS	YES - OHFA WAIVER FOR PRIME SOILS HAS BEEN GRANTED
CRITICAL HABITAT	NO CRITICAL HABITAT (PER PHASE I)
FLOOD PLAIN	ZONE X (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
SITE TOPOGRAPHY	NO EXISTING SLOPES EXCEEDING 15%



SIGN A SIGN B SIGN C SIGN D
 SIGNS SHALL MEET ADAAG, AND OMUTOD STANDARDS WITH PRISMATIC SHEETING TYPE III. INSTALL WITH SQUARE STEEL GALVANIZED POLE AS PER ITEM 730.016. SIGN POSTS AND SIGN BACKING TO BE PAINTED BLACK. OWNER TO APPROVE FINAL SIGN DESIGN PRIOR TO ORDERING.

SITE SIGNAGE

NOT TO SCALE



ELIZABETH T. MORBITZER, TR
 RICHARD L. MORBITZER, TR
 PARCEL IV
 INSTR. 200601040001335
 34.114 ACRES (ORIGINAL)
 19.824 ACRES (REMAINING)
 17.896 AC. REMAINING BY AUDITOR

ELIZABETH T. MORBITZER, TR
 RICHARD L. MORBITZER, TR
 PARCEL I
 INSTR. 200601040001335
 5.001 ACRES

GARY L. MORBITZER
 MARY A. MORBITZER
 O.R. 34841 HT7
 1.135 ACRES

ELIZABETH T. MORBITZER, TR
 RICHARD L. MORBITZER, TR
 PARCEL I
 INSTR. 200601040001335
 5.001 ACRES

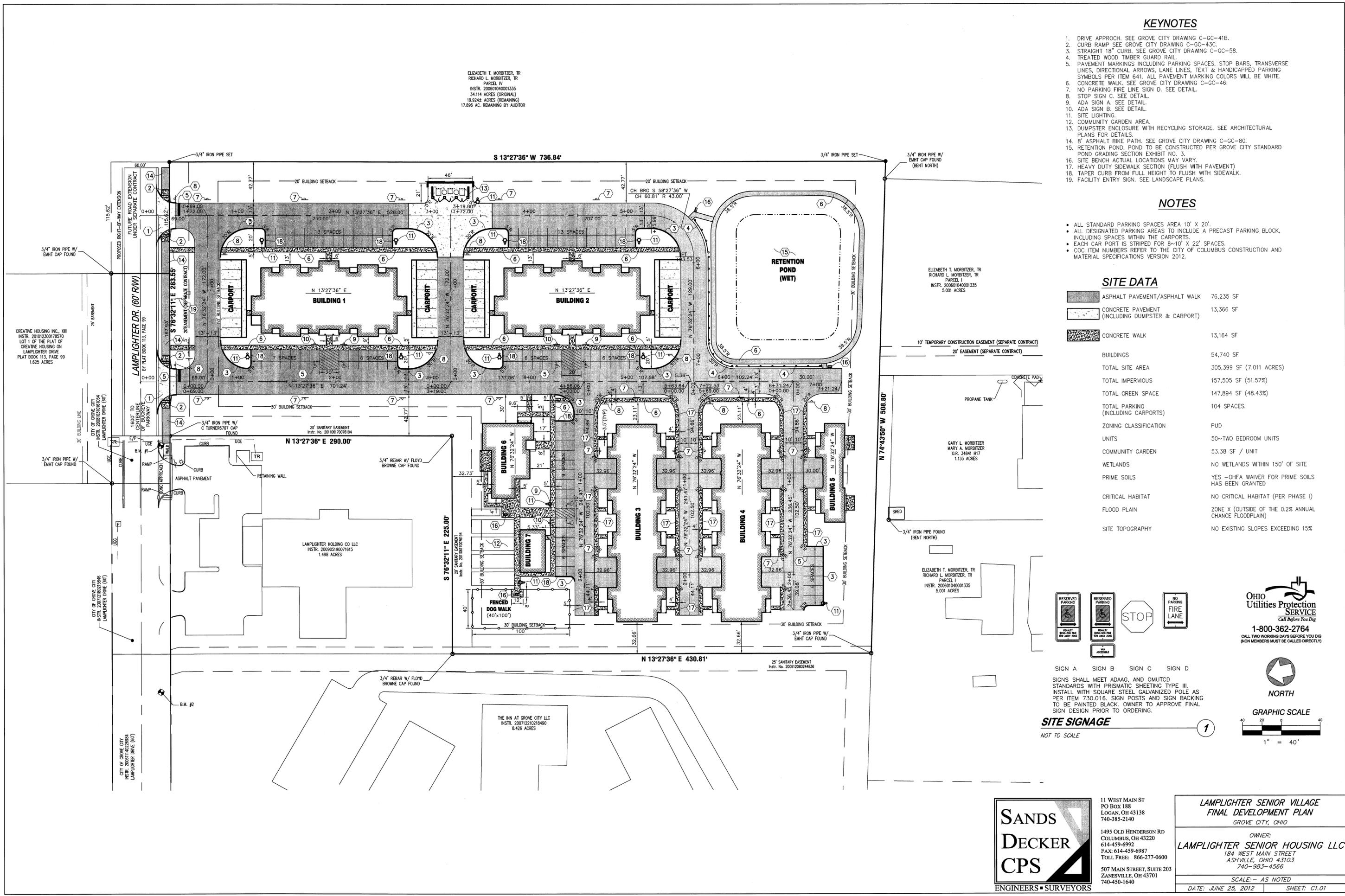
THE INN AT GROVE CITY LLC
 INSTR. 20072210218490
 8.426 ACRES

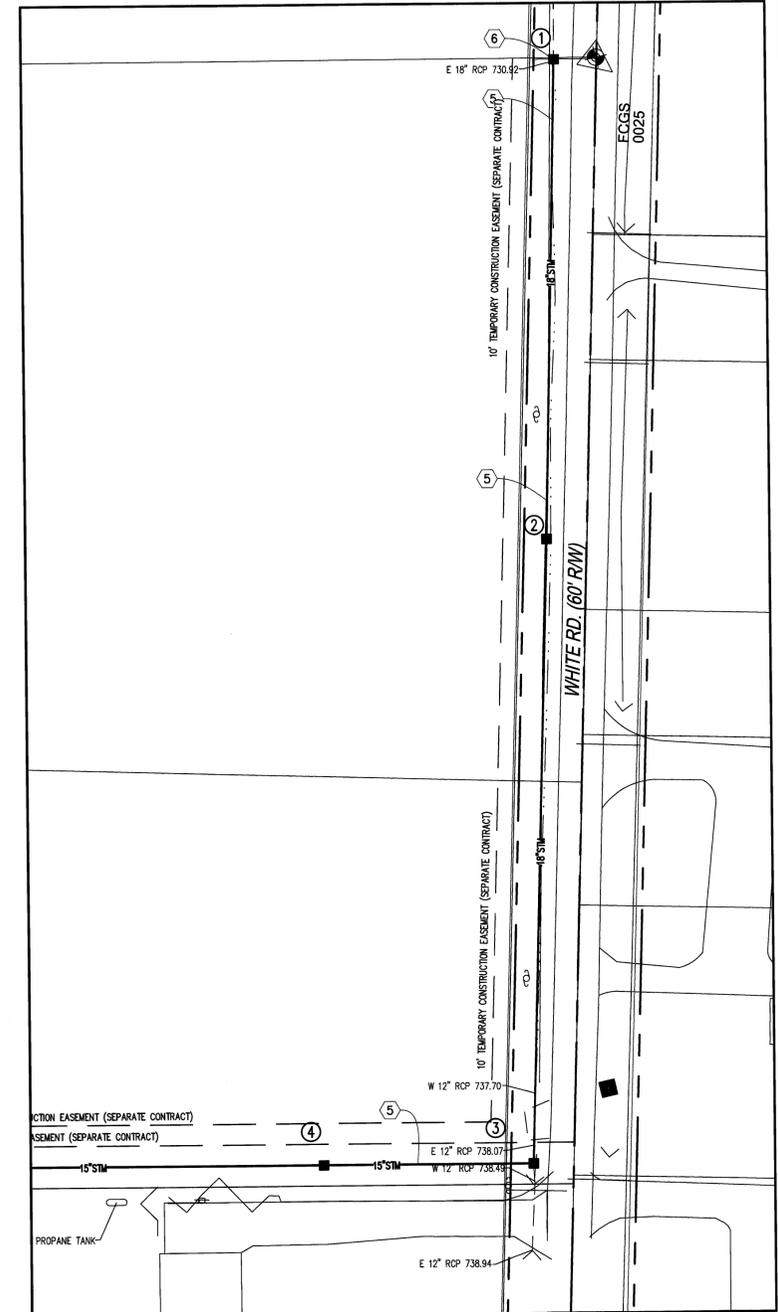
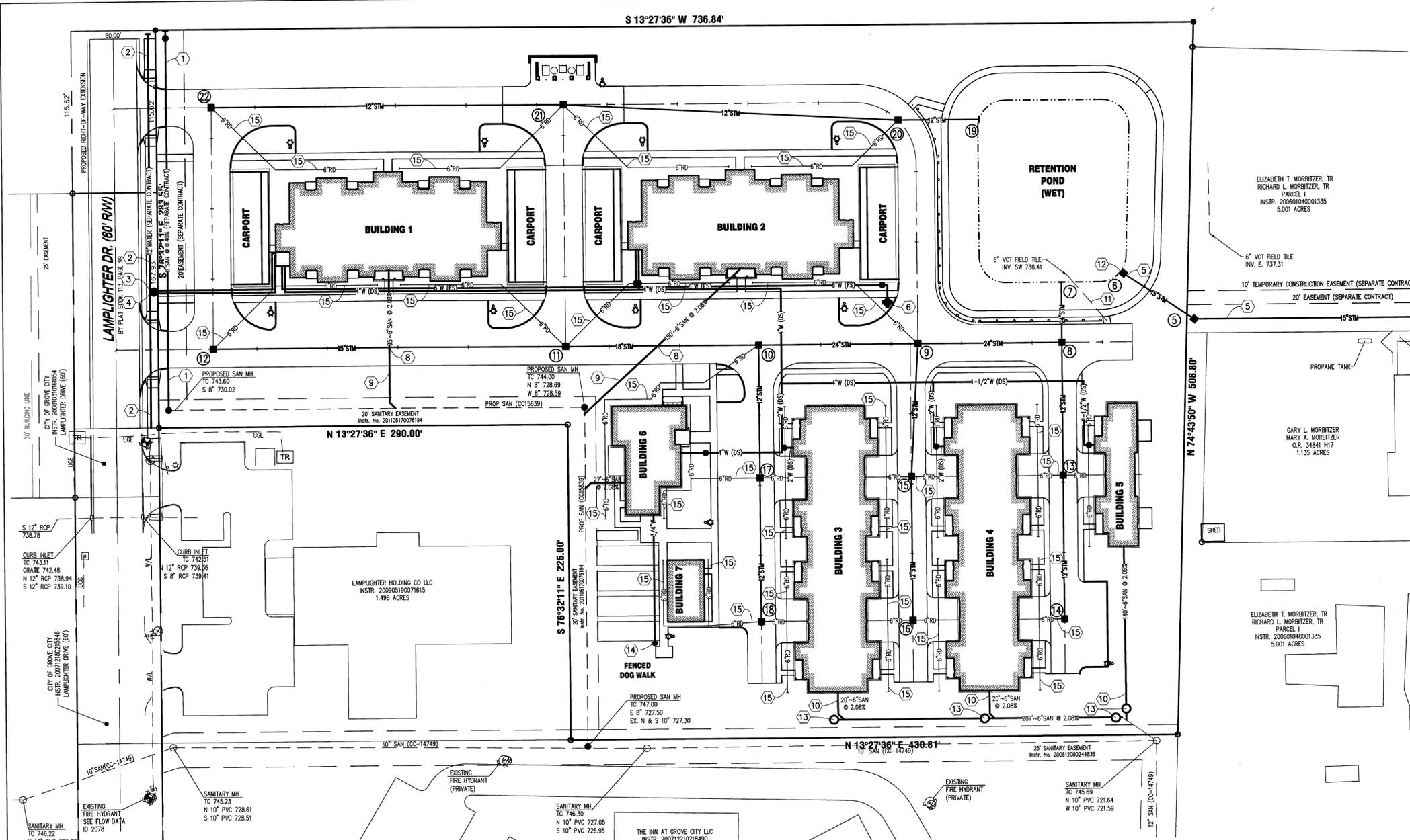
LAMPLIGHTER HOLDING CO LLC
 INSTR. 20090519007615
 1.498 ACRES

CREATIVE HOUSING INC., XIII
 INSTR. 20101230078570
 LOT 1 OF THE PLAT OF
 CREATIVE HOUSING ON
 LAMPLIGHTER DRIVE
 PLAT BOOK 113, PAGE 99
 1.625 ACRES

CITY OF GROVE CITY
 INSTR. 200702025846
 LAMPLIGHTER DRIVE (60')

CITY OF GROVE CITY
 INSTR. 20081114022684
 LAMPLIGHTER DRIVE (60')

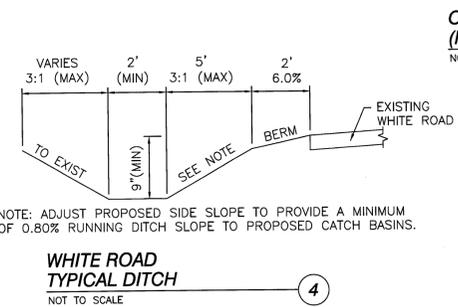
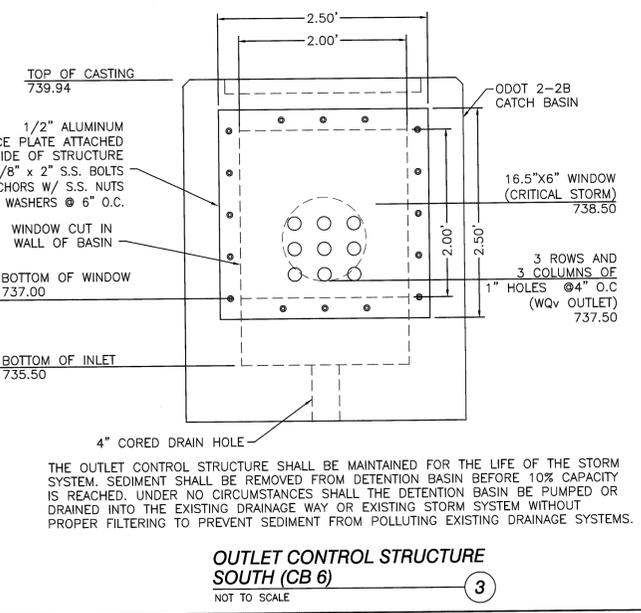
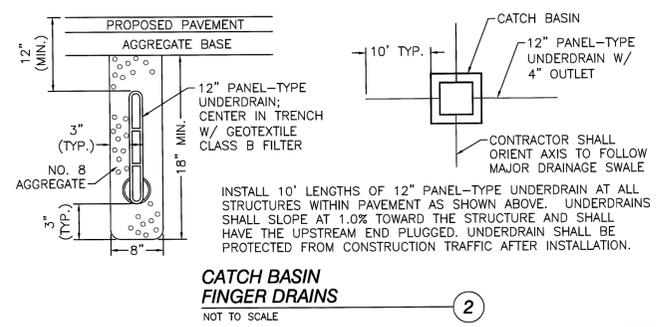
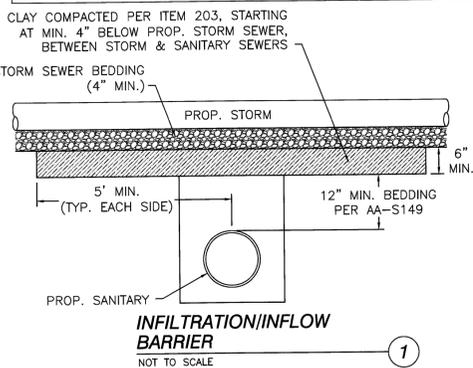




- KEYNOTES**
- 8" SANITARY SEWER EXTENSION. (UNDER SEPARATE CONTRACT, CITY OF COLUMBUS CC PLAN).
 - 12" WATERLINE EXTENSION (UNDER SEPARATE CONTRACT, LAMPLIGHTER EXTENSION PLAN).
 - 6" FIRE SERVICE TAP AND VALVE. (UNDER SEPARATE CONTRACT, CITY OF COLUMBUS WSP PLAN)
 - 4" DOMESTIC WATER SERVICE TAP AND VALVE. (UNDER SEPARATE CONTRACT, CITY OF COLUMBUS WSP PLAN)
 - OFFSITE STORM OUTLET TO WHITE ROAD TO BE COORDINATED WITH FRANKLIN COUNTY ENGINEERS OFFICE. ACTUAL LOCATION MAY VARY.
 - FIRE HYDRANT.
 - CONNECT TO EXISTING 18" STORM SEWER.
 - INFILTRATION/INFLOW BARRIER. SEE GROVE CITY DRAWING C-GC-37.
 - 6" SANITARY SEWER SERVICE. SEE GROVE CITY DRAWING C-GC-30.
 - 6" SANITARY SEWER SERVICE. SEE GROVE CITY DRAWING C-GC-30.
 - FIELD TILE TO BE TIED INTO PROPOSED STORM SEWER.
 - OUTLET CONTROL STRUCTURE.
 - SANITARY SEWER CLEANOUT. SEE GROVE CITY DRAWING C-GC-38.
 - YARD HYDRANT. HYDRANT TO BE FED FROM BUILDING 6. ACTUAL LOCATION OF FEED MAY VARY.
 - ROOF DRAINS. INSTALL AT A MINIMUM OF 1.2% ACTUAL LOCATIONS MAY VARY.

HYDRANT FLOW DATA

COG FLOW TEST ID	2078
DATE	6/2/12
TIME	9:00 AM
STATIC PRESSURE	100 PSF
RESIDUAL PRESSURE	77 PSF
PILOT 1	45 PSF
PILOT 2	NONE
OUTLET	4"WF
FLOW	2400 GPM
FLOW @ 20PSI	4700 GPM
WATER DISTRICT	BIG RUN
PIPE SIZE	12"
ELEVATION	743
HYDRANT OWNER	GROVE CITY
COEFFICIENT	0.75
HGL	976
	974



OFFSITE STORM (FRANKLIN COUNTY)
NOT TO SCALE

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)

GRAPHIC SCALE
1" = 40'

NORTH

SANDS DECKER CPS
ENGINEERS • SURVEYORS

11 WEST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
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507 MAIN STREET, SUITE 203
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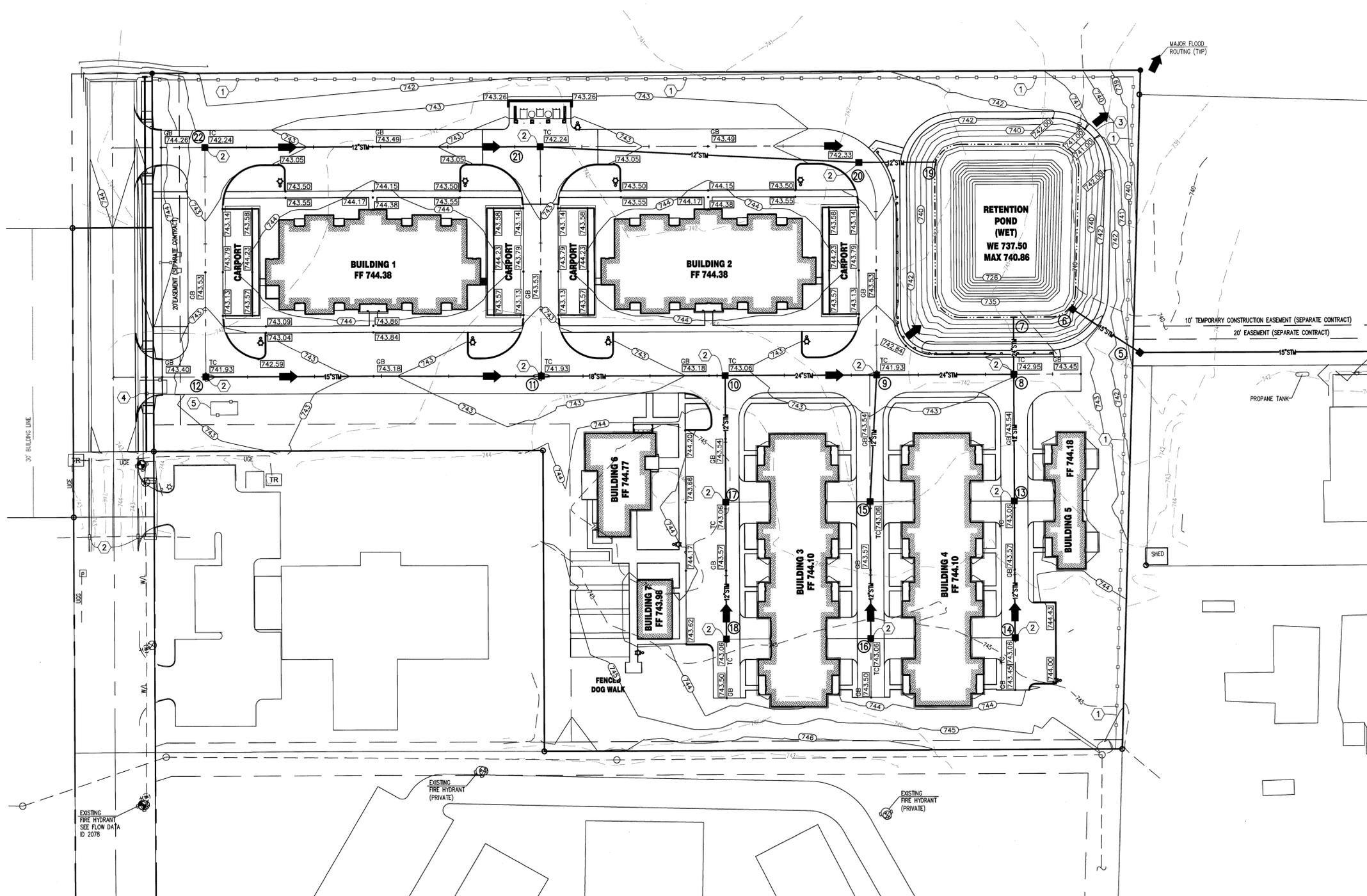
LAMPLIGHTER SENIOR VILLAGE FINAL DEVELOPMENT PLAN
GROVE CITY, OHIO

OWNER:
LAMPLIGHTER SENIOR HOUSING LLC
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

SCALE: AS NOTED
DATE: JUNE 25, 2012 SHEET: C1.02

KEYNOTES

1. SEDIMENT FENCE.
2. INLET PROTECTION
3. POND EMERGENCY SPILLWAY.
4. STABILIZED CONSTRUCTION ACTUAL LOCATION MAY VARY.
5. CONCRETE WASH OUT. ACTUAL LOCATION MAY VARY.



PONDING DATA

STORM FREQUENCY YEARS	PRE-DEV RELEASE CFS	ALLOWABLE RELEASE CFS	POST-DEV RELEASE CFS	POND ELEVATION FEET	POND STORAGE CF
1	4.02	4.02	1.22	738.97	20,033
2	4.81	4.02	1.77	738.99	22,036
5	8.04	4.02	3.25	739.55	31,316
10	10.34	4.02	3.95	739.94	38,246
25	12.72	12.72	4.61	740.33	45,336
50	14.91	14.91	5.09	740.67	51,868
100	16.15	16.15	5.34	740.86	55,532

ALLOWABLE RELEASE=CRITICAL STORM (10 YR) TO 1YR PRE-DEVELOPED

WATER QUALITY DATA

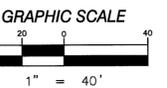
OEPA REQUIRED	ENTERPRISE GREEN COMM REQUIRED	WQV VOLUME PROVIDED	BOTTOM ELEVATION	WQV ELEVATION	AVG RELEASE OVER 24HR
7948 CF	12,725 CF	14,312 CF	737.50	738.50	0.147 CFS

PER OHIO EPA: POND IS DESIGNED NOT TO RELEASE MORE THAN HALF THE VOLUME IN 1/3 OF THE TIME (8 HOURS)

OHIO
Utilities Protection
SERVICE
Call Before You Dig
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(NON MEMBERS MUST BE CALLED DIRECTLY)



NORTH



**SANDS
DECKER
CPS**
ENGINEERS • SURVEYORS

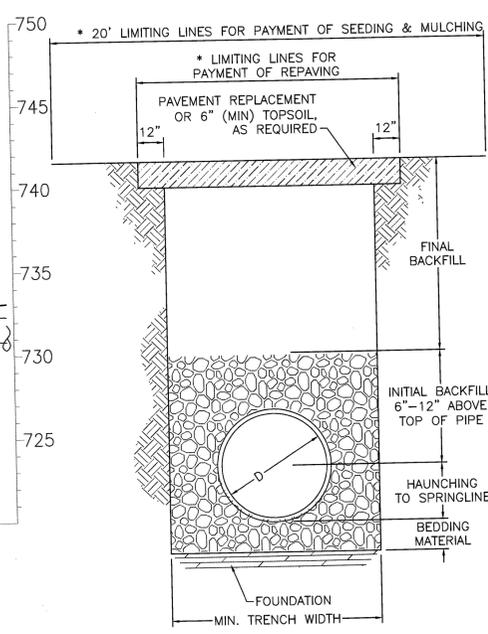
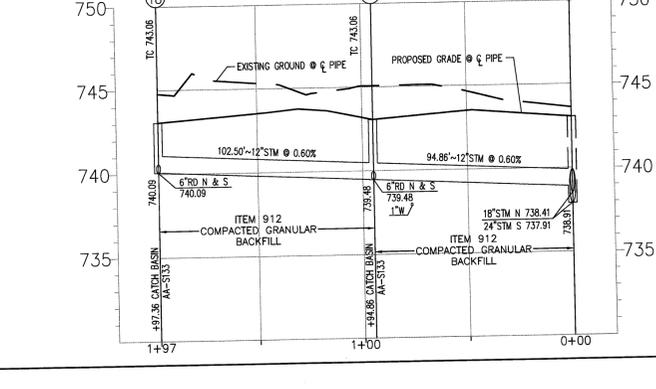
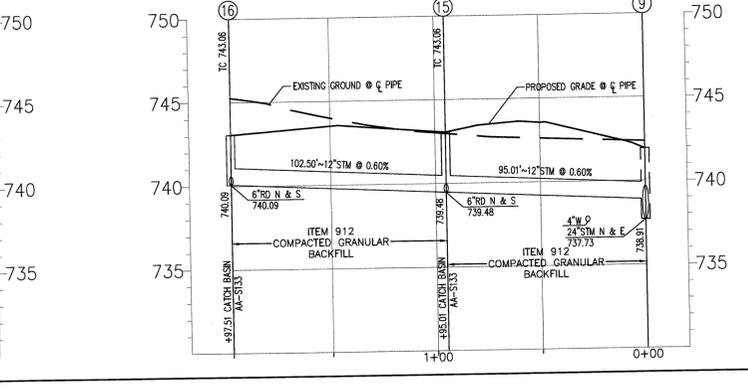
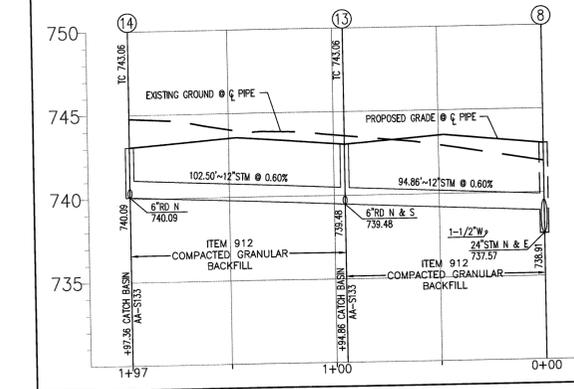
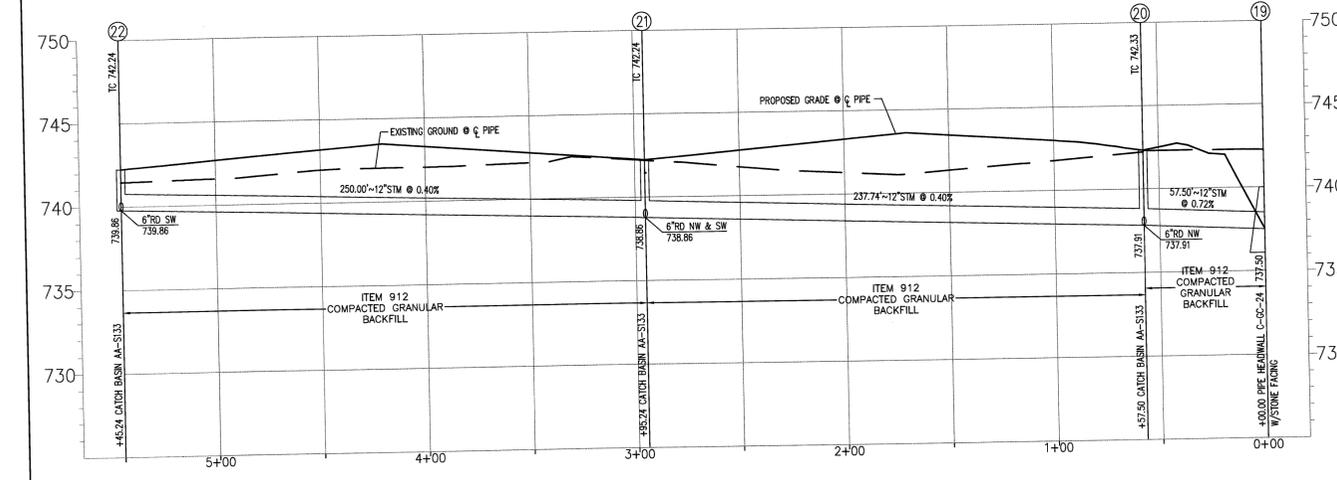
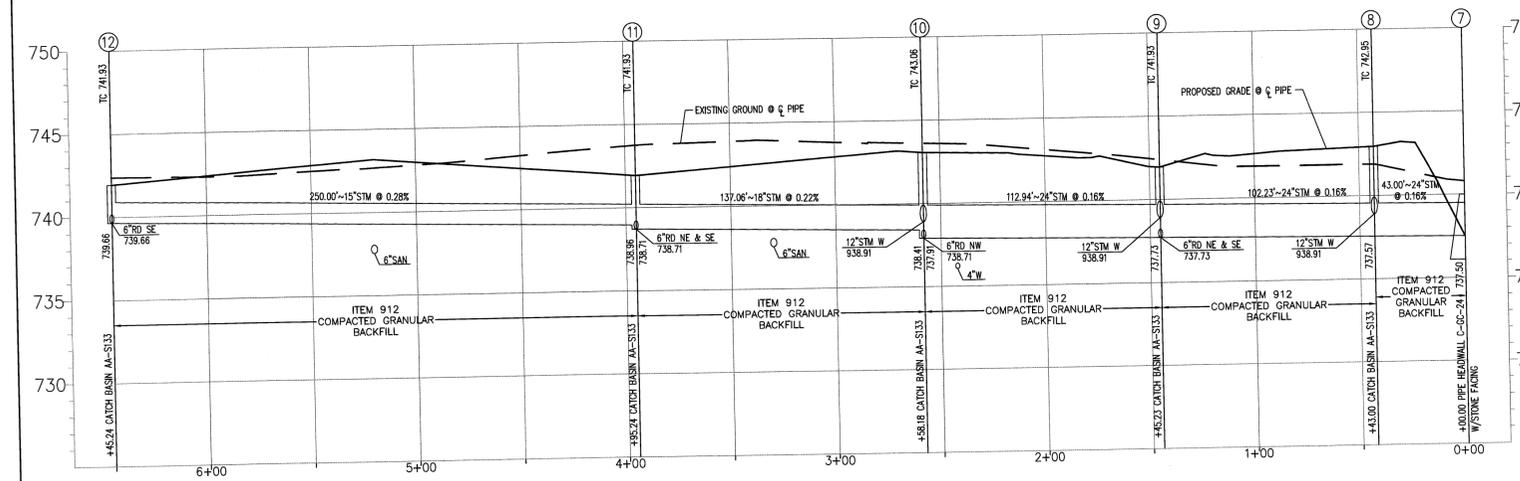
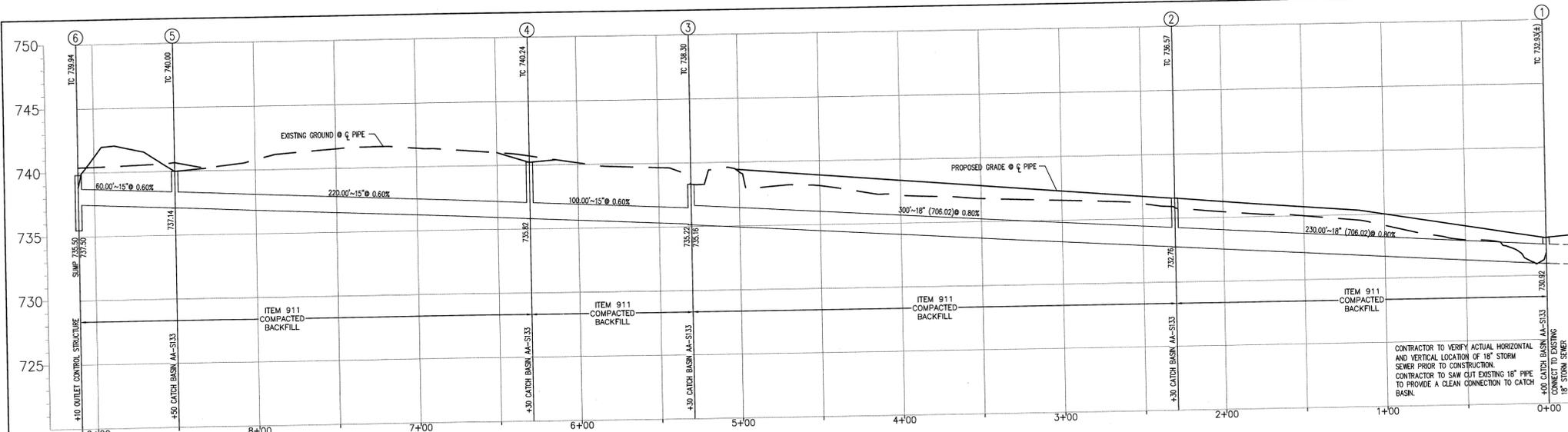
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ZANESVILLE, OH 43701
740-450-1640

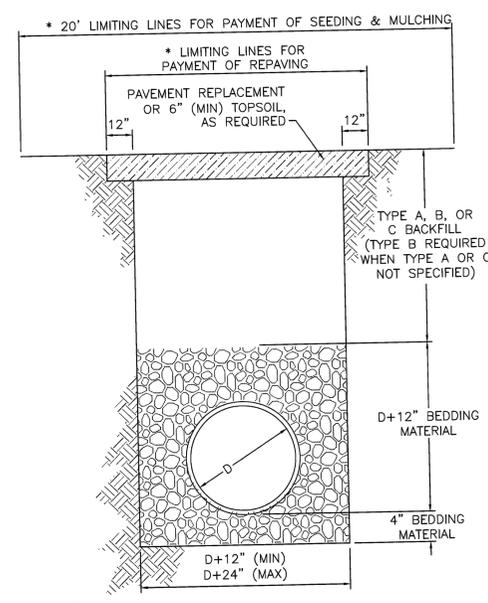
**LAMPLIGHTER SENIOR VILLAGE
FINAL DEVELOPMENT PLAN**
GROVE CITY, OHIO

OWNER:
LAMPLIGHTER SENIOR HOUSING LLC
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

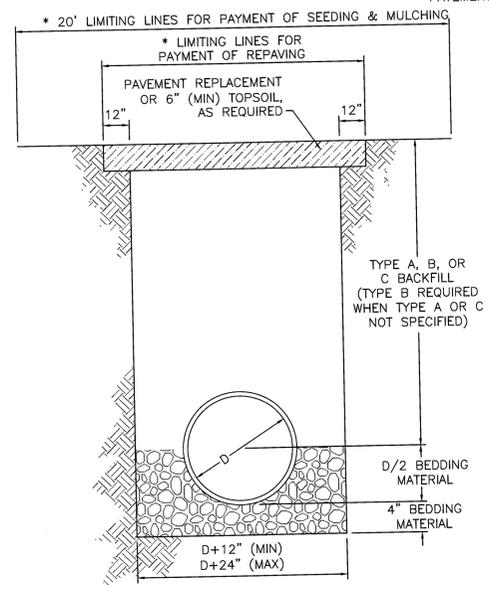
SCALE: - AS NOTED
DATE: JUNE 25, 2012 SHEET: C1.03



**TYPICAL TRENCH
CORRUGATED PE PIPE**
NOT TO SCALE



**TYPICAL TRENCH
FOR PVC
STORM & SANITARY PIPE**
NOT TO SCALE



**TYPICAL TRENCH
FOR VITRIFIED CLAY
& CONCRETE PIPE**
NOT TO SCALE

NOTES:

- FOUNDATION: WHERE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER & REPLACE WITH A FOUNDATION OF CLASS 1 OR II MATERIAL AS DEFINED IN ASTM D2321. "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWER & OTHER GRAVITY-FLOW APPLICATIONS", LATEST EDITION, AS AN ALTERNATIVE & AT THE DISCRETION OF THE ENGINEER, TRENCH BOTTOM MAY BE STABILIZED USING WOVEN GEOTEXTILE FABRIC.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III, & INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- HAUNCHING & INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III, & INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MIN. RECOMMENDED TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø	MIN. WIDTH	NOMINAL Ø	MIN.
4"	21"	24"	48"
6"	23"	30"	66"
8"	25"	36"	78"
10"	28"	42"	83"
12"	31"	48"	89"
15"	34"	60"	102"
18"	39"		

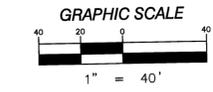
THE EXCAVATED TRENCH WIDTH TWELVE INCHES (12") ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.

- MINIMUM COVER: MIN. RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM TOP OF PIPE TO GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MIN. COVER
H25 (FLEXIBLE PAVEMENT)	12" **
H25 (RIGID PAVEMENT)	12"
E80 RAILWAY	24"
HEAVY CONSTRUCTION	48"

** TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION.

Ohio Utilities Protection Service
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



**SANDS
DECKER
CPS**
ENGINEERS • SURVEYORS

11 WEST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640

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SCALE: - AS NOTED
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Street, Storm, and Water General Notes

- 1. SPECIFICATIONS: The current City of Columbus and Ohio Department of Transportation (ODOT) Construction and Material Specifications (CMSC and ODOT CMS respectively) together with the requirements of the City of Grove City, Ohio, including all supplements thereto, in force on the date of the contract shall govern all materials and workmanship involved in the improvements shown on these plans, except as such specifications are modified by the following specifications, or by the construction details set forth herein. In case of any conflict among these identified technical specifications, the greater requirement shall take precedence (as determined by the sole discretion of the City) unless directed otherwise by the City. General provisions of ODOT and ODOT CMS as modified herein shall not apply. This exclusion includes, but is not necessarily limited to, Division 100 of the ODOT and City of Columbus CMS.
2. BENCH MARKS: The Contractor shall carefully preserve, protect, mark, property corners, reference points, and stakes. Any bench mark, property corner, or survey monument damaged or disturbed by the Contractor shall be reset by an Ohio Registered Surveyor at the Contractor's expense.
3. SAFETY REQUIREMENTS: The Contractor and all Subcontractors shall be solely responsible for complying with all federal, state, and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also solely the responsibility of the Contractor and Subcontractor to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work, including all OSHA rules and regulations.
4. PERMITS: The Contractor or Developer shall secure and pay for all permits and government fees, licenses, and inspections necessary for the proper completion of the improvements shown on the plans.
5. NOTIFICATION: The Contractor shall notify the City at least 48 hours in advance (holidays and weekends excluded) of the anticipated start of work requiring inspection, testing, or approval by the City. Work shall not commence until the pre-construction conference is held. The Developer shall supply three (3) copies of the approved construction plans, along with one (1) complete set of mylars and one (1) electronic copy of all plan sheets (tif format), to the City, and one (1) copy of the plans to the Director of Public Service one (1) week prior to the pre-construction conference.
6. INSPECTION: The Contractor shall notify all adjacent landowners a minimum of one (1) week in advance of work near their property. The Contractor shall coordinate with the City for a suggested format for the notice.
7. UTILITIES: The Contractor shall identify and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the Owner of the underground utility as required by Section 153.64 of the Ohio Revised Code. The City of Grove City assumes no responsibility for the accuracy of locations or depths of underground utilities shown on the approved construction drawings. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the utility owner, the City and the Design Engineer.
8. UNDERGROUND UTILITIES PROTECTION SERVICE (UUPS) at (1-800-362-2764) at least 48 HOURS, and NO MORE THAN 10 DAYS PRIOR to excavating, with such time periods not including weekends or holidays. Contractor shall similarly contact all utility owners who are not subscribers to UUPS.
9. If any other apparent physical evidence is shown on or near the project area that may indicate the existence of underground petroleum or natural gas pipelines, the Contractor shall additionally contact the Oil & Gas Producers Underground Protection Service (OGUPPS) at 800-925-0988, toll free. Said notification should be given a minimum of 48 hours prior to the commencement of construction. The Engineer may require the Contractor to perform weekly street cleaning if excessive amounts of dirt and mud are left along the street. This may include removal by sweeping, power cleaning, or manual methods. The cost of this work shall be included in the various contract items, unless otherwise specified.
10. MAINTENANCE OF TRAFFIC: All temporary traffic control devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the Manual of Uniform Traffic Control Devices for Construction and Maintenance Operations (current edition), copies of which are available from the Ohio Dept. of Transportation, Bureau of Traffic, 1980 West Broad St., Columbus, OH 43223. Steady-burning, Type 'C' lights are required on all barricades, drums, and similar traffic control devices in use at night. Cones are NOT approved for use at night. All trenches within the road right-of-way shall be backfilled or securely plated during non-working hours. All access to all properties within the project area shall be maintained at all times. All traffic lanes shall be fully open to traffic from 7:00 a.m. to 9:00 a.m. and 4:00 to 6:00 p.m. - Weekdays on all roadways within the project area. A uniform flagman shall be posted on that page and such officers shall be present whenever two-way, one-lane operation is in effect.
11. LOCAL STREETS: For local streets, a hazard develops, for two-way, one-lane traffic maintained during construction hours prior to the commencement of construction on all local roadways within the project area. If a hazard develops, an off-duty officer may be assigned by the City to the project at the Contractor's expense. All permanent traffic controls shall be maintained through this project by the Contractor. Permanent traffic controls may be temporarily relocated as approved by the Engineer. The Contractor shall assume all liability for missing, damaged, and improperly placed signs. Any work done by the Contractor as a result of the negligence of the Contractor shall be at the expense of the Contractor. All permanent pavement markings and traffic control signs as shown on this plan shall be installed by the Contractor at the Developer's expense. The City of Grove City shall be notified a minimum of forty-eight (48) hours (excluding weekends and holidays) prior to the installation of permanent markings to inspect and approve pavement marking layout before markings are made.
12. CONCRETE PIPE AND STRUCTURE INSPECTION: All precast concrete products shall be inspected at the location of the said pipe, storm, and sanitary structures before they are started or have such identification noting manufacturer, All concrete pipe, storm, and sanitary structures have been inspected by the City of Columbus and meets their specifications. Installation of pipe and structures without proper identification shall not be permitted.
13. The installation of all sewer pipe shall be in accordance with Section 901 of the CMSC, unless specifically indicated otherwise, with materials conforming to the appropriate referenced section of CMSC or ODOT CMS. The following pipe materials will be permitted for use for public sewers.
14. FLEXIBLE PIPE (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 35) will be allowed for sewers up to and including 15" diameter that have a minimum of 4' coverage and a maximum of 20' coverage.
15. RIGID PIPE (Reinforced Concrete Pipe per CMSC 706.02, Vitrified Clay Pipe 706.08, Ductile Iron 801.03) and for any sewers greater than 15" diameter that will have less than 4' of coverage or more than 20' of coverage.
16. FLEXIBLE PIPE (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 26) will be allowed for sewers 8"-10" diameter that exceed 20' in depth.
17. RIGID PIPE will be required for all sewers greater than 15" diameter that will have less than 4' of coverage or more than 20' of coverage.
18. FLEXIBLE PIPE will be allowed for sewers up to an including 15" diameter (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 35) that exceed 20' in depth.
19. RIGID PIPE will be required for all sewers greater than 12" diameter that will have less than 4' of coverage or more than 20' of coverage.
20. STORM SEWER PIPE: Outside of Encasement Limits Flexible Pipe according to the following specifications: Polyvinyl Chloride (PVC) pipe <= 15" diameter with minimum of 4 feet coverage and a maximum of 15 feet coverage shall conform to ODOT CMS 707.45. High Density Polyethylene (HDPE) pipe conforming to ODOT CMS 707.33 with a maximum of 15 feet coverage and a minimum 2 feet coverage. Mandrel testing shall be performed per CMSC 901.21. Rigid Pipe will be required for all sewers greater than 36" diameter (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted for all sewers between 12" to 15" sewers. Flexible Pipe according to the following specifications: Flexible pipe conforming to ODOT CMS 707.45. High Density Polyethylene (HDPE) pipe conforming to ODOT CMS 707.33 with a maximum of 15 feet coverage and a minimum 2 feet coverage. Mandrel testing shall be performed per CMSC 901.21. Concrete encasement shall be provided when the coverage between the top of pipe and the subgrade is less than 30 inches. Rigid Pipe will be required for all sewers greater than 15" (Reinforced Concrete Pipe 706.02, Concrete Box 706.05) and is also permitted for use on 12" to 15" sewers.
21. TRENCH BACKFILL: Trenches within a 1:1' influence of the roadway and/or pavement, including all points within 3' behind the curb or edge of pavement shall be filled and compacted per Type A backfill. All other trenches shall be filled and compacted as per Type C backfill at a minimum, or as otherwise indicated within these plans. All item numbers shown below within the City of Columbus and Material Specifications (CMSC) item numbers. Type A backfill shall be granular material, conforming to Item 703.01 No. 4 coarse aggregate or Item 304, as directed at the Engineer, compacted as stipulated in Item 912.03. All item numbers shown below unless specifically requested by the City and in such case will be Type I or Type II. Type B backfill shall be natural soil free from stones larger than two inches (2") across their greatest dimension, topsoil, vegetation, debris, rubbish or frozen material, compacted to 95% of its maximum laboratory dry weight and placed per Item 901.17. Type C backfill shall be natural soil free from stones larger than six inches (6") across their greatest dimension, vegetation, debris, rubbish or frozen material, compacted to 90% of its maximum laboratory dry weight. When approved by the Engineer, rocks no larger than one cubic foot may be deposited at least three feet above the top of the sewer. Aggregate for bedding shall be No. 57 or No. 58, as indicated on the drawings. The excavated trench width (12") above the conduit may be increased without extra compensation. TRENCHES: All trenches shall be maintained as safe as possible by the Contractor at all times and backfilled as soon as practical. All trenches during non-working hours require traffic plates, and/or other barricades and construction signs.
22. WATER MAIN SEPARATION: The Contractor shall maintain eighteen (18") vertical and ten (10") horizontal separations between any water main and sanitary and storm sewers.
23. DEFLECTION TESTING: All flexible sewers are subject to Mandrel Testing and video inspection as directed by the City Engineer. Testing shall be performed no sooner than 30 days after the pipe trench has been backfilled and all roadway and site fills over the sewers constructed. The testing shall be conducted in conformance with the requirements of CMSC Item 901.21. Maximum deflection shall not exceed 5% of the base inside diameter. Cost of the testing shall be at the expense of the Contractor.
24. GRADE CHECKS: The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer line structures or pipe are being installed. The Contractor shall make this equipment available for the use of, and assist, the City Inspector in performing grade checks when requested by the Inspector. The Inspector will make all reasonable attempts to confine requests for assistance in performing grade checks to a time convenient to the Contractor. These checks will be performed to ensure the following: A proper placement of each structure. B proper installation of initial runs of pipe from a structure. C grade, after an overnight or longer shutdown. D grade, at any other time the Inspector has reason to question grade of installation. A grade check performed by the City Inspector in no way releases the Contractor from the ultimate responsibility to ensure construction to the plan grade.
25. GRADE CHANGES: If it is determined that the elevation of the existing sewer, or existing appurtenance to be connected to, differs from the plans elevation, the Contractor shall pay for the change in the plan sewer slope, the Design Engineer shall be notified before starting construction of any portion of the proposed sewer which will be affected by the variance in the existing elevations. If it is determined that the proposed sewer will intersect an existing sewer or underground utility if constructed as shown on the plan, the Design Engineer shall be notified before starting construction of any portion of the proposed sewer which would be affected by the interference with an existing facility. The Contractor shall pay for the change in plan sewer grades and elevations shown on the plans shall not be revised under any circumstances without first obtaining written approval from the City.
26. STRUCTURE ADJUSTMENT: The Contractor shall field verify the top of existing elevations of all proposed manholes. If precast structures are utilized, a minimum of the top 6" and a maximum of 12" shall be field placed either with grade rings or brick and mortar to allow for field adjustment.
27. TEMPORARY BULKHEAD: The Contractor shall install a temporary bulkhead, where directed on the plans, prior to construction of the proposed sewers and shall maintain same until said sewers are accepted by the City.
28. CITY WATER: The Contractor shall obtain from the City of Columbus, Division of Power and Water (645-8270) a water usage permit and a fire hydrant permit from the Jackson Township Fire Department (675-5588) prior to connection of their water supply lines to any fire hydrant. The Contractor shall provide all the necessary gate valves, backflow preventers, and flow meter for each hydrant location. All equipment, fittings, and valves shall be in accordance with Division of Power and Water standards. The Contractor shall pay for water at the current City Rates. Use of water from fire hydrants and associated fees are outlined in the City of Grove City Rule and Regulation #93.3. A copy of this regulation is available from the Division of Power and Water, Permit Office, 614-645-7895.
29. WATER PLAN APPROVAL: No portion of the proposed sewer or installation of a public water main until the plans have been approved by the State of Ohio Environmental Protection Agency (OEPA).
30. WATER CONTRACTOR LICENSE: It shall be unlawful for any person to perform any work on a City of Columbus waterline in Columbus without first securing a water contractor license as required by the City of Columbus City Code Section 1103.02 and 1103.06. This work includes any attachments, additions to or alterations to any city service pipe or appurtenances (including water service lines and taps). This requirement may be met by utilization of a subcontractor who holds a City of Columbus Water Sewer Contractor License to perform this work. Utilization of a subcontractor must meet the licensing requirements of City of Columbus Building Code, in particular Section 4114.119 and 4114.529.
31. INTERRUPTION OF WATER SERVICE: The Contractor shall give written notice to all affected property owners at least 24 hours, but not more than 72 hours prior to any temporary interruption of water service. Interruption of water service shall be held to a minimum and shall be approved by the City of Grove City.

- Water, Sanitary, Storm and Street Lighting Facilities
OWNER TELEPHONE
City of Grove City 614-277-1100
4035 Broadway Grove City, Ohio 43123
LIST UTILITIES
Columbus Gas of Ohio - 614-818-2107
Columbus Southern Electric - 1-866-632-6243
Brent Dales - 1-800-277-2177
AT&T - 1-800-248-3632
Columbus Department of Utilities - 1-614-645-8276
Time Warner Cable - 1-800-617-4311
Franklin County Engineers - 1-614-525-3030
Pioneer Energy Management - 1-614-442-7100
Marathon Pipe Line - 1-740-522-8448
The Contractor is responsible for the investigation, location, support, protection and restoration of all existing utilities and appurtenances shown on the plans or not. The Contractor shall proceed with the work and protect all underground utilities in a manner that is as cautious and protective of safety and underground utilities as those methods identified in Sections 3781.25 through 3781.30 of the Ohio Revised Code. All private utility relocation (gas, electric, phone, etc.) will be the responsibility of the utility owners. The Contractor is responsible for coordinating the relocation and/or protection of any utilities as required by the plan with the owner of the affected utility.
8. EXPOSED UTILITY: Where potential grade and alignment conflicts might occur with existing utilities, or as specifically called out on the plans, the Contractor shall expose utilities or structures sufficiently in advance of laying pipe for the Design Engineer to verify the vertical and horizontal effect on the proposed construction. Any discrepancy with the plans shall be coordinated with the utility owner to ensure that there are no construction or conflict issues associated with said discrepancy. The cost of this work shall be included in the unit price bid for the various improvement items if a specific bid item is not provided in the estimate of quantities.
9. CONFLICTS: In all conflicts in elevation between the water main and gravity sewers, the water main shall be lowered during construction, unless otherwise directed by the City.
10. House Service Lines: The Contractor shall assume that each house has at least one (1) water and one (1) gas service line unless more are marked by the utility company. It is the Contractor's responsibility to locate and support these service lines. Cost for location and support shall be included in the cost bid for various items. Where service lines are cut or broken, the lines are to be restored to the standards of the utility owner at the Contractor's expense within 12 hours of the cutting or breaking of the service line.
11. Site Visit: The Contractor shall perform field reconnaissance to become acquainted with the existing site conditions and the potential effects upon the scope of work.
12. Rights-of-Way: In addition to the direct requirements of the contract specifications, the Contractor shall observe and conform to the specific requirements of all Rights-of-Way, including easements, court entries, rights-of-entry, or action filed in court in accordance with the provisions of the applicable governing agency. The cost of the operations necessary to fulfill such requirements shall be included in the price bid for the various items of the contract unless specific provision is made in the contract specifications for such work under specific items of the contract.
13. EASEMENTS: Approval of this plan is based on the easements required for the construction of the work being described and submitted to the City of Grove City for recording prior to commencement of the work, and no work which requires an easement will be allowed to proceed until this has been done.
14. Work Limits: The Contractor is responsible for containing all performed work and all equipment, materials, vehicles, etc., to complete the work within the rights-of-way of the streets, roadways, permanent easements and the property boundaries of the project improvements, as shown on these plans. The Contractor is responsible for cost of restoration for any area outside of the right-of-way, permanent easement or project property boundaries to former condition or better and to the satisfaction of the Property Owner and the City.
15. Contract Work Performed by the City: In the event it becomes necessary for the City to perform work of an immediate nature (such as the placement of barricades or replacement of signs or other warning or protective devices) required of the Contractor by this contract because of failure or refusal of the Contractor to perform such work, the Contractor/Developer shall reimburse the City at the rate of 2.5 times the actual cost of labor, materials and equipment necessary to perform such work.
16. Convenience Facilities: The Contractor shall furnish and maintain sanitary convenience facilities for the workmen and inspectors for the duration of the work. Cost shall be included in the price bid for the various items.
17. NON-RUBBER Tired VEHICLES: No non-tired vehicles shall be moved on City streets, existing private roadways or parking lots. Exceptions may be granted by the City of Grove City, for public roadways only, where short distances and special circumstances and accommodations must be in writing, and any damage must be repaired by the Contractor to the satisfaction of the City of Grove City.
18. Signs, Mailboxes, Fences, Etc.: The Contractor shall be responsible for restoring all signs, mailboxes, fences, guardrail, shrubs, property, or other physical features disturbed or damaged during construction, whether shown on the plans or not, to their original or better condition and location and to the satisfaction of the Property Owner and the City of Grove City. Cost to be included in the price bid for the various items.
19. Pruning: Branches which interfere with the free construction of the project may be removed from trees/bushes that are to be saved by the use of pruning tools with prior approval from the City's Urban Forester. All pruning tools used and methods employed shall meet the approval of the City's Urban Forester. The branches shall be removed with a good push with the parent trunk or, if having a good healthy lateral branch, the cut shall be made with a good clean slanting cut close to and beyond the healthy branch. All pruning cuts shall be painted with an accepted pruning preservative. The cost of all work and expenses connected with tree pruning shall be included in the price bid for CMSC Item 201, Clearing and Grubbing. No extra payment shall be made. Trees damaged or destroyed that were not designated for removal or approved by the City for removal shall be replaced at the Contractor's expense.
20. Dewatering: The Contractor is solely responsible to the Ohio Department of Natural Resources (ODNR) for registry, maintenance, and abandonment of any withdrawal devices used in the construction of this project. Installation of any well, well point, pit or other device used for the purpose of lowering the groundwater level to facilitate construction of this project shall be properly abandoned in accordance with the provisions of Section 3745-9-10 of the Ohio Administrative Code or as directed by the Director or his representatives. The Contractor shall be required to complete and file a Well Log and a Drilling Report Form with ODNR, Division of Water, within 30 days of the completion of installation of any well, well point, pit or other device used for the purpose of removing groundwater from an aquifer, in accordance with Sections 1521.01 and 1521.05 of the Ohio Revised Code. In addition, any such facility that has a capacity to withdraw waters of the State in an amount greater than 100,000 gallons per day from all sources shall be registered by the Contractor with the Chief of the ODNR, Division of Water, within three (3) months of the completion of the facility in accordance with Section 1521.16 of the Ohio Revised Code. Copies of the necessary paperwork can be obtained at ODNR, Division of Water, Fountain Square, Columbus, OH, 43224-1367 - Phone: (614) 265-6717. The Contractor shall furnish and operate suitable pumping equipment of such capacity, adequate to dewater the trench, should water be encountered. The trench shall be sufficiently dewatered so that the placement of bedding and the laying and joining of pipe is made on firm, dry ground. If dewatering cannot produce acceptable subgrade, and only as directed by the Engineer, unsuitable materials shall be removed and replaced by CMSC Item 906, stone foundation. The Contractor shall convey all trench water to a natural drainage channel or storm sewer without damage to property. The Contractor shall be responsible to place and maintain the necessary sediment and erosion control measures to filter the dewatering discharge and to prevent erosion at the discharge location. Cost for the above shall be included in the bid price for the various improvement items. The cost of any dewatering operations required for the construction of the project improvements shall be included in the price bid for the various improvement items.
21. REPLACEMENT OF DRAIN TUBES AND STORM SEWERS: All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. Replaced drain tile shall be laid on compacted bedding equal in density to surrounding stratum. If possible, the drain tile and/or pipe shall be connected to a storm sewer structure, curb underdrain or outlet into the roadway ditch as applicable. Replacement shall be done at the time of the backfill operation. Cost of this work to be included in the price bid for the various items.
22. MAINTAIN DRAINAGE: The flow all sewers, drains and watercourses encountered shall be maintained by the Contractor at his own expense, and whenever such watercourses are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense, unless specific provision is made within the Contract Documents for the means and cost of payment for such specific items, to a condition satisfactory to the City.
23. Inlet Protection: The Contractor is responsible to keep all storm sewer inlets protected from excessive amounts of sediments using adequate filtering devices as approved by the City.
24. Erosion & Sediment Control: The Contractor shall provide sediment control at all points where stormwater runoff leaves the project including waterways, overland sheet flow and storm sewers. Erosion and sediment control shall be provided as per the requirements of the City of Grove City and the Standards and Specifications of the "Rainwater and Erosion Control Measures are to be installed per NPDES permit regulations or as directed by the City, and are to be maintained until such time that they are no longer required by the permit and the City. Cost for erosion and sedimentation control shall be included in the price bid for CMSC Item 207. All land disturbing activities shall be subject to inspection and site investigation by the City of Grove City and/or the Ohio EPA. Failure to comply with these regulations is subject to legal enforcement action.

44. WATER MAIN MATERIALS: All water main material on this project shall be in accordance with Item 801 of the CMSC. All water main installation and testing shall be in accordance with the current rules and regulations of the City of Columbus, Division of Power and Water.
45. EXISTING VALVES: All existing valves shall be operated by City of Columbus, Division of Power and Water personnel only, as stated in Chapter 1113 of the Columbus City Code.
46. WATER MAIN CLEANING AND FLUSHING: All water mains shall be cleaned and flushed in accordance with section 801.11 of the City of Columbus, Construction and Material Specifications. Additionally, water main 12-inch and larger must also be properly pigged.
47. TESTING PROCEDURE: All water mains shall be hydrostatically tested in accordance with Item 801.12 of the CMSC. Cost of this work is to be included in the unit price bid for the respective pipe under CMSC Item 801.
48. PRESSURE TEST: Each water main shall be tested independently of one another unless otherwise approved by the City Engineer. Pressure test shall be conducted with all water valves open and hydrant foot valves closed.
49. VALVE TESTING: All valves shall be tested in accordance with the requirements of the City of Columbus, Construction and Material Specifications. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed.
48. DISINFECTION: All water mains shall be disinfected in accordance with Section 801.13 of the City of Columbus, Construction and Material Specifications (CMSC). Special attention is directed to applicable sections of AWWA C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). The Contractor shall be responsible for all costs associated with all water mains constructed under this plan.
49. HAND SWABBING: The Contractor shall hand swab all pipes and fittings that are not otherwise disinfected. The amount of chlorine to be used during hand swabbing operations will be determined by the City of Columbus, Division of Power and Water. Existing and existing water services off these lines, indicated on the plans and shown by house number, shall be transferred to the new waterlines. Prior to abandonment of existing waterlines, the proposed new waterlines shall be tested and chlorinated and then the existing services shall be transferred to the new waterlines. The Contractor shall maintain water service to all water customers affected by transfer of service. The disposition of all other existing services shown on the plans and not indicated as transfers shall be coordinated with the City prior to any action. To ensure that all existing water services are transferred to the new waterline, no waterline shall be abandoned until all affected water services have been transferred; the new waterline is put in service; and the existing waterline to be abandoned has been shut down for 24 hours. All visible valve and service boxes on the waterline to be abandoned, which will no longer be in service, shall be removed. The required surface restoration shall be paid for under the appropriate bid item(s).
51. SERVICE CONNECTION PERMITS: No service connection permits shall be issued or connection made to any service taps until the waterline has been disinfected by the City of Columbus, Division of Power and Water.
52. BLOCKING: All fittings shall be adequately restrained with concrete blocking per the City of Columbus standard construction drawings. All fittings to be blocked must be thoroughly wrapped in a plastic sheeting prior to placing concrete.
53. EXISTING PLUGS, CAPS, ETC.: Plugs and caps removed from existing waterlines shall be delivered to the Water Services Center, 4035 Broadway, Grove City, Ohio, unless otherwise directed by the City Engineer. Replacement payment will be made whenever two-way, one-lane operation is in effect.
54. FIRE HYDRANT REPLACED OR RELOCATED: No existing fire hydrants to be replaced or relocated shall be removed, replaced or relocated, until the new waterlines are in service and the new fire hydrants are accepted by the Jackson Township Fire Department.
55. WATER SERVICES: Where and as shown on the plans, the water services shall be extended from the normal locations of the permanent box and curb stop to its termination point with Copper Type K and a temporary box set at the end of the extension.
56. WATER METERS: All water meters associated with this project shall be installed inside the proposed structure unless a meter pit is approved by the Administrator of the Division of Power and Water, City of Columbus. All meter pits must conform to Standard Drawing L-7103, A & B for 5/8" through 1" meters or B-5317, A & B for 1 1/2" or larger meters.
57. POLYETHYLENE ENCASEMENT: Contractor shall wrap ductile iron pipe with tube style B mil linear low density polyethylene (LLDPE) film made from virgin polyethylene only (no recycled material) per AWWA C-105. The color shall be black with nominal 2% carbon black UV inhibitor and printed per the AWWA C-105 standard. Installation shall be done in accordance with the "Polyethylene Encasement Installation Guide" written by the Ductile Iron Pipe Research Association. All lumps of clay, mud, cinders, etc., on the pipe surface shall be removed before the pipe is covered with polyethylene. When lifting polyethylene-encased pipe use a fabric type sling or padded choker joints shall be overlapped and taped. Fold excess slack over the top of the pipe and tape every three (3) feet. Small holes or tears shall be repaired with a piece of tape place over the hole. Large holes or tears should be repaired by taping another piece of polyethylene over the hole. To avoid damage during backfilling allow adequate slack in the film tube at joints. Backfill material shall be free of cinders, rocks, boulders, nails, sticks or other material that will damage the polyethylene sleeve. Appurtenances such as bolted joints, valves, service taps shall also be wrapped. For service taps, wrap two/three layers of tape completely around the polyethylene sleeve where tapping machine will contact the pipe. Metal corporation stops, ductile iron pipe, and additional polyethylene film to prevent electrolysis. All work necessary to furnish and install the polyethylene encasement shall be included in the price bid for Item 801.
58. BACKFILL TESTING: Prior to construction of the public roadway, soil density tests shall be made on all sanitary sewer and designated storm sewer trenches where coverments or which lie such that proposed coverments are located within any part of the influence line of said trench. Where said results indicate that the trench backfill does not meet the compaction requirements of Item 912.03 of the Construction and Material Specifications (CMSC), all backfill material shall be removed, replaced, or retested until compaction meets said requirements of Item 912.03.
59. RECORD PLANS: The Developer is responsible for providing "Record Plan" construction drawings to the City of Grove City after the project has been completed. The plans must include top of coating and invert elevations for all sanitary and storm sewer lines, including all field modifications to, and deviations from, the approved plan set. A redline set of plans reflecting the "Record Plan" information shall be kept by the project Inspector and provided to the City Engineer for review and subsequent preparation of the record plan drawings. If the redline plans are incomplete or missing information, the Developer shall be responsible for supplying the missing information by field survey or other means to facilitate a complete set of record drawings.

6" ~ ITEM 451, CLASS "C" CONCRETE REINFORCED W/ 6x6-W2.9/2.9 WIRE MESH; PROVIDE 1 1/2" CLEARANCE

1 1/2"R

4" ~ ITEM 304, AGGREGATE BASE

ITEM 204, SUBGRADE COMPACTION

4" ~ ITEM 304, AGGREGATE BASE

ITEM 204, SUBGRADE COMPACTION

FOR SIDEWALK WITHIN THE RIGHT-OF-WAY, SEE SEE GROVE CITY DRAWING C-GC-46.

STD. CONCRETE SIDEWALK

NOT TO SCALE

6" ~ ITEM 608, CLASS "C" CONCRETE WALK

1 1/2"R

4" ~ ITEM 304, AGGREGATE BASE

ITEM 204, SUBGRADE COMPACTION

FOR SIDEWALK WITHIN THE RIGHT-OF-WAY, SEE SEE GROVE CITY DRAWING C-GC-46.

HEAVY DUTY CONCRETE SIDEWALK

NOT TO SCALE

6" ~ ITEM 451, CLASS "C" CONCRETE REINFORCED W/ 6x6-W2.9/2.9 WIRE MESH; PROVIDE 1 1/2" CLEARANCE

1 1/2"R

4" ~ ITEM 304, AGGREGATE BASE

ITEM 204, SUBGRADE COMPACTION

12"x12" THICKENED SLAB AND REBAR TO BE PROVIDED AROUND ENTIRE PERIMETER

DUMPSTER APPROACH

NOT TO SCALE

44. WATER MAIN MATERIALS: All water main material on this project shall be in accordance with Item 801 of the CMSC. All water main installation and testing shall be in accordance with the current rules and regulations of the City of Columbus, Division of Power and Water.
45. EXISTING VALVES: All existing valves shall be operated by City of Columbus, Division of Power and Water personnel only, as stated in Chapter 1113 of the Columbus City Code.
46. WATER MAIN CLEANING AND FLUSHING: All water mains shall be cleaned and flushed in accordance with section 801.11 of the City of Columbus, Construction and Material Specifications. Additionally, water main 12-inch and larger must also be properly pigged.
47. TESTING PROCEDURE: All water mains shall be hydrostatically tested in accordance with Item 801.12 of the CMSC. Cost of this work is to be included in the unit price bid for the respective pipe under CMSC Item 801.
48. PRESSURE TEST: Each water main shall be tested independently of one another unless otherwise approved by the City Engineer. Pressure test shall be conducted with all water valves open and hydrant foot valves closed.
49. VALVE TESTING: All valves shall be tested in accordance with the requirements of the City of Columbus, Construction and Material Specifications. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed. Disconnection from the existing water main and any repairs disconnected from the existing valve, plugged and resealed.
48. DISINFECTION: All water mains shall be disinfected in accordance with Section 801.13 of the City of Columbus, Construction and Material Specifications (CMSC). Special attention is directed to applicable sections of AWWA C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). The Contractor shall be responsible for all costs associated with all water mains constructed under this plan.
49. HAND SWABBING: The Contractor shall hand swab all pipes and fittings that are not otherwise disinfected. The amount of chlorine to be used during hand swabbing operations will be determined by the City of Columbus, Division of Power and Water. Existing and existing water services off these lines, indicated on the plans and shown by house number, shall be transferred to the new waterlines. Prior to abandonment of existing waterlines, the proposed new waterlines shall be tested and chlorinated and then the existing services shall be transferred to the new waterlines. The Contractor shall maintain water service to all water customers affected by transfer of service. The disposition of all other existing services shown on the plans and not indicated as transfers shall be coordinated with the City prior to any action. To ensure that all existing water services are transferred to the new waterline, no waterline shall be abandoned until all affected water services have been transferred; the new waterline is put in service; and the existing waterline to be abandoned has been shut down for 24 hours. All visible valve and service boxes on the waterline to be abandoned, which will no longer be in service, shall be removed. The required surface restoration shall be paid for under the appropriate bid item(s).
51. SERVICE CONNECTION PERMITS: No service connection permits shall be issued or connection made to any service taps until the waterline has been disinfected by the City of Columbus, Division of Power and Water.
52. BLOCKING: All fittings shall be adequately restrained with concrete blocking per the City of Columbus standard construction drawings. All fittings to be blocked must be thoroughly wrapped in a plastic sheeting prior to placing concrete.
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1 1/2"R

4" ~ ITEM 304, AGGREGATE BASE

ITEM 204, SUBGRADE COMPACTION

FOR SIDEWALK WITHIN THE RIGHT-OF-WAY, SEE SEE GROVE CITY DRAWING C-GC-46.

STD. DUTY PAVEMENT

NOT TO SCALE

6" ~ ITEM 451, CLASS "C" CONCRETE REINFORCED W/ 6x6-W2.9/2.9 WIRE MESH; PROVIDE 1 1/2" CLEARANCE

1 1/2"R

4" ~ ITEM 304, AGGREGATE BASE

ITEM 204, SUBGRADE COMPACTION

12"x12" THICKENED SLAB AND REBAR TO BE PROVIDED AROUND ENTIRE PERIMETER

DUMPSTER APPROACH

NOT TO SCALE

44. WATER MAIN MATERIALS: All water main material on this project shall be in accordance with Item 801 of the CMSC. All water main installation and testing shall be in accordance with the current rules and regulations of the City of Columbus, Division of Power and Water.
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53. EXISTING PLUGS, CAPS, ETC.: Plugs and caps removed from existing waterlines shall be delivered to the Water Services Center, 4035 Broadway, Grove City, Ohio

THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) FOR THIS PROJECT IS COMPOSED OF THESE DRAWINGS (AND THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT, INCLUDING ALL REQUIREMENTS THEREIN, THE PROJECT DRAWINGS, AND ALL SUPPLEMENTAL INFORMATION INCLUDED/ADDED BY THE CONTRACTOR(S) AS APPROVED/ACCEPTED BY THE ENGINEER. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.

ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THIS PLAN MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-DISTURBING ACTIVITY.

FACILITY:
LAMPLIGHTER SENIOR VILLAGE
GROVE CITY, OHIO 43123
OWNER/OPERATOR:
LAMPLIGHTER SENIOR VILLAGE LLC,
184 WEST MAIN STREET
ASHVILLE, OH 43103
TODD VALENTINE
PHONE (740) 983-4566

SITE DESCRIPTION:
A. PROJECT CONSISTS OF THE CONSTRUCTION OF A MULTI UNIT SENIOR LIVING COMMUNITY & ASSOCIATED INFRASTRUCTURE, DRIVES & PARKING.
B. TOTAL AREA OF SITE - 7.011 ACRES
C. PRE-CONSTRUCTION RUNOFF COEFFICIENT - 0.79
POST-CONSTRUCTION RUNOFF COEFFICIENT - 0.89
D. IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 3.59 ACRES
PERCENT OF IMPERVIOUSNESS - 51.57%
E. EXISTING SOIL DATA SHOWN FROM USDA/NCRS WEB SOIL SURVEY: cRa - CROSBY SILT LOAM 0-2% SLOPE
STORM WATER DISCHARGE QUALITY INFORMATION NOT AVAILABLE.
F. PRIOR LAND USE AT THE SITE - AGRICULTURAL.
G. SEE TIMING OF SEDIMENT-TRAPPING PRACTICES, INSPECTION SCHEDULE & OTHER EROSION CONTROL NOTES FOR IMPLEMENTATION SEQUENCING.
H. SITE STORM WATER IS TRIBUTARY TO AN UN-NAMED TRIBUTARY TO THE SCIOTO RIVER.

CONTRACTOR/CONSTRUCTION MANAGER RESPONSIBILITY:
A. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY AND IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT.
B. THE SWP3, INCLUDING COPIES OF THE NOI, THE LETTER GRANTING PERMIT COVERAGE AND THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT SHALL BE MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. THE SWP3 MUST BE SIGNED BY THE PERMITTEE OR A DULY AUTHORIZED REPRESENTATIVE, AS DEFINED IN THE GENERAL PERMIT (PART V.C).

CERTIFICATION:
I HEREBY CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

PERMITTEE DATE
TIMING OF SEDIMENT-TRAPPING PRACTICES: SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT ANY SITE DEMOLITION AND/OR EARTH-DISTURBING ACTIVITY.

PERIMETER CONTROLS & OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

FOR DISTURBED AREAS WITHIN 50 FEET OF A STREAM REMAINING DORMANT FOR OVER 21 DAYS, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS.

FOR DISTURBED AREAS OVER 50 FEET FROM A STREAM REMAINING DORMANT FOR OVER 21 DAYS, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS.

FOR DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER, TEMPORARY EROSION CONTROLS SHALL BE APPLIED PRIOR TO ONSET OF WINTER WEATHER.

FOR DISTURBED AREAS WITHIN 50 FEET OF A STREAM, AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS OF REACHING FINAL GRADE.

FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS.

SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.

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

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES & WATER RESOURCES FROM SEDIMENT TRANSPORTED

BY SHEET FLOW.

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED & SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

ALL CONCENTRATED WATER SOURCES SHALL DISCHARGE INTO A VIABLE SEDIMENT BASIN.

SEDIMENT BASINS SHALL BE CLEANED OUT ANY TIME ACCUMULATED SILT OCCUPIES 40% OF THE BASIN DEPTH.

ALL WATER SOURCES SHALL DISCHARGE IN A NON-EROSIVE MANNER.

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER & IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY & TO SURVIVE ADVERSE WEATHER CONDITIONS.

INSPECTION SCHEDULE:
1. DIVERSION SWALE & STRUCTURAL PROTECTION - INSPECT EVERY 15 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL & DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS & REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE. REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

NON-SEDIMENT POLLUTANT CONTROLS: HAZARDOUS/TOXIC WASTES SHALL NOT BE DISPOSED OF ON-SITE OR DUMPED INTO SEWERS, DRAINS OR CATCH BASINS. ANY HAZARDOUS/TOXIC WASTE SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION AND/OR TAKEN TO AN APPROVED RECYCLING CENTER.
CONSTRUCTION SEQUENCE:

1. THE CONTRACTOR SHALL ESTABLISH A STABILIZED CONSTRUCTION ENTRANCE.
2. THE CONTRACTOR SHALL PLACE THE REQUIRED SEDIMENT FENCE, DITCH CHECKS AND OTHER PERIMETER CONTROLS.
3. THE CONTRACTOR SHALL ESTABLISH ALL SEDIMENT BASINS AND SEDIMENT CONTROL STRUCTURES INCLUDING THE DETENTION POND AND OUTLET STRUCTURE PRIOR TO DENUDING.
4. THE CONTRACTOR SHALL PERFORM SITE EARTHWORK OPERATIONS IN ACCORDANCE WITH THE PLAN DETAILS AND NOTES. PROVISIONS FOR INLET PROTECTION SHALL BE ESTABLISHED AS REFERENCED BY THE DETAILS SHOWN HEREIN. THE CONTRACTOR SHALL APPLY WATER OR DUST PALLIATIVE ON DISTURBED AREAS DURING CONSTRUCTION TO ALLEVIATE OR PREVENT DUST NUISANCE PER ITEM 616. DUST PALLIATIVE SHALL CONSIST OF CALCIUM CHLORIDE MEETING THE REQUIREMENTS OF SECTION 712.02. THE WATER OR CALCIUM CHLORIDE SHALL BE SPREAD UNIFORMLY OVER THE SURFACE OF THE DISTURBED AREAS.
5. EXPOSED SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
6. THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO STABILIZE ALL DENUDED AREAS. ALL DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS OF DISTURBANCE IF THEY ARE TO BE SUBSTANTIALLY UNWORKED FOR MORE THAN 21 DAYS OR IF THEY ARE AT FINAL GRADE.
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE ESTABLISHED VEGETATIVE COVER.
8. AFTER REMOVAL OF EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION. THE CONTRACTOR SHALL DREDGE ALL SEDIMENT DEPOSITED WITHIN THE RETENTION POND AND PROVIDE CONFIRMATION THAT THE BASIN HAS BEEN RESTORED TO ITS DESIGN GRADE THROUGH THE COMPLETION OF A BASIN VERIFICATION SURVEY.

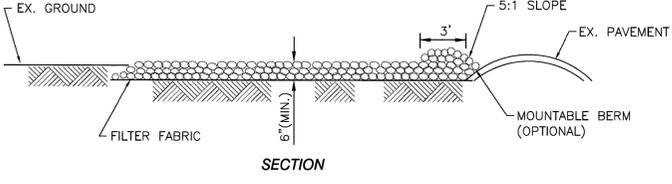
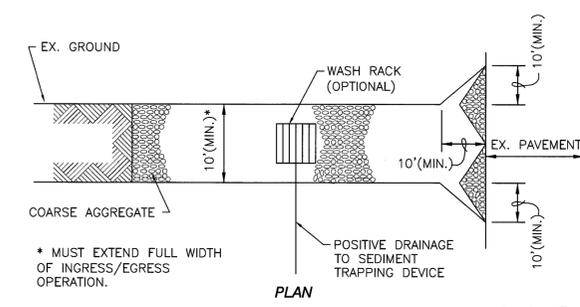
THE PERMITTEE OR HIS/HER AGENT SHALL MAKE REGULAR INSPECTIONS OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S). THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND THE NEED FOR ADDITIONAL CONTROL MEASURES. ALL INSPECTIONS SHALL BE DOCUMENTED IN WRITTEN FORM.

OEPA NOTICE OF INTENT (NOI): DEVELOPER SHALL OBTAIN A NOI FROM THE OEPA AND MAINTAIN SWP3 PROVISIONS THROUGHOUT THE DURATION OF THE PROJECT. NO CONSTRUCTION WORK SHALL BEGIN WITHOUT AN APPROVED AND CURRENT OHIO EPA NOTICE OF INTENT (NOI).

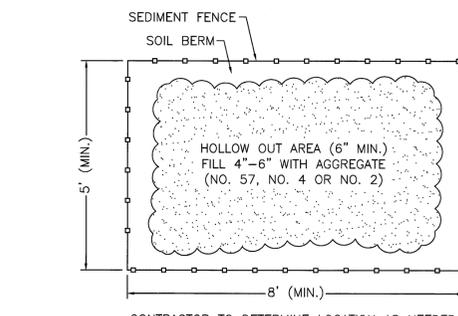
EROSION CONTROL FABRIC: JUTE MATTING, EXCELSIOR MATTING OR A SIMILAR PRODUCT IS TO BE APPLIED ON SLOPES OF 2:1 OR GREATER. INSTALL MATTING PER MANUFACTURER AND INDUSTRY STANDARDS.

CONCRETE WASHOUT AREA: THE CONTRACTOR SHALL PROVIDE FOR AN ISOLATED CONCRETE WASHOUT AREA ON-SITE. THIS LOCATION SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS OR, IF NOT SHOWN, THE LOCATION SHALL BE DETERMINED AT THE PRECONSTRUCTION CONFERENCE. NO CONCRETE DISPENSING VEHICLES SHALL BE PERMITTED TO DISCHARGE WASH WATER INTO A PRIVATE OR PUBLIC STORM SEWER SYSTEM.

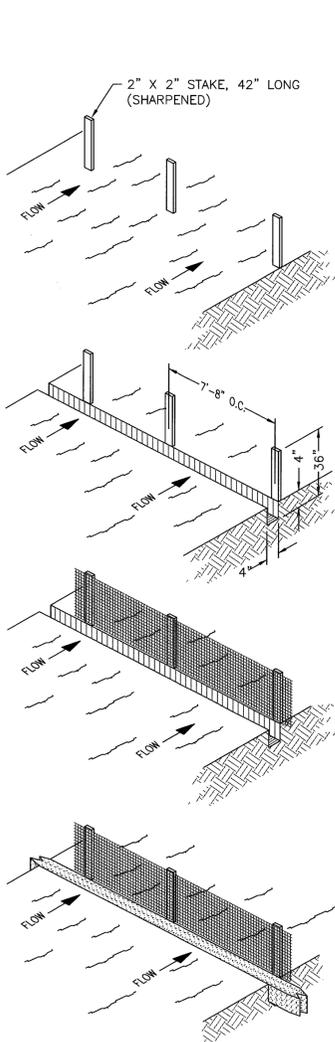
ALL CONSTRUCTION AND DEMOLITION DEBRIS WASTE SHALL BE RECYCLED OR DISPOSED OF IN AN OHIO EPA APPROVED CONSTRUCTION AND DEMOLITION DEBRIS LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714.



- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 2" STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED.
 3. THICKNESS - NOT LESS THAN 6".
 4. WIDTH - 10' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.
 9. PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 10. CONTRACTOR TO DETERMINE LOCATION AS NEEDED.



CONTRACTOR TO DETERMINE LOCATION AS NEEDED.



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

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

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

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

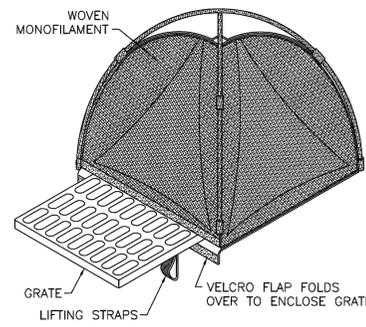
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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 & SEEDDED.

DESIGN CAPACITY CHART:

MAX. DRAINAGE AREA PER 100 LF OF FENCE	RANGE OF SLOPE PER DRAINAGE AREA
0.5 AC.	<2%
0.25 AC.	>2% BUT <20%
0.125 AC.	>20% BUT <50%

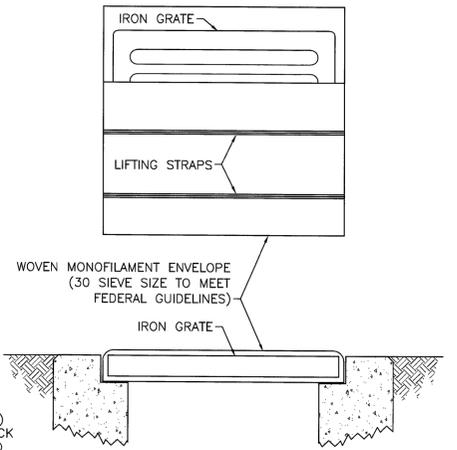
SEDIMENT FENCE NOT TO SCALE



INSTALLATION: OPEN UNIT NEAR THE INLET. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW ON BOTTOM (BELOW-GRADE SIDE) OF UNIT. REMOVE GRATE FROM FRAME & PLACE INTO UNIT. PULL UP SLACK & SEAL TO ENCLOSE GRATE. HOLDING LIFTING STRAPS, INSERT GRATE INTO INLET MAKING SURE THAT GRATE SEATS COMPLETELY IN FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM PANELS, SURFACE & VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF UNIT AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE & REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

INLET PROTECTION (LAWN AREAS) NOT TO SCALE



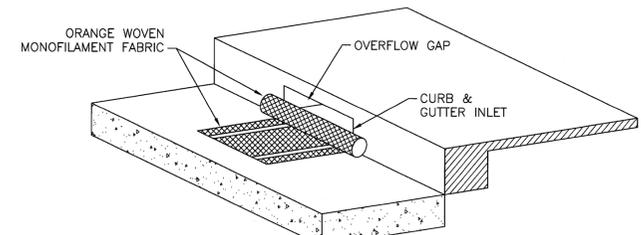
TO INSPECT CATCH BASIN: REMOVE UNIT WITH GRATE INSIDE, INSPECT BASIN AND REPLACE UNIT.

MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BRUSH OR SQUARE SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

INLET PROTECTION (PAVEMENT AREAS) NOT TO SCALE

INSTALLATION: THE EMPTY INLET PROTECTION UNIT SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW ON POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME (STREET SIDE FIRST), THEN LOWER BACK EDGE WITH DAM INTO PLACE. THE UNIT SHOULD BE PARTIALLY BLOCKING THE CURB HOOD WHEN INSTALLED PROPERLY.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM SURFACE & VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE UNIT AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE & REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.



INLET PROTECTION (CURB & GUTTER INLETS) NOT TO SCALE



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LAMPLIGHTER SENIOR VILLAGE FINAL DEVELOPMENT PLAN
GROVE CITY, OHIO

OWNER:
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SCALE: - AS NOTED
DATE: JUNE 25, 2012 SHEET: C1.06