

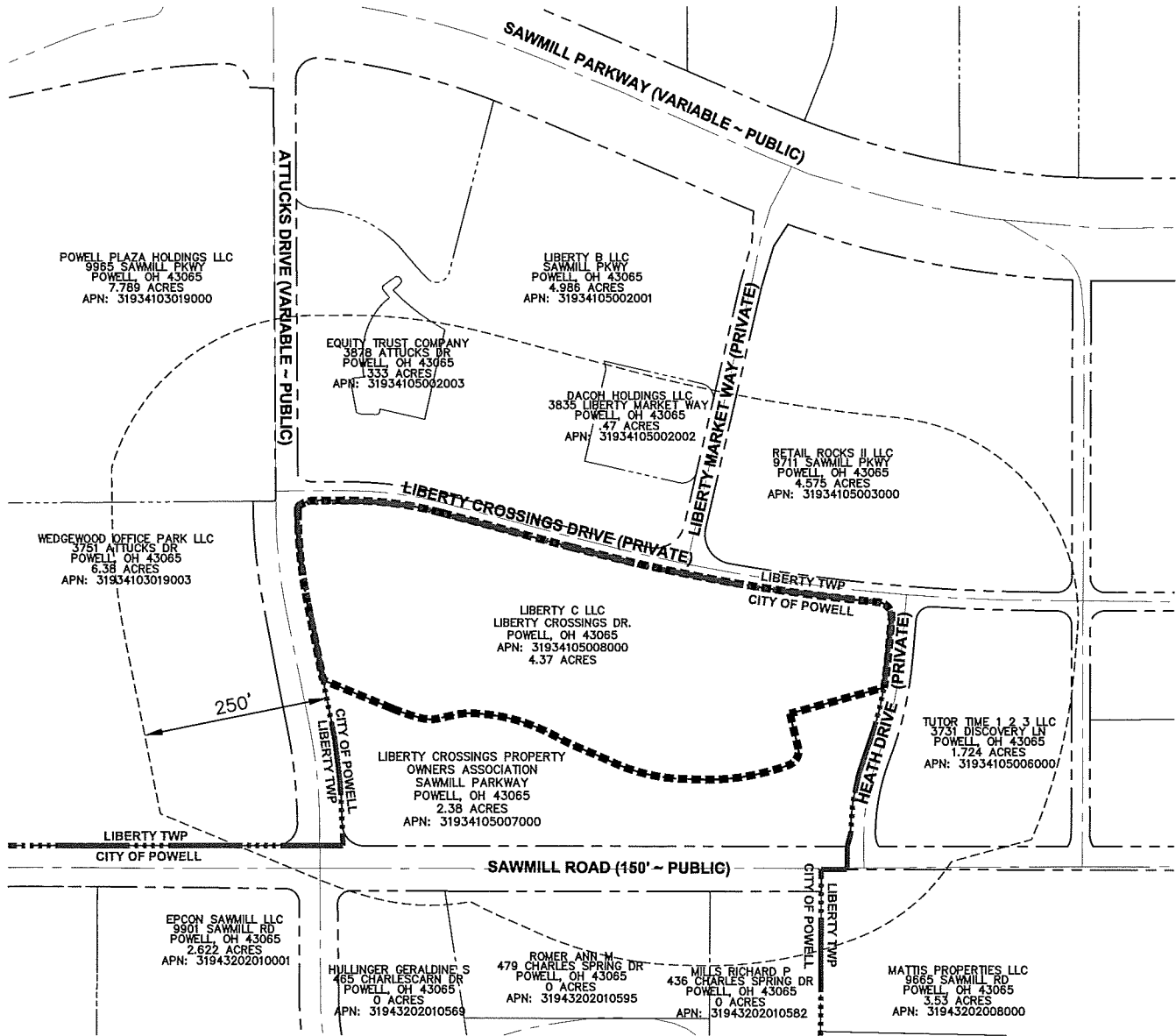
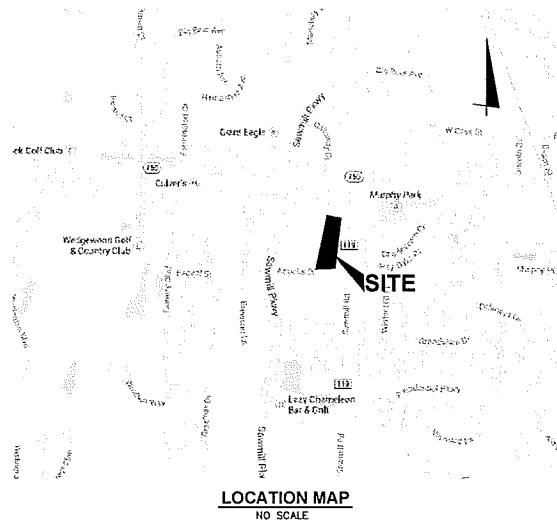
CITY OF POWELL  
ORDINANCE 2015-37  
EXHIBIT A

# SPECTRUM

## ASSISTED LIVING

### CITY OF POWELL, OHIO

# FINAL DEVELOPMENT PLAN



VICINITY MAP



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### LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE, STATE OF OHIO, DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, IN FARM LOT 11, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 19 WEST, UNITED STATES MILITARY LANDS AND BEING ALL OF LOT 5125, AS THE SAME IS NUMBERED AND DELINEATED ON PLAT OF SUBDIVISION OF BIG BEAR FARMS SECTION 10, LOT 4615, DIVISION #1, OF RECORD IN PLAT CABINET 4, SLIDES 8-8A, OFFICIAL RECORD 856, PAGE 1086 - 1087, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

### FLOOD NOTE

By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel Nos. 39041C0237K and 39041C0239K, with an effective date of June 17, 2008, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

### CURRENT USE OF SITE:

SITE IS VACANT WITH EXISTING UNDERGROUND UTILITIES.

### DEVELOPER

SPECTRUM RETIREMENT COMMUNITIES  
200 SPRUCE STREET, SUITE 200  
DENVER, CO 80230  
303-360-8812

### CIVIL ENGINEER

ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAHANNA, OHIO 43230  
614-428-7750

### CITY OF POWELL

DAVID BETZ  
47 HALL STREET  
POWELL, OH 43065  
614-885-5380 EXT 1033 BETZ EXT 1031 FISCHER  
DBETZ@CITYOFPOWELL.US  
EFISCHER@CITYOFPOWELL.US

### SURROUNDING OWNERS WITHIN 250'

TUTOR TIME 1 2 3 LLC 3731 DISCOVERY LANE POWELL, OH 43065	POWELL PLAZA HOLDINGS LLC 9965 SAWMILL PKWY. POWELL, OH 43065
MATTIS PROPERTIES LLC 9721 SAWMILL RD. POWELL, OH 43065	LIBERTY B LLC SAWMILL PKWY. POWELL, OH 43065
BELL LESLIE J. 432 CHARLES SPRING DR. POWELL, OH 43065	EQUITY TRUST COMPANY 3878 ATTUCKS DR. POWELL, OH 43065
HART ROSEMARY 463 CHARLES SPRING DR. POWELL, OH 43065	DACOH HOLDINGS LLC 3835 LIBERTY MARKET WAY POWELL, OH 43065
ADRIETTI SAMUEL D. 481 CHARLES SPRING DR. POWELL, OH 43065	RETAIL ROCKS II LLC 9711 SAWMILL PKWY., STE. A POWELL, OH 43065
EPCOR SAWMILL LLC 9901 SAWMILL RD. POWELL, OH 43065	
WEDGEWOOD OFFICE PARK LLC 3751 ATTUCKS DR. POWELL, OH 43065	

PLAN PREPARED BY:  
422 Beecher Road  
Gahanna, Ohio 43230  
PH 614-428-7750  
FAX 614-428-7750  
ADVANCED CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:  
CITY OF POWELL / DELAWARE COUNTY, OHIO  
ASSISTED LIVING COMMUNITY  
FINAL DEVELOPMENT PLAN  
FOR  
SPECTRUM RETIREMENT COMMUNITIES, LLC.  
TITLE SHEET

Issue Dates:  
Date: 07/28/15  
Scale: AS NOTED  
Drawn By: STB  
Checked By: JOW  
Project Number:  
14-0005-565  
Drawing Number:  
1 / 7

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GENERAL NOTES

THE REQUIREMENTS OF THE CITY OF POWELL, TOGETHER WITH LATEST SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CITY OF COLUMBUS & OHIO EPA PERMIT NO. OH0000002, INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

THE CONTRACTOR AND SUB-CONTRACTOR 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 THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY.

THE CITY OF POWELL AND/OR ENGINEER ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE UNDERGROUND FACILITIES SHOWN ON THE PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT.

THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION.

THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES (1-800-362-2764) 72 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 203, EXCAVATION, THE REMOVAL AND DISPOSAL OF DESIGNATED TREES, BRUSH AND STUMPS WITHIN THE LIMITS OF THE WORK.

CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL AND 1.5' VERTICAL SEPARATION BETWEEN SANITARY AND STORM SEWERS AND WATERLINES.

SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

CONDUIT SLEEVES FOR NATURAL GAS CROSSING SHALL BE INSTALLED AS A PART OF THIS PLAN. COLUMBIA GAS WILL PROVIDE 2" P-V-C. IT SHALL BE INSTALLED AT A MINIMUM DEPTH OF 36" BELOW GRADE. NOTIFY GAS COMPANY A MINIMUM OF ONE WEEK PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

THE FOLLOWING UTILITIES AND/OR OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT AND MAY NOT SUBSCRIBE TO A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. CONTRACTOR SHALL CONTACT EACH OF THE FOLLOWING UTILITY OWNER'S 48 HOURS PRIOR TO CONSTRUCTION IN THE VICINITY OF THEIR UTILITIES.

WATER MAINS	STORM SEWERS/TRAFFIC SIGNALS	SANITARY SEWERS
DEL-CO WATER COMPANY, INC. 8658 OLDFATHERY RIVER ROAD DELAWARE, OH 43015 (740) 548-7746	CITY OF POWELL 60 CHANNING STREET POWELL, OH 43065 (614) 885-9820, ATTN: CHRIS HUBER	DELAWARE COUNTY SANITARY ENGINEER 17 HALL STREET DELAWARE, OH 43015 (740) 833-2240
ELECTRIC	TELEPHONE	CABLE TV
AMERICAN ELECTRIC POWER 1650 TECH CENTER DR GAHANNA, OHIO 43230 (600) 672-2231	AT&T 150 E. GAY ST. COLUMBUS, OHIO 43215 (614) 223-8701	TIME WARNER CABLE 1266 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 664-9103
	GAS	INSIGHT COMMUNICATIONS 3770 E. LIVINGTON AVE. COLUMBUS, OHIO 43220 (614) 238-1200
	COLUMBIA GAS OF OHIO, INC. 1600 DUBLIN RD. COLUMBUS, OHIO 43215 (614) 481-1000	WIDE OPEN WEST 2660 WINCHESTER PIKE COLUMBUS, OHIO 43232 (614) 238-3931

ANY MODIFICATION TO THE WORK SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

ALL STORM SEWERS SHALL BE AS HEREINAFTER SPECIFIED, UNLESS OTHERWISE NOTED ON THE PLANS: (1) ALL SIZES OF STORM SEWER LOCATED WITHIN OR ACROSS PROPOSED OR EXISTING PAVEMENT AREAS SHALL BE TYPE "B" CONDUIT. (2) STORM SEWERS LOCATED OUTSIDE PAVEMENT AREAS SHALL BE TYPE "A", TYPE "C", "B" & "C" CONDUIT SHALL HAVE JOINTS AS PER STATE OF OHIO SPECIFICATIONS 611.08. ALL CONDUIT WITHIN PUBLIC R/W SHALL BE TYPE "B" CONDUIT (ITEM 611.02) REINFORCED CONCRETE PIPE (ITEM 705.02).

ALL STORM SEWER WITHIN THE PUBLIC R/W, UNDER PAVED AREAS, OR WITHIN THE INFLUENCE OF PAVED AREAS SHALL BE BEDDING PER C.O.C. ITEM 901.11, TYPE I AND SHALL BE BACKFILLED PER C.O.C. ITEM 912, COMPACTED GRAHULAR BACKFILL. ALL OTHER STORM SEWER SHALL BE BEDDING PER C.O.C. ITEM 901.11, TYPE I AND SHALL BE BACKFILLED PER C.O.C. ITEM 911, COMPACTED BACKFILL.

ALL PIPES OUTSIDE THE RIGHT-OF-WAY SHALL HAVE A COVER OF 1.5 FEET MINIMUM. WHEREVER THIS IS NOT THE CASE, EMBANKMENT SHALL BE PLACED TO PROVIDE A MINIMUM COVER. POSITIVE DRAINAGE SHALL BE MAINTAINED.

ALL ROCK CHANNEL PROTECTION SHALL HAVE APPROPRIATE BEDDING (WITH FILTER FABRIC) BEFORE PLACEMENT, PER ITEM 601.

THE CONTRACTOR SHALL REFERENCE ALL IRON PINS AND MONUMENTS BEFORE EXCAVATING AT OR NEAR IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED SURVEYOR AT THE COMPLETION OF THE PROJECT OR AT THE DIRECTION OF THE ENGINEER AND AT NO EXPENSE TO THE PROPERTY OWNER OR THE CITY.

EXISTING UTILITIES  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN FROM THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST SEVEN (7) DAYS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE THE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATING OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT IN ORDER THAT THE DEVELOPER'S ENGINEER MAY DETERMINE THE EXACT ELEVATION AND MAKE ANY NECESSARY ADJUSTMENTS. COST OF THE ABOVE SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS IN THE CONTRACT.

PRE-CONSTRUCTION MEETING  
A PRE-CONSTRUCTION CONFERENCE WITH A REPRESENTATIVE OF THE OWNER, THE CITY, THE ENGINEER, THE PRINCIPLE CONTRACTOR AND ALL AVAILABLE SUB-CONTRACTORS WILL BE HELD, AT THE CITY ENGINEERS OFFICE, PRIOR TO THE START OF CONSTRUCTION.

RIGHT-OF-WAY  
IN ADDITION TO 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 CODE OF APPLICABLE GOVERNING AGENCY. THE COST OF THE OPERATIONS NECESSARY TO FULFILL SUCH REQUIREMENTS SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS IMPROVEMENT ITEMS UNLESS SPECIFIC PROVISION IS MADE IN THE CONTRACT SPECIFICATIONS.

CONSTRUCTION NOISE  
ACTIVITIES AND LAND USE ADJACENT TO THIS PROJECT MAY BE AFFECTED BY CONSTRUCTION NOISE. IN ORDER TO MINIMIZE ANY AVOIDABLE CONSTRUCTION NOISE IMPACTS, ANY POWER OPERATED CONSTRUCTION-TYPE DEVICE SHALL NOT BE OPERATED BETWEEN THE HOURS OF 7PM AND 7AM MONDAY THRU FRIDAY, 7PM FRIDAY TO 8AM SATURDAY, AND 7PM SATURDAY TO 12PM SUNDAY. IN ADDITION, ANY SUCH DEVICE SHALL NOT BE OPERATED AT ANY TIME IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.

CONDITIONAL OCCUPANCY  
PRIOR TO CONSIDERATION FOR CONDITIONAL OCCUPANCY, THE DEVELOPER/OWNER SHALL PROVIDE THE CITY OF POWELL WITH AN AS-BUILT SURVEY OF IMPROVEMENTS, INCLUDING THE STORMWATER MANAGEMENT SYSTEM, ALL CRITICAL SPOT ELEVATION DEPICTING THE OVERLAND MAJOR STORM ROUTINGS FUNCTION PER THE APPROVED PLAN AND AS INTENDED AND THE REQUIRED STORMWATER DETENTION VOLUME HAS BEEN PROVIDED.

ADA  
CONTRACTOR IS SOLELY RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT FOR SITE ACCESSIBILITY.

ITEM 616 - DUST CONTROL, AS PER PLAN  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL MEASURES IN ACCORDANCE WITH ODOT ITEM 616. DUST CONTROL OPERATIONS SHALL BE PERFORMED ON A PERIODIC BASIS AND/OR AS DIRECTED BY THE CITY TO ALLEVATE OR PREVENT THE DUST HUSANACE ORIGINATING WITHIN THE PROJECT WORK LIMITS. CALCIUM CHLORIDE ON AREAS TO BE SEEDD AND MULCHED WILL NOT BE PERMITTED. THE COST OF THE DUST CONTROL MEASURES SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT IMPROVEMENT.

WORK LIMITS  
THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.

RESTORATION/CLEAN UP  
IT IS THE INTENT OF THE CITY TO KEEP INCONVENIENCE TO THE PROPERTY OWNERS TO AN ABSOLUTE MINIMUM. ALL WORK IS TO CONTINUE ON A UNIFORM BASIS AND ON SCHEDULE, PARTICULARLY THE RESTORATION AND CLEAN UP OF DISTURBED AREAS AFTER CONSTRUCTION.

ANY DIRT, SEDIMENT, OR MUD DEPOSITED ON STREETS ON OR OFF THE PROJECT SITE SHALL IMMEDIATELY BE CLEANED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.

THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT HIS/HER EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE.

ALL FENCES, SIGNS, DRAINAGE STRUCTURES, LANDSCAPING INCLUDING AREAS, ETC. REMOVED, DISTURBED OR DAMAGED DURING WORK UNDER THE CONTRACT SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. PAYMENT FOR THE SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS IMPROVEMENT ITEMS.

NON-RUBBER Tired VEHICLES  
NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON PUBLIC STREETS. EXCEPTIONS MAY BE GRANTED BY THE CITY ENGINEER WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER.

UTILITY RELOCATION  
EXISTING UTILITY FACILITIES, WHICH ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENT, WILL BE RELOCATED BY THE OWNERS OF THE UTILITIES. THE CONTRACTOR MAY INSTALL DRAINAGE BILETS, MANHOLES, OR CONDUIT WHERE THE INSTALLATION IS OUTSIDE EXISTING PAVEMENT OR WHERE LATERAL STREET CROSSINGS CAN BE ACCOMPLISHED WITH THE STANDARD LANE CLOSURE AS PER MT-87.10, MT-87.11 AND FIGURE C-18 OF THE OUTSIDE. ALL LANES SHOWN AS OPERATIONAL IN THE APPROPRIATE MAINTENANCE PHASE SHALL BE OPEN TO TRAFFIC 6:00 AM TO 9:00 AM & 3:00 PM TO 7:00 PM MONDAY THRU FRIDAY. ALL TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLACED DURING NON-WORKING HOURS.

ITEM 203: EXCAVATION NOT INCLUDING EMBANKMENT, AS PER PLAN

REMOVAL AND DISPOSAL OF TOPSOIL ON THIS PROJECT HAS BEEN INCLUDED WITHIN ITEM 203-EXCAVATION NOT INCLUDING EMBANKMENT, CONSTRUCTION, AS PER PLAN. THE CONTRACTOR MAY REUSE OR STOCKPILE THE TOPSOIL ON SITE FOR FUTURE WORK AT THE CONTRACTOR'S EXPENSE. ALL MATERIAL EXCAVATED FOR CONSTRUCTION INCLUDING TOPSOIL AND DEBRIS SHALL BE INSTALLED AND MAINTAINED UNTIL DISPOSAL IS COMPLETE AND THE DISPOSAL SITE PERMANENTLY STABILIZED. EXCAVATED ARE TO BE REUSED WITHOUT PRIOR WRITTEN PERMISSION BY THE ENGINEER.

PLEASE NOTE THAT THE CITY OR OWNER SHALL NOT ENTER INTO ANY CONTRACTS WITH THE CONTRACTOR OR PRIVATE OWNER FOR THE DISPOSAL OF MATERIALS. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES DONE TO PRIVATE PROPERTY WITHIN OR OUTSIDE OF THE PROJECT LIMITS DURING DISPOSAL.

ALL MATERIALS TO BE DISPOSED OF OFF-SITE MUST BE DISPOSED OF IN AN ENVIRONMENTALLY SOUND MANNER IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS. NO EXCESS MATERIAL ARE TO BE DISPOSED OF IN ANY WETLAND, FLOOD PLAIN, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS. EROSION CONTROL MEASURES AT THE DISPOSAL SITE MUST BE INSTALLED AND MAINTAINED UNTIL DISPOSAL IS COMPLETE AND THE DISPOSAL SITE PERMANENTLY STABILIZED. THE ACQUISITION OF THIS SITE IS THE CONTRACTOR'S RESPONSIBILITY. NO SEPARATE PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OVER EXCAVATE AND DISPOSE OF ANY UNUSABLE OR UNSUITABLE MATERIAL DENEED NECESSARY TO OBTAIN ACCEPTABLE SUB-GRADE COMPACTION, BY THE GEOTECHNICAL ENGINEER AND AN ACCEPTABLE PROOF ROLL.

PROVISIONS HAVE BEEN ESTABLISHED TO ACCOMMODATE UNSUITABLE SUB-GRADE AND PREPARATION OF SUB-GRADE SHALL ACCORD WITH 203 CANAL AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS SHALL SUPERSEDE THE REQUIREMENTS OF THE SUBDIVISION CONSTRUCTION STANDARDS MANUAL WHEREVER DISCREPANCIES OCCUR.

ITEM 203: EXCAVATION OF SUBGRADE 100 C.Y.  
ITEM 203: GRAHULAR EMBANKMENT 100 C.Y.  
ITEM SPECIAL: GEOTEXTILE FABRIC 100 C.Y.

CLEARING AND GRUBBING  
ALL TREE AND STUMP REMOVAL WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNDER THE LUMP SUM BID FOR ITEM 201, CLEARING AND GRUBBING.

SEEDING AND MULCHING  
SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL WITHIN THE CONSTRUCTION LIMITS. FOR AREAS WITHIN THE RIGHT-OF-WAY, SEEDING AND MULCHING SHALL BE APPLIED AND RESTORED TO THE SATISFACTION OF THE CITY ENGINEER. SEEDING AND MULCHING SHALL BE REVIEWED IN DRAINAGE FACILITIES BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE IS MADE BY THE ENGINEER, REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR.

AN INSPECTION SHALL BE MADE OF ALL EXISTING SEWERS THAT MAY BE AFFECTED BY THIS PROJECT. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATION.

ALL NEW CONDUITS, BILETS, CATCH BASINS, AND MANHOLES CONSTRUCTED, AS A PART OF THE PROJECT, SHALL BE FREE OF ALL FORDON MATTER AND IN A CLEAN CONDITION BEFORE THE PROJECT WILL BE ACCEPTED BY THE ENGINEER.

ALL EXISTING SEWERS INSPECTED INITIALLY BY THE ABOVE MENTIONED PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION REASONABLY COMPARABLE TO THAT DETERMINED BY THE ORIGNAL INSPECTION. ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER AND ENGINEER.

PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 611 CONDUIT ITEMS.

CONDUIT END TREATMENT  
IMMEDIATELY AFTER COMPLETION OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE BIPRAP, ROCK CHANNEL PROTECTION, SODDING, ETC.

MAINTAIN DRAINAGE  
DRAINAGE IN ALL SEWERS, DRAINS, FIELD TIES, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS/HER OWN COST AND EXPENSE TO A CONDITION SATISFACTORY TO THE CITY ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY AND CITY ENGINEER'S OFFICE OF ANY AND ALL SUCH DISTURBANCES.

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

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 EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUB-DRAIN, STORM SEWER SYSTEM, OR OUTLETED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRUTUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK IS TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS IMPROVEMENT ITEMS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY ENGINEER'S OFFICE OF ANY AND ALL SUCH DISTURBANCES. ALL WORK SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.

ITEM SPECIAL- MAILBOX SUPPORT  
THIS SHALL CONSIST OF FURNISHING AND ERECTING MAILBOX SUPPORTS AND ANY ASSOCIATED MOUNTING HARDWARE IN ACCORDANCE WITH PLAN DETAILS, AND ATTACHING AN OWNER-SUPPLIED MAILBOX AT LOCATIONS SPECIFIED IN THE PLAN, OR OTHERWISE ESTABLISHED BY THE ENGINEER.

WOOD POSTS SHALL BE NOMINAL 4" BY 4" SQUARE OR 4 1/2" DIAMETER ROUND, AND CONFORM TO 710.14.

STEEL POSTS SHALL BE NOMINAL PIPE SIZE 2" I.D. AND CONFORM TO AASHTO M 181.

HARDWARE (PLATES, SCREWS, BOLTS, ETC.) SHALL BE COMMERCIAL-GRADE GALVANIZED STEEL.

POSTS SHALL BE SET PER THE FIRST PARAGRAPH OF 606.03, AND SHALL IN NO INSTANCE BE ENCASED IN CONCRETE.

SUPPORT HARDWARE SHALL ACCOMMODATE EITHER A SINGLE OR A DOUBLE MAILBOX INSTALLATION, AND NO MORE THAN TWO BOXES MAY BE MOUNTED ON SINGLE POST. THE MAILBOX SHALL BE SECURED AND NEARLY ATTACHED BY THE CONTRACTOR TO THE NEW SUPPORT. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ATTACHMENT HARDWARE (NUTS, BOLTS, PLATES, SPACERS, AND WASHERS) AS NECESSARY TO ACCOMMODATE THE COMPLETE INSTALLATION.

IN THE ABSENCE OF A NEW BOX SUPPLIED BY THE OWNER, THE CONTRACTOR SHALL SALVAGE THE EXISTING BOX AND PLACE IT ON THE NEW SUPPORT. DUE CARE SHALL BE EXERCISED IN SUCH AN OPERATION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY BOX DAMAGED BY IMPROPER HANDLING ON HIS/HER PART, AS JUDGED AND DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL POST MASTER REGARDING THE TIMING OR THE MOVEMENT OF ANY MAILBOX TO A NEW LOCATION.

PAYMENT UNDER THIS ITEM SHALL BE LIMITED TO FINAL PERMANENT INSTALLATIONS. TEMPORARY INSTALLATIONS SHALL BE IN ACCORDANCE WITH 107.10. HOWEVER, THE SAME MATERIAL AND SIZE LIMITATIONS AS FOR PERMANENT INSTALLATIONS SHALL APPLY.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING MAILBOX AND SUPPORTS, OFF SITE. COST INCLUDED WITH ITEM SPECIAL MAILBOX REMOVED, AS PER PLAN.

THE CONTRACTOR SHALL RELOCATE THE EXISTING MAILBOX AND PROVIDE A NEW SUPPORT, PER ITEM SPECIAL MAILBOX SUPPORT. COST INCLUDED WITH ITEM SPECIAL MAILBOX RELOCATED, AS PER PLAN.

STORM SEWER

STORM SEWER ITEMS ARE TO BE PER O.D.O.T., CITY OF COLUMBUS AND CITY OF POWELL STANDARDS, AS APPLICABLE.

THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 611, ALL TRENCHING, BACKFILLING PER PLAN, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, AND STUMPS WITHIN THE AREA OF EXCAVATION OF THE TRENCH.

UNLESS OTHERWISE NOTED ON THE PLANS, STORM SEWERS SHALL BE AS HEREINAFTER SPECIFIED.

ALL PIPE OUTSIDE THE RIGHT-OF-WAY SHALL HAVE A COVER OF 2.0 FEET MINIMUM. WHEREVER THIS IS NOT THE CASE, EMBANKMENT SHALL BE PLACED TO PROVIDE A MINIMUM COVER.

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

ALL FIELD TILE ENCOUNTERED ON THE SITE MUST BE REPAIRED OR REPLACED AND CONNECTED TO THE PROPOSED STORM SYSTEM. COST TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS SEWER ITEMS.

CONTRACTOR SHALL NOTIFY THE CITY OF POWELL ENGINEER'S OFFICE WHENEVER SUCH FIELD TILES ARE ENCOUNTERED AND ALL PERMANENT WORK SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.

STORM STRUCTURES SHALL BE PRECAST ONLY. GRATES AND CASTINGS SHALL BE FACTORY PAINTED WITH ASPHALTIC BLACK PAINT.

OPEN-CUTTING OF ANY EXISTING PAVED AREA IS EXPRESSLY PROHIBITED.

TRAFFIC MAINTENANCE

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

TRAFFIC MAINTENANCE

THE SAFETY OF PEDESTRIAN TRAFFIC SHALL BE CONSIDERED AT ALL TIMES IN THE PROVISION OF THE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS AND NOTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LIGHTS, SIGNS, BARRICADES AND OTHER DEVICES TO WARN OF, AND PHYSICALLY SEPARATE, THE PEDESTRIAN FROM HAZAROUS INCIDENTAL TO THE CONSTRUCTION OPERATIONS SUCH AS ANCHOR BOLTS OPEN EXCAVATIONS, ETC.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. STEADY-BURNING TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

VEHICULAR AND PEDESTRIAN ACCESS TO ALL PROPERTY PARCELS ABUTTING THE PROJECT SHALL BE MAINTAINED AT ALL TIMES, AS APPLICABLE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITIES WITH THE CITY ENGINEER AND WITH THE OWNERS OF ABUTTING PROPERTIES IN ADVANCE OF ANY OPERATIONS WHICH AFFECT ACCESS.

PAYMENT FOR ALL TRAFFIC MAINTENANCE ITEMS SHALL BE INCLUDED WITH THE LUMP SUM PRICE BID FOR ITEM 614, MAINTENANCE OF TRAFFIC.

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

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

ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON-WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON-WORKING HOURS. CLEAN-UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

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

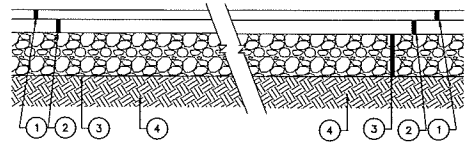
DEL-CO WATER COMPANY  
GENERAL NOTES FOR WATER LINE CONSTRUCTION

- GENERAL NOTES AS MODIFIED BY DEL-CO AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS SHALL SUPERSEDE THE REQUIREMENTS OF THE SUBDIVISION CONSTRUCTION STANDARDS MANUAL WHEREVER DISCREPANCIES OCCUR.
- STANDARD GENERAL NOTES:
  - WATER LINE DESIGN, MATERIALS, AND INSTALLATION METHODS SHALL CONFORM TO APPLICABLE SECTIONS OF THE RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES STANDARDS), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE DEL-CO WATER SUBDIVISION CONSTRUCTION STANDARDS MANUAL. CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARDS AND HAVE IN HIS POSSESSION AT ALL TIMES DURING CONSTRUCTION. COORDINATE WORK WITH DEL-CO WATER (740) 548-7746.
  - WATER MAINS SHALL BECOME THE OWNERSHIP OF DEL-CO WATER UPON FINAL ACCEPTANCE.
  - WATER LINE CONSTRUCTION PLANS ARE APPROVED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE APPROVAL LETTER OR SIGNED PLANS. IF CONSTRUCTION HAS NOT STARTED WITHIN ONE YEAR OF THE DATE OF APPROVAL, PLANS SHALL BE RESUBMITTED TO DEL-CO WATER COMPANY FOR APPROVAL.
- WATER LINE CONSTRUCTION:
  - WATER LINES SHALL BE NSF 61 APPROVED, AND COMPLIANT WITH ASTM D2241 & OHIO EPA ENR-08-001 STANDARDS.
  - USE THE FOLLOWING TYPE AND CLASS OF PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
    - 2-INCH WATER LINE PIPE: CLASS 200 SDR 21 VIOLENE PVC (RESTRAINED JOINT).
    - 4-INCH WATER LINE PIPE: CLASS 200 SDR 21 PVC.
    - 6-INCH TO 12-INCH WATER LINE PIPE: CLASS 160 SDR 26 PVC.
    - 16-INCH AND LARGER WATER LINE PIPE: AWWA C151 CLASS 52 DIP.
    - 4-INCH PIPE AND LARGER WATER LINE PIPE SERVICE: AWWA C900 OR 18 (180 PS) PVC.
    - ALL SIZES OF DEL-CO-OWNED WATER LINES USED ON MASTER WATER PROJECTS: CLASS 200 SDR 21 PVC.
  - ALL FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO AWWA C153.
  - ALL VALVES SHALL BE MECHANICAL JOINT CONFORMING TO AWWA WITH AISI 304 STAINLESS STEEL EXTERNAL HARDWARE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT-SEATED GATE VALVES PER AWWA C509 AND VALVES 16-INCH AND LARGER SHALL BE PRATT GROUNDHOG BUTTERFLY VALVES PER AWWA C509.
  - PROVIDE HEAVY-DUTY VALVE BOXES ON ALL HOT-TAPS AND AT VALVES LOCATED UNDER GRAVEL OR PAVEMENT SURFACES.
  - TOP OF VALVE BOX SHALL BE FLUSH WITH FINISHED GRADE IN PAVED AREAS, AND 4 INCHES ABOVE FINISHED GRADE IN NON-PAVED AREAS.
  - CROSSES SHALL NOT BE USED WITHOUT APPROVAL OF DEL-CO WATER COMPANY.
  - MAINTAIN A MINIMUM 10-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL SEPARATION BETWEEN WATER LINES AND SANITARY AND STORM SEWERS.
  - ALL OTHER BURIED UTILITIES SHALL MAINTAIN A MINIMUM 5-FOOT HORIZONTAL SEPARATION, AND 2-FOOT VERTICAL SEPARATION FROM THE CENTERLINE OF WATER LINES AS FINALLY LAID AND CONSTRUCTED.
  - PROVIDE CONCRETE THRUST BLOCKING FOR ALL FITTINGS, VALVES, ANCHOR TEES, AND HYDRANTS. STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
  - PLACE A 5-FOOT STEEL FENCE POST OR 4"x4" WOOD POST AT VALVES AND THE ENDS OF LINES. PAINT BLUE.
  - TRACER WIRE:
    - INSTALL COPPERHEAD® OR EQUAL 12-GAUGE HIGH STRENGTH 452LB BREAK STRENGTH 30 MIL HOPE JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAIN AND SERVICE LINES INSTALLED BY THE CONTRACTOR.
    - INSTALL COPPERHEAD® OR EQUAL 12-GAUGE EXTRA HIGH STRENGTH 1150LB BREAK STRENGTH 45 MIL HOPE JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAIN AND SERVICE LINES INSTALLED BY THE CONTRACTOR.
    - FASTEN WIRE TO PIPE IN TWO PLACES PER PIPE SECTION. EXTEND TRACER WIRE TO GROUND SURFACE AT ALL VALVES AND HYDRANTS AS SHOWN IN THE DEL-CO STANDARD DETAIL. SPLICE WIRES USING COPPERHEAD® LSC12-BLUE, OR PRO-TRACE® #73901 WEATHERPROOF UNDERGROUND WIRE CONNECTORS.
    - CONNECT ALL SERVICE LINE WIRES TO MAIN LINE WIRES USING DURATRACE™ PART #3WB-01 (BLUE), COPPERHEAD® LSC12-BLUE, OR PRO-TRACE® #73901 WEATHERPROOF UNDERGROUND WIRE CONNECTORS.
  - CONTRACTOR SHALL TEST THE CONTINUITY OF ALL WIRE USING A THIRD-PARTY TESTER.
- CONTRACTOR SHALL CONTACT DEL-CO'S INSPECTION DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO TEST.
  - TESTER SHALL SEND A SIGNED REPORT TO DEL-CO WATER INSPECTION DEPARTMENT AFFIRMING ALL WIRE HAS CONTINUITY.
  - CONTRACTOR SHALL REPAIR ALL DEFICIENCIES.
- WATER SERVICE CONSTRUCTION (BETWEEN MAIN LINE AND METER PIT):
  - ALL WATER SERVICES SHALL BE CONSTRUCTED AND INSTALLED PER AWWA C800.
  - FOR METERS 1-INCH AND SMALLER, USE 1-INCH CLASS 200 SDR 7 IRON PIPE SIZE (IPS) POLYETHYLENE PIPE.
  - CONNECTIONS TO PVC PIPE SHALL BE MADE WITH APPROVED TAPPING SADDLE AND CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
  - CONNECTIONS TO DIP SHALL BE BY DIRECT TAP OR SADDLE AND APPROVED CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
  - PROVIDE A CURB STOP WITH 1-INCH FEMALE IRON PIPE THREADS ON THE CUSTOMER SIDE AT THE END OF SERVICE LINES. LOCATE AT ROW, BUT AT A MINIMUM OF 10 FEET FROM EDGE OF SIDEWALK.
  - ALL SERVICE LINE VALVES 1/2-INCH AND LARGERS SHALL BE MECHANICAL JOINT GATE VALVES, RESTRAINED WITH DUCT-LUGS AND GALVANIZED ALL THREAD ROD OR ANCHOR TEES WHERE APPLICABLE.
  - MINIMUM DEPTH OF COVER SHALL BE 48 INCHES.
  - PLACE A 5-FOOT STEEL FENCE POSTS OR 4"x4" WOOD POST AT THE ENDS OF ALL SERVICE LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SPECIAL BACKFILL MATERIAL FOR ALL LINES, INCLUDING THOSE INSTALLED BY DEL-CO WATER CO. INC., WHERE REQUIRED BY THE COUNTY OR CITY ENGINEER.
  - FIRE HYDRANTS:
    - FIRE HYDRANTS SHALL CONFORM TO AWWA C502 FOR DRY BARREL HYDRANTS.
    - MAIN VALVE: 5.25-INCH COMPRESSION.
    - NOZZLES:
      - THREADING: CONFORM TO NFPA NATIONAL STANDARD FIRE HOSE THREADS.
      - 4.5-INCH STEAMER, EXCEPT IN THE FOLLOWING LOCATIONS PROVIDE AN INTEGRAL STORZ CONNECTION: HARRINGTON, HENRY, HENRICH, BERLIN, CONCORD, GERMANTOWN, GERMANTOWN, LIBERTY, ORANGE, PORTER, TRENTON, AND SCOTIO TOWNSHIPS; CITY OF POWELL, AND THE VILLAGES OF SUNBURY AND CALEHA.
      - TWO 2.5-INCH HOSE CONNECTIONS.
    - INLET CONNECTION: 6-INCH MECHANICAL JOINT.
    - OPERATING NUT: 1.5-INCH PENTAGON, TURN COUNTERCLOCKWISE TO OPEN.
  - EXTENSIONS AND ADDITIONS SHALL BE MANUFACTURED BY THE ORIGINAL EQUIPMENT MANUFACTURER.
  - APPROVED MANUFACTURERS: WILCOX SUPER CENTURION 200, AMERICAN FLOW CONTROL, B-84-B, CLOW MEDALLION, M&M MODEL 128M, AVE NOSTALGIC 2780, OR KENNEDY GUARDIAN K81D.
  - PAINTING: REPAINT ALL HYDRANTS AFTER INSTALLATION PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL, SECTION 02731, PART 2.06.
  - LIBERTY TOWNSHIP: POWELL, AND VILLAGE OF SUNBURY: SAFETY RED.
  - OTHER TOWNSHIPS: SAFETY YELLOW.
  - FIRE HYDRANTS LOCATED ON PRIVATE WATER LINES SHALL BE PAINTED INDUSTRIAL GREEN.
  - DISINFECT ALL WATER LINES IN ACCORDANCE WITH AWWA C651 AND DEL-CO SPECIFICATIONS.
- ALL PIPE INSTALLATION AND PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C600 FOR PLASTIC PIPE, AND DEL-CO SPECIFICATIONS.
  - CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO PERFORM PRESSURE TEST.
  - SCHEDULE TEST BETWEEN 8:00 AM AND 2:00 PM WEEKDAYS. NOTIFY DEL-CO 24 HOURS PRIOR TO TEST.
- OBTAIN WRITTEN APPROVAL OF MATERIAL AND MANUFACTURERS LIST FROM DEL-CO WATER PRIOR TO BEGINNING CONSTRUCTION.
- PROVIDE CASING PIPE FOR ALL ROAD CROSSINGS UNLESS OTHERWISE APPROVED BY DEL-CO. CASING PIPE SHALL BE STEEL PIPE WITH 0.375-INCH WALL THICKNESS, OR PVC C900 FOR WATER LINES 12 INCH DIA. OR LESS. CASINGS FOR WATER LINES LARGER THAN 12 INCH DIA. MAY BE AWWA C905.
- EASEMENTS SHALL BE PROVIDED TO DEL-CO WATER BEFORE PERMISSION WILL BE GIVEN TO MAKE NEW SERVICE LINE CONNECTIONS.
- CONNECTIONS TO EXISTING WATER LINES WILL BE MADE BY DEL-CO WATER AT THE CONTRACTOR'S EXPENSE, OR PERFORMED BY MANUFACTURERS WHO ARE APPROVED FOR MAKING CONNECTIONS. IF NOTIFY ALL PROPERTY OWNERS, AND DEL-CO WATER, IN WRITING 48 HOURS BEFORE STARTING CONSTRUCTION.

DEL-CO WATER COMPANY  
GENERAL NOTES FOR WATER LINE CONSTRUCTION, CONT.

- CONTRACTOR SHALL EXCAVATE TO DETERMINE THE LOCATION AND DEPTH OF EXISTING WATER LINES WHEREVER COVER OVER THE WATER LINES IS BEING REDUCED. IF THE FINAL DEPTH OF THE WATERLINE WILL BE BELOW DEL-CO WATER STANDARDS, CONTRACTOR SHALL SUBMIT A RELOCATION PLAN FOR APPROVAL BY DEL-CO WATER, AND RELOCATE THE WATER LINE AT THEIR EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING THE WATER LINE PRIOR TO FINAL ACCEPT

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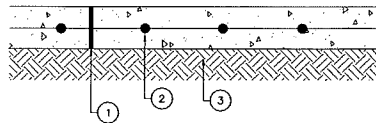


- LIGHT DUTY**
- 1 ITEM 448, 1 1/2" ASPHALT CONCRETE SURFACE COURSE
  - 2 ITEM 448, 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE
  - 3 ITEM 304, 8" CRUSHED AGGREGATE BASE
  - 4 ITEM 310, SUBGRADE COMPACTION
- HEAVY DUTY**
- 1 ITEM 448, 1 1/2" ASPHALT CONCRETE SURFACE COURSE
  - 2 ITEM 448, 2 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE
  - 3 ITEM 304, 10" CRUSHED AGGREGATE BASE
  - 4 ITEM 310, SUBGRADE COMPACTION

NOTES: ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT

#### TYPICAL PAVEMENT SECTIONS

(NO SCALE)



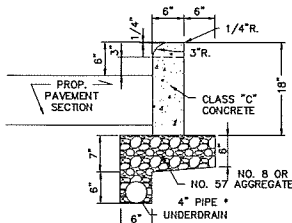
- 1 ITEM 452, 8" PLAIN P.C. CONCRETE PAVEMENT (CLASS C)
- 2 REINFORCED WIRE MESH
- 3 ITEM 203, SUBGRADE COMPACTION, REF. SOILS REPORT

NOTE: CONCRETE PAVING, CMSC ITEM 452 SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

1. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
2. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
3. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
4. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
5. CURING COMPOUND SHALL BE APPLIED AS PER CMSC ITEM 451.10.

#### CONCRETE PAVEMENT SECTION & DETAILS

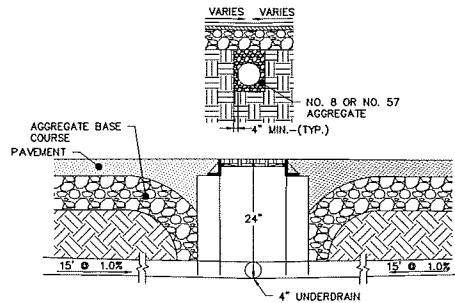
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\* CONTRACTOR SHALL VERIFY REQUIREMENTS FOR CURB UNDERDRAIN WITH THE OWNER. ANY UNDERDRAIN PLACED SHALL BE PROVIDED AN OUTLET TO THE PROPOSED STORM SYSTEM. POSITIVE DRAINAGE SHALL BE MAINTAINED.

#### STRAIGHT 18" CONCRETE CURB (PRIVATE DRIVE AND PARKING)

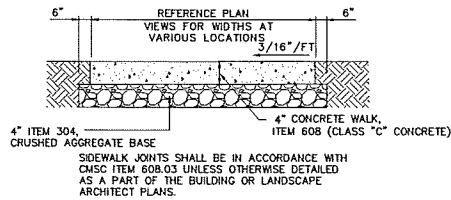
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\* 4" PERFORATED UNDERDRAIN - SEE STORM SEWER PLAN FOR LOCATIONS. THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION PRIOR TO PLACEMENT OF PROPOSED PAVING.

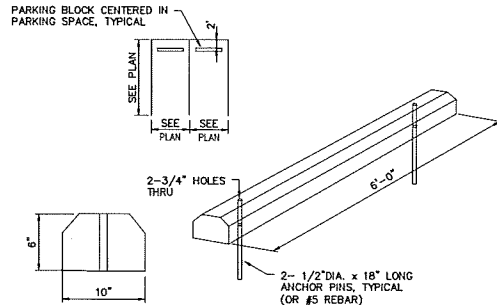
#### TYPICAL 4" UNDERDRAIN DETAIL

(NO SCALE)



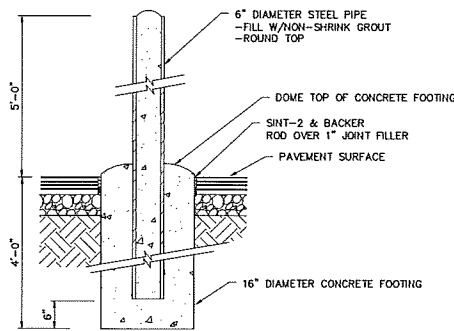
#### SIDEWALK SECTION

(NO SCALE)



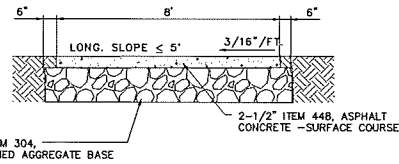
#### CONCRETE WHEEL STOP DETAIL

(NO SCALE)



#### EXTERIOR BOLLARD DETAIL

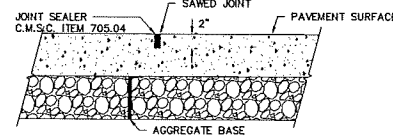
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NOTE: SURFACE COURSE DOES NOT INCLUDE WIDTH OF 45" HAND-TAMPED EDGES.

#### MULTI-USE PATH SECTION

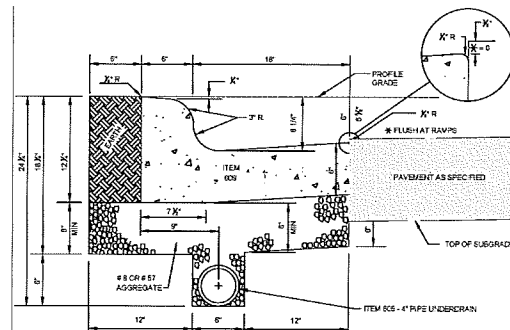
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JOINTS SHALL BE SAWED AS SOON AS THE INITIAL SETTING OF THE CONCRETE WILL PERMIT MOVEMENT OF THE SAWING EQUIPMENT WITHOUT DAMAGE TO THE SURFACE

#### SAWED CONTROL JOINT DETAIL\*

(NO SCALE)



\* THE PAVEMENT SHALL BE FLUSH AT THE GUTTER IN FRONT OF CURB RAMPS. CURB RAMPS SHALL BE BUILT PER STD DWG 2219.

125 C.F. CONCRETE PER L.F.

IF THE TOP OF THE SUBGRADE IS BELOW THE BOTTOM OF THE CURB, THE UNDERDRAIN SHALL BE ADJUSTED TO KEEP THE TOP OF THE UNDERDRAIN AT LEAST 6" BELOW THE TOP OF THE SUBGRADE. AGGREGATE DEPTH BETWEEN BOTTOM OF CURB AND TOP OF UNDERDRAIN MAY VARY IF THIS OCCURS.

SUBGRADE COMPACTION SHALL BE COMPLETED BEFORE UNDERDRAIN INSTALLATION.

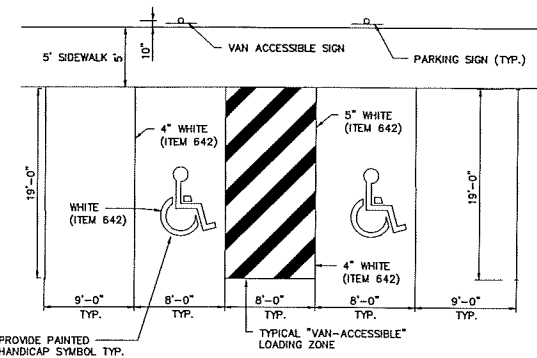
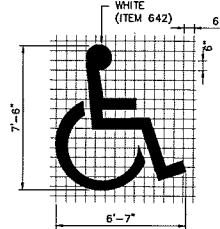
WHEN A CURB AND GUTTER INLET IS INSTALLED, THE TOP OF THE CASTING SHALL BE THE SAME AS THE TOP OF CURB ELEVATION. THE EDGE OF PAVEMENT SHALL BE 3/8" HIGHER THAN THE GRATE WHEREVER THEY MEET.

FOR REPLACEMENT WORK, THE CURB SHALL BE REMOVED AT AN EXISTING JOINT OR NO CLOSER THAN 5 FEET FROM AN EXISTING JOINT.

1/2" EXPANSION MATERIAL SHALL BE INSTALLED BEHIND THE CURB WHEN A CONCRETE WALK, DRIVE, OR OTHER ITEM IS ADJOINING IT.

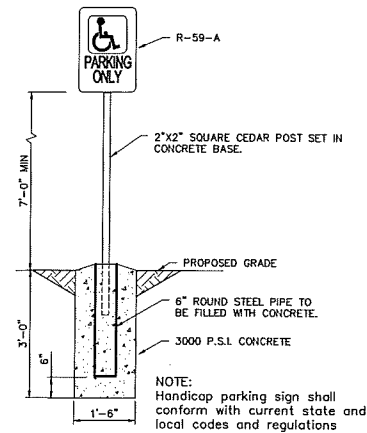
#### 24" COMBINATION CURB & GUTTER

(NO SCALE)



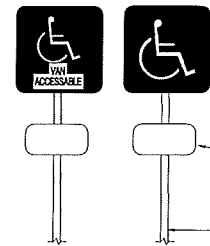
#### TYPICAL PARKING AND HANDICAP SPACE

(NO SCALE)



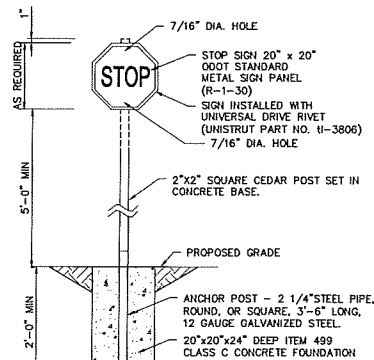
#### SIGN POST DETAIL

(NO SCALE)



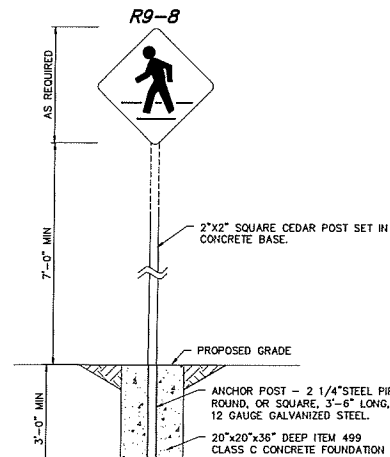
#### HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL

(NO SCALE)



#### BIKE PATH STOP SIGN DETAIL

(NO SCALE)

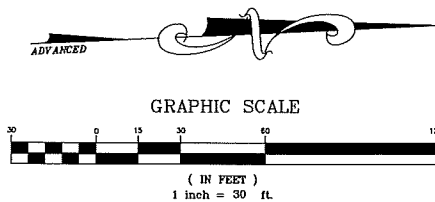


#### CROSSWALK SIGN DETAIL

(NO SCALE)







# SITE STATISTICS & REQUIREMENTS

SOIL: ..... Blg1A1

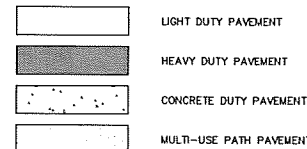
ZONING DISTRICT: ..... PC-PLANNED COMMERCIAL DISTRICT  
PROPOSED USE: ..... ASSISTED LIVING COMMUNITY  
PROPOSED ZONING: ..... PC-PLANNED COMMERCIAL DISTRICT

TOTAL PROPERTY AREA: ..... 4.372 ACRES (190,437 SF)  
SITE AREA: ..... 4.372 ACRES (190,437 SF)  
SITE COVERAGE PROVIDED: ..... 2.076 ACRES (91,250 SF - 47.9%)  
ALLOWABLE SITE COVERAGE: ..... 3.060 ACRES (133,306 SF - 70%)  
TOTAL BUILDING AREA: ..... 38,730 SF (20%)  
TOTAL ALLOWABLE BUILDING AREA: ..... 38,087 SF (20% MAXIMUM)  
MAIN BUILDING: ..... 38,730 SF  
PAVEMENT/SIDEWALK AREA: ..... 52,520 SF

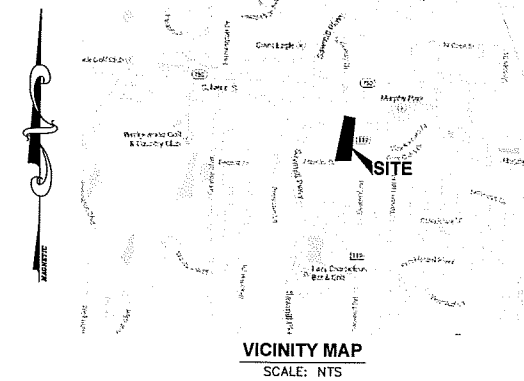
PARKING CALCULATIONS:  
HANDICAPPED SPACES: ..... 4 SPACES  
PAVEMENT/SURFACE SPACES: ..... 61 SPACES  
TOTAL SPACES: ..... 65 SPACES

SETBACKS:  
MIN STREET FRONTAGE: ..... 160 FT  
MIN SIDE YARD: ..... 25 FT  
MIN FRONT YARD: ..... 150 FT  
MIN REAR YARD: ..... 30 FT  
MAX LOT COVERAGE: ..... 20%  
MAX BUILDING HEIGHT: ..... 35 FT  
MIN DISTANCE BETWEEN BUILDINGS: ..... 50 FT

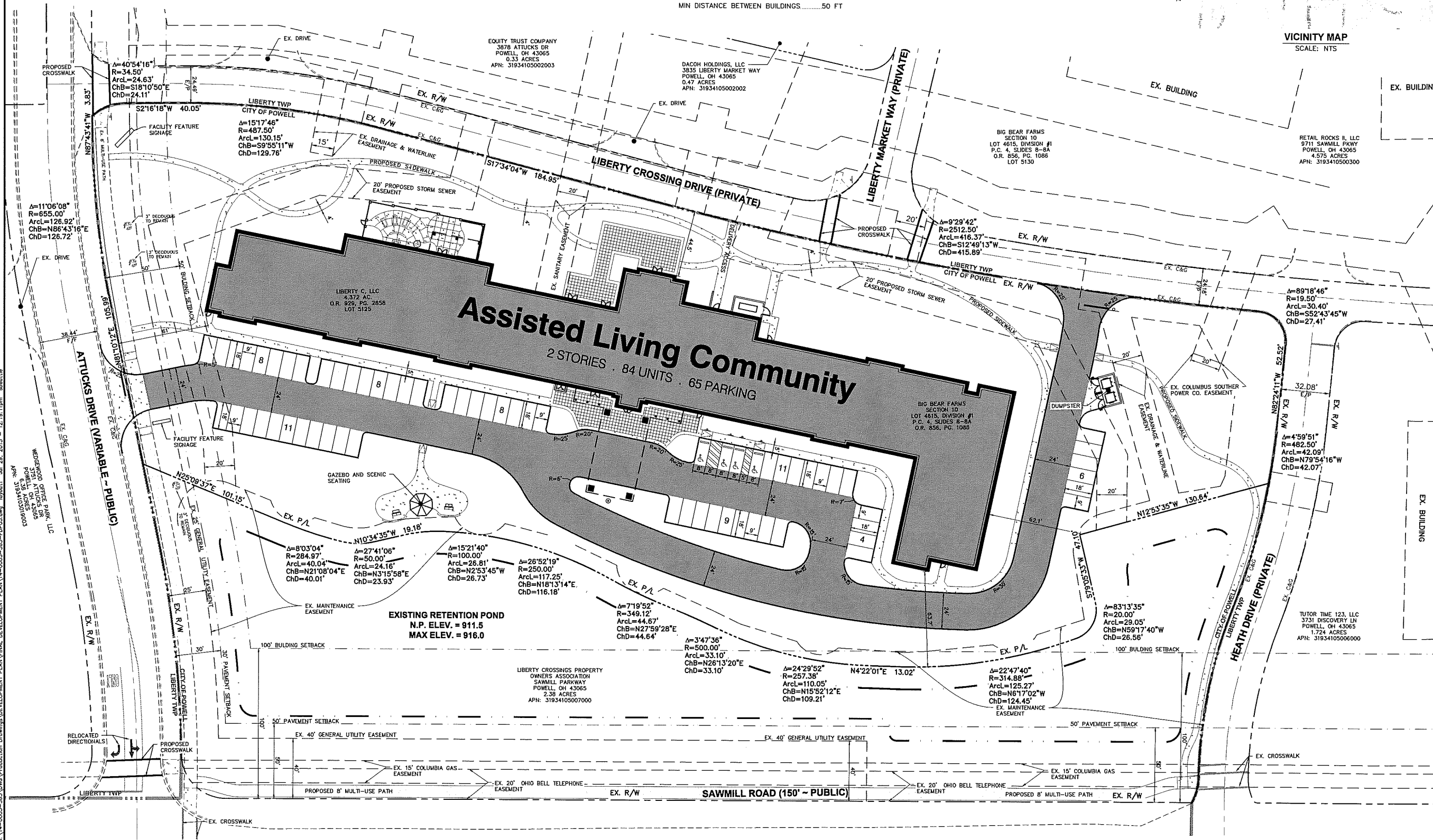
## HATCH LEGEND



REFERENCE CONSTRUCTION DOCUMENTS FOR PAVEMENT SECTION.



VICINITY MAP  
SCALE: NTS



PLAN PREPARED BY:

422 Beecher Road  
Columbus, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

**Spectrum**  
Retirement Communities, LLC

CITY OF POWELL / DELAWARE COUNTY, OHIO

**ASSISTED LIVING COMMUNITY**

**FINAL DEVELOPMENT PLAN**

FOR

**SPECTRUM RETIREMENT COMMUNITIES, LLC.**

**SITE PLAN**

Issue Date:

Date: 07/28/15  
Scale: 1" = 30'

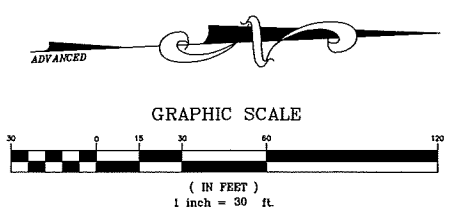
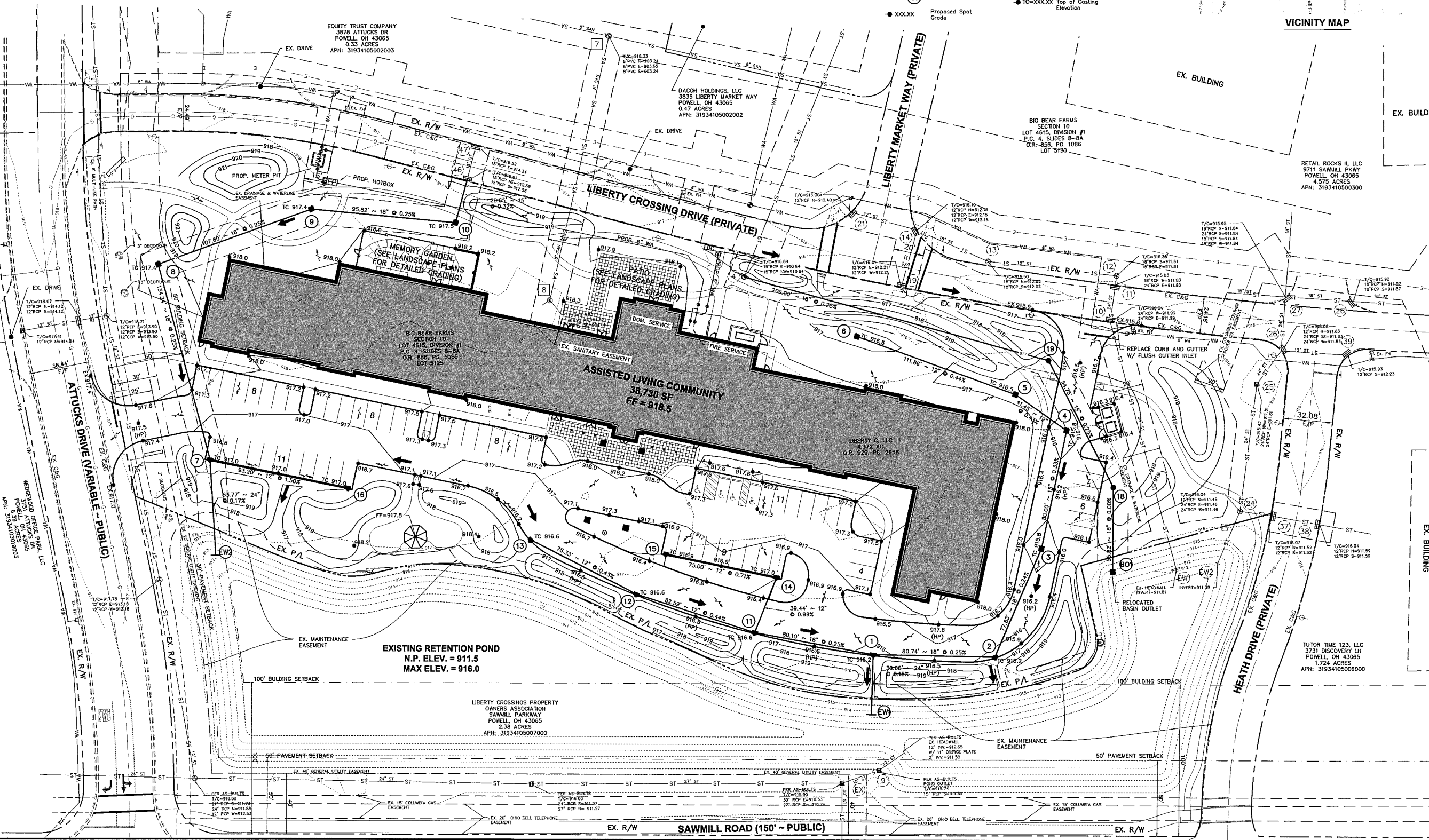
Drawn By: STB  
Checked By: JDW

Project Number:  
14-0005-565

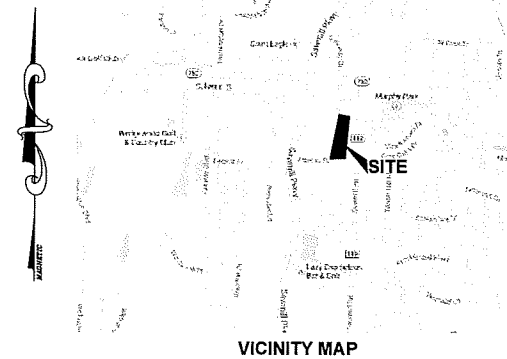
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LEGEND	
⊙	Ex. Sanitary Manhole
⊙	Ex. Storm Manhole
⊙	Ex. Tel. Manhole
⊙	Ex. Fire Hydrant
⊙	Ex. Water Valve
⊙	Ex. Curb Inlet W / Grate
⊙	Prop. Catch Basin
---	Easement
---	Property Line
---	Prop. Basin
---	SA Ex Sanitary Sewer
---	WA Ex Waterline
11	Structure Number
●	Proposed Spot Grade
⊙	Ex. Gas Valve
⊙	Electric Transformer
⊙	Tel. Pedestal
⊙	Prop. Meter Pit
⊙	Ex. Catch Basin
---	Existing Contour - 5'
---	Existing Contour - 1'
---	Prop. Flow Route
---	Flood Route Path
---	Prop. Storm Sewer
---	Prop. Waterline
---	ST Ex Storm Sewer
●	TC=XXX.XX Top of Casting Elevation



PLAN PREPARED BY:

422 Brecker Road  
Columbus, Ohio 43230  
PH 614-428-7750  
FAX 614-428-7750

ADVANCED  
CIVIL DESIGN  
ENGINEERS & SURVEYORS

PLAN PREPARED FOR:

Spectrum  
Retirement Communities, LLC

CITY OF POWELL / DELAWARE COUNTY, OHIO

ASSISTED LIVING COMMUNITY

FINAL DEVELOPMENT PLAN

FOR

SPECTRUM RETIREMENT COMMUNITIES, LLC.

GRADING PLAN

Date: 07/28/15

Scale: 1" = 30'

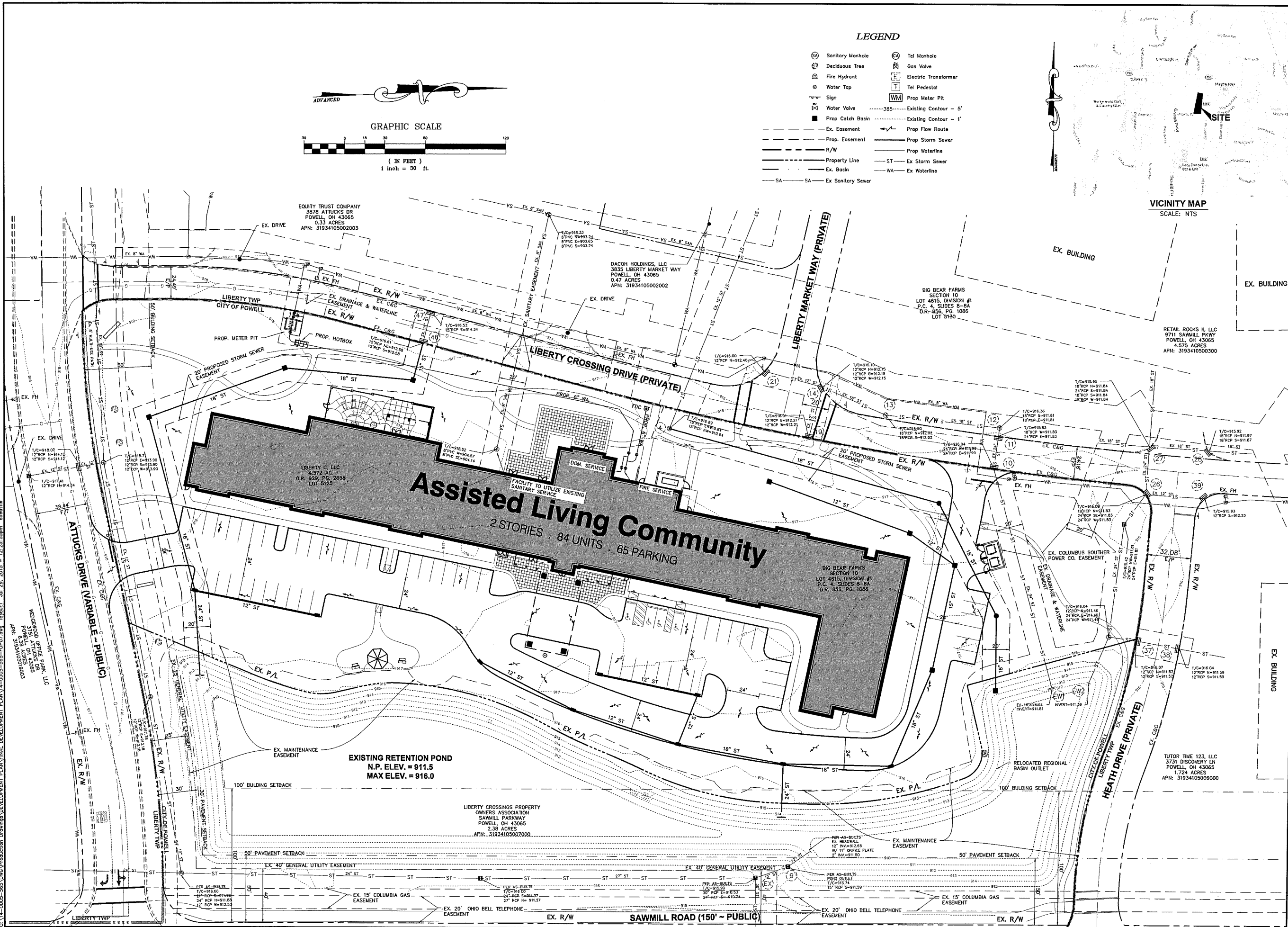
Drawn By: STB

Checked By: JOW

Project Number: 14-0005-565

Drawing Number: 617

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# LEGEND

- |                  |                       |
|------------------|-----------------------|
| Sanitary Manhole | Tel Manhole           |
| Deciduous Tree   | Gas Valve             |
| Fire Hydrant     | Electric Transformer  |
| Water Top        | Tel Pedestal          |
| Sign             | Prop Meter Pit        |
| Water Valve      | Existing Contour - 5' |
| Prop Catch Basin | Existing Contour - 1' |
| Ex. Easement     | Prop Flow Route       |
| Prop. Easement   | Prop Storm Sewer      |
| R/W              | Prop Waterline        |
| Property Line    | ST - Ex Storm Sewer   |
| Ex. Basin        | WA - Ex Waterline     |
| SA - SA          | Ex Sanitary Sewer     |

## VICINITY MAP

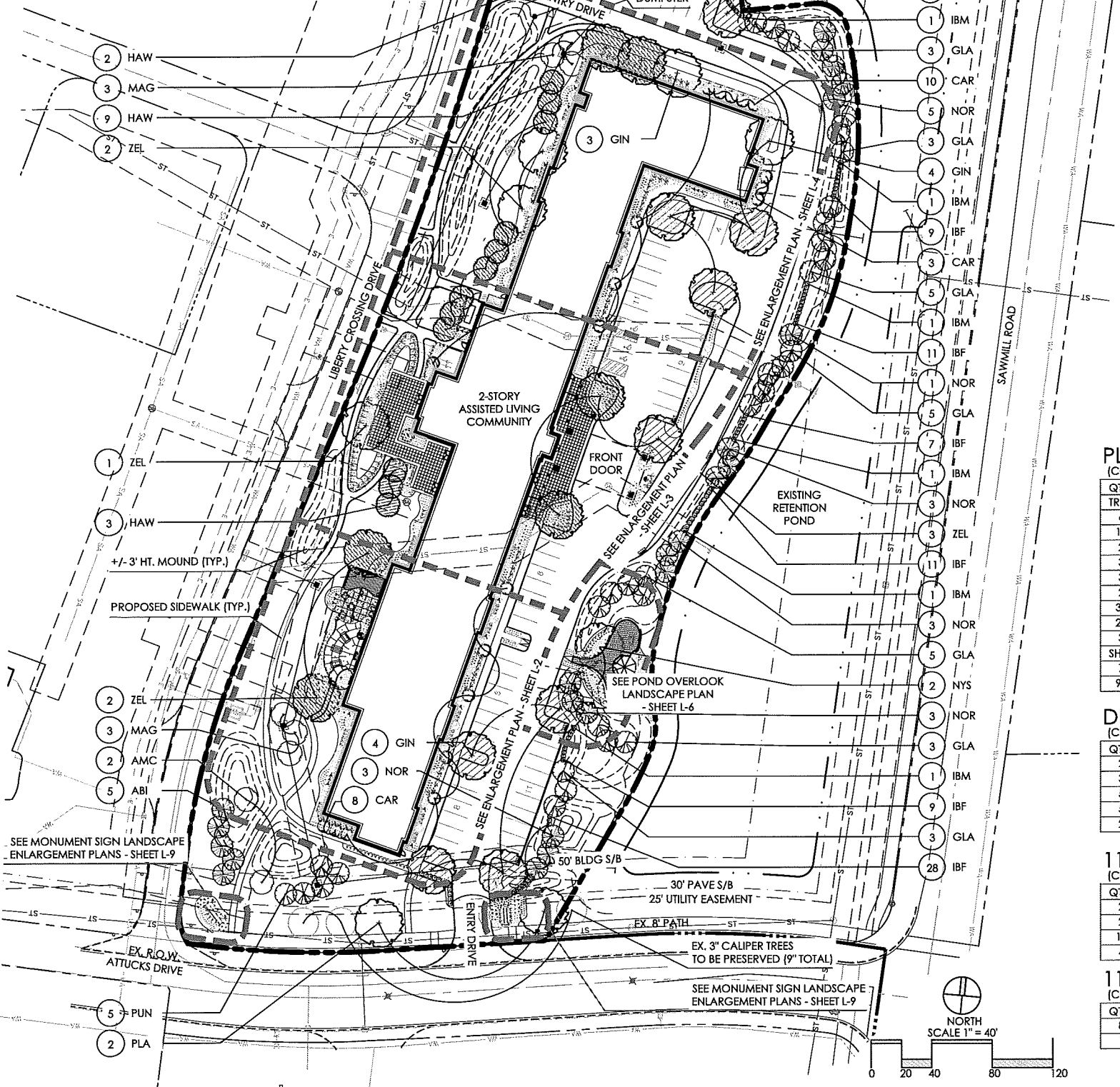
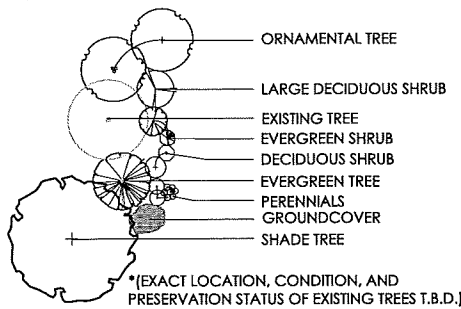
SCALE: NTS

PLAN PREPARED BY:	ADVANCED CIVIL DESIGN ENGINEERS, NEW YORK
PLAN PREPARED FOR:	Spectrum Retirement Communities, LLC
CITY OF POWELL / DELAWARE COUNTY, OHIO	ASSISTED LIVING COMMUNITY
	FINAL DEVELOPMENT PLAN
	FOR
	SPECTRUM RETIREMENT COMMUNITIES, LLC.
	UTILITY PLAN
Issue Dates:	
Date: 07/28/15	
Scale: 1" = 30'	
Drawn By: STB	Checked By: JDW
Project Number:	14-0005-565
Drawing Number:	717

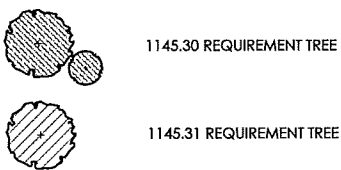


PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LEGEND



1145.30 MINIMUM REQ.'D TREES

REQUIRED	PROPOSED
MIN. OF 57 CALIPER INCHES FOR 76,436 SQ. FT. OF COVERAGE	9" PRESERVED TREES + 20 TREES @ 2 1/2" CAL. FOR 59 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	9 TREES @ 2 1/2" CAL. FOR 65 SPACES

1145.32 BLDG. FOUNDATION REQ.'S

REQUIRED	PROPOSED
MINIMUM: 70% PLANTED 5 SHRUBS/40 L.F. PERIMETER(185) 10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER(370)	MINIMUM: 95% PLANTED 278 SHRUBS FOR 1,470 L.F. PERIMETER 455 PERENNIALS OR ANNUALS FOR 1,470 L.F. PERIMETER

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	MAG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10' HT.	B & B	MULTI-STEM
19	CAR	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	2.5" CAL.	B & B	MATCH FORM
2	HAW	CRATAEGUS VIRIDUS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	B & B	MATCH FORM
3	GIN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL.	B & B	
3	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2.5" CAL.	B & B	
2	NYS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2.5" CAL.	B & B	
32	GLA	PICEA GLAUCA	WHITE SPRUCE	6-7' HT.	B & B	
23	NOR	PICEA ABIES	NORWAY SPRUCE	6-7' HT.	B & B	
3	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B & B	
SHRUBS						
7	IBM	ILEX xMESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	24" HGT.	B&B	
92	IBF	ILEX xMESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24" HGT.	B&B	

DEVELOPMENT TEXT REQUIRED TREES

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
2	AMC	AMELANCHIER CANADENSIS	SERVICEBERRY	2" CAL.	B & B	
3	MAL	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	1.5" CAL.	B & B	
5	PUN	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-12' HT.	B & B	
5	ABI	PICEA ABIES	NORWAY SPRUCE	8-12' HT.	B & B	
2	PLA	PLATANUS xACERFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	3" CAL.	B & B	

1145.30 COVERAGE REQUIREMENT TREE LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS	TOTAL CAL.
2	GIN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL.	B & B		2.5"
2	CAR	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	2.5" CAL.	B & B		5"
12	HAW	CRATAEGUS VIRIDUS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	B & B		30"
4	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B & B		12.5"
							59" (INCL. 9" PRESERVED)

1145.31 REQUIREMENT TREE LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS	TOTAL CAL.
8	GIN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL.	B & B		20"
1	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B & B		2.5"
							22.5" (+ 9")

GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
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CODED CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 18" GRAVEL MOW-STRIP - SEE DETAIL 4, SHEET D-1

REVISIONS


OVERALL  
LANDSCAPE PLAN

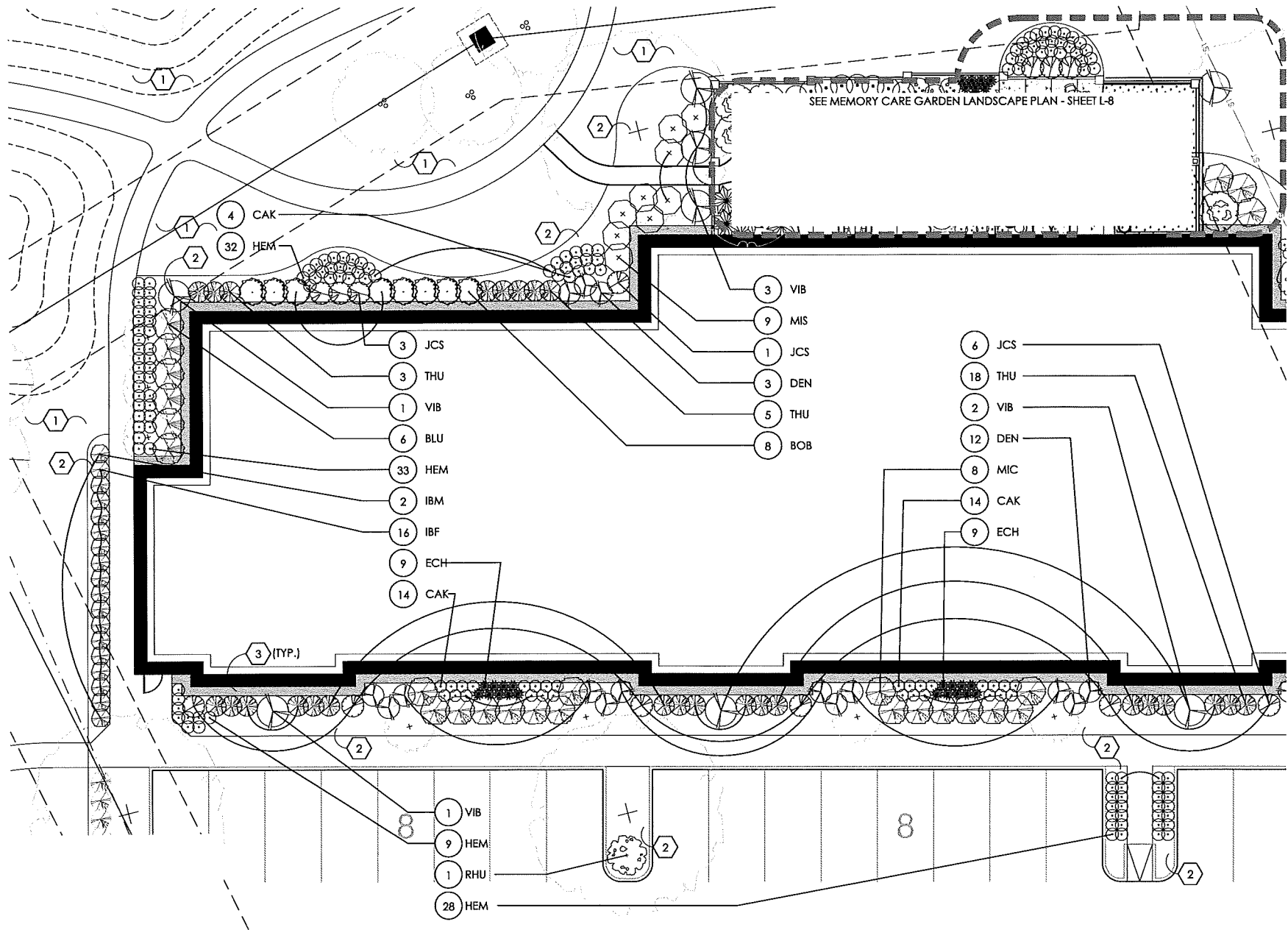
SPECTRUM POWELL II  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAYHANA, OH 43230

Paris Planning & Design  
LANDSCAPE ARCHITECTURE  
Suite 401  
242 N. 5th Street  
P (614) 487-1944

DATE	7/29/15
PROJECT	14075
SHEET	

L-1





PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
10	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8' HGT.	B&B	
6	BLU	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5-6' HT.	B&B	
2	IBM	ILEX xMESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	24" HGT.	B&B	
16	IBF	ILEX xMESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24" HGT.	B&B	
8	MIC	MICROBIOTA DECUSSATA 'PRIDES'	CELTIC PRIDE SIBERIAN CYPRESS	24" SPR.	B&B	
8	BOB	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	24" HGT.	B&B	
7	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	B&B	
15	DEN	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B	
1	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPR.	B&B	
26	THU	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	18" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
18	ECH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	
32	CAK	CALAMAGROSTIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
102	HEM	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
9	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO. 2	CONT.	

GENERAL PLANTING NOTES:

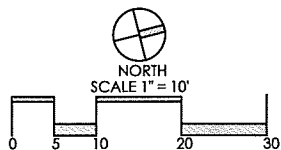
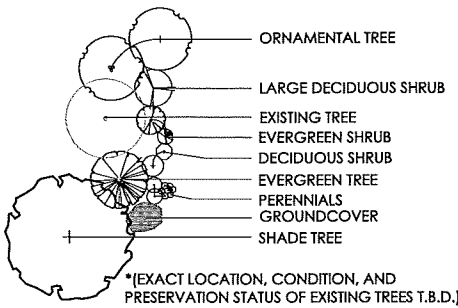
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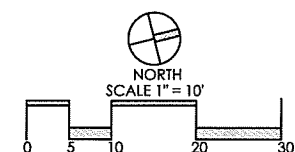
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- ③ 18" GRAVEL MOW-STRIP - SEE DETAIL 4, SHEET D-1

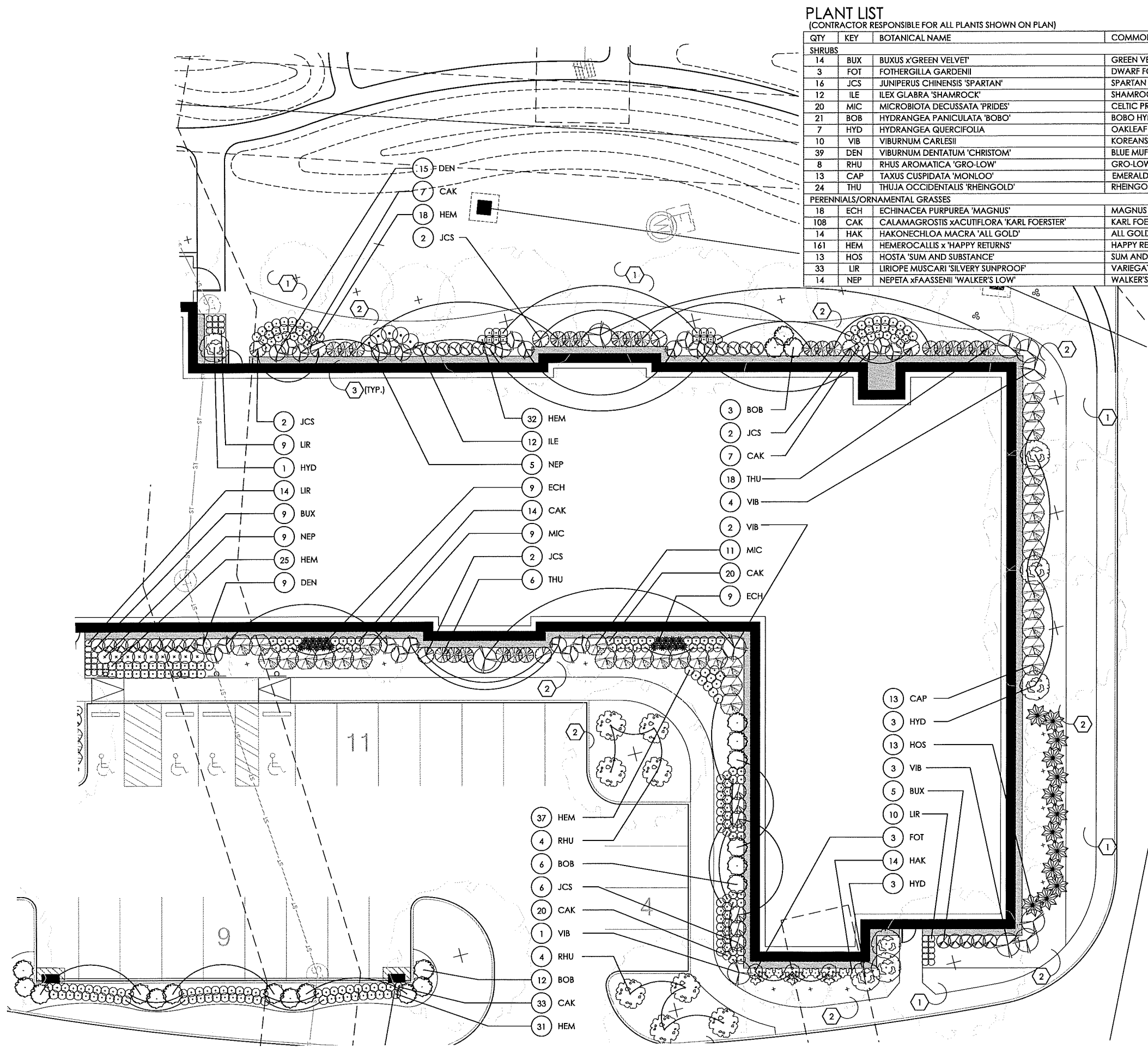
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS	
SOUTHERN ENLARGEMENT LANDSCAPE PLAN	
SPECTRUM POWELL II PREPARED FOR ADVANCED CIVIL DESIGN 422 BEECHER ROAD GAHANNA, OH 43230	
Paris Planning & Design LAND PLANNING LANDSCAPE ARCHITECTURE 245 N. 5th Street P 614 467-1164 Suite 401 Columbus, OH 43215 www.parisplanninganddesign.com	
DATE	7/29/15
PROJECT	14075
SHEET	
L-2	





PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
14	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
3	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
16	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8' HGT.	B&B	
12	ILE	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18" HT.	B&B	
20	MIC	MICROBIOTA DECUSSATA 'PRIDES'	CELTIC PRIDE SIBERIAN CYPRESS	24" SPR.	B&B	
21	BOB	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	24" HGT.	B&B	
7	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	B&B	
10	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	B&B	
39	DEN	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HGT.	B&B	
8	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPR.	B&B	
13	CAP	TAXUS CUSPIDATA 'MONLOO'	EMERALD SPREADER YEW	18" SPR.	B&B	
24	THU	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	18" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
18	ECH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	
108	CAK	CALAMAGROSTIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
14	HAK	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	NO. 2	CONT.	
161	HEM	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
13	HOS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	NO. 1	CONT.	
33	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	VARIEGATED LILYTURF	NO. 1	CONT.	
14	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

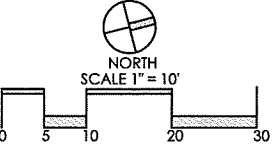
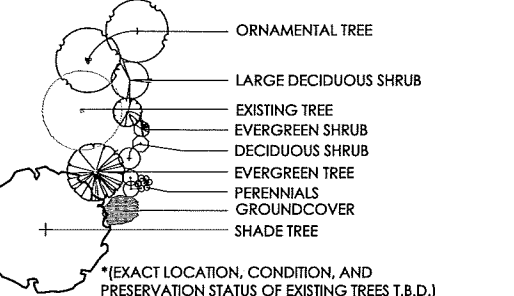
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- 18" GRAVEL MOW-STRIP - SEE DETAIL 4, SHEET D-1

PLANT KEY TYPICALS  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

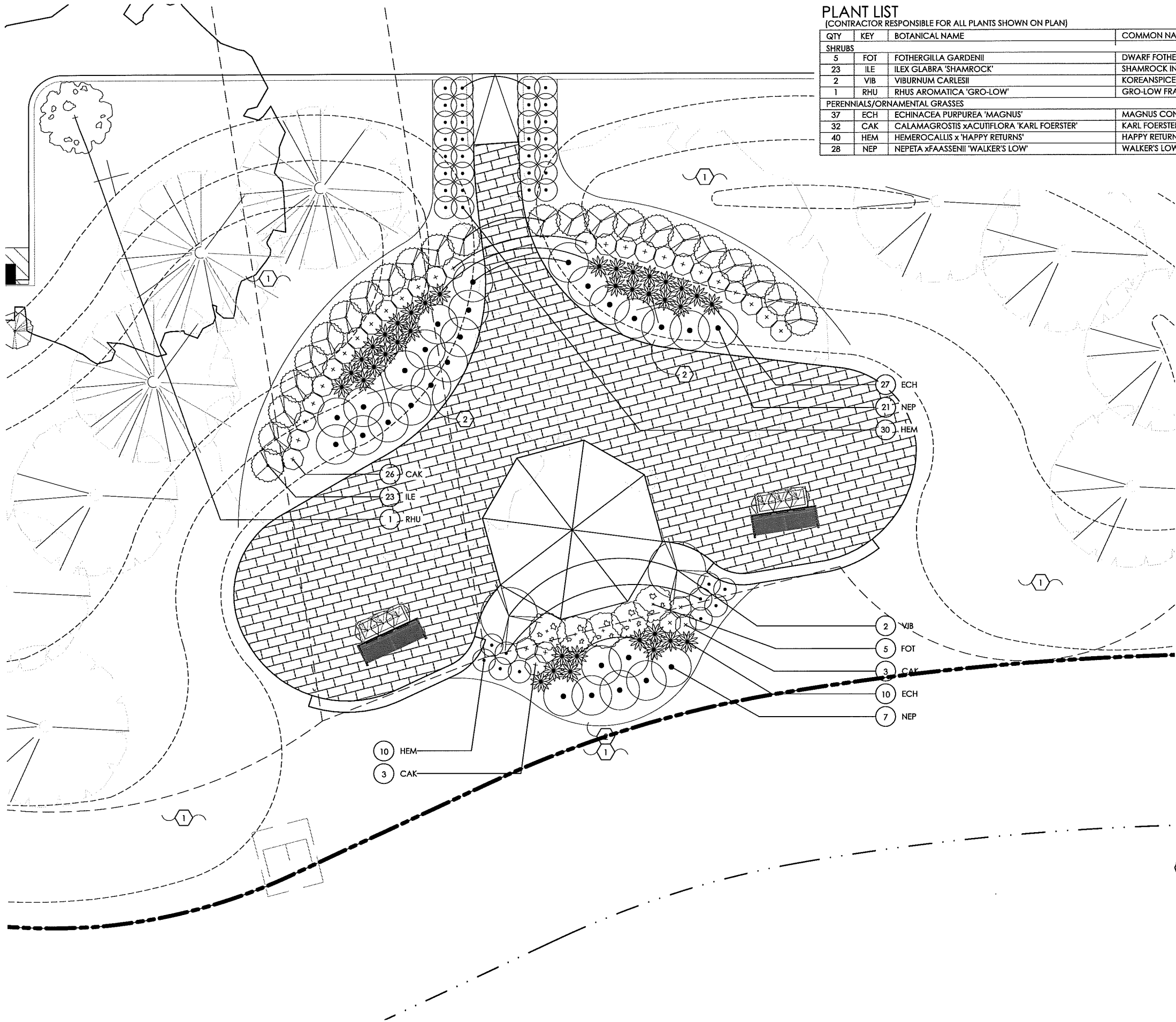
NORTHERN ENLARGEMENT LANDSCAPE PLAN

SPECTRUM POWELL II  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAHANNA, OH 43230

Paris Planning & Design  
LAND PLANNING  
243 N. 5th Street  
P (614) 487-1944  
LANDSCAPE ARCHITECTURE  
Columbus, OH 43215  
Suite 401  
www.parisplanningdesign.com

DATE 7/29/15  
PROJECT 14075  
SHEET

L-4



PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
5	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HT.	B&B	
23	ILE	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18" HT.	B&B	
2	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HT.	B&B	
1	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPR.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
37	ECH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	
32	CAK	CALAMAGROSTIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 1	CONT.	
40	HEM	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
28	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

GENERAL PLANTING NOTES:

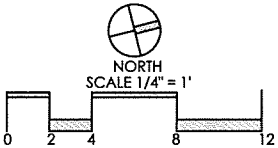
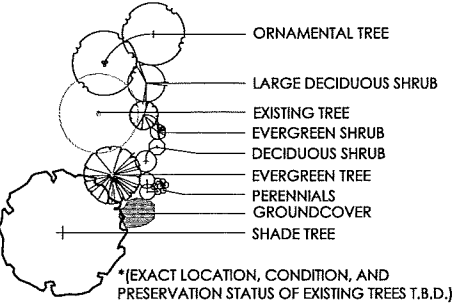
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- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 18" GRAVEL MOW-STRIP - SEE DETAIL 4, SHEET D-1

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

POND OVERLOOK  
LANDSCAPE PLAN

SPECTRUM POWELL II  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAHANNA, OH 43230

Paris Planning & Design  
LAND PLANNING  
242 N. 5th Street  
P.O. Box 194  
Columbus, OH 43215  
www.parisplanninganddesign.com

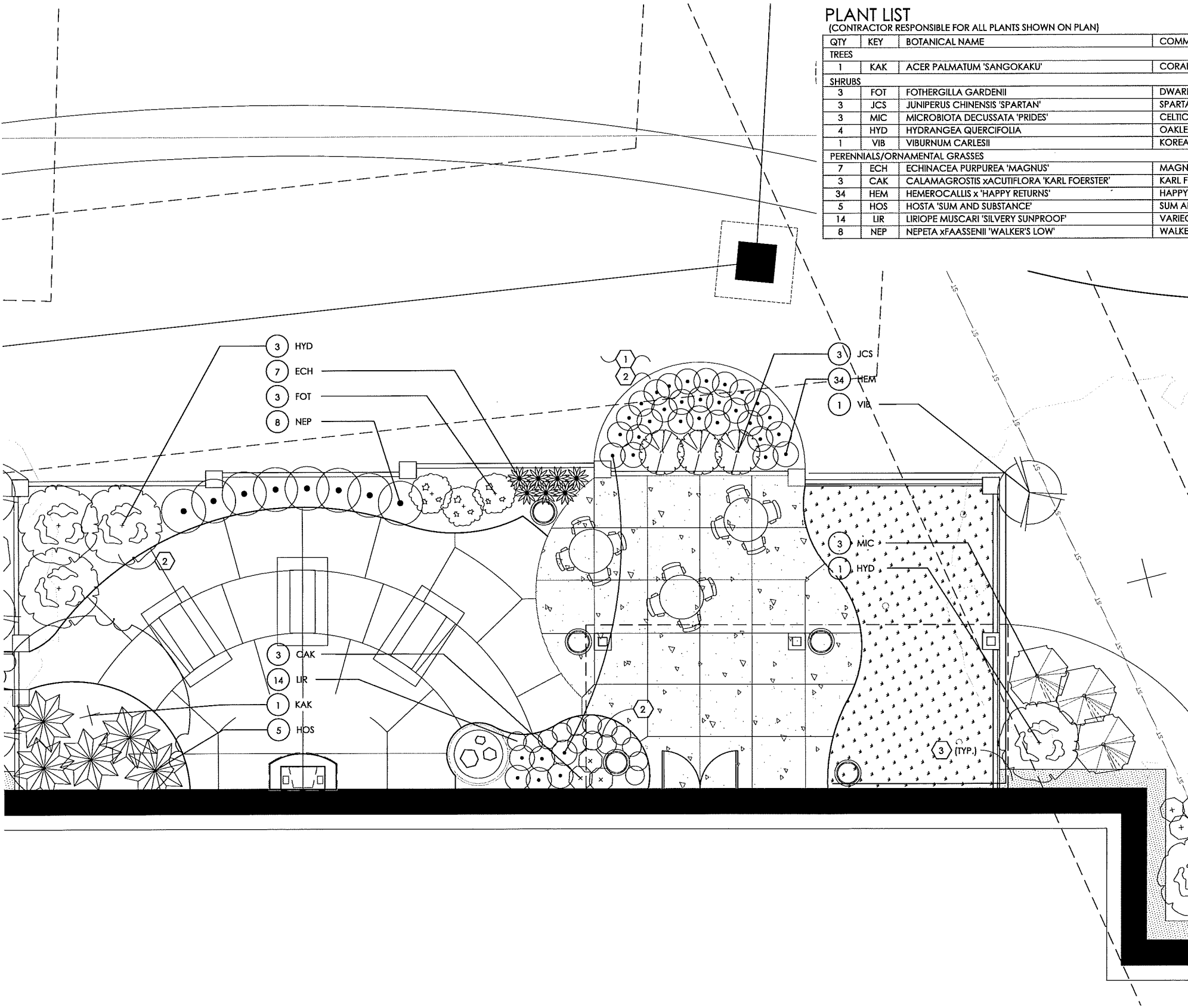
DATE 7/29/15

PROJECT 14075

SHEET

L-6





PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
1	KAK	ACER PALMATUM 'SANGOKAKU'	CORAL BARK JAPANESE MAPLE	8-10' HGT.	B&B	MULTI-STEM
SHRUBS						
3	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
3	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8' HGT.	B&B	
3	MIC	MICROBIOTA DECUSSATA 'PRIDES'	CELTIC PRIDE SIBERIAN CYPRESS	24" SPR.	B&B	
4	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	B&B	
1	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
7	ECH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	
3	CAK	CALAMAGROSIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
34	HEM	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
5	HOS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	NO. 1	CONT.	
14	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	VARIEGATED LILYTURF	NO. 1	CONT.	
8	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

GENERAL PLANTING NOTES:

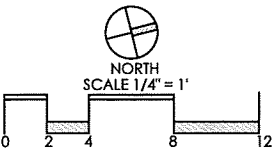
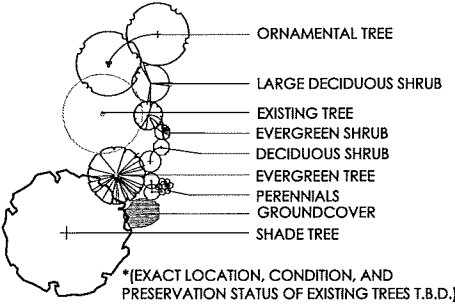
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CODED CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 18" GRAVEL MOW-STRIP - SEE DETAIL 4, SHEET D-1

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

MEMORY CARE  
GARDEN  
LANDSCAPE PLAN

SPECTRUM POWELL II  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAHANNA, OH 43230

Paris Planning & Design

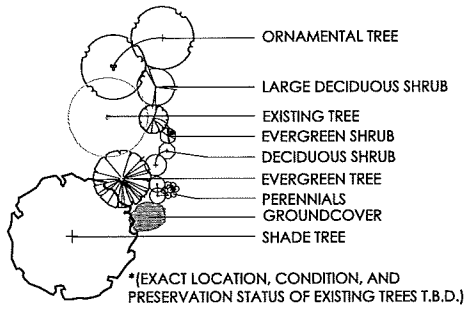
LAND PLANNING  
243 N. 5th Street  
P (614) 487-1964  
LANDSCAPE ARCHITECTURE  
Columbus, OH 43215  
Suite 401  
www.parisplanninganddesign.com

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SHEET	

L-8

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

[CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN]

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SHRUBS					
2	BLU	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5-6' HT.	B&B
18	SQU	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" SPR.	B&B
4	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPR.	B&B
PERENNIALS/ORNAMENTAL GRASSES					
14	CAK	CALAMAGROSTIS XACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.
54	HEM	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.
55	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	VARIEGATED LILYTURF	NO. 1	CONT.
3	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO. 2	CONT.
24	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.

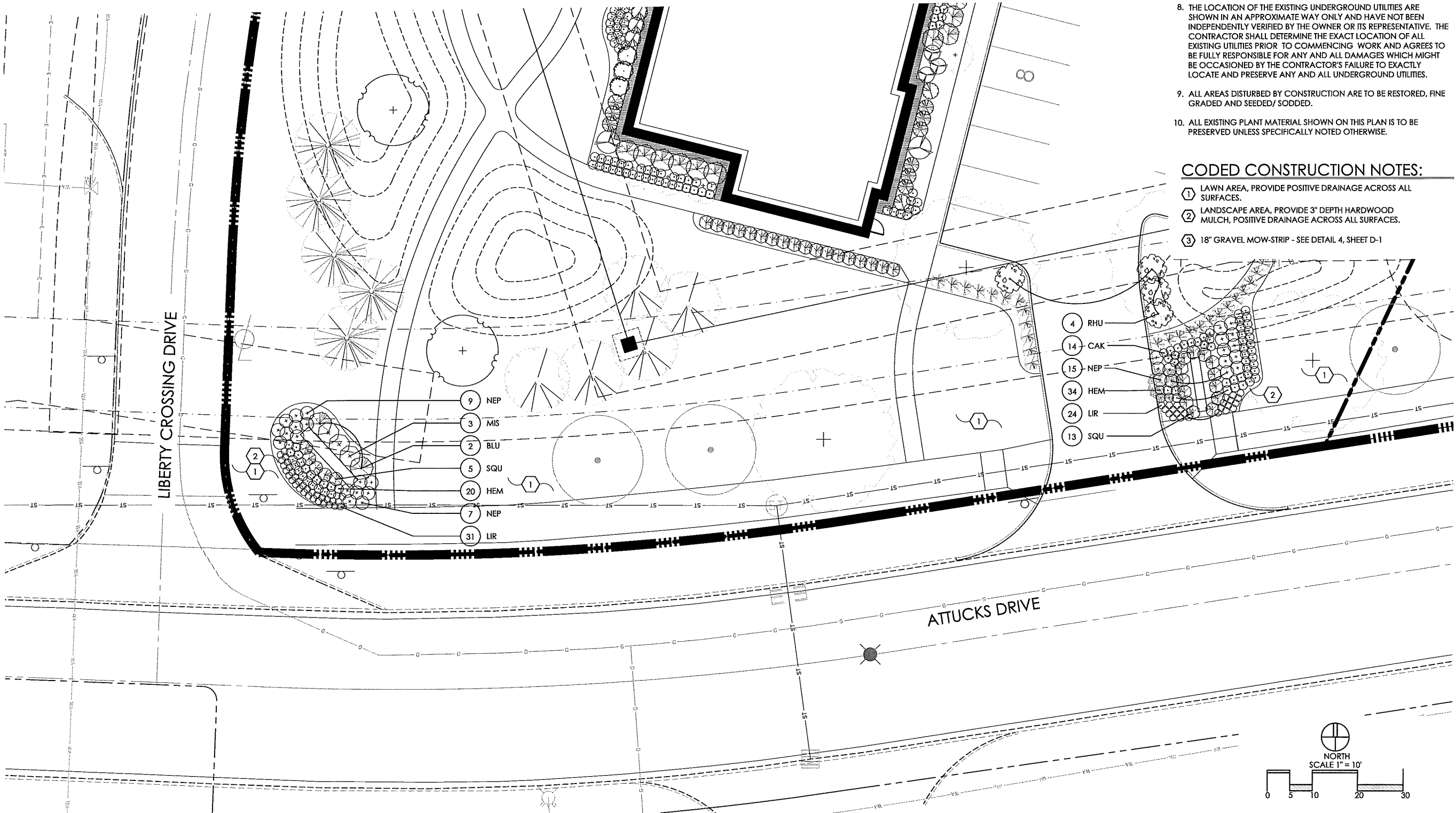
\*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CODED CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 18" GRAVEL MOW-STRIP - SEE DETAIL 4, SHEET D-1



REVISIONS


MONUMENT SIGN  
LANDSCAPE PLAN

SPECTRUM POWELL II  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAHANNA, OH 43230

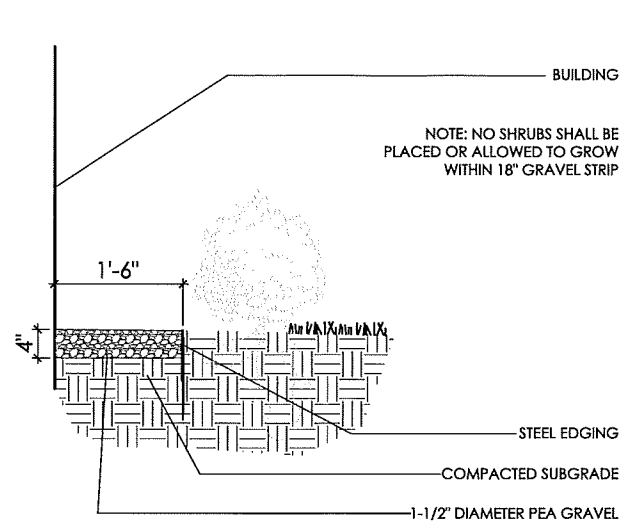
Paris Planning & Design  
LAND PLANNING  
243 N. 5th Street  
P 614.482.1944  
LANDSCAPE ARCHITECTURE  
Columbus, OH 43215  
Suite 401  
www.parisplanninganddesign.com

DATE 7/29/15

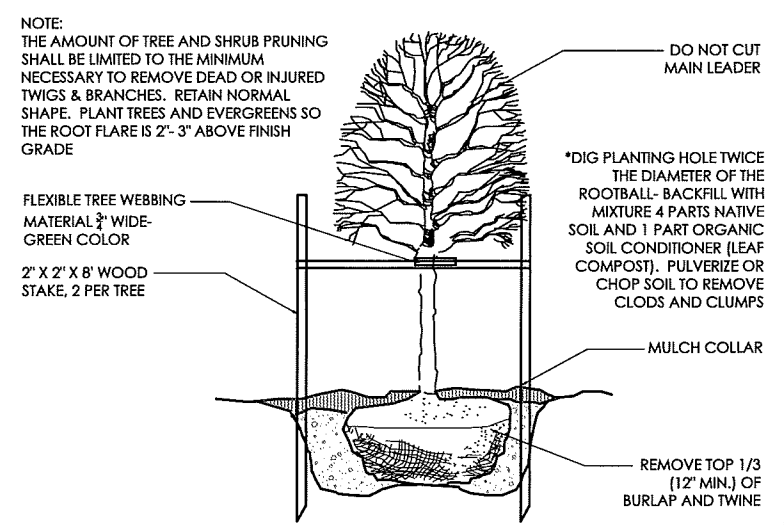
PROJECT 14075

SHEET

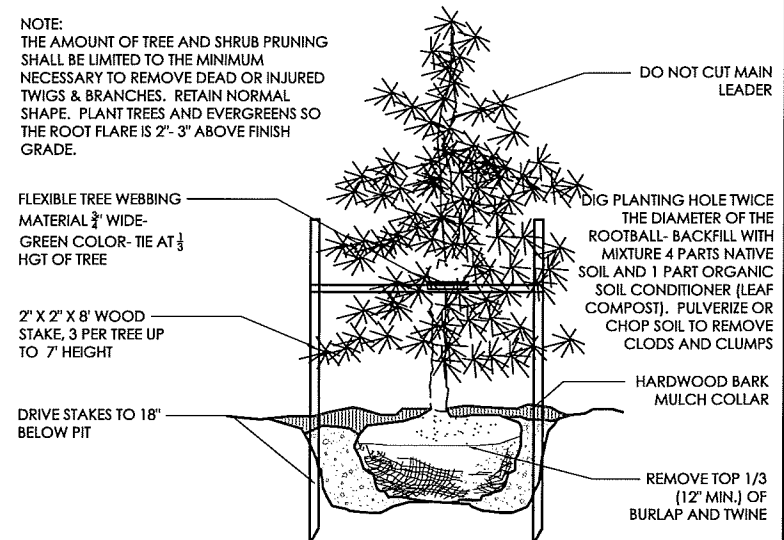
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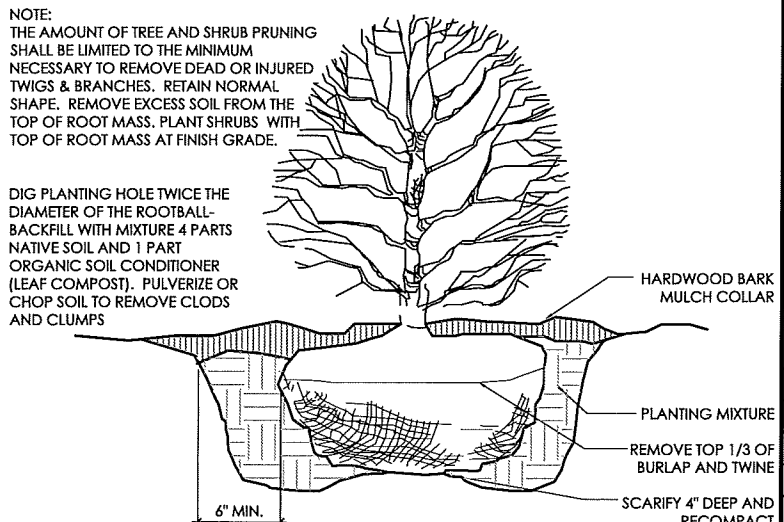
4 GRAVEL MOW STRIP ADJACENT TO BUILDING  
N.T.S.



1 DECIDUOUS TREE  
N.T.S. 01-1001



2 EVERGREEN TREE UNDER 7' HGT.  
N.T.S. 01-1100



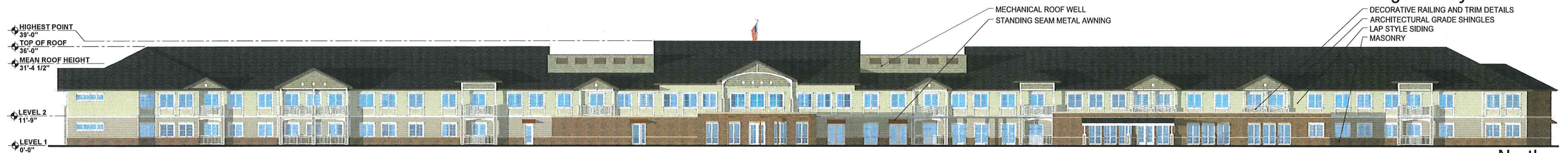
3 SHRUB PLANTING DETAIL  
N.T.S. 01-1300

REVISIONS	
LANDSCAPE DETAILS	
SPECTRUM POWELL II	
<div>Faris Planning &amp; Design</div> <div>LAND PLANNING LANDSCAPE ARCHITECTURE 243 N. 5th Street Columbus, OH 43215 p (614) 487-1964 Suite 401 www.farisplanninganddesign.com</div>	
DATE	7/29/15
PROJECT	14075
SHEET	
D-1	





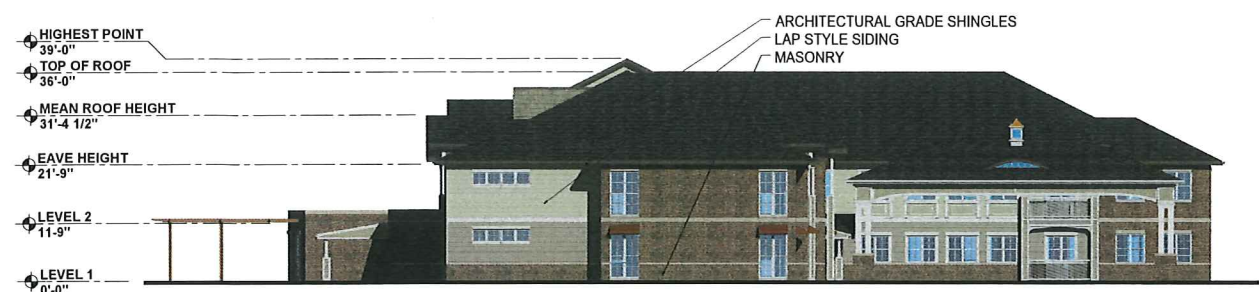
Enlarged Entry



North



South



West



East

SCALE: 1/16"=1'-0"  
0 5' 10' 20'

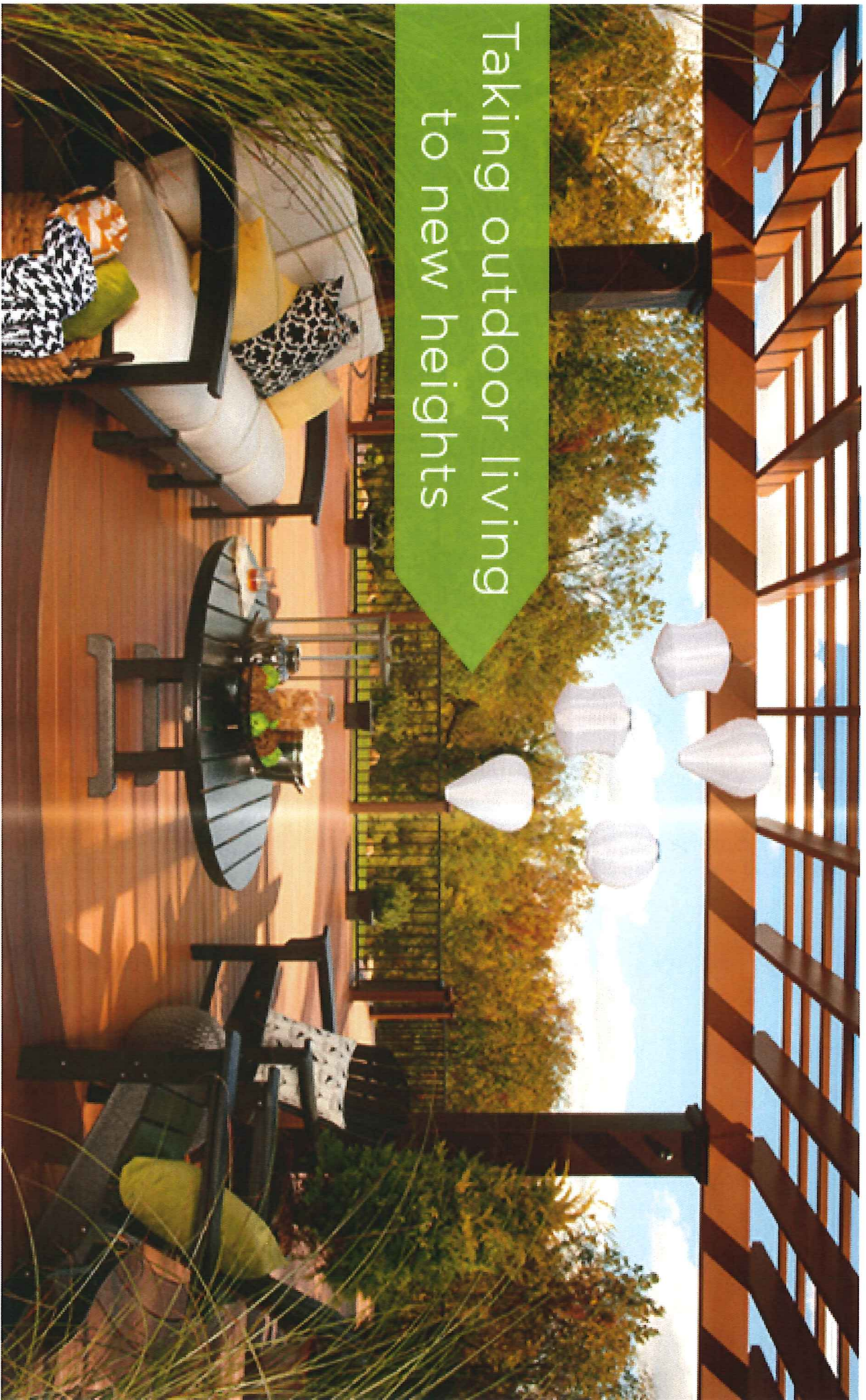
## SPECTRUM POWELL II ELEVATIONS



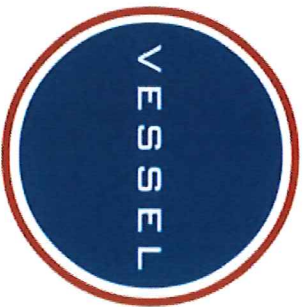








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ARCHITECTURE & DESIGN

TRELLIS PRODUCT INFORMATION