



CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$600.00 + \$90.00 per acre

Applicant: Spectrum Acquisition Powell II, LLC

Address/City/State/Zip: 200 Spruce Street, Suite 200, Denver, Co 80230

Email Address: MLongfellow@SpectrumRetirement.com

Phone No: 303-360-8812 Cell Phone No: 303-360-8812 Fax No: 303-360-8814

Property Owner: S-K Powell 2, LLC

Address/City/State/Zip: Liberty Crossing Dr., Powell, OH 43065

Email Address: MLongfellow@SpectrumRetirement.com

Phone No: 303-360-8812 Cell Phone No: 303-360-8812 Fax No: 303-360-8814

Architect/Designer for Applicant: James D. Whitacre

Address/City/State/Zip: 422 Beecher Road, Gahanna, oh 43230

Email Address: JWhitacre@AdvancedCivilDesign.com

Phone No: 614-428-7750 Cell Phone No: 614-428-7750 Fax No: 614-428-7755

Property Address: Liberty Crossing Dr., Powell, OH 43065

Lot Number/Subdivision: Lot 5125/Big Bear Existing Use: Vacant Proposed Use: Assisted Living

Reason for Administrative Review (attach necessary documents): Proposing Development on Vacant Lot

Checklist:

- ☒ Preliminary Plan requirements set forth in Section 1143.11(c) and Final Plan requirements set forth in Section 1143.11(i).
- ☒ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☒ **15 copies** of all drawings, text, any other items, and application.
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD.
- ☒ Attach the required fee - \$600.00 + \$90.00 per acre.

(See Over)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.
Spectrum Acquisition Powell II, LLC

Signature of Applicant: _____

Jeffrey D. Kraus, Manager

Date: 06-23-15

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

City of Powell • 47 Hall Street • Powell, Ohio 43065 • (614) 885-5380 • (614) 885-5339 fax • www.cityofpowell.us

TRANSMITTAL LETTER

Date: June 24, 2015
Re: Assisted Living Community in Powell, Ohio
Final Development Plan
Job # 14-0005-565

Attn: Mr. David Betz

City of Powell
47 Hall Street
Powell, OH 43065

Please find attached:

Reference No.	Copies	Number of Sheets	Notes
	1	2	Final Development Plan Application
	15	11	Final Development Plan
	1	-	Application Fee
	1	1	Owners within 250'
	1	-	CD W/ Digital files

David,

Please find attached The Final Development Plan for review and comment. Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,



James D. Whitacre, P.E.
Managing Partner
JWhitacre@AdvancedCivilDesign.com
Tel: 614-428-7750

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet



1	TITLE SHEET
2	GENERAL NOTES
3	DETAILS
4	EXISTING CONDITIONS
5	SITE PLAN
6	GRADING PLAN
7	UTILITY PLAN

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

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.

SITE IS VACANT WITH EXISTING UNDERGROUND UTILITIES.

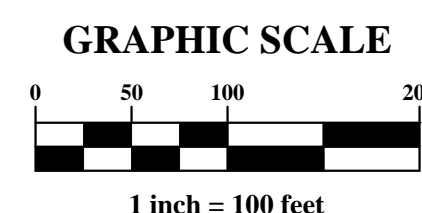
SPECTRUM RETIREMENT COMMUNITIES
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230
303-360-8812

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

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

TUTOR TIME 1 2 3 LLC 73731 DISCOVERY LANE POWELL, OH 43065	POWELL PLAZA HOLDINGS LLC 9965 SAMMILL PKWY. POWELL, OH 43065
MATTIS PROPERTIES LLC 9721 SAWMILL RD. POWELL, OH 43065	LIBERTY B LLC SAMMILL 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
ANDRETTI SAMUEL D. 1000 CHARLES SPRING DR. POWELL, OH 43065	RETAIL ROCKS II LLC SAMMILL PKWY., STE. A POWELL, OH 43065

ADVANCED



G:\14-0005-565 DWG Production Drawings\DEVELOPMENT PLAN\FINAL DEVELOPMENT PLAN\14-0005-565-FDP01-03.dwg General Notes Jun 24, 2015 10:52:32am abettile

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. 04C000002, 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 DENTITY 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. TO 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. 6558 CLENTANY RIVER ROAD DELAWARE, OH 43015 (614) 548-7746	CITY OF POWELL 47 HALL STREET POWELL, OH 43065 (614) 885-9820, ATTN: CHRIS HUBER	DELAWARE COUNTY SANITARY ENGINEER 50 CHANNING STREET (SOUTH WING) DELAWARE, OH 43015 (740) 833-2240
ELECTRIC	TELEPHONE	CABLE TV
AMERICAN ELECTRIC POWER 450 TECA CENTER DR. GAHANNA, OHIO 43230 (800) 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. LIVINGSTON AVE. COLUMBUS, OHIO 43220 (614) 236-1200
	COLUMBIA GAS OF OHIO, INC. 1600 DUBLIN RD. COLUMBUS, OHIO 43215 (614) 481-1000	WIDE OPEN WEST 2660 WINCHESTER PIKE COLUMBUS, OHIO 43232 (614) 236-3931

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 SEWERS 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 "C" CONDUIT, ALL TYPE "A", "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 706.02).

ALL STORM SEWER WITHIN THE PUBIC 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 GRANULAR 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 ADVERSE 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 AS DIRECTED BY THE CITY TO ALLEVATE OR PREVENT THE DUST NUISANCE ORIGINATING WITHIN THE PROJECT WORK LIMITS. CALCIUM CHLORIDE ON AREAS TO BE SEEDED 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 ON 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 THIS CONTRACT IMPROVEMENTS 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, INLETS, 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-97.10, MT-97.11 AND FIGURE C-18 OF THE ODOT. 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 PLATED 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 REMOVED FROM THE SITE AND DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. NO MATERIALS 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 FOLLOWING: NO EXCAVATED MATERIALS SHALL BE TO BE DISPOSED OF IN ANY MOUND, 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 DEEMED 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 IN ACCORDANCE WITH 203 CMS. THESE ITEMS ARE CONTINGENCY ITEMS AND SHALL BE PERFORMED AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVES:

ITEM 203: EXCAVATION OF SUBGRADE 100 C.Y.
ITEM 203: GRANULAR EMBANKMENT 100 C.Y.
ITEM SPECIAL: GEOTEXTILE FABRIC 100 S.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 LINES, 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, INLETS, CATCH BASINS, AND MANHOLES CONSTRUCTED, AS A PART OF THE PROJECT, SHALL BE FREE OF ALL FOREIGN 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 ORIGINAL 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 PLACEMENT 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 RIPRAP, ROCK CHANNEL PROTECTION, SODDING, ETC.

MAINTAIN DRAINAGE
THE FLOW IN ALL SEWERS, DRAINS, FILL 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 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 A SINGLE POST. THE MAILBOX SHALL BE SECURELY AND NEATLY 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 PURSUANT 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 HAZARDS 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 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 HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION OPERATIONS.

DEL-CO WATER COMPANY
GENERAL NOTES FOR WATER LINE CONSTRUCTION

1. 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.

2. STANDARD GENERAL NOTES:
a. WATER LINE DESIGN, MATERIALS, AND INSTALLATION METHODS SHALL CONFORM TO APPLICABLE SECTIONS OF 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 (748)-7746.
b. WATER MAINS SHALL BECOME THE OWNERSHIP OF DEL-CO WATER UPON FINAL ACCEPTANCE.

c. 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.

3. WATER LINE CONSTRUCTION:
a. WATER LINES SHALL BE NSF 61 APPROVED, AND COMPLIANT WITH ASTM D2241 & OHIO EPA ENG-08_001 STANDARDS.
b. USE THE FOLLOWING TYPE AND CLASS OF PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
i. 2-INCH WATER LINE PIPE: CLASS 200 SDR 21 YELOWNE PVC (RESTRAINED JOINT).
ii. 4-INCH WATER LINE PIPE: CLASS 200 SDR 21 PVC.
iii. 6-INCH TO 12-INCH WATER LINE PIPE: CLASS 160 SDR 26 PVC.
iv. 16-INCH AND LARGER WATER LINE PIPE: AWWA C151 CLASS 52 DIP.
v. 4-INCH PIPE AND LARGER USED FOR FIRE SERVICE: AWWA C900 DR 18 (150 PSI) PVC.
vi. ALL SIZES OF DEL-CO-OWNED WATER LINES USED ON MASTER METER PROJECTS: CLASS 200 SDR 21 PVC.

c. ALL FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO AWWA C153.
d. 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 C504.
e. PROVIDE HEAVY-DUTY VALVE BOXES ON ALL HOT-TAPS AND AT VALVES LOCATED UNDER GRAVEL OR PAVEMENT SURFACES.

f. TOP OF VALVE BOX SHALL BE FLUSH WITH FINISHED GRADE IN PAVED AREAS, AND 4 INCHES ABOVE FINISHED GRADE IN NON-PAVED AREAS.
g. CROSSES SHALL NOT BE USED WITHOUT APPROVAL OF DEL-CO WATER COMPANY.

h. MAINTAIN A MINIMUM 10-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL SEPARATION BETWEEN WATER LINES AND SANITARY SEWERS.
i. 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.

j. PROVIDE CONCRETE THRUST BLOCKING FOR ALL FITTINGS, VALVES, ANCHOR TEES, AND HYDRANTS.
k. BURY WATER LINES A MINIMUM DEPTH OF 48-INCHES TO THE TOP OF PIPE.

l. PLACE A 5-FOOT STEEL FENCE POST OR 4X4" WOOD POST AT VALVES AND THE ENDS OF LINES. PAINT BLUE.

m. TRACER WIRE:
i. INSTALL COPPERHEAD® OR EQUAL 12-GAUGE HIGH STRENGTH 452LB BREAK STRENGTH 30 MIL HEP JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAIN AND SERVICE LINES INSTALLED BY TRENCHING METHODS.
ii. INSTALL COPPERHEAD® OR EQUAL 12-GAUGE EXTRA HIGH STRENGTH 1150LB BREAK STRENGTH 45 MIL HEP JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAIN AND SERVICE LINES INSTALLED BY TRENCHING METHODS.
iii. 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 WIRE USING COPPERHEAD® LSC12-BLUE, OR PRO-TRACE® #73901 WEATHERPROOF UNDERGROUND WIRE CONNECTORS.
iv. 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.

v. CONTRACTOR SHALL TEST THE CONTINUITY OF ALL WIRE USING A THIRD-PARTY TESTER.
1. CONTRACTOR SHALL CONTACT DEL-CO'S INSPECTION DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO TEST.
2. TESTER SHALL SEND A SIGNED REPORT TO DEL-CO WATER INSPECTION DEPARTMENT AFFIRMING ALL WIRE HAS CONTINUITY.
3. CONTRACTOR SHALL REPAIR ALL DEFICIENCIES.

4. WATER SERVICE CONSTRUCTION (BETWEEN MAIN LINE AND METER PIT):
a. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED AND INSTALLED PER AWWA C800.
b. FOR METERS 1-INCH AND SMALLER, USE 1-INCH CLASS 200 SDR 7 IRON PIPE SIZE (IPS) POLYETHYLENE PIPE.

c. CONNECTIONS TO PVC PIPE SHALL BE MADE WITH APPROVED TAPPING SADDLE AND CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
d. CONNECTIONS TO DIP SHALL BE BY DIRECT TAP OR SADDLE AND APPROVED CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.

e. PROVIDE A CURB STOP ON 1-INCH FEMALE IRON PIPE THREADS ON THE CUSTOMER SIDE AT THE END OF SERVICE LINES. LOCATE AT ROW, BUT A MINIMUM OF FIVE FEET FROM EDGE OF SIDEWALK.

f. ALL SERVICE LINE VALVES 1½-INCH AND LARGER SHALL BE MECHANICAL JOINT GATE VALVES, RESTRAINED WITH DUCT-LUGS AND GALVANIZED ALL THREAD ROD OR ANCHOR TEES WHERE APPLICABLE.

g. MINIMUM DEPTH OF COVER SHALL BE 48 INCHES.
h. PLACE A 5-FOOT STEEL FENCE POSTS OR 4X4" WOOD POST AT THE ENDS OF ALL SERVICE LINES.

i. 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.

5. FIRE HYDRANTS:
a. FIRE HYDRANTS SHALL CONFORM TO AWWA C502 FOR DRY BARREL HYDRANTS.
b. MAIN VALVE: 5.25-INCH COMPRESSION.

c. NOZZLES:
i. THREADED: CONFORM TO NFPA NATIONAL STANDARD FIRE HOSE THREADS.
ii. 4.5-INCH STEAMER, EXCEPT IN THE FOLLOWING LOCATIONS PROVIDE AN INTEGRAL STORZ CONNECTION: HARRINGTON HHS50 OR EQUAL: BERKSHIRE, BERLIN, CONCORD, GENOA, KINGSTON, LIBERTY, ORANGE, PORTER, TRENTON, AND SCIOTO TOWNSHIPS; CITY OF POWELL; AND THE VILLAGES OF SUNBURY AND GALENA.

iii. TWO 2.5-INCH HOSE CONNECTIONS.
d. INLET CONNECTION: 6-INCH MECHANICAL JOINT.

e. OPERATING NUT: 1.5-INCH PENTAGON, TURN COUNTERCLOCKWISE TO OPEN.
f. EXTENSIONS AND PARTS: SHALL BE MANUFACTURED BY THE ORIGINAL EQUIPMENT MANUFACTURER.

g. APPROVED MANUFACTURERS: MUELLER SUPER CENTURION 200, AMERICAN FLOW CONTROL, B-84-B, OLAW MEDALLION 2780, OR KENNEDY GUARDIAN X810.

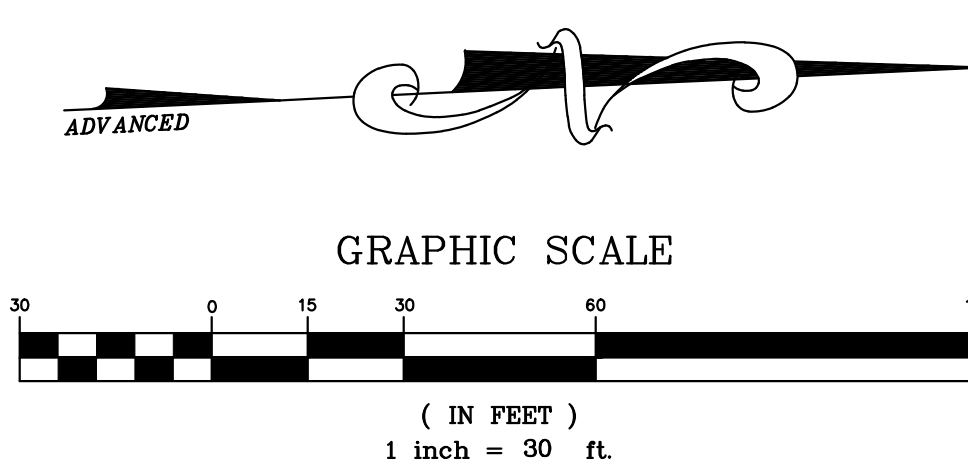
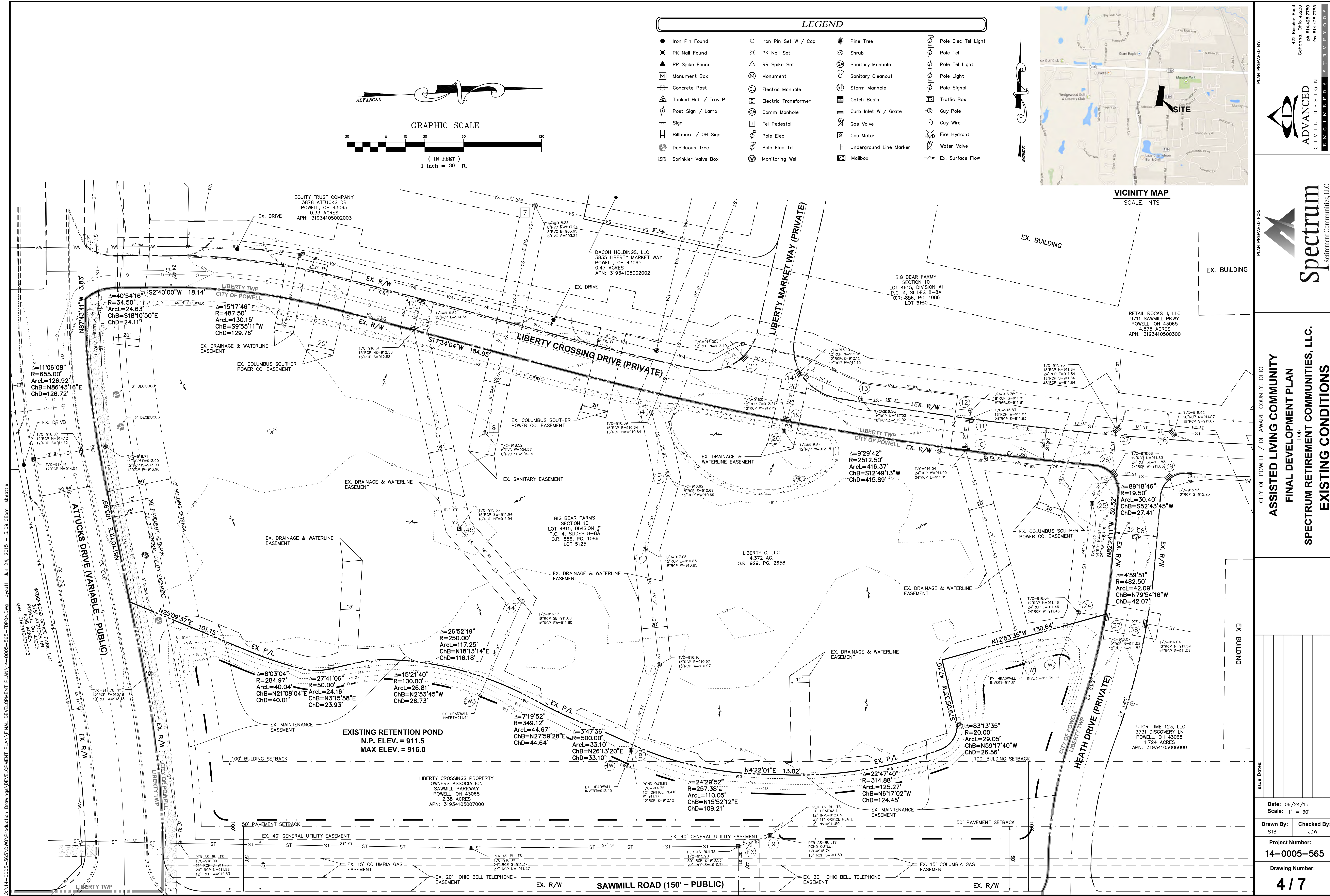
h. PAINTING: REPAINT ALL HYDRANTS AFTER INSTALLATION PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL SECTION 02731, PART 2.06.

i. LIBERTY TOWNSHIP, POWELL, AND VILLAGE OF SUNBURY: SAFETY RED.
j. OTHER TOWNSHIPS: SAFETY YELLOW.

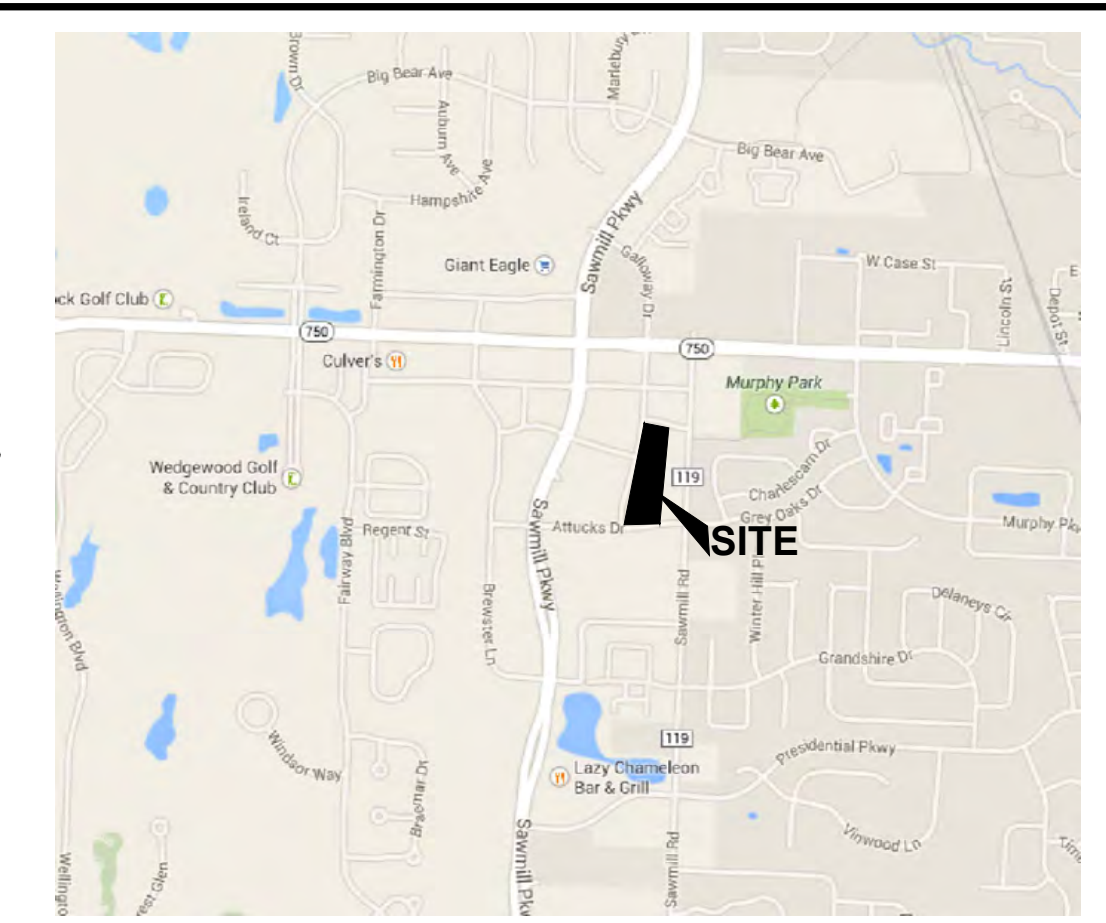
iii. FIRE HYDRANTS LOCATED ON PRIVATE WATER LINES SHALL BE PAINTED INDUSTRIAL GREEN.

6. DISINFECT ALL WATER LINES IN ACCORDANCE WITH AWWA C651 AND DEL-CO SPECIFICATIONS.

7. ALL PIPE INSTALLATION AND PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C800 FOR DUCTILE IRON PIPE AND C605 FOR PLASTIC PIPE, AND DEL-CO SPECIFICATIONS.



LEGEND			
● Iron Pin Found	○ Iron Pin Set W / Cap	⊙ Pine Tree	⊙ Pole Elec Tel Light
✱ PK Nail Found	✱ PK Nail Set	⊙ Shrub	⊙ Pole Tel
▲ RR Spike Found	▲ RR Spike Set	⊙ Sanitary Manhole	⊙ Pole Tel Light
⊠ Monument Box	⊠ Monument	⊙ Sanitary Cleanout	⊙ Pole Light
⊙ Concrete Post	⊙ Electric Manhole	⊙ Storm Manhole	⊙ Pole Signal
⊙ Tacked Hub / Trav Pt	⊙ Electric Transformer	⊙ Catch Basin	⊙ Traffic Box
⊙ Post Sign / Lamp	⊙ Comm Manhole	⊙ Curb Inlet W / Grate	⊙ Guy Pole
⊙ Sign	⊙ Tel Pedestal	⊙ Gas Valve	⊙ Guy Wire
⊙ Billboard / OH Sign	⊙ Pole Elec	⊙ Gas Meter	⊙ Fire Hydrant
⊙ Deciduous Tree	⊙ Pole Elec Tel	⊙ Underground Line Marker	⊙ Water Valve
⊙ Sprinkler Valve Box	⊙ Monitoring Well	⊙ Mailbox	⊙ Ex. Surface Flow



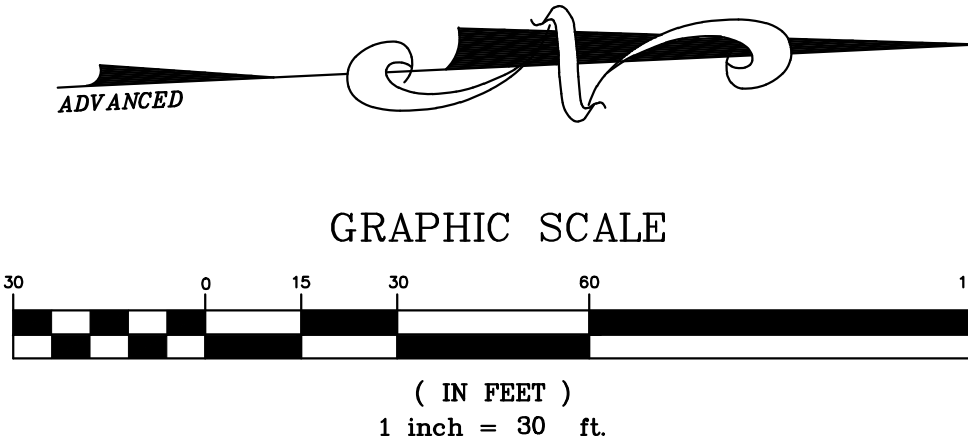
PLAN PREPARED BY:

Spectrum
Retirement Communities, LLC

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

Issue Dates:
Date: 06/24/15
Scale: 1" = 30'
Drawn By: STB
Checked By: JDW
Project Number:
14-0005-565
Drawing Number:
4 / 7

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SITE STATISTICS & REQUIREMENTS

SOIL:Big1A1

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 (90,440 SF - 47.5%)
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:.....51,710 SF

PARKING CALCULATIONS:

HANDICAPPED SPACES.....4 SPACES
PAVEMENT/SURFACE SPACES.....56 SPACES
TOTAL SPACES.....60 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

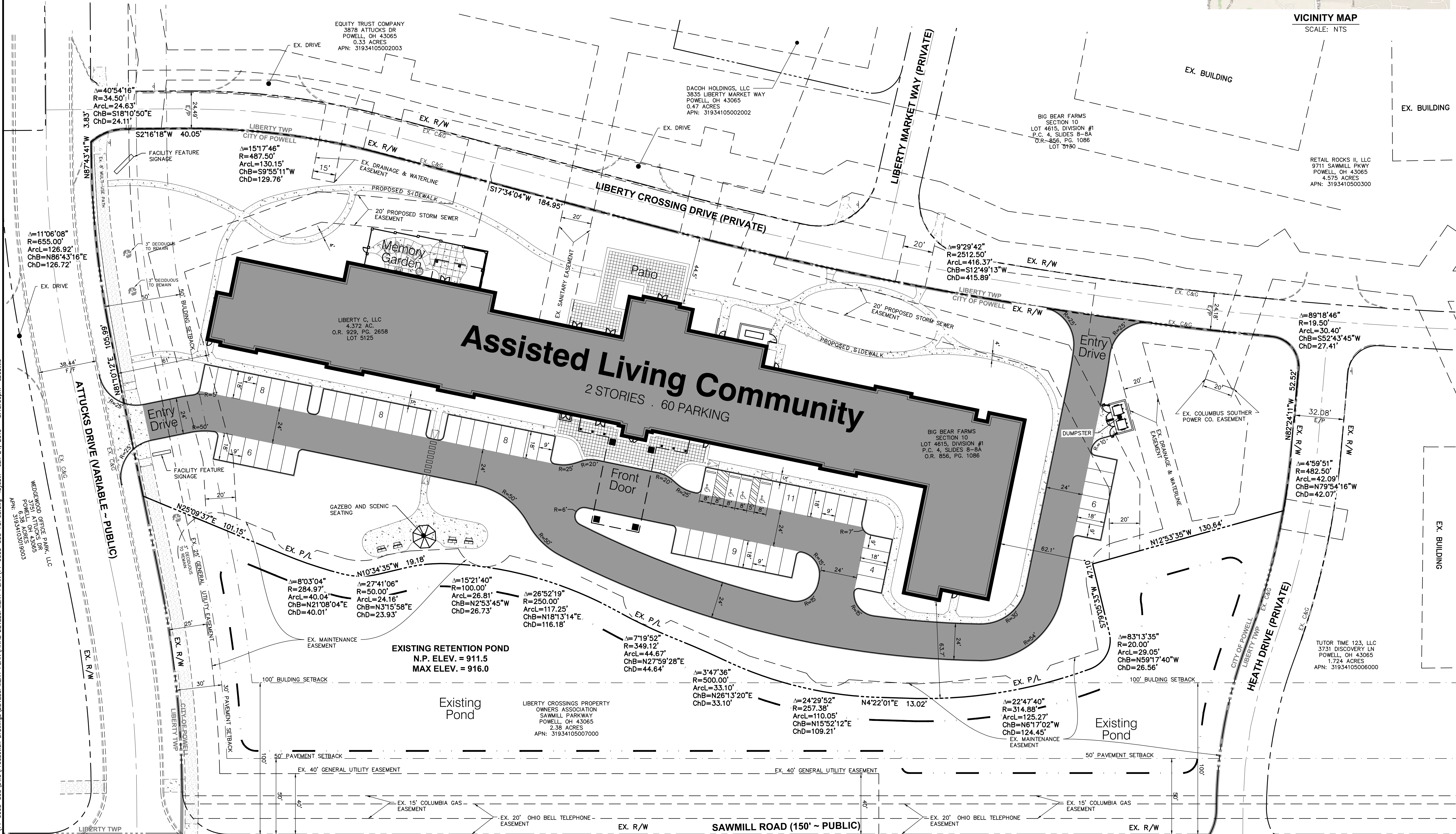
HATCH LEGEND

LIGHT DUTY PAVEMENT
HEAVY DUTY PAVEMENT
CONCRETE DUTY PAVEMENT

REFERENCE CONSTRUCTION DOCUMENTS FOR PAVEMENT SECTION.



VICINITY MAP
SCALE: NTS



PLAN PREPARED BY:

422 Beecher Road
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ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

Spectrum
Retirement Communities, LLC

CITY OF POWELL / DELAWARE COUNTY, OHIO

ASSISTED LIVING COMMUNITY

FOR

FINAL DEVELOPMENT PLAN

SPECTRUM RETIREMENT COMMUNITIES, LLC.

SITE PLAN

Issue Dates:

Date	Scale
06/24/15	1" = 30'

Drawn By: STB

Checked By: JDW

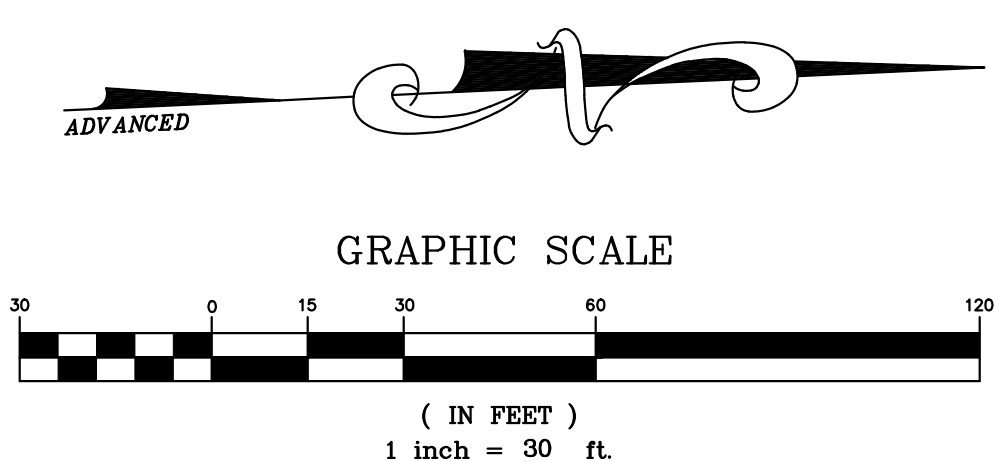
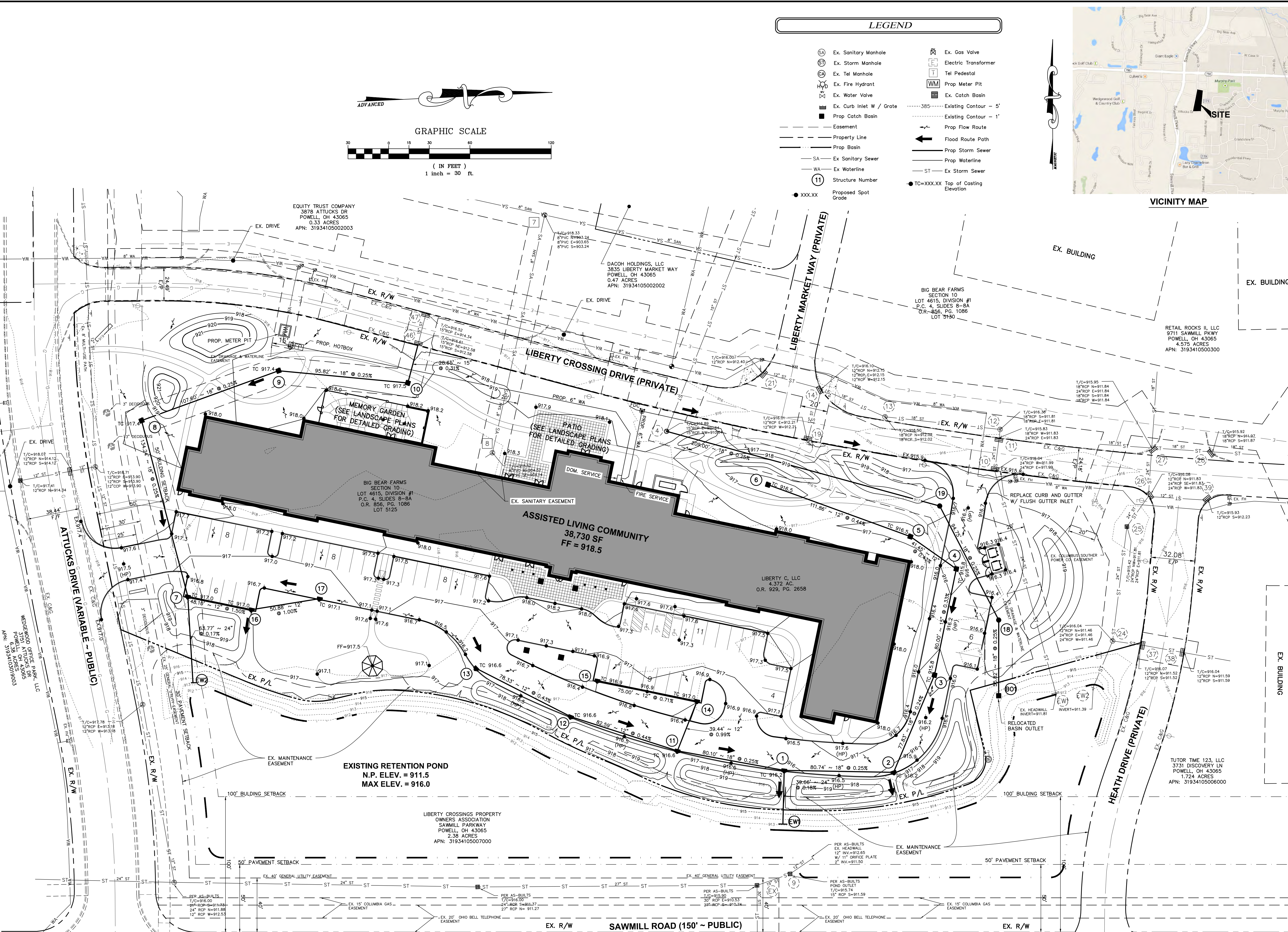
Project Number:

14-0005-565

Drawing Number:

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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
⊙	SA Ex Sanitary Sewer
⊙	WA Ex Waterline
⊙	Structure Number
⊙	Prop 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
⊙	Ex Storm Sewer
⊙	TC=XXX.XX Top of Casting Elevation



PLAN PREPARED BY:

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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

Issue Dates:

Date:	06/24/15
Scale:	1" = 30'

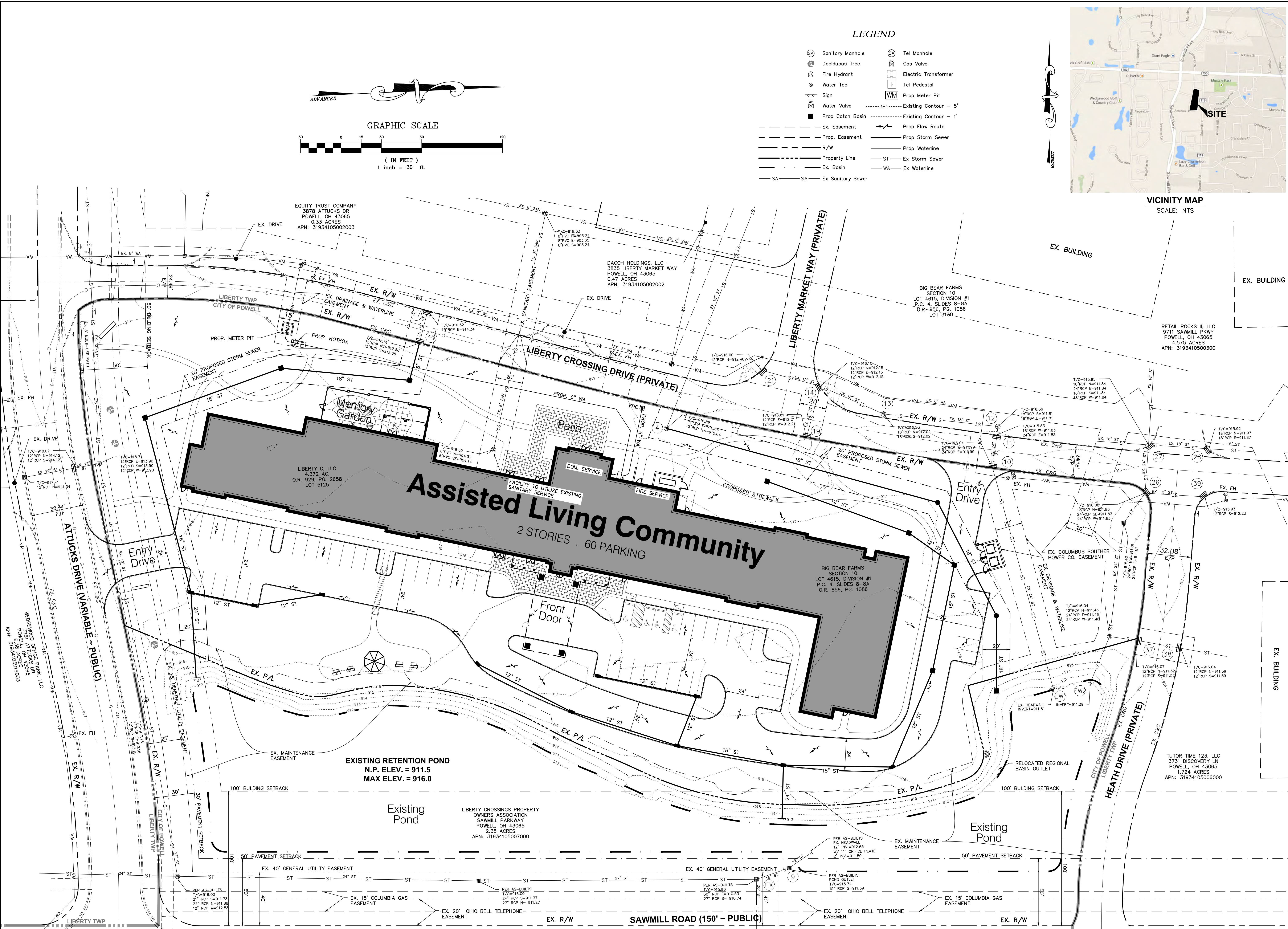
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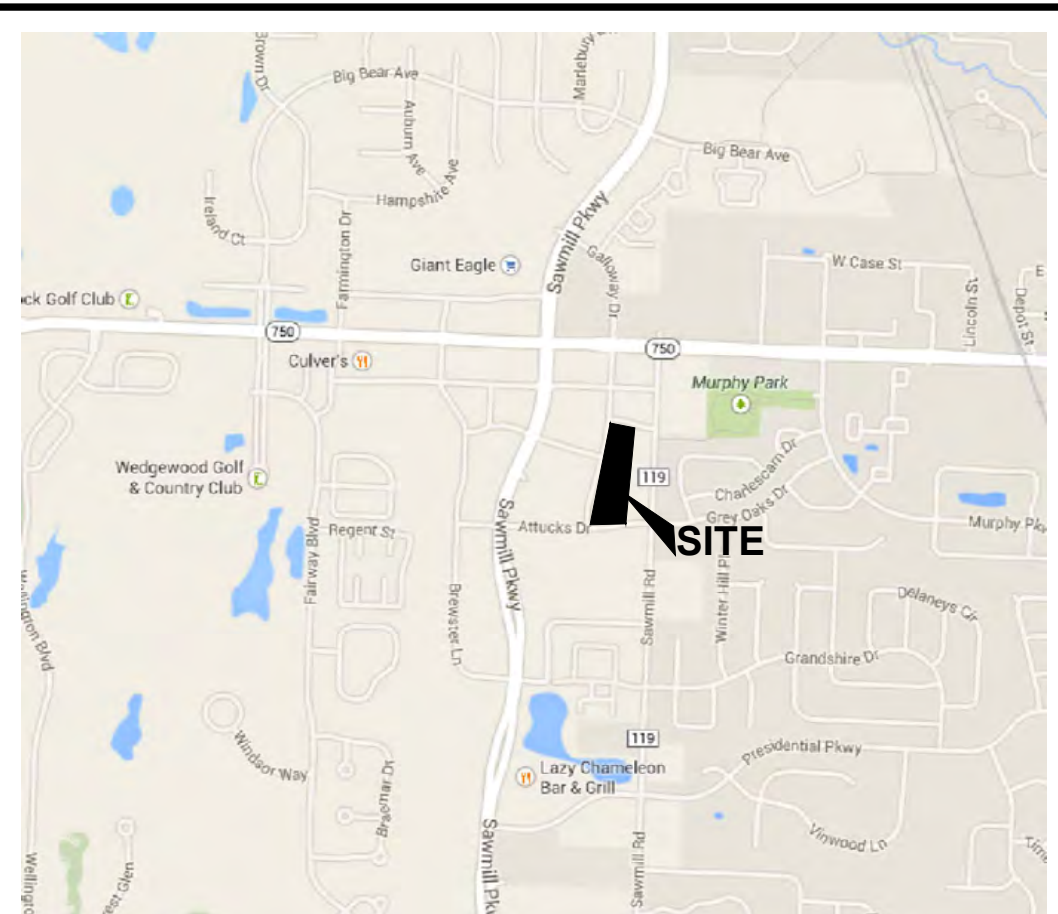
Project Number:
14-0005-565

Drawing Number:
6/7

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- LEGEND**
- | | |
|-----------------------------|-----------------------|
| Sanitary Manhole | Tel Manhole |
| Deciduous Tree | Gas Valve |
| Fire Hydrant | Electric Transformer |
| Water Tap | 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 SURVEYORS 422 Beecher Road Columbus, Ohio 43230 ph 614-428-7750 fax 614-428-7755
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: 06/24/15 Scale: 1" = 30'	
Drawn By: STB Checked By: JDW	
Project Number: 14-0005-565	
Drawing Number: 717	



BENCH



SCORED CONCRETE
AT PATIOS



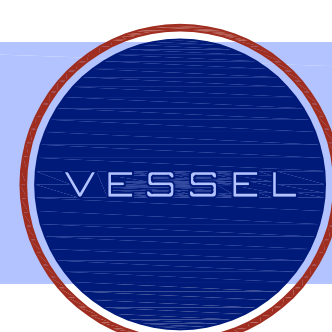
PATIO TABLES



PLANTERS

SPECTRUM POWELL II

SITE PLAN





Enlarged Entry

- DECORATIVE TRIM DETAILS
- ARCHITECTURAL GRADE SHINGLES
- PORTE COCHERE
- LAP STYLE SIDING
- MASONRY



North

- DECORATIVE RAILING AND TRIM DETAILS
- ARCHITECTURAL GRADE SHINGLES
- LAP STYLE SIDING
- MASONRY



South

- ARCHITECTURAL GRADE SHINGLES
- LAP STYLE SIDING
- MASONRY



West

- ARCHITECTURAL GRADE SHINGLES
- LAP STYLE SIDING
- MASONRY

- HIGHEST POINT 39'-0"
- TOP OF ROOF 36'-0"

- LEVEL 2
- LEVEL 1 0'-0"

- HIGHEST POINT 39'-0"
- TOP OF ROOF 36'-0"

- LEVEL 2
- LEVEL 1 0'-0"

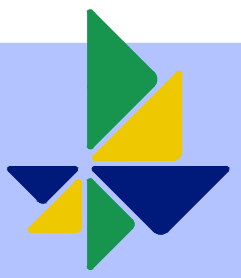
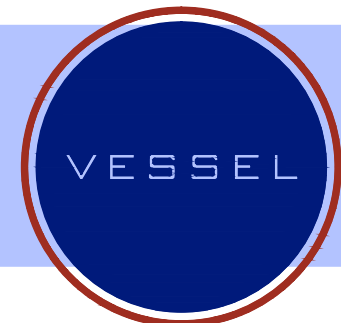


East

- DECORATIVE RAILING AND TRIM DETAILS
- ARCHITECTURAL GRADE SHINGLES
- LAP STYLE SIDING
- MASONRY

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

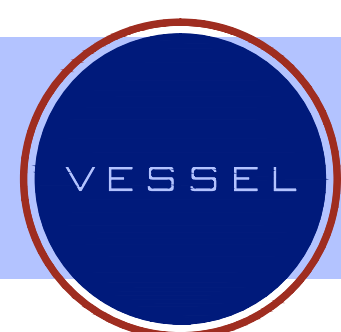
SPECTRUM POWELL II ELEVATIONS



SPECTRUM



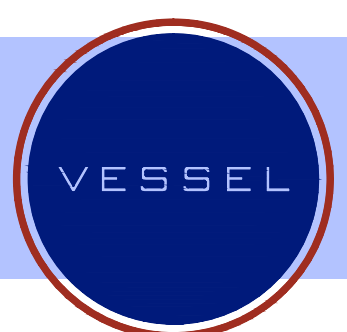
SPECTRUM POWELL II RENDERING



600 Emerson Rd. Suite 100 . St Louis, Missouri 63141 . p:314.521.0123 . www.vesselarchitecture.com



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