

GENERAL NOTES

- SPECIFICATIONS - PERFORM ALL WORK IN ACCORDANCE WITH CITY AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS.** IN CASE OF DISCREPANCY BETWEEN CITY AND ODOT REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY STANDARDS SHALL GOVERN. THIS PROJECT IS TO BE BID AND ADMINISTERED AS A LUMPS SUMP PROJECT. ALL REFERENCES TO UNIT PRICES AND METHOD MEASUREMENT SHALL BE DISREGARDED.
- BENCHMARKS - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, SURVEY MONUMENTS, PROPERTY CORNERS, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.**
- SAFETY - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR 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 THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- PERMITS - OBTAIN ALL PERMITS AND PAY ALL FEES NECESSARY TO COMPLETE THE WORK AS SHOWN.**
- EXISTING DRAINAGE SYSTEMS - THE FLOW OF ALL EXISTING SEWERS AND WATERCOURSES SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE. WHENEVER SUCH WATERCOURSES AND SEWERS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST TO A CONDITION SATISFACTORY TO THE OWNER.**
- SAW-CUT - ALL EXISTING PAVEMENTS, WALKWAYS, CURBS, ETC. SHALL BE SAW-CUT BEFORE REMOVAL. IF DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAW-CUT, THE DAMAGED AREA SHALL BE RE-CUT TO NEAR LINES, AS DIRECTED BY THE ENGINEER. SAW-CUT SHALL BE PERFORMED ALONG EXISTING JOINTS WHERE POSSIBLE. WHENEVER PORTIONS OF EXISTING PAVEMENT OR CURB ARE TO BE REMOVED ALLOWING PORTIONS OF THE PAVEMENT TO REMAIN, THE CONTRACTOR SHALL SAW-CUT THE ASPHALT OR CONCRETE PRIOR TO REMOVAL.**
- NON-RUBBER TIRED VEHICLES - NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON EXISTING PAVEMENT TO REMAIN. EXCEPTIONS MAY BE GRANTED BY THE OWNER WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING AND ANY RESULTING DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE OWNER.**
- CLEAN-UP - IT IS THE INTENT OF THE OWNER TO KEEP INCONVENIENCE TO THE SURROUNDING PROPERTIES TO AN ABSOLUTE MINIMUM. ALL WORK PRESCRIBED AND DESCRIBED IN THESE PLANS AND SPECIFICATIONS IS SITUATED IN IMPROVEMENT AREAS. ALL WORK IS TO CONTINUE ON A UNIFORM BASIS AND ON SCHEDULE, PARTICULARLY THE RESTORATION AND CLEANUP OF DISTURBED AREAS AFTER CONSTRUCTION. ALL DEBRIS, RUBBLE, UNSUITABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY ACCORDING TO LOCAL CODES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION AND ELEVATION. ANY DIRT, SEDIMENT OR MUD DEPOSITED ON CITY STREETS ON OR OFF THE PROJECT SITE SHALL IMMEDIATELY BE CLEANED BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO PERFORM WEEKLY STREET CLEANING THROUGHOUT THE DURATION OF THE PROJECT. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS.**
- SUBGRADE - REFER TO PROJECT GEOTECHNICAL REPORT REGARDING SUBGRADE RECOMMENDATIONS FOR THE PROJECT SITE.**
- ADDITIONAL COMPENSATION - THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES, AND RELATED ACCESSORIES FOR A COMPLETE PROJECT AS SHOWN AND DESCRIBED IN THE PLANS AND SPECIFICATIONS. SUBMISSIONS OF A BID SHALL BE CONSIDERED EVIDENCE THAT THE BIDDER IS SATISFIED WITH THE PLANS AND CONDITIONS AS SHOWN. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR COMPLIANCE WITH THE PLANS, SPECIFICATIONS, OR SPECIAL PROVISIONS.**
- SANITARY FACILITIES - THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKERS AND INSPECTORS FOR THE DURATION OF THE WORK.**
- STORAGE OF EQUIPMENT AND MATERIALS - ALL MATERIALS, INCLUDING PIPE, SHALL BE STORED IN AREAS TO MINIMIZE INCONVENIENCE AND LOSS OF USE TO UNIVERSITY PROPERTY. STORAGE EQUIPMENT, DURING NON-WORKING HOURS, SHALL ALSO COMPLY WITH THIS REQUIREMENT. COMPLIANCE WITH THIS REQUIREMENT ALONG WITH ADDITIONAL PROVISIONS OF THE CONTRACT SPECIFICATIONS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THIS LEGAL RESPONSIBILITIES OR LIABILITIES FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL RECEIVE OWNER APPROVAL OF STORAGE AREAS PRIOR TO CONSTRUCTION.**
- CONSTRUCTION PRACTICES - BEST CONSTRUCTION PRACTICES ARE TO BE IMPLEMENTED TO MINIMIZE WATER QUALITY IMPACTS. A SPILL CONTAINMENT KIT IS TO BE MAINTAINED ON-SITE THROUGHOUT CONSTRUCTION ACTIVITIES. SPILLS OF FUELS, OILS, CHEMICALS, OR OTHER MATERIALS WHICH COULD POSE A THREAT TO GROUNDWATER SHALL BE CLEANED UP IMMEDIATELY. IF THE SPILL IS A REPORTABLE AMOUNT (25 GALLONS OR MORE) THE LOCAL FIRE DEPARTMENT IS TO BE CONTACTED. PROVIDE SECONDARY CONTAINMENT OF ANY TEMPORARY FUEL STORAGE TANK AND/OR EQUIPMENT THAT HAS POTENTIAL FOR CAUSING A SPILL.**
- TESTING - REFER TO PROJECT MANUAL FOR TESTING AND INSPECTION REQUIREMENTS.**
- UTILITY PROTECTION - THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE OBTAINED FROM A TOPOGRAPHIC SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHOWN. THE CONTRACTOR SHALL EXPOSE UTILITIES AND STRUCTURES PRIOR TO THE CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. ANY DEVIATIONS FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, SUCH THAT, ANY MODIFICATIONS TO THE PROPOSED DESIGN CAN BE MADE. POTHoles AND/OR EXCAVATIONS SHALL BE USED WHERE NECESSARY AND AS APPROVED BY THE OWNER. ITEMS SHALL BE EXPOSED SUFFICIENTLY IN ADVANCE TO MAINTAIN THE PROJECT SCHEDULE.**

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764. THE CONTRACTOR SHALL ALSO NOTIFY ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES IN THE PROJECT AREA AND ARE NON-MEMBERS OF OUPS.

MECHANICAL DIGGING EQUIPMENT SHALL NOT BE USED FOR EXPOSING ANY UNDERGROUND UTILITY. ONLY HAND TOOLS MAY BE USED TO UNCOVER THE UTILITY AND THE UTILITY COMPANY SHALL BE NOTIFIED AND HAVE A REPRESENTATIVE PRESENT WHEN THE UTILITY IS EXPOSED.

LOCATE EXISTING UNDERGROUND UTILITIES IN THE AREAS OF THE WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTING DURING EXCAVATION OPERATIONS. SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES TRAVERSING THROUGH THE EXCAVATION. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED OUTSIDE OF THE PROJECT AREA, EXCEPT WHEN PERMITTED IN WRITING BY THE AFFECTED PARTY AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

COOPERATE WITH THE PUBLIC UTILITY COMPANIES IN KEEPING THEIR RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER.

GRADES AND ELEVATIONS OF SEWERS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE ENGINEER. ELEVATIONS SHALL NOT DEVIATE FROM PLAN ELEVATION BY MORE THAN 0.10 FOOT. FAILING TO MEET THE ABOVE REQUIREMENTS ARE CAUSE FOR REJECTION.

CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE, AS NECESSARY, TO KEEP ALL PEDESTRIANS SAFELY AWAY FROM WORK. FENCE SHALL BE 6" HIGH CHAIN LINK FENCE WITH GROUND MOUNTED POSTS OR TEMPORARY POSTS SECURELY ANCHORED.

ALL EXCAVATION, CONSTRUCTION, AND BACKFILL TO BE CONSTRUCTED UNDER THIS CONTRACT SHALL BE CONSTRUCTED UNDER DRY CONDITIONS. THE CONTRACTOR SHALL MAINTAIN ALL EXCAVATIONS IN A DE-WATERED, WORKABLE CONDITION, AND PROPER DE-WATERING MEASURES SHALL BE TAKEN AS DICTATED BY FIELD CONDITIONS. THE DISCHARGE OF SEDIMENT LADEN WATERS INTO ANY PUBLIC WATERCOURSE IS STRICTLY PROHIBITED. ALL SEDIMENTS MUST BE REMOVED PRIOR TO DISCHARGE.

HAZARDOUS MATERIALS - THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER AND THE OWNER'S REPRESENTATIVE, ANY MATERIAL ENCOUNTERED DURING EXECUTION OF THE WORK THAT THE CONTRACTOR SUSPECTS IS HAZARDOUS.

OPEN TRENCH EXCAVATION - SLOUGHING AND CAVING OF EXCAVATIONS SHOULD BE ANTICIPATED WHERE SATURATED WEAK SOILS ARE ENCOUNTERED OR WHERE GRANULAR SEAMS AND LAYERS ARE PRESENT. ALL EXCAVATIONS MUST BE PERFORMED WITHOUT ENDANGERING THE CONSTRUCTION WORKERS. THEREFORE, IN ACCORDANCE WITH THE OSHA TRENCH/EXCAVATION REGULATIONS (OSHA 29 CFR PART 1926), FOR ANY EXCAVATIONS EXCEEDING A DEPTH OF 5 FEET IN WHICH WORKERS WILL BE ENTERING THE EXCAVATION/TRENCH, THE EXCAVATION SIDES MUST BE BRACED OR SLOPED TO THE REQUIRED MAXIMUM INCLINATION OR FLATTER (BASED ON THE SOIL TYPE AND STRENGTH).

ANY EXCAVATION INSTALLED USING AN OPEN TRENCH CONSTRUCTION METHOD COULD POTENTIALLY CAUSE DAMAGE TO EXISTING UNDERGROUND UTILITIES, STRUCTURES, OR PAVEMENT CURRENTLY LOCATED IN THE VICINITY OF THE PROPOSED UTILITY ALIGNMENT AND POSITIONED AT HIGHER ELEVATIONS THAN THE PLANNED EXCAVATION DEPTH. THIS WOULD APPLY TO EITHER THE TYPICAL OPEN CUT TRENCH THAT HAS NEAR VERTICAL SIDES OR A TRENCH BOX. THEREFORE, THE LATERAL DISTANCE, DEPTH OF THE EXISTING UTILITY, AND THE PLANNED EXCAVATION DEPTH MUST BE KNOWN TO DETERMINE WHETHER ADJACENT UNDERGROUND UTILITIES COULD BE AFFECTED BY THE EXCAVATION. THE RISK OF LATERAL MOVEMENT WITHIN THE INFLUENCE ZONE INCREASES WITH BOTH THE LENGTH OF THE EXCAVATION AND THE TIME THE TRENCH REMAINS OPEN.

WHERE BRACED EXCAVATIONS ARE REQUIRED, TRENCH EXCAVATIONS SHALL BE DIRECTLY BRACED AT THE TIME OF THE EXCAVATION. THE BRACING MUST BE DESIGNED AS A RIGID SYSTEM WITHOUT DEFLECTION ALONG ITS ENTIRETY, CONSTRUCTED "TIGHT" AGAINST THE RETAINED SOIL. THE BRACING SYSTEM CANNOT BE INSTALLED AFTER THE EXCAVATION IS MADE.

REPLACEMENT OF DRAIN TILE AND STORM SEWER - 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 THE EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUB-DRAIN, STORM SEWER SYSTEM, OR PROVIDED WITH AN OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT WORK SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.

TRENCH BACKFILL - TRENCH COMPACTED BACKFILL SHALL BE PER ODOT ITEM 611 & 638.08. COMPACTED GRANULAR MATERIAL IS REQUIRED IN ALL TRENCHES UNDER PAVEMENT AREAS (DRIVEWAYS, STREETS, SIDEWALKS, ETC.) OR WHERE THE FRONT FACE OF TRENCHES PARALLELING THE PAVEMENT, ARE WITHIN 36" OF THE FACE OF CURB OR EDGE OF PAVEMENT. UNLESS SHOWN OTHERWISE ON THE PLANS, THE MATERIAL WILL EXTEND Laterally 36" BEYOND THE FACE OF CURB OR EDGE OF PAVEMENT FRO TRENCHES WHICH CROSS THE PAVEMENT. AT ALL POINTS OF CROSSING WATER MAINS OR OTHER SEWERS, THE BACKFILL SHALL BE OF GRANULAR MATERIAL BETWEEN THE DEEPER AND SHALLOWER PIPES.

EARTHWORK & GRADING

- ALL PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
- SOIL EROSION AND SEDIMENTATION BMP MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. ALL BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF Tiffin AND OHIO EPA.
- USE ALL MEANS NECESSARY TO CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF-SITE. CONTRACTOR SHALL, AT THE END OF EACH WORKING DAY, CLEAN ALL DIRT AND SEDIMENT TRACKED ONTO THE STREETS.
- REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND ALL UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6" OF TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS, IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
- TOPSOIL MIX AND DEPTHS SHALL BE PER LANDSCAPE DRAWINGS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL WET OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED PRIOR TO PAVEMENT CONSTRUCTION. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, DRYING & RE-COMPACTION, OR SOIL TREATMENT (LIME/CEMENT). MEANS AND METHODS SHALL BE DETERMINED BY OWNER'S TESTING AGENCY.
- EXPOSE UTILITIES PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTION TO THE SANITARY SEWER ARE PROHIBITED.
- PROVIDE 10" UNDERDRAINS IN FOUR DIRECTIONS AT ALL CATCH BASINS IN PAVEMENT AREAS. UNDERDRAINS SHALL BE PLACED AT EACH STRUCTURE FACE EXTENDING IN A PERPENDICULAR DIRECTION.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS.
- ALL EXISTING VALVES, MANHOLES, AND OTHER APPURTENANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
- MAXIMUM FINISH SLOPES SHALL BE 4:1, UNLESS OTHERWISE NOTED.
- ALL DOWNSPOUT LEADER STORM SEWER CONNECTION SHALL BE 6" WITH A MINIMUM SLOPE OF 1.20% OR AS OTHERWISE NOTED.

UTILITY

- ALL EXCAVATIONS, CONSTRUCTION, AND BACKFILL OF PIPES SHALL BE CONSTRUCTED UNDER DRY CONDITIONS. THE CONTRACTOR SHALL MAINTAIN ALL EXCAVATIONS IN A DE-WATERED, WORKABLE CONDITION, AND SHALL BE RESPONSIBLE FOR INSTALLING, OPERATING, AND MAINTAINING SUCH DE-WATERING SYSTEMS AS ARE REQUIRED.
- SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
- EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- ALL AREAS DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT AT LIMITS OF REMOVAL. PAVEMENT AND CURB REPLACEMENT SHALL CONFORM TO CITY OF Tiffin CONSTRUCTION STANDARDS.
- ALL SIGNS, POLES, BENCHES, FLOWER BEDS, BRICK PAVERS AND ANY OTHER SITE FEATURE REQUIRING REMOVAL DUE TO CONSTRUCTION ACTIVITIES SHALL BE STORED ON-SITE AND RE-INSTALLED BY THE CONTRACTOR UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
- ALL UTILITIES SHALL BE INSPECTED AND APPROVED PRIOR TO BACKFILLING.
- CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING SANITARY SEWER WITH THE CITY OF Tiffin.
- CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING WATER MAIN WITH AQUA WATER.
- MAINTAIN MINIMUM 48" COVER OVER ALL WATER LINES
- MAINTAIN MINIMUM 30" COVER OVER ALL GAS LINES
- MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
- REFER TO AQUA WATER STANDARD DRAWINGS FRO TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
- CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY AQUA WATER.
- ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH AQUA WATER AND THE CITY.
- WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. IF DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
- PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
- GAS TAP, SERVICE LINE, CURB BOX, AND METER SETTING BY UTILITY PROVIDER. SITE CONTRACTOR TO PROVIDE AND INSTALL GAS SERVICE LINE FROM METER SETTING TO A POINT 5'-0" OUTSIDE OF BUILDING. PLUMBING CONTRACTOR TO INSTALL SERVICE LINE FROM 5'-0" OUTSIDE OF BUILDING FACE TO GAS SERVICE FOR BUILDING.
- CONTRACTOR TO COORDINATE

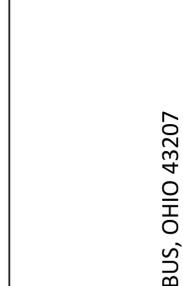
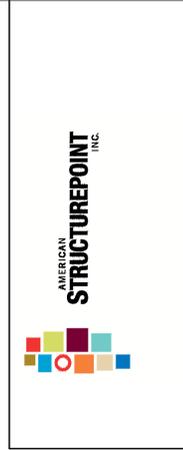
DEMOLITION

- CONFIRM EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- REMOVE ALL ON-GRADE SITE FEATURES WITHIN THE AREA OF WORK INCLUDING: SIDEWALKS, CURBS, CONCRETE FOUNDATIONS, AND CONCRETE AND ASPHALT PAVEMENT.
- SAW-CUT, FULL DEPTH, EXISTING ASPHALT PAVEMENT AND CONCRETE CURB WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. USE CARE TO SAW-CUT NEAT STRAIGHT LINES. WHEN SAW-CUTTING EXISTING CONCRETE, CUT ALONG EXISTING JOINT LINES WHEREVER POSSIBLE.
- CONTRACTOR SHALL USE CAUTION TO PROTECT EXISTING SITE FEATURES TO REMAIN. REPLACE ANY DAMAGE AT NO COST TO THE OWNER.
- LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES. NO ON-SITE BURNING.
- USE ALL MEANS NECESSARY TO CONTROL DUST ON-SITE AND PREVENT TRACKING SOIL OFF-SITE.
- THERE ARE OVERHEAD ELECTRIC TRANSMISSION LINES IN THE PROJECT AREA. USE CAUTION.
- CONTRACTOR TO COORDINATE ELECTRIC & TELECOMMUNICATIONS DEMOLITION WITH SERVICE PROVIDER. SERVICE PROVIDER OWNED POLES WILL BE REMOVED BY THE SERVICE PROVIDER. CONTRACTOR RESPONSIBLE FOR NON-SERVICE PROVIDER OWNED POLES AND METER REMOVAL.

SITE LAYOUT

- ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT, FACE OF CURB, AND/OR FACE OF BUILDING WHERE APPLICABLE.
- ALL CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
- PROVIDING STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 640 AND 641. STRIPING PAINT SHALL BE ODOT ITEM 740.02 TYPE 4 WITHOUT GLASS BEADS. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE.
- PROVIDE PAVEMENT SEALANT PER ODOT ITEM 423 AT JOINT BETWEEN EXISTING AND NEW ASPHALT.
- PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
- ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
- MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
- BUILDING DIMENSIONS AND COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
- ALL ADA RAMP CURB SHALL BE FORMED AND NOT SAW-CUT.
- PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING AND PROPOSED STRUCTURES.
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SITE PLAN LIGHT POLE LAYOUT AND DETAILS.

LEGEND	
BLDG	BUILDING
ESMT	EASEMENT
EOP	EDGE OF PAVEMENT
F/F	FACE OF CURB TO FACE OF CURB
FH	FIRE HYDRANT
	FIRE HYDRANT
	LIGHT POST
MUP	MULTI-USE PATH
R/W	RIGHT OF WAY
SAN	SANITARY
	SANITARY MANHOLE
STA	STATION
STM	STORM
	STORM CATCH BASIN
	STORM CURB & GUTTER INLET
	STORM MANHOLE
TYP	TYPICAL
WTR	WATER
WM	WATER MAIN
WS	WATER SERVICE
	WATER VALVE



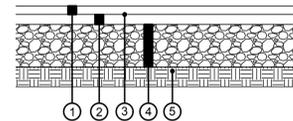
COLUMBUS JACK / REGENT
SOUTH PARK PLACE
GROVE CITY, OHIO 43123
FOR
COLUMBUS JACK / REGENT
2222 SOUTH THIRD STREET | COLUMBUS, OHIO 43207

PROJECT NUMBER:
2016-02315

ISSUE	DATE
ZONING	NOV. 07, 2016

GENERAL NOTES

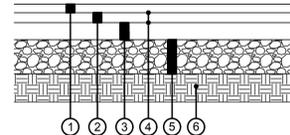
SHEET:
C002



- ① ITEM 448, 1 1/2" ASPHALT CONCRETE SURFACE COURSE
- ② ITEM 448, 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE
- ③ ITEM 407, TACK COAT (0.10 GAL/SY)
- ④ ITEM 304, 8" CRUSHED AGGREGATE BASE
- ⑤ ITEM 204, SUBGRADE COMPACTION

NOTE:
ALL PAVEMENT MATERIALS SHALL CONFORM TO THE CITY OF COLUMBUS CMS TOGETHER WITH ODOT CMS.

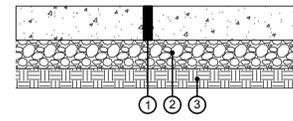
STANDARD PAVEMENT SECTION
NOT TO SCALE



- ① ITEM 448, 1 1/2" ASPHALT CONCRETE SURFACE COURSE
- ② ITEM 448, 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE
- ③ ITEM 301, 5" CONCRETE ASPHALT BASE
- ④ ITEM 407, TACK COAT (0.10 GAL/SY)
- ⑤ ITEM 304, 4" CRUSHED AGGREGATE BASE
- ⑥ ITEM 204, SUBGRADE COMPACTION

NOTE:
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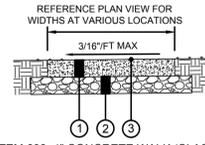
HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



- ① ITEM 452, 6" NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (CLASS C)
- ② ITEM 304, 4" CRUSHED AGGREGATE BASE
- ③ ITEM 204, SUBGRADE COMPACTION

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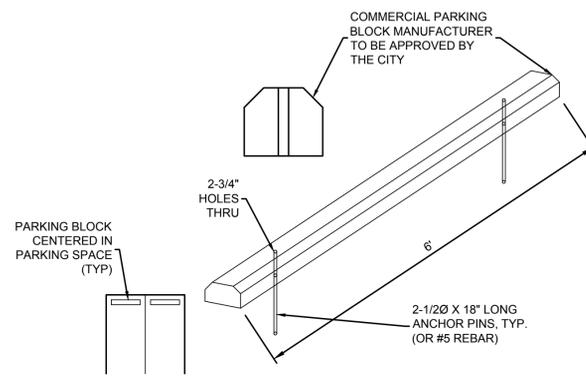
CONCRETE PAVEMENT SECTION
NOT TO SCALE



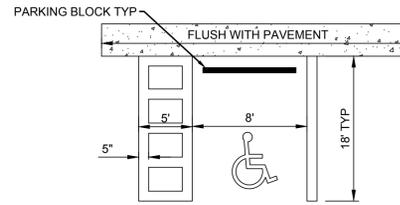
- ① ITEM 608, 4" CONCRETE WALK (CLASS C) W/ SYNTHETIC FIBER REINFORCEMENT
- ② ITEM 304, 4" CRUSHED AGGREGATE BASE (COST TO BE INCLUDED IN PRICE BID FOR ITEM 608, CONCRETE WALK)
- ③ PENETRATING SEALER

NOTE:
SIDEWALKS JOINTS SHALL BE IN ACCORDANCE WITH CMS ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

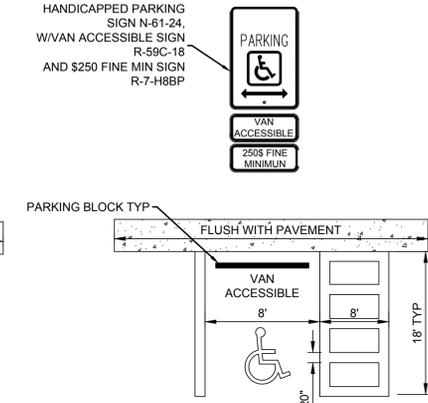
SIDEWALK SECTION (PRIVATE ONLY)
NOT TO SCALE



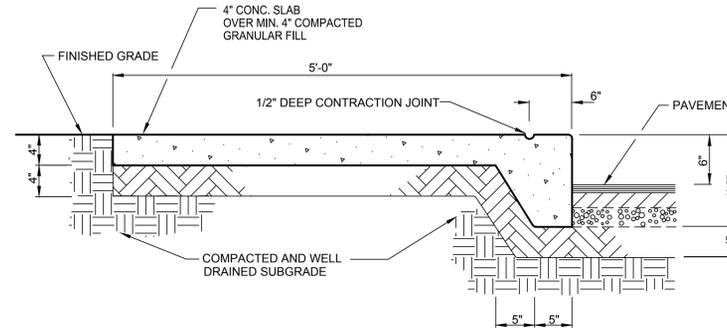
PARKING BLOCK
NOT TO SCALE



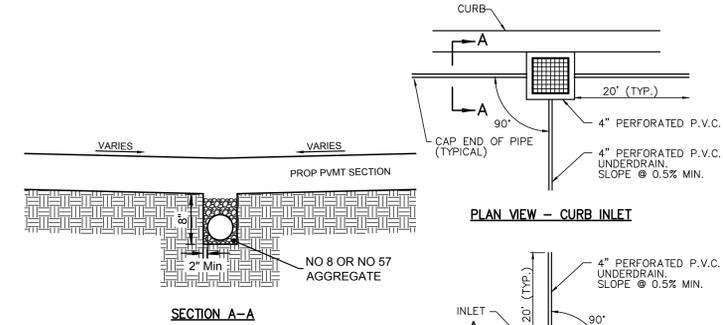
STANDARD HANDICAP PARKING STRIPING
NOT TO SCALE



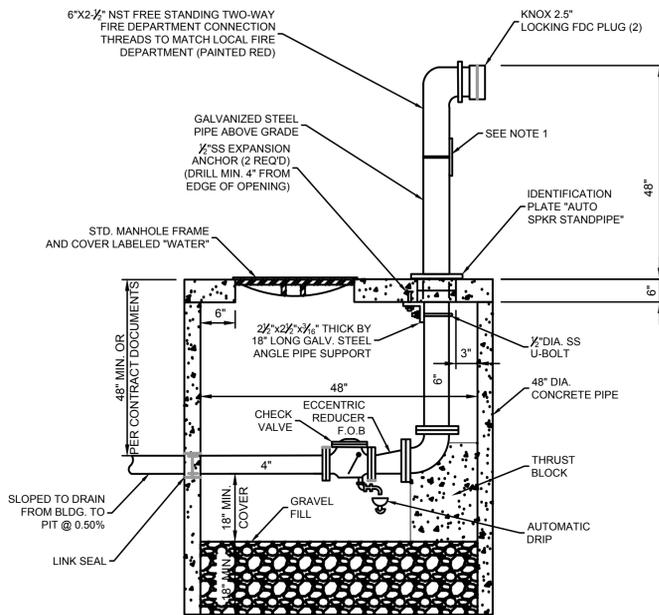
VAN ACCESSIBLE PARKING STRIPING
NOT TO SCALE



COMBINED CURB AND SIDEWALK (CC&S)
NOT TO SCALE



PAVEMENT UNDERDRAIN DETAIL
NOT TO SCALE



NOTE:

- 1. A PERMANENT METAL SIGN OF 6"x11" MUST BE FIRMLY BANDED AT THE FIRE DEPARTMENT CONNECTION RISER WITH LETTERS OR NUMBERS, A MINIMUM OF 2 INCHES IN HEIGHT, WITH THE FOLLOWING:
 - A. "FDC" WITH THE NUMBER(S) OF THE ADDRESS OR ADDRESS RANGE THAT THE FIRE DEPARTMENT CONNECTION SUPPLIES.
 - B. THE BACKGROUND COLOR SHALL BE RED, WITH WHITE LETTERS.
 - C. INDICATE THE PRESSURE REQUIRED TO DELIVER THE GREATEST SYSTEM DEMAND.

FIRE DEPARTMENT CONNECTION
NOT TO SCALE



COLUMBUS JACK / REGENT
SOUTH PARK PLACE
GROVE CITY, OHIO 43123
FOR
COLUMBUS JACK / REGENT
2222 SOUTH THIRD STREET | COLUMBUS, OHIO 43207

PROJECT NUMBER:	2016-02315
ISSUE	DATE
ZONING	NOV. 07, 2016

SITE DETAILS

SHEET:

C003



0' 40' 80'
SCALE: 1"=40'



EXETER 3423 SOUTHPARK, LLC
PID: 040-008991
17.96 ACRES

PIZZUTI LAND LLC
PID: 040-008992
12.22 ACRES

EXETER 3423 SOUTHPARK, LLC
PID: 040-008993
1.76 ACRES

TOSO SMD LLC
PID: 040-007623
41.16 ACRES

EXETER 3485 GANTZ LLC
PID: 040-000036
14.37 ACRES

Curve Data
Δ = 90°00'00"
R = 20.00'
T = 20.00'
L = 31.42'
C = 28.28'
CBRG = S44°44'04"E

Curve Data
Δ = 14°46'31"
R = 1080.80'
T = 140.03'
L = 278.51'
C = 277.74'
CBRG = N82°52'41"E

exist curb inlet
tr: 789.86
inv(s): 785.80
inv(n): 785.72

exist drainage mh
tr: 791.66
inv(s): 785.38
inv(e): 785.26

exist drainage mh
tr: 787.48
inv(s): 781.18
inv(w): 780.79
inv(e): 780.74

exist drainage mh
tr: 782.18
inv(s): 776.28
inv(w): 775.83
inv(e): 775.55

exist drainage mh
tr: 780.85
inv(w): 772.19
inv(e): 771.33
inv(n): 771.30
inv(s): 772.91

exist curb inlet
tr: 780.61
inv(s): 776.48
inv(n): 776.46

exist curb inlet
tr: 785.71
inv(s): 781.53
inv(n): 781.44

exist curb inlet
tr: 785.76
inv(n): 781.76

EXISTING LEGEND

- EXISTING CONTOUR
- TREE LINE
- RIGHT OF WAY
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- IRRIGATION HEAD

COLUMBUS JACK / REGENT
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TOPOGRAPHIC SURVEY

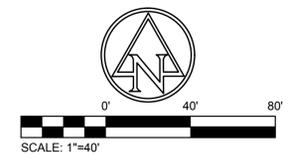
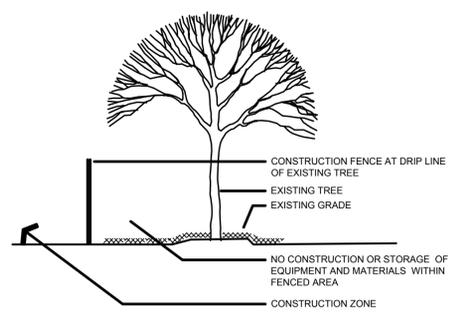
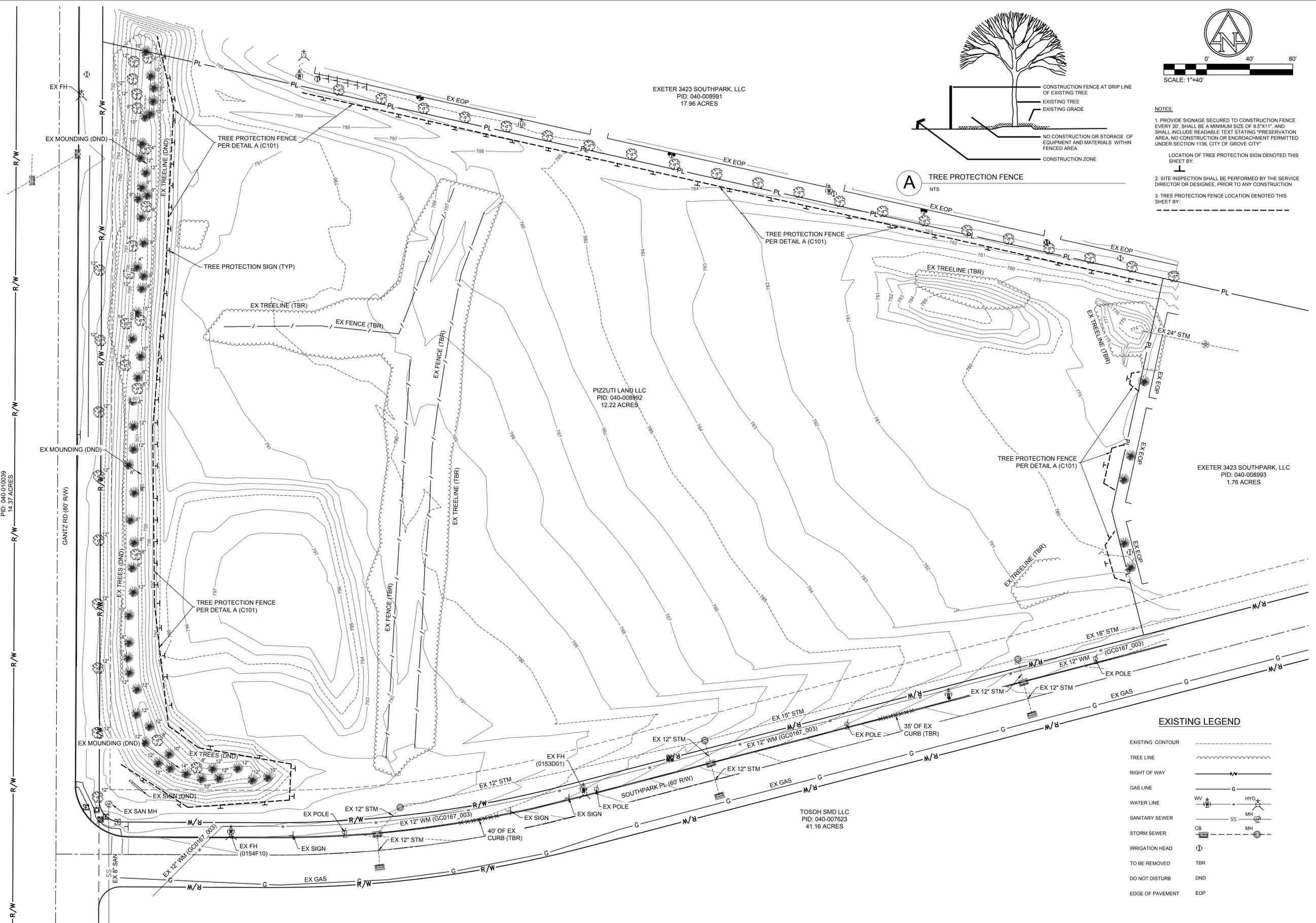
SHEET:

C100

PLOT SCALE: 1"=40' EDIT DATE: 11/4/16 - 1:29 PM EDITED BY: INSCHULZE DRAWING FILE: O:\2016\02315\DWG\DRAWINGS\CIVIL\PLAN SETS\DEVELOPMENT PLAN\2016.02315.CE.SURVEY.DWG

PLOT SCALE: 1"=40' DATE: 11/29/16 - 2:43 PM EDITED BY: JLONG DRAWING FILE: O:\2016\02315\BID DRAWINGS\CIVIL\PLAN SETS\DEVELOPMENT PLAN\2016.02315.CE.DEMO.DWG

EXETER 3423 SOUTHPARK, LLC
PID: 040-008993
14.37 ACRES



- NOTES:**
1. PROVIDE SIGNAGE SECURED TO CONSTRUCTION FENCE EVERY 20'. SHALL BE A MINIMUM SIZE OF 8.5"x11". AND SHALL INCLUDE READABLE TEXT STATING "PRESERVATION AREA. NO CONSTRUCTION OR ENCROACHMENT PERMITTED UNDER SECTION 1136, CITY OF GROVE CITY".
LOCATION OF TREE PROTECTION SIGN DENOTED THIS SHEET BY: [Symbol]
 2. SITE INSPECTION SHALL BE PERFORMED BY THE SERVICE DIRECTOR OR DESIGNEE, PRIOR TO ANY CONSTRUCTION
 3. TREE PROTECTION FENCE LOCATION DENOTED THIS SHEET BY: [Symbol]

A TREE PROTECTION FENCE
NTS

EXISTING LEGEND

EXISTING CONTOUR	---
TREE LINE	~~~~~
RIGHT OF WAY	—R/W—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—SS—
STORM SEWER	—CB—
IRRIGATION HEAD	⊥
TO BE REMOVED	TBR
DO NOT DISTURB	DND
EDGE OF PAVEMENT	EOP



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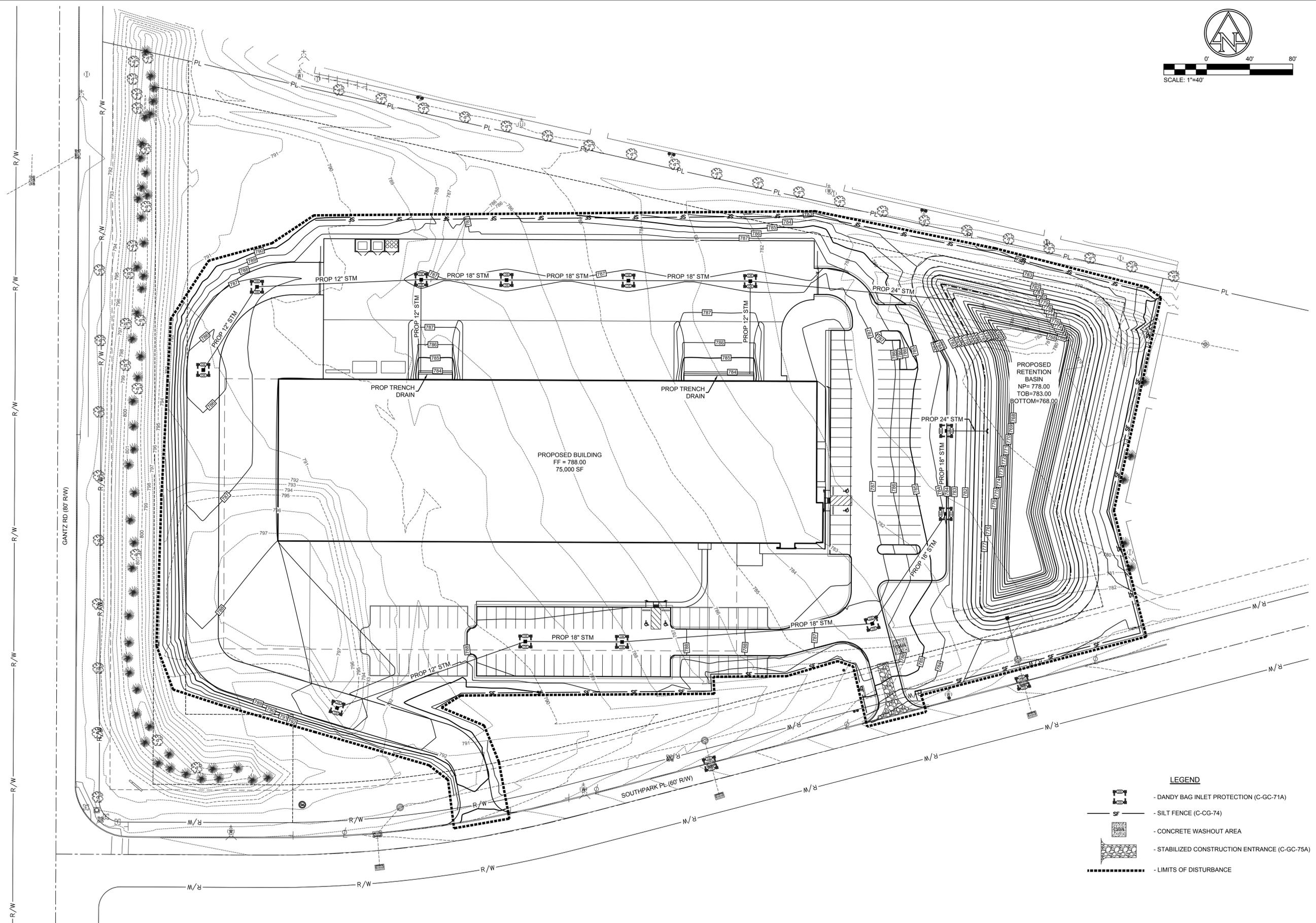
TREE PRESERVATION & DEMOLITION PLAN

SHEET:
C101

PLOT SCALE: 1:1 EDIT DATE: 11/29/16 - 12:29 PM EDITED BY: JLONG DRAWING FILE: C:\2016\02315\0 DRAWINGS\CIVIL\PLAN SET\DEVELOPMENT PLAN\2016.02315.CE.SVPPPP.DWG



0' 40' 80'
SCALE: 1"=40'



COLUMBUS JACK / REGENT
SOUTH PARK PLACE
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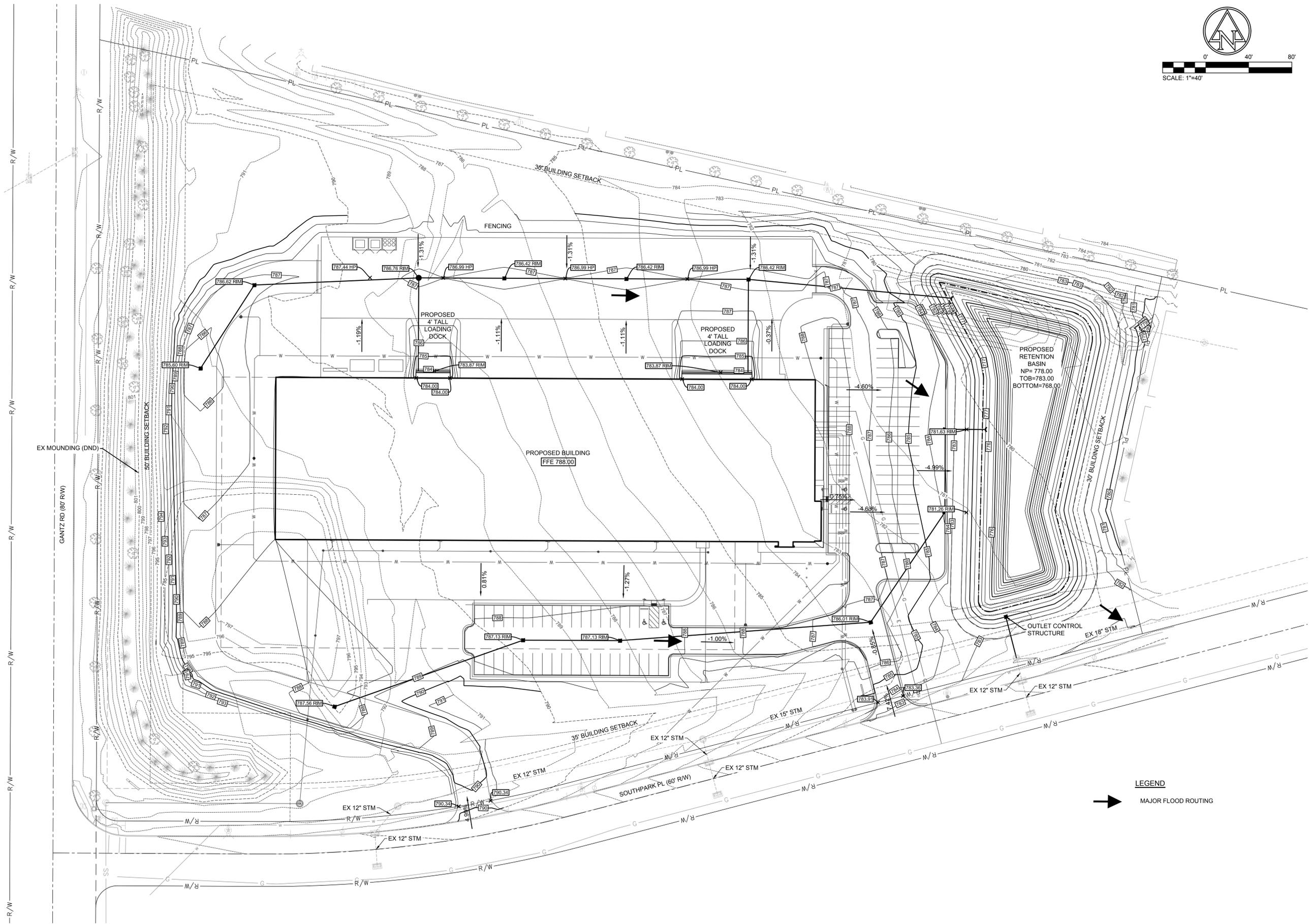
ISSUE	DATE
ZONING	NOV. 07, 2016

STORMWATER POLLUTION PREVENTION PLAN

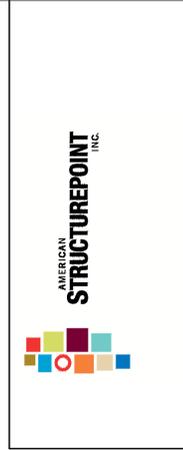
SHEET:
C200

- LEGEND**
-  - DANDY BAG INLET PROTECTION (C-GC-71A)
 -  - SILT FENCE (C-CG-74)
 -  - CONCRETE WASHOUT AREA
 -  - STABILIZED CONSTRUCTION ENTRANCE (C-GC-75A)
 -  - LIMITS OF DISTURBANCE

PLOT SCALE: 1:1 EDIT DATE: 11/29/16 - 12:34 PM EDITED BY: JLONG DRAWING FILE: C:\2016\02315\10 DRAWINGS\CIVIL\PLAN SET\DEVELOPMENT PLAN\2016.02315.CE GRADING.DWG



LEGEND
 MAJOR FLOOD ROUTING



COLUMBUS JACK / REGENT
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GRADING PLAN

SHEET:
C400

LANDSCAPE CODE SUMMARY

ORDINANCE	REQUIRED	PROVIDED	KEY
1136.06 (a) (2) OPTION A	- 3'-0" MIN. HGT. EVERGREEN HEDGE - ONE 2" CAL. TREE PER 95 FEET OF FRONTAGE 31' FRONTAGE / 35 = 9.06 OR 10 TREES	- 0 SHRUBS PROVIDED DUE TO EXISTING MOUND ALONG SOUTHPARK PL.	☐
1136.06 (b)	- ONE 2" CAL. TREE AND TWO 18" HGT. DECIDUOUS SHRUBS PER 40 FEET OF PROPERTY LINE FOR ALL VEHICULAR USE AREAS. 291' / 40 = 7.28 OR 8 TREES AND 16 SHRUBS - ONE 6' HGT. EVERGREEN TREE AND TWO 18" HGT. DECIDUOUS SHRUBS PER 20 FEET OF PROPERTY LINE FOR ALL TRUCK VEHICULAR USE AREAS. 715' / 20 = 35.75 OR 36 TREES AND 72 SHRUBS	- VEHICULAR USE AREAS: 8 TREES AND 21 SHRUBS - TRUCK VEHICULAR USE AREAS: 36 TREES AND 74 SHRUBS	●

LANDSCAPE CODE SUMMARY

ORDINANCE	REQUIRED	PROVIDED	KEY
1136.06 (d)	- EACH PENINSULA, ISLAND, AISLE END ISLAND OR PLANTING AREA IS TO CONTAIN AT LEAST ONE 2" MIN. CAL. TREE	- EACH PENINSULA, ISLAND, AISLE END ISLAND OR PLANTING AREA CONTAINS AT LEAST ONE 2" MIN. CAL. TREE	☐
1136.09 (a)(4)	- LIGHT AND HEAVY INDUSTRIAL - PROVIDE 1 TREE PER 60 LINEAL FEET OF BUILDING PERIMETER. 1300 LF / 60 = 21.6 OR 22 TREES -PROVIDE 20 SF OF LANDSCAPED AREA PER 50 LINEAL FEET OF BUILDING PERIMETER. 1300 LF / 50 = 26 X 20 = 520 SF OF LANDSCAPE AREA	-13 SMALL TREES 10 LARGE TREES 23 TOTAL TREES -1344 SF OF LANDSCAPE AREA	⬡
1136.09 (c)(1)	- (1) MEDIUM OR LARGE TREE IN A LANDSCAPE AREA EVERY 50 LINEAL FEET OF RETENTION AREA PERIMETER. 790.6 LF OF RETENTION / 50 = 15.8 OR 16 TREES	-10 MEDIUM TREES 3 LARGE TREES 16 TOTAL TREES	○

GENERAL NOTES

- 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 SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.
- ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08 OF THE LANDSCAPING CODE.

CONSTRUCTION NOTES

- LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - LAKE BED AERATION SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
MODEL: AIR FLO 2 SYSTEM | 2DM, 1-3/4 HP.
MANUFACTURER: OTTERBINE BAREBO, INC., WWW.OTTERBINE.COM
POWER: SINGLE PHASE 115v, 8AMP
 - AERATING FOUNTAIN (TYP. OF 2)
MODEL: FRACTIONAL SERIES - 1/2 HP
MANUFACTURER: OTTERBINE BAREBO, INC., WWW.OTTERBINE.COM
POWER: SINGLE PHASE 115v, 6.4 AMP MAX.
- AERATION SYSTEM AND FOUNTAINS BY OTTERBINE BAREBO, INC. DISTRIBUTED BY WOLF CREEK COMPANY, 614-485-3070, OR APPROVED EQUAL.

red
architecture + planning
855 granview ave.
suite 295
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SOUTH PARK PLACE
GROVE CITY, OHIO 43123
FOR
COLUMBUS JACK / REGENT
2222 SOUTH THIRD STREET | COLUMBUS, OHIO 43207

PROJECT NUMBER:
CRJ001

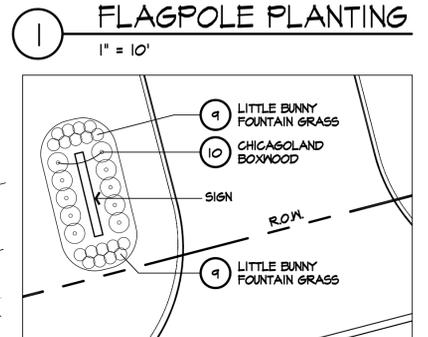
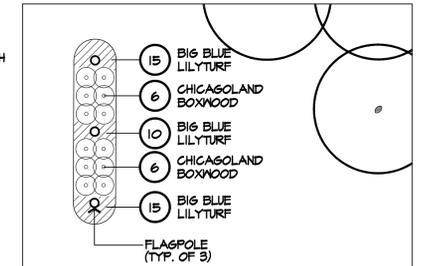
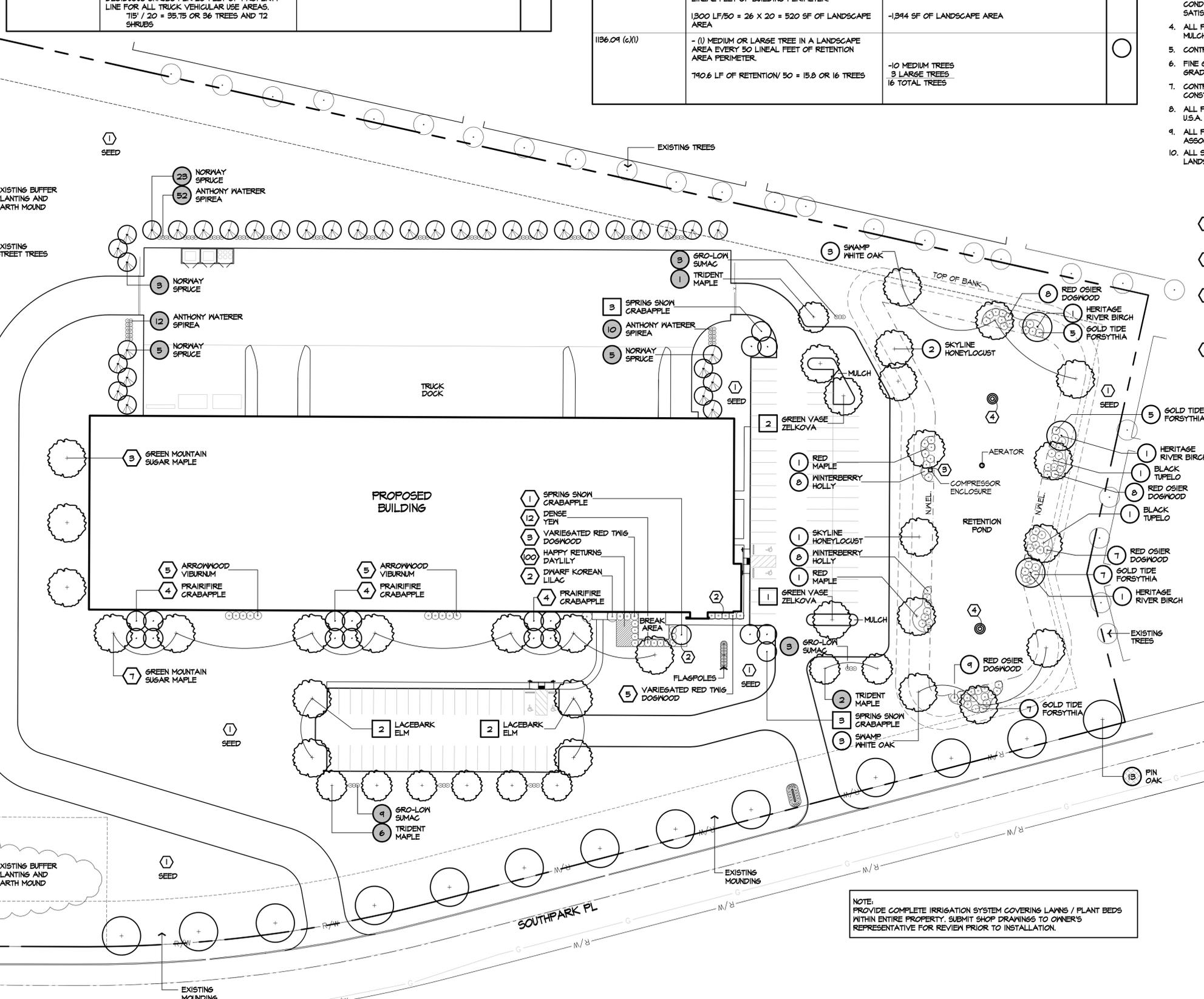
ISSUE	DATE
ZONING	NOV. 07, 2016
ZONING	NOV. 29, 2016

SHEET TITLE COPY TO SHEET

SHEET:

L101

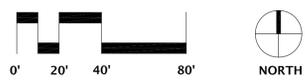
SANTZ ROAD



NOTE:
PROVIDE COMPLETE IRRIGATION SYSTEM COVERING LAWNS / PLANT BEDS WITHIN ENTIRE PROPERTY. SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION.

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343



11/29/2016 1:33 PM



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COLUMBUS JACK / REGENT
 SOUTH PARK PLACE
 GROVE CITY, OHIO 43123
 FOR
COLUMBUS JACK / REGENT
 2222 SOUTH THIRD STREET | COLUMBUS, OHIO 43207

PROJECT NUMBER:
 CRJ001

ISSUE	DATE
ZONING	NOV. 07, 2016
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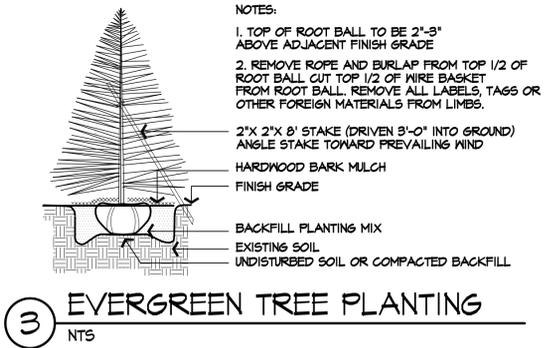
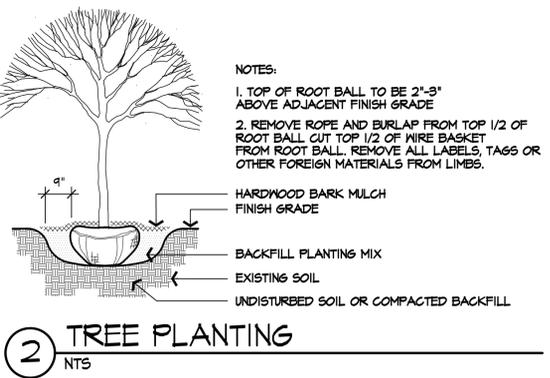
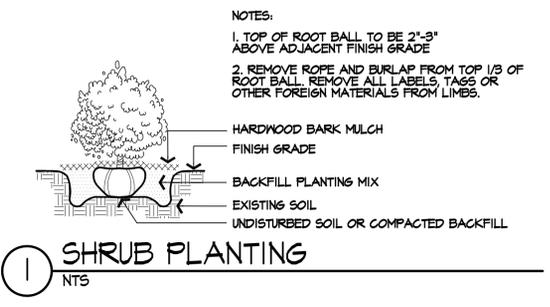
SHEET TITLE COPY TO SHEET

SHEET:

L102

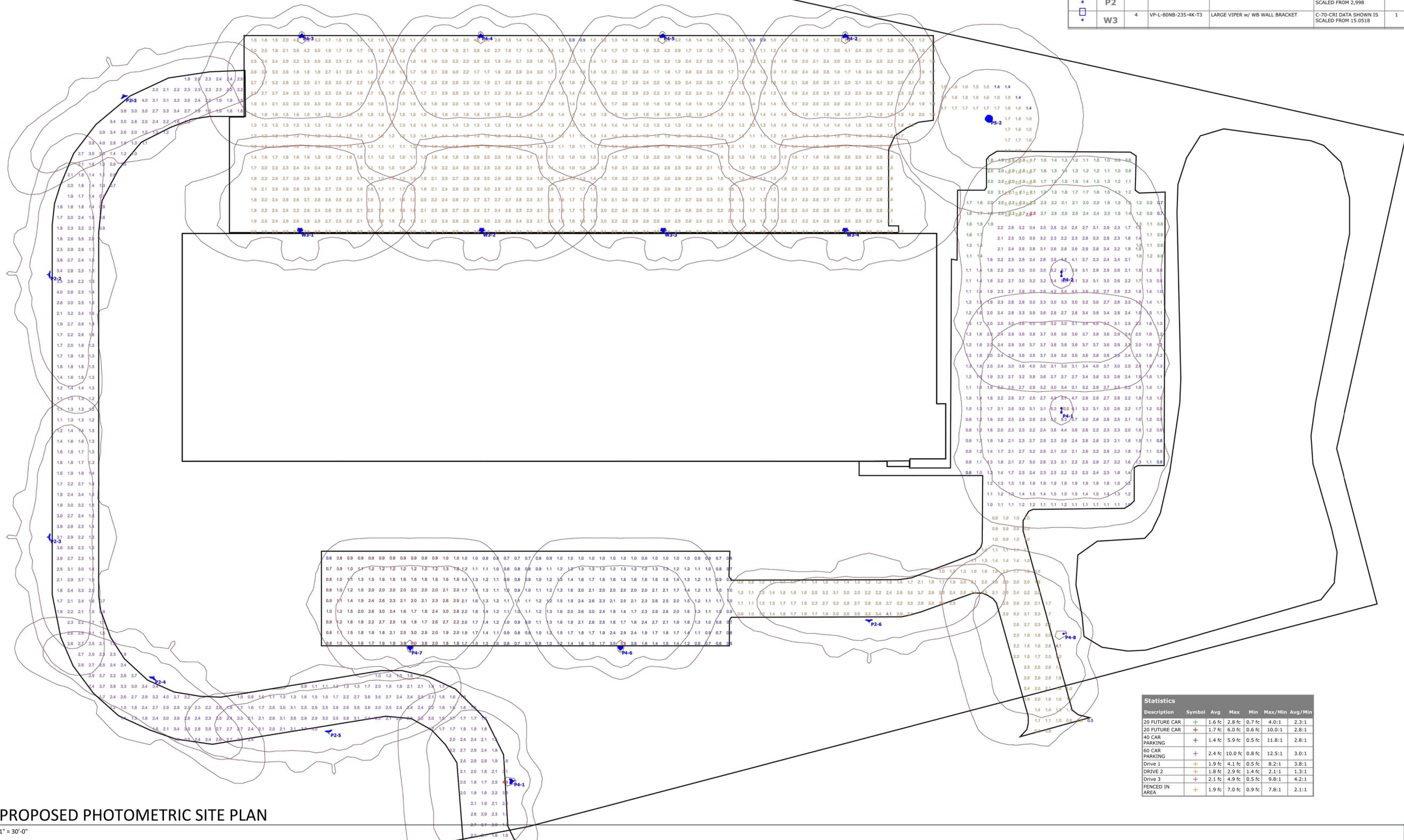
PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
1	TRIDENT MAPLE	<i>Acer buergerianum</i>	2" Cal.	B4B	
10	GREEN MOUNTAIN SUGAR MAPLE	<i>Acer saccharum</i> 'Green Mountain'	2 1/2" Cal.	B4B	SINGLE STEM
2	RED MAPLE	<i>Acer rubrum</i>	2" Cal.	B4B	
3	HERITAGE RIVER BIRCH	<i>Betula nigra</i> 'Heritage'	8'-10' Hgt.	B4B	MULTI-STEM (2" MIN. AGGREGATE CAL.)
3	SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos</i> 'Inermis Skycole'	2" Cal.	B4B	
12	PRAIRIEFIRE CRABAPPLE	<i>Malus Prairiefire</i>	2" Cal.	B4B	
7	SPRING SNOW CRABAPPLE	<i>Malus Spring Snow</i>	2" Cal.	B4B	
2	BLACK TUPELO	<i>Nyssa sylvatica</i>	2" Cal.	B4B	
36	NORWAY SPRUCE	<i>Picea abies</i>	6' Hgt.	B4B	
6	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2 1/2" Cal.	B4B	
13	PIN OAK	<i>Quercus palustris</i>	2 1/2" Cal.	B4B	
4	LACEBARK ELM	<i>Ulmus parvifolia</i>	2 1/2" Cal.	B4B	
3	GREEN VASE ZELKOVA	<i>Zelkova serrata</i> 'Green Vase'	2 1/2" Cal.	B4B	
SHRUBS					
22	CHICASOLAND BOXWOOD	<i>Buxus x 'Glencoe'</i>	24" Hgt.	Cont.	
8	VARIEGATED RED TWIG DOGWOOD	<i>Cornus alba</i> 'Elegantissima'	24" Hgt.	Cont.	
32	REDOISIER DOGWOOD	<i>Cornus sericea</i>	24" Hgt.	Cont.	
16	WINTERBERRY HOLLY	<i>Ilex verticillata</i>	36" Hgt.	Cont.	(1) MALE POLLINATOR PER GROUP
14	ANTHONY WATERER SPIREA	<i>Spiraea Japonica</i> 'Anthony Waterer'	24" Hgt.	Cont.	
2	DWARF KOREAN LILAC	<i>Syringa meyeri</i> 'Palibin'	24" Hgt.	Cont.	
12	DENSE YEM	<i>Taxus x media</i> 'Densiformis'	24" Hgt.	B4B	
15	GRO-LOW SUMAC	<i>Rhus aromatica</i> 'Gro-Low'	24" Spr.	Cont.	
10	ARROWWOOD VIBURNUM	<i>Viburnum dentatum</i>	36" Hgt.	B4B	
24	GOLD TIDE FORSYTHIA	<i>Forsythia 'Courtasol'</i>	24" Hgt.	Cont.	
PERENNIALS / GROUNDCOVER					
100	HAPPY RETURNS DAYLILY	<i>Hemerocallis 'Happy Returns'</i>	1 Gal.	Cont.	
40	BIG BLUE LILYTURF	<i>Liriope muscaris</i> 'Big Blue'	1 Gal.	Cont.	
18	LITTLE BUNNY FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i> 'Little Bunny'	1 Gal.	Cont.	



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 614-486-3343

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P4	8	VP-L-80NB-180-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	20566.21	0.9	180
	P4A	0	VP-L/96NB-395/4K/T4/UNV	VIPER ENHANCED	C-70-CRI DATA SHOWN IS ABSOLUTE	1	35093.08	0.9	394.5
	P5	1	VP-L-80NB-180-5K-T5W	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 15.01501	1	20292.51	0.9	180
	D	0	VP-L/96NB-395/4K/T4/UNV	VIPER ENHANCED	C-70-CRI DATA SHOWN IS ABSOLUTE	1	35093.08	0.9	789
	P3	0	VP-L-80NB-235-4K-T3	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 15.0518	1	21732.62	0.9	235
	P4	2	VP-L-80NB-180-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	20566.21	0.9	360
	P2	6	VP-L-80NB-180-5K-T2	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 2,998	1	18888.36	0.9	180
	W3	4	VP-L-80NB-235-4K-T3	LARGE VIPER w/ WB WALL BRACKET	C-70-CRI DATA SHOWN IS SCALED FROM 15.0518	1	21732.62	0.9	235



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20 FUTURE CAR	+	1.6 fc	2.8 fc	0.7 fc	4.0:1	2.3:1
20 FUTURE CAR	+	1.7 fc	6.0 fc	0.6 fc	10.0:1	2.8:1
40 CAR PARKING	+	1.4 fc	5.9 fc	0.5 fc	11.8:1	2.8:1
60 CAR PARKING	+	2.4 fc	10.0 fc	0.8 fc	12.5:1	3.0:1
Drive 1	+	1.9 fc	4.1 fc	0.5 fc	8.2:1	3.8:1
DRIVE 2	+	1.8 fc	2.9 fc	1.4 fc	2.1:1	1.3:1
Drive 3	+	2.1 fc	4.9 fc	0.5 fc	9.8:1	4.2:1
FENCED IN AREA	+	1.9 fc	7.0 fc	0.9 fc	7.8:1	2.1:1

PROPOSED PHOTOMETRIC SITE PLAN

1
PM-1

1" = 30'-0"



855 grandview ave.
suite 295
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fax: 614.487.8777

COLUMBUS JACK/REGENT
SCHEMATIC DESIGN
GROVE CITY, OHIO



PM-1

NOVEMBER 30, 2016

