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: Ford & Associates Architects Contact: Rob MacInnes

Address/City/State/Zip: 1500 West First Avenue / Columbus / Ohio / 43212

Email Address: rmacinnes@fordarchitects.com

Phone No: 614.488.6252 Cell Phone No: - Fax No: 614.488.9963

Property Owner: Dr. Ali Khahsar

Address/City/State/Zip: 5600 Heathrow Drive / Powell / Ohio / 43065

Email Address: zelzeleh2@hotmail.com

Phone No: 614.390.1124 Cell Phone No: Fax No:

Architect/Designer for Applicant: Ford & Associates Architects Contact: Rob MacInnes

Address/City/State/Zip: 1500 West First Avenue / Columbus / Ohio / 43212

Email Address: rmacinnes@fordarchitects.com

Phone No: 614.488.6252 Cell Phone No: - Fax No: 614.488.9963

Property Address: SE corner of West Olentangy Street & Murphy Parkway / Powell / Ohio / 43065

Lot Number/Subdivision: N/A Existing Use: Vacant Land (Currently Zoned Planned Commercial Proposed Use: Multi-Tenant Commercial Development

Reason for Administrative Review (attach necessary documents):

Applicant is requesting FINAL review of the site plan, civil, landscaping, site lighting, and building elevations for the proposed commercial building planned for the southeast corner of Murphy Parkway and West Olentangy Street.

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.

☐ **5 copies** of all drawings, text, any other items, and application.

☐ 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 Village 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.

Signature of ~~Appellant:~~ Applicant _____ Date: 07-11-2017

Office Use	Office Use
	AMT_____
	TYPE/DATE_____
	RECEPIT #_____
	PAYOR_____
Received	Payment

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

CITY OF POWELL, OHIO

FINAL DEVELOPMENT PLAN

FOR

POWELL RETAIL

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CITY OF POWELL

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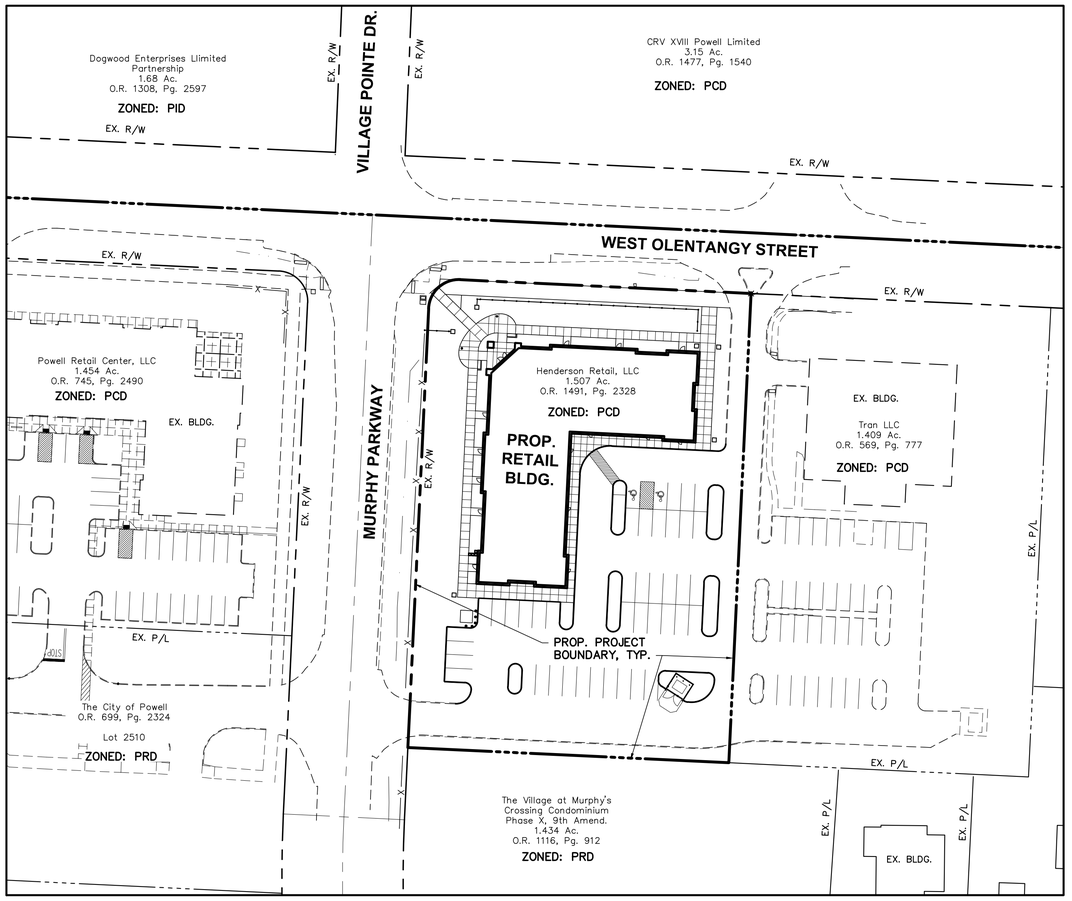
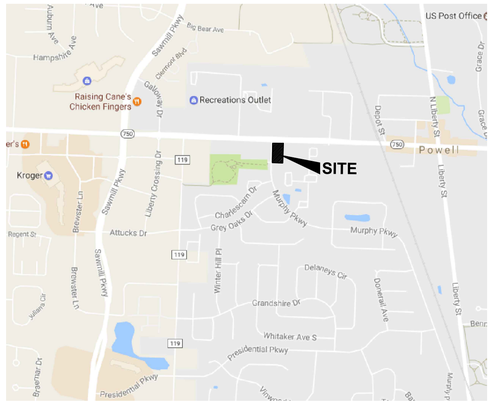


INDEX MAP

SCALE: 1"=50'



LOCATION MAP

Sheet List Table

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GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
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OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

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PLAN PREPARED FOR:

DR. ALI KHAKSAR
5600 HEATHROW DRIVE
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CITY OF POWELL/ DELAWARE COUNTY, OHIO

POWELL RETAIL

FINAL DEVELOPMENT PLAN
FOR
DR. ALI KHAKSAR

TITLE SHEET

Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number:
17-0011-168

Drawing Number:
1 / 8

GENERAL NOTES

1. THE REGULATIONS AND CONSTRUCTION STANDARDS OF THE CITY OF POWELL, TOGETHER WITH THE CURRENT CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE CITY OF COLUMBUS (COLS) AND THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS OTHERWISE NOTED.

2. THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE INSPECTION OF THE WORK. THE CITY ENGINEER WILL REQUIRE AT LEAST 48 HOURS WRITTEN NOTICE BEFORE ANY WORK TAKES PLACE. FAILURE TO REQUEST THE NECESSARY INSPECTION MAY RESULT IN THE REJECTION OF THE WORK AND THE PROJECT.

3. IT IS THE INTENTION OF THE PLANS TO PROVIDE AND REQUIRE A COMPLETED PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM THE PLANS, WHICH ARE CLEARLY NECESSARY FOR COMPLETION OF THE WORK, AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK, THOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO SUCH INCIDENTAL ITEMS AS RELOCATION OF MAILBOXES, SAW CUTTING, AND REMOVAL AND/OR RELOCATION OF SIGNS, SPRINKLERS, OR OTHER MISCELLANEOUS ITEMS.

4. ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR WITH THE COST TO BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS RELATED ITEMS.

5. THE CONTRACTOR OR DEVELOPER SHALL DEPOSIT THE TOTAL ESTIMATED COST FOR INSPECTIONS, AS DETERMINED BY THE CITY ENGINEER, WITH THE CITY OF POWELL PRIOR TO THE START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL PROVIDE THE CITY OF POWELL, A SURETY, ACCEPTABLE TO THE CITY OF POWELL, EQUAL TO 100% OF CONSTRUCTION COSTS. THE SURETY SHALL GUARANTEE THE WORK FOR ONE YEAR AFTER ACCEPTANCE BY THE CITY.

7. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR THE FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO PLANS.

8. APPROVAL OF THESE PLANS IS CONTINGENT UPON ALL EASEMENTS REQUIRED FOR CONSTRUCTION OF THE WORK BEING SECURED AND SUBMITTED TO THE CITY OF POWELL FOR RECORDING PRIOR TO COMMENCEMENT OF WORK. NO WORK, WHICH REQUIRES AN EASEMENT, WILL BE ALLOWED TO PROCEED UNTIL THIS IS DONE.

9. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

10. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS.

11. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE, EXISTING RIGHT-OF-WAYS, TEMPORARY AND PERMANENT EASEMENTS, AND SHALL NOT ENTER UPON OTHER PROPERTIES WITHOUT WRITTEN PERMISSION OF THE OWNER. IF THE PROPOSED WORK REQUIRES ENTERING EASEMENTS UPON OTHER PROPERTIES, THE CONTRACTOR SHALL NOTIFY THE OWNER(S) IN WRITING NO LESS THAN 72 HOURS IN ADVANCE OF THE COMMENCEMENT OF THE WORK, AND COPY THE CITY ON ALL CORRESPONDENCE. FAILURE TO NOTIFY AFFECTED PROPERTY OWNERS MAY SUBJECT THE CONTRACTOR TO THE PENALTIES ASSOCIATED WITH THE VIOLATION OF POWELL CITY CODE, SECTION 541.05, CRIMINAL TRESPASS.

12. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE. RESETTING THE MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER AT THE CONTRACTOR'S EXPENSE.

13. PROPERTY BOUNDARIES, INCLUDING PROPERTY LINES AND ROAD RIGHT-OF-WAY, ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND ARE NOT NECESSARILY COMPLETE OR CORRECT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE FINISHED WORK CONFORM TO THE LINES, GRADES, ELEVATIONS AND DIMENSIONS CALLED FOR ON THE DRAWINGS AND TYPICAL SECTIONS.

15. ANY 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. PURSUANT TO POWELL CITY CODE, SECTION 509.08, CONSTRUCTION ACTIVITY IS ONLY PERMITTED BETWEEN THE HOURS OF 7:30 A.M. AND 7:00 P.M. ANY CONSTRUCTION ACTIVITY BEYOND THESE HOURS REQUIRES A WRITTEN REQUEST TO THE DIRECTOR OF PUBLIC SERVICE MEETING THE REQUIREMENTS OF POWELL CITY CODE, SECTION 509.08(B).

16. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT OR AS REQUIRED BY THE CITY ENGINEER.

17. ALL SOIL SUBGRADE SHALL BE PREPARED AND COMPACTED IN ACCORDANCE WITH ITEM 204 TO A DEPTH OF 12 INCHES BELOW THE SUBGRADE SURFACE. SUBGRADE SHALL BE SCARIFIED AND CONTAIN SUFFICIENT MOISTURE TO MEET ITEM 203 COMPACTION REQUIREMENTS.

18. THE CONTRACTOR IS NOT PERMITTED TO USE ANY RECLAIMED MATERIALS IN ITEM 304.

19. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

20. TRACKING OR SPILLING MUD, DIRT, OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED PER POWELL CITY CODE, SECTION 905.12 AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY OF POWELL RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE PAID BY THE CONTRACTOR/DEVELOPER PER POWELL CITY CODE, SECTION 905.13.

21. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL ADJACENT ROADS AND LANDS, PER COLS ITEM 207.

22. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

23. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO MAINTAIN AT ALL TIMES SEWER, DRAIN, AND DITCH FLOWS THROUGH EXISTING FACILITIES TO REMAIN IN PLACE AND THROUGH EXISTING FACILITIES TO BE REPLACED UNTIL NEW FACILITIES ARE COMPLETED AND PUT INTO SERVICE. THE CONTRACTOR, TO A CONDITION SATISFACTORY TO THE CITY ENGINEER, SHALL RESTORE THE FLOW OF ALL SEWERS, DRAINS, AND OTHER WATERCOURSES DISTURBED DURING THE PROSECUTION OF THE WORK.

24. ANY MODIFICATION OF THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE POWELL CITY ENGINEER.

25. THE CONTRACTOR SHALL CALL TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTH-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES.

UTILITY	OWNER	TELEPHONE
TELEPHONE	AT&T 111 NORTH FRONT STREET COLUMBUS, OH 43215 CONTACT: RON C HARRISON	(614) 223-6790
ELECTRIC	AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OH 43230-6605 CONTACT: ANDY WAINWRIGHT	(614) 883-6821
GAS	COLUMBIA GAS 920 WEST GOODALE BLVD. COLUMBUS, OH 43215 CONTACT: JODY BEAVER	(614) 460-5400
CABLE TELEVISION	TIME WARNER CABLE 1266 DUBLIN ROAD P.O. BOX 2553 COLUMBUS, OH 43216-2553 CONTACT: GREG MILLER	(614) 348-1539

26. EXISTING UTILITIES SHOWN ON THE PLAN ARE FROM THE BEST AVAILABLE RECORDS AND FIELD INVESTIGATION AND ARE NOT NECESSARILY COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN OR NOT.

27. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ANY UTILITIES WITHIN THE LIMITS OF THE PROPOSED CONDUIT PATH, PRIOR TO STARTING ANY EXCAVATION. IN CASE OF CONFLICT, ADJUSTMENTS IN LOCATION AND ELEVATION OF THE PROPOSED UTILITIES MAY BE MADE IF APPROVED PER GENERAL NOTE #24, OR ARRANGEMENTS SHALL BE MADE TO MOVE THE EXISTING UTILITY TO PROVIDE ADEQUATE CLEARANCE.

28. MAINTAIN THREE (3) FEET HORIZONTAL AND ONE (1) FOOT VERTICAL SEPARATION FROM ALL SEWER AND WATER LINES.

29. EXISTING DRAIN TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM BY THE CONTRACTOR, AS APPROVED BY THE CITY ENGINEER. THE COST OF SAID WORK TO BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS RELATED ITEMS.

30. ALL TRENCHES WITHIN PAVEMENT, BERM, AND SHOULDER LIMITS SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

31. ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. AREAS WITH MULTIPLE DRIVES SHALL HAVE AT LEAST HALF OF THE DRIVES OPEN AT ALL TIMES. PROPERTIES WITH A SINGLE ACCESS WILL REQUIRE STAGED CONSTRUCTION; SHORT-TERM FULL CLOSURE OF A SINGLE ACCESS WILL BE PERMITTED WITH THE PROPERTY OWNER AND/OR TENANT'S AGREEMENT. SUCH FULL CLOSURES SHALL BE SCHEDULED AND COORDINATED WITH THE PROPERTY OWNER/TENANT.

32. AT ALL UTILITY CROSSINGS THE TRENCH BACKFILL SHALL CONSIST OF COMPACTED GRANULAR MATERIAL, COLS ITEM 912, BETWEEN THE DEEPER AND SHALLOWER PIPE.

33. COMPACTED GRANULAR MATERIAL, COLS ITEM 912 SHALL CONSIST OF NATURAL, BROKEN OR CRUSHED STONE, CRUSHED GRAVEL, OR CRUSHED SLAG. SYNTHETIC OR MAN-MADE MATERIALS ARE UNACCEPTABLE.

34. BACKFILL FOR TRENCHES UNDER PAVEMENT AND WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED GRANULAR MATERIAL, COLS ITEM 912, TO THE PAVEMENT SUBGRADE. WHERE TRENCHES CROSS THE PAVEMENT, COLS ITEM 912 SHALL EXTEND THE FULL WIDTH OF THE RIGHT-OF-WAY, AND TO WITHIN 6 INCHES OF FINISHED GRADE WHERE NOT UNDER PAVEMENT.

35. BACKFILL FOR TRENCHES PARALLEL TO THE PAVEMENT AND WITHIN THE RIGHT-OF-WAY, WITH THE TOP OF THE TRENCH 3 FEET OR CLOSER TO THE BACK OF CURB OR EDGE OF PAVEMENT OR LOCATED UNDER A PEDESTRIAN PATHWAY, SHALL BE COMPACTED GRANULAR MATERIAL, COLS ITEM 912, TO WITHIN 6 INCHES OF FINISHED GRADE. BACKFILL FOR ALL OTHER TRENCHES WITHIN THE RIGHT-OF-WAY PARALLEL TO THE PAVEMENT, SHALL BE SHALL BE COMPACTED BACKFILL, COLS ITEM 911, EXCEPT THAT COMPACTION SHALL BE TO MINIMUM 9 PERCENT MAXIMUM DRY DENSITY. PRIOR TO CONSTRUCTION OF THE STREETS, THE CITY ENGINEER MAY REQUIRE SOIL TESTS ON THE BACKFILL. WHERE TEST RESULTS INDICATE THAT THE BACKFILL DOES NOT MEET COMPACTION REQUIREMENTS THE BACKFILL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL MEETING THOSE REQUIREMENTS.

36. THE CONTRACTOR SHALL INSTALL STREET LIGHTS AT THE LOCATIONS SHOWN ON THE PLANS, INCLUDING ALL WIRING AND DISCONNECTS AND PROVIDE A COMPLETE OPERATING LIGHTING SYSTEM THAT COMPLIES WITH THE CITY OF POWELL SPECIFICATIONS.

37. ALL AREAS FOR UNDERGROUND ELECTRIC AND STREET LIGHTING ELECTRIC, TELEPHONE, AND CABLE TV INSTALLATIONS SHALL BE BROUGHT TO FINISHED GRADE, AS SHOWN ON THE GRADING PLAN, PRIOR TO THEIR BEING INSTALLED. ALL FILL REQUIRED SHALL BE COMPACTED IN ACCORDANCE WITH COLS ITEM 203.12, CONDITION 1. THIS WORK SHALL BE PERFORMED AS PART OF THIS PLAN AND THE COST SHALL BE INCLUDED UNDER ITEM 203.

38. ALL SEEDING SHALL BE APPLIED AT THE RATE OF 8 POUNDS (LB.) PER 1,000 SQUARE FEET (SF) AND SHALL USE THE FOLLOWING SEED MIXTURE:

40% TITIAN TALL FESCUE
40% TARHEEL TALL FESCUE
10% DENIM KENTUCKY BLUEGRASS
10% RENAISSANCE PERENNIAL RYE GRASS

39. COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST, AND SLOW RELEASE NITROGEN, 50% DERIVED FROM NATURAL ORGANIC SOURCES OF UREA-FORM, PHOSPHOROUS, AND POTASSIUM AND WITH THE FOLLOWING COMPOSITION SHALL BE APPLIED:

COMPOSITION: 13% NITROGEN, 26% PHOSPHOROUS, AND 12% POTASSIUM BY WEIGHT

FERTILIZER SHOULD BE APPLIED AT THE RATE OF 6 POUNDS (LB.) PER 1,000 SQUARE FEET (SF).

40. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL PAY FOR THE COST OF THIS WORK.

GENERAL NOTES FOR STORM SEWERS

1. ANY MODIFICATION OF THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE POWELL CITY ENGINEER.

2. THE PROPOSED SANITARY SEWERS AND SERVICES ARE TO BE CONSTRUCTED UNDER PLAN P PRIOR TO STREET IMPROVEMENTS.

3. BEFORE THE CONTRACTOR STARTS ANY WORK ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE OF ANY WORK, REPRESENTATIVES OF THE CITY AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF ALL EXISTING SEWERS THAT ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS. THE CITY SHALL KEEP RECORDS OF THE INSPECTION IN WRITING.

4. 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. THE CONTRACTOR, TO THE SATISFACTION OF THE CITY ENGINEER, SHALL CORRECT ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS.

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

6. ALL STORM SEWERS CONSTRUCTED UNDER THIS PLAN SHALL MEET THE REQUIREMENTS OF COLS ITEM 901,WITH A MINIMUM INSIDE DIAMETER OF 12 INCHES.

7. ALL NEW CONDUITS, CATCH BASINS AND MANHOLES CONSTRUCTED, AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER AND IN A CLEANED CONDITION BEFORE THE CITY WILL ACCEPT THE PROJECT.

8. ALL INLETS, CATCH BASINS, AND MANHOLES SHALL BE CHANNELIZED.

9. ROADWAY UNDERDRAINS SHALL BE DISCHARGED INTO THE NEAREST STORM STRUCTURE AVAILABLE ALONG THE LINE OF FLOW UNLESS SHOWN OTHERWISE ON THE PLANS.

10. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED CASTINGS TO MATCH THE SURROUNDING FINISHED GRADE. THE COST OF ALL CASTING ADJUSTMENTS SHALL BE INCLUDED IN THE VARIOUS SEWER ITEMS.

11. ALL DRAINAGE SWALES ALONG REAR LOT LINES, SHOWN ON THE GRADING PLAN, SHALL BE CONSTRUCTED TO FINISHED GRADE AS PART OF THIS PLAN AND THE COST SHALL BE INCLUDED UNDER COLS ITEM 203.

12. ALL STORM WATER DETENTION/RETENTION AREAS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED TO FINISHED GRADE PER COLS ITEM 203, HYDRO-SEEDED, AND HYDRO-MULCHED PER COLS ITEM 659, AS PART OF THIS PLAN. THE COST SHALL BE INCLUDED AS A LUMP SUM UNDER SPECIAL, DETENTION/RETENTION AREA CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE TWO ROOF DRAIN OPENINGS IN THE CURB FOR EACH LOT, LOCATED AS DIRECTED BY THE OWNER.

14. ALL CATCH BASINS ARE TO BE EQUIPPED WITH EAST JORDAN #5110, TYPE M3 GRATES, OR APPROVED EQUAL.

15. UPON COMPLETION OF CONSTRUCTION FOR EACH PHASE OF STORM SEWER WORK, THE DEVELOPER, THROUGH ITS ENGINEER, SHALL FURNISH THE CITY ENGINEER A TABULATION OF STRUCTURE NUMBERS, THE ELEVATION OF THE TOP OF CASTING AS PROPOSED ON THE PLANS, AND THE ELEVATION OF THE TOP OF CASTING, AS BUILT. FURTHER, A TABULATION OF STATIONING AND TOP OF CURB ELEVATION, AS BUILT, AT THE ENDS OF ALL STREETS, THAT ARE TO BE EXTENDED IN THE FUTURE, SHALL BE SUBMITTED. THE CITY ENGINEER WILL DETERMINE ADJUSTMENTS, IF ANY, THAT ARE NECESSARY AND ALL NECESSARY ADJUSTMENTS SHALL BE DONE PRIOR TO SUBMITTAL OF "AS BUILT" DRAWINGS.

16. THE ORIGINAL TRACINGS, REVISED "AS BUILT", AND TWO SETS OF PRINTS SHALL BE GIVEN TO THE CITY PRIOR TO ANY TAP PERMITS BEING ISSUED, OR ACCEPTANCE BY THE CITY FOR THE ONE YEAR MAINTENANCE PERIOD. THE INFORMATION SHOWN ON THE "AS BUILT" PLANS SHALL BE FROM FIELD MEASUREMENTS. WATER SERVICES AND MAIN LINE VALVES SHALL BE LOCATED BY STREET STATIONING. TOP OF CASTING ELEVATIONS FOR ALL STORM SEWER STRUCTURES AND ANY VARIANCE IN THE HORIZONTAL LOCATION OF THE UTILITIES FROM THAT SHOWN ON THE APPROVED PLANS, SHALL BE SHOWN.

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 (740) 548-7746.
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 YELOMINE 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 AND STORM 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 4"X4" 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 HDPE 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 HDPE JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAIN AND SERVICE LINES INSTALLED BY BORING 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 WIRES 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 SERVICES 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.
W. CONNECTIONS TO DIP SHALL BE BY DIRECT TAP OR SADDLE AND APPROVED CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
X. 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 A MINIMUM OF FIVE FEET FROM EDGE OF SIDEWALK.
Y. 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.
Z. MINIMUM DEPTH OF COVER SHALL BE 48 INCHES.
AA. PLACE A 5-FOOT STEEL FENCE POSTS OR 4"X4" WOOD POST AT THE ENDS OF ALL SERVICE LINES.
AB. 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. THREADING: CONFORM TO NFPA NATIONAL STANDARD FIRE HOSE THREADS.
II. 4.5-INCH STEAMER, EXCEPT IN THE FOLLOWING LOCATIONS PROVIDE AN INTEGRAL STORZ CONNECTION; HARRINGTON HIHS50 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, CLOW MEDALLION, M&H MODEL 129M, AVK NOSTALGIC 2780, OR KENNEDY GUARDIAN K81D.
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.
II. 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 C600 FOR DUCTILE IRON PIPE AND C605 FOR PLASTIC PIPE, AND DEL-CO SPECIFICATIONS.
A. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO PERFORM PRESSURE TEST.
B. SCHEDULE TEST BETWEEN 8:00 AM AND 2:00 PM WEEKDAYS. NOTIFY DEL-CO 24 HOURS PRIOR TO TEST.
8. OBTAIN WRITTEN APPROVAL OF MATERIAL AND MANUFACTURERS LIST FROM DEL-CO WATER PRIOR TO BEGINNING CONSTRUCTION.
9. 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.
10. EASEMENTS SHALL BE PROVIDED TO DEL-CO WATER BEFORE PERMISSION WILL BE GIVEN TO MAKE NEW SERVICE LINE CONNECTIONS.
11. CONNECTIONS TO EXISTING WATER LINES WILL BE MADE BY DEL-CO WATER AT THE CONTRACTOR'S EXPENSE, OR PERFORMED BY CONTRACTORS WHO ARE APPROVED FOR MAKING CONNECTIONS. NOTIFY ALL PROPERTY OWNERS, AND DEL-CO WATER, IN WRITING 48 HOURS BEFORE STARTING CONSTRUCTION.
12. 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.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING THE WATER LINE PRIOR TO FINAL ACCEPTANCE BY DEL-CO WATER, AND REPAIRING ALL DAMAGES FROM CONSTRUCTION ACTIVITY.
14. DO NOT FILL NEW WATER LINES UNTIL APPROVED BY DEL-CO WATER CO.
15. BOOSTER PUMPS ARE NOT ALLOWED ON INDIVIDUAL SERVICES.
16. NORMAL WORKING PRESSURE SHALL NOT BE LESS THAN 35 PSI.

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POWELL, OHIO 43065

CITY OF POWELL/ DELAWARE COUNTY, OHIO
POWELL RETAIL
FINAL DEVELOPMENT PLAN
FOR
DR. ALI KHAKSAR
GENERAL NOTES

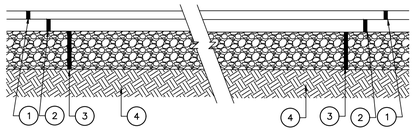
Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	**Checked By:**
CWH	TMW

Project Number: 17-0011-168

Drawing Number: 2 / 8

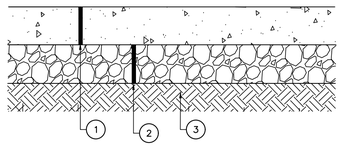


LIGHT DUTY	HEAVY DUTY
(1) ITEM 404, 1 1/2" ASPHALT CONCRETE	(1) ITEM 404, 1 1/2" ASPHALT CONCRETE
(2) ITEM 402, 1 1/2" ASPHALT CONCRETE	(2) ITEM 402, 2 1/2" ASPHALT CONCRETE
(3) ITEM 304, 8" CRUSHED AGGREGATE BASE	(3) ITEM 304, 10" CRUSHED AGGREGATE BASE
(4) ITEM 310, SUBGRADE COMPACTION	(4) ITEM 310, SUBGRADE COMPACTION

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

TYPICAL PAVEMENT SECTIONS

(NO SCALE)



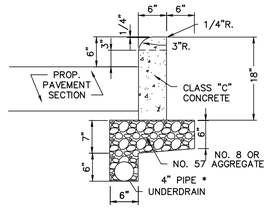
(1) ITEM 452, 6 1/2" PLAIN P.C. CONCRETE PAVEMENT (CLASS C)
(2) ITEM 304, 6" CRUSHED AGGREGATE BASE
(3) ITEM 203, SUBGRADE COMPACTION, REF. SOILS REPORT

NOTE:
CONCRETE PAVING, CMSC ITEM 452 SHALL CONFROM 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 CMSM ITEM 451.10.

CONCRETE PAVEMENT SECTION & DETAILS

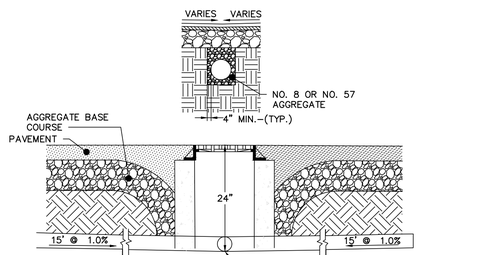
(NO SCALE)



* 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

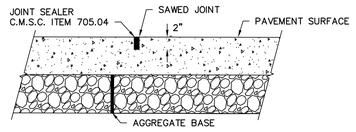
(NO SCALE)



(NO SCALE)

* 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.

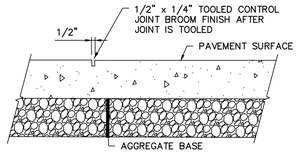
TYPICAL 4" UNDERDRAIN DETAIL



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*

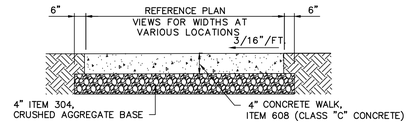
(NO SCALE)



TOOLED CONTROL JOINT DETAIL*

(NO SCALE)

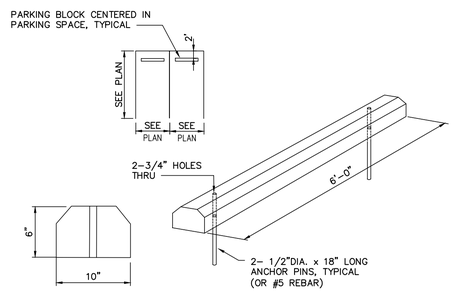
* : CONSTRUCTION JOINTS MAY BE SAWED OR TOOLED AS DIRECTED BY THE CONSTRUCTION MANAGER.



SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

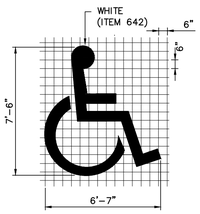
SIDEWALK SECTION

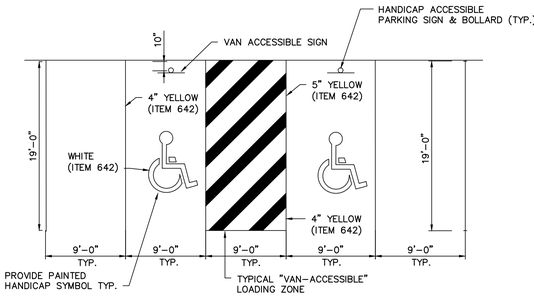
(NO SCALE)



CONCRETE WHEEL STOP DETAIL

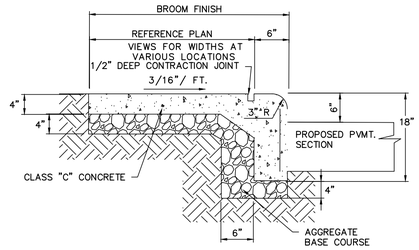
(NO SCALE)





TYPICAL PARKING AND HANDICAP SPACE

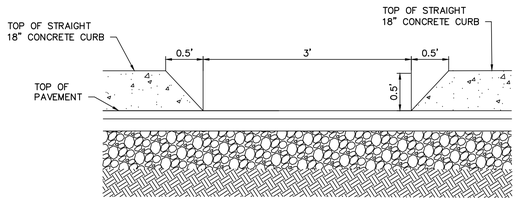
(NO SCALE)



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

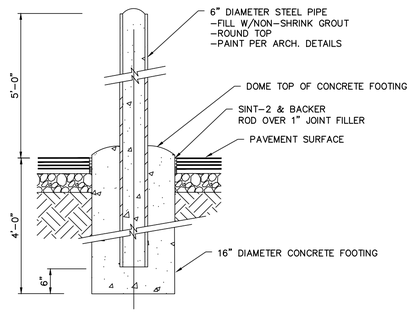
STANDARD COMBINED CURB AND WALK

(NO SCALE)



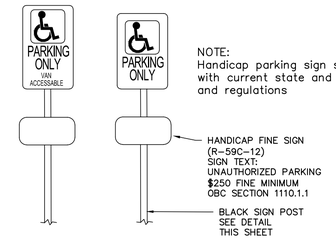
CURB OPENING DETAIL

(NO SCALE)



EXTERIOR BOLLARD DETAIL

(NO SCALE)



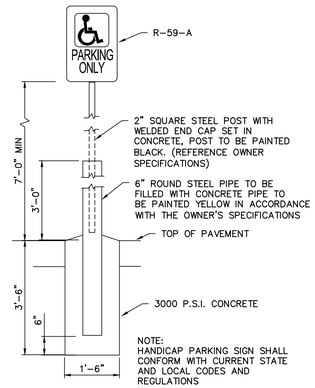
NOTE:
Handicap parking sign shall conform with current state and local codes and regulations

HANDICAP FINE SIGN (R-59C-12)
SIGN TEXT:
UNAUTHORIZED PARKING
$250 FINE MINIMUM
OBC SECTION 1110.1.1

BLACK SIGN POST SEE DETAIL THIS SHEET

HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL

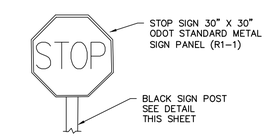
(NO SCALE)



NOTE:
HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

HANDICAP PARKING SIGN DETAIL

(NO SCALE)



STOP SIGN

(NO SCALE)

PLAN PREPARED BY:
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fax 614.428.7755

PLAN PREPARED FOR:
DR. ALI KHAKSAR
5600 HEATHROW DRIVE
POWELL, OHIO 43065

CITY OF POWELL/ DELAWARE COUNTY, OHIO

POWELL RETAIL

FINAL DEVELOPMENT PLAN
FOR
DR. ALI KHAKSAR

DETAILS

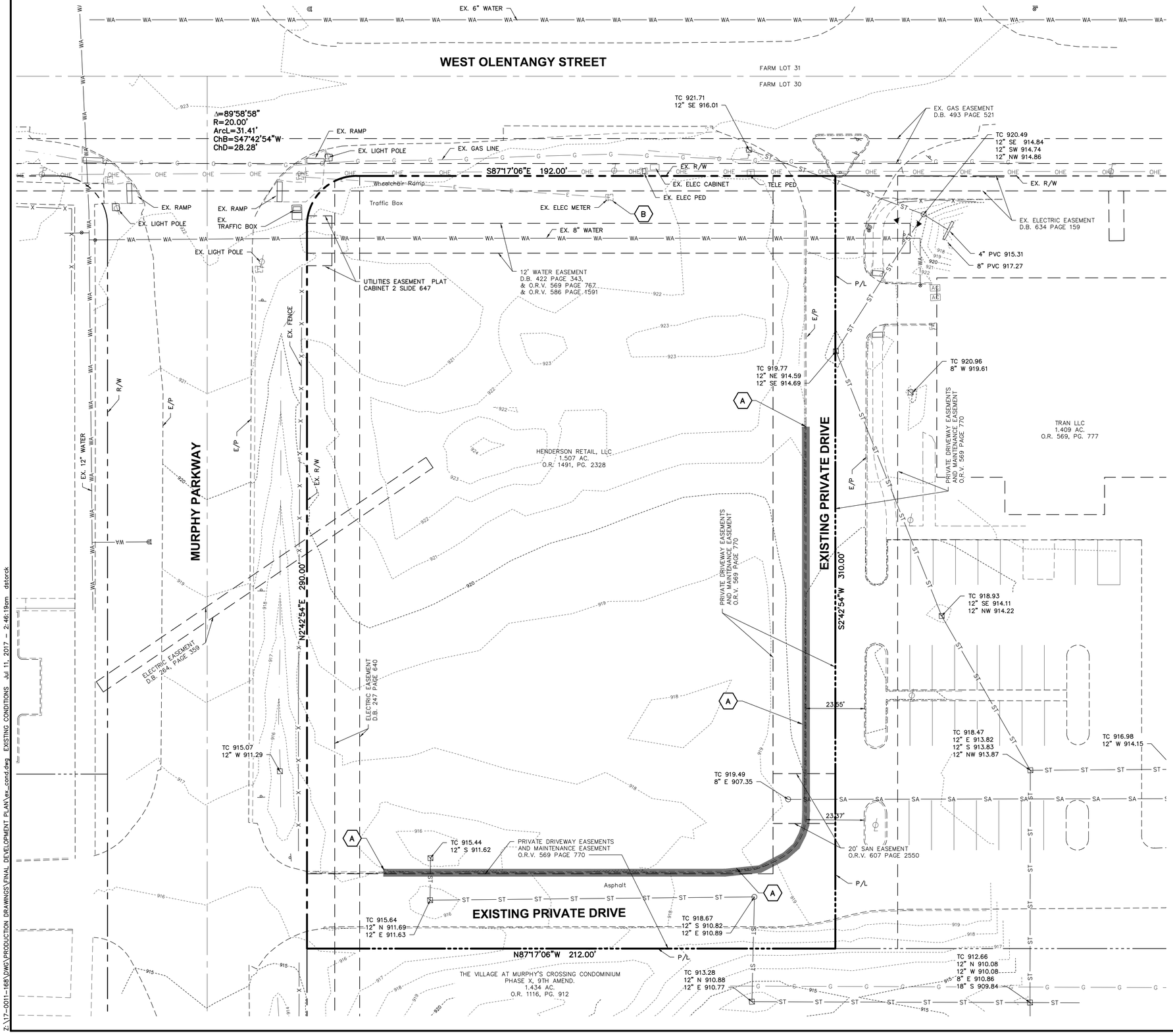
Issue Dates:

Date: 03/28/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number: 17-0011-168

Drawing Number: **3 / 8**



CODED NOTES

A 340' EX. CURB TO BE REMOVED & DISPOSED OF

B COORDINATE REMOVAL OF EX. ELECTRIC METER WITH UTILITY PROVIDER

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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POWELL RETAIL

FINAL DEVELOPMENT PLAN
FOR
DR. ALI KHAKSAR

EXISTING CONDITIONS

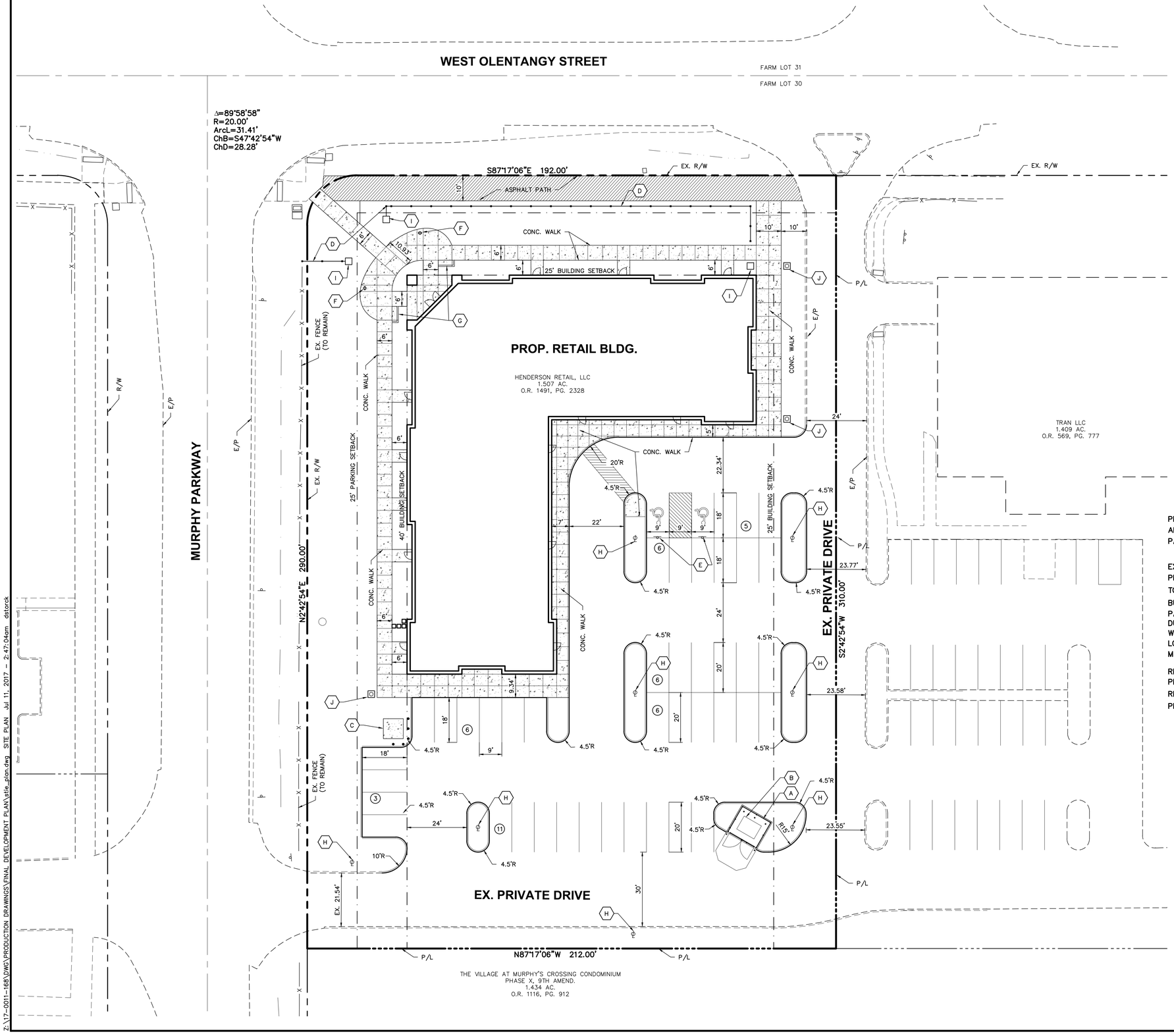
Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number:
17-0011-168

Drawing Number:
4 / 8



GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

- A WOODEN DUMPSTER ENCLOSURE
- B DUMPSTER PAD (8" THICK CONC.)
- C TRANSFORMER PAD W/ BOLLARDS. COORDINATE W/ ELECTRIC CONTRACTOR.
- D NEW 3 RAIL FENCE TO MATCH EXISTING FENCE
- E HANDICAPPED PARKING SIGNS W/BOLLARDS
- F BICYCLE BOLLARD – SEE LANDSCAPE SHEETS
- G BENCH – SEE LANDSCAPE SHEETS
- H SITE LIGHT POLE & FIXTURE – SEE SITE LIGHTING PLAN
- I STONE PIER – SEE ARCHITECTURAL SHEETS
- J STONE PIER W/ SITE LIGHT POLE & FIXTURE

SITE STATISTICS

PROPOSED	RETAIL DEVELOPMENT
ADDRESS	0 WEST OLENTANGY STREET
PARCEL #	31943202010012
EXISTING ZONING	PCD
PROPOSED ZONING	PCD
TOTAL SITE AREA	1.507 ACRES (65,665 S.F.)
BUILDING AREA	13,606 S.F.
PAVEMENT AREA	27,915 S.F.
DUMPSTER AREA	325 S.F.
WALK AND PATIO AREA	6,048 S.F.
LOT COVERAGE AREA	47,894 S.F. (73%)
MAX BUILDING HEIGHT	0'-0"
REQUIRED PARKING (5+1 PER 400 S.F. OF RETAIL)	40 SPACES
PROVIDED PARKING	43 SPACES (2 HANDICAP)
REQUIRED HANDICAP SPACES	2 SPACES
PROVIDED HANDICAP SPACES	2 SPACES

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 NO. 39041C0237K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

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POWELL RETAIL
FINAL DEVELOPMENT PLAN
FOR
DR. ALI KHAKSAR
SITE PLAN

Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number: 17–0011–168

Drawing Number: 5 / 8

Z:\17-0011-168\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\site_plan.dwg SITE PLAN Jul 11, 2017 - 2:47:04pm dstorck

WEST OLENTANGY STREET

FARM LOT 31

FARM LOT 30

Δ=89°58'58"
R=20.00'
ArcL=31.41'
ChB=S47°42'54"W
ChD=28.28'

TC 921.71
12" SE 916.01

EX. GAS EASEMENT
D.B. 493 PAGE 521

TC 920.49
12" SE 914.84
12" SW 914.74
12" NW 914.86

S87°17'06"E 192.00'

EX. R/W

EX. R/W

ASPHALT PATH

PROP BIORETENTION BASIN

EX. 8" WATER

8" STM

CONC. WALK

25' BUILDING SETBACK

EX. ELECTRIC EASEMENT
D.B. 634 PAGE 159

4" PVC 915.31

8" PVC 917.27

UTILITIES EASEMENT - PLAT
CABINET 2 SLIDE 647

12' WATER EASEMENT
D.B. 422 PAGE 343,
& O.R.V. 569 PAGE 767
& O.R.V. 586 PAGE 1591

P/L

EX. FENCE (TO REMAIN)

PROP. 6" WATER SERVICE

PROP. RETAIL BUILDING

CONC. WALK

E/P

TC 919.77
12" NE 914.59
12" SE 914.69

TC 920.96
8" W 919.61

R/W

E/P

MURPHY PARKWAY

HENDERSON RETAIL, LLC
1.507 AC.
O.R. 1491, PG. 2328

CONC. WALK

EX. R/W

PROP BIORETENTION BASIN

25' PARKING SETBACK

CONC. WALK

40' BUILDING SETBACK

PROP 6" SAN SERVICE
@ 2.08% MIN

25' BUILDING SETBACK

EX. PRIVATE DRIVE

PRIVATE DRIVEWAY EASEMENTS
AND MAINTENANCE EASEMENT
O.R.V. 569 PAGE 770

TRAN LLC
1.409 AC.
O.R. 569, PG. 777

E/P

P/L

TC 918.93
12" SE 914.11
12" NW 914.22

PROP ELECTRIC TRANSFORMER (FINAL SERVICE TO BE DETERMINED)

CONC. WALK

PROP STM INLET

44.05'

PRIVATE DRIVEWAY EASEMENTS
AND MAINTENANCE EASEMENT
O.R.V. 569 PAGE 770

S2°42'54"W 310.00'

N2°42'54"E 290.00'

ELECTRIC EASEMENT
D.B. 264, PAGE 359

ELECTRIC EASEMENT
D.B. 247 PAGE 640

12" STM

PROP 6" SAN SERVICE
@ 2.08% MIN

TC 918.47
12" E 913.82
12" S 913.83
12" NW 913.87

TC 916.98
12" W 914.15

TC 915.07
12" W 911.29

EX. FENCE (TO REMAIN)

TC 919.49
8" E 907.35

12" STM

12" STM

48" UNDERGROUND DETENTION PIPING

20' SAN EASEMENT
O.R.V. 607 PAGE 2550

TC 915.44
12" S 911.62

EX. PRIVATE DRIVE

PRIVATE DRIVEWAY EASEMENTS
AND MAINTENANCE EASEMENT
O.R.V. 569 PAGE 770

TC 915.64
12" N 911.69
12" E 911.63

TC 918.67
12" S 910.82
12" E 910.89

P/L

N87°17'06"W 212.00'

P/L

THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM
PHASE X, 9TH AMEND.
1.434 AC.
O.R. 1116, PG. 912

TC 913.28
12" N 910.88
12" E 910.77

TC 912.66
12" N 910.08
12" W 910.08
8" E 910.86
18" S 909.84

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

LEGEND

- 15" ST — PROPOSED STORM SEWER
- SA — PROPOSED SANITARY SERVICE
- WA — PROPOSED WATER SERVICE
- SA — EX. SANITARY SEWER
- ST — EX. STORM SEWER
- WA — EX. WATERLINE
- G — EX. GAS
- E — EX. ELECTRIC

PLAN PREPARED BY:

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PLAN PREPARED FOR:

DR. ALI KHAKSAR
5600 HEATHROW DRIVE
POWELL, OHIO 43065

CITY OF POWELL/ DELAWARE COUNTY, OHIO

POWELL RETAIL

FINAL DEVELOPMENT PLAN

FOR

DR. ALI KHAKSAR

UTILITY PLAN

Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number:
17-0011-168

Drawing Number:
6 / 8

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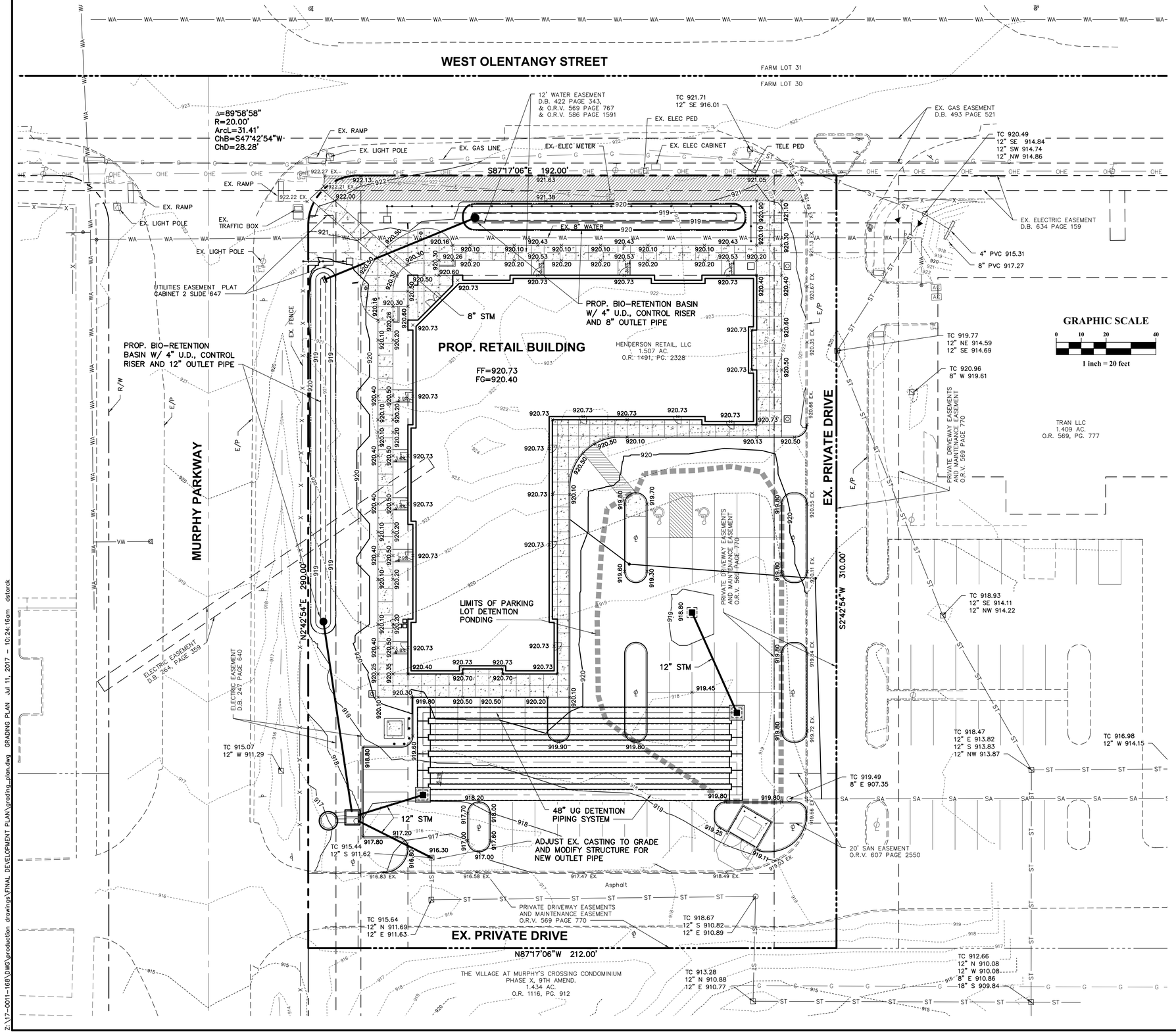

SITE GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TC XX.X

LEGEND

940	EXISTING CONTOUR
913	PROPOSED CONTOUR
TC=795.20	TOP OF CASTING ELEVATION
X TC 795.20	TOP OF CURB ELEVATION
X 795.20	TOP OF PAVEMENT OR GROUND SURFACE
x 795.20 Ex	EXISTING TOP OF PAVEMENT OR GROUND SURFACE
15" ST	PROPOSED STORM SEWER
SA	PROPOSED SANITARY SERVICE
WA	PROPOSED WATER SERVICE
	SURFACE FLOW ARROW
	MAJOR FLOOD ROUTING PATH (GREATER THAN 100 YR EVENT)

STORMWATER CONTROL NARRATIVE

SITE SUMMARY:
THE SUBJECT PROJECT POWELL RETAIL CONSISTS OF A SINGLE PARCEL (31943202010012) TO BE DEVELOPED INTO COMMERCIAL RETAIL SPACE WITH ASSOCIATED PARKING. THE SITE IS BOUND BY WEST OLENTANGY STREET TO THE NORTH, COMMERCIAL PROPERTY TO THE EAST, MURPHY PARK SUBDIVISION TO THE SOUTH, AND MURPHY PARKWAY TO THE WEST. THE SITE IS APPROXIMATELY 1.507 ACRES CONSISTING OF OPEN GREEN SPACE AND ASPHALT DRIVE AISLE. THE PROPOSED SITE IMPROVEMENTS INCLUDE A NEW COMMERCIAL RETAIL BUILDING WITH ASSOCIATED PARKING LOT.

EXISTING CONDITIONS:
EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, SURVEYED TOPOGRAPHY, SOIL MAPS, AND SITE PHOTOS. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY IDENTIFIES THE PREDOMINANT ON-SITE SOILS AS BLOUNT SILT-LOAM, GLYNWOOD SILT-LOAM, AND UDORTHENTS CLAYEY-URBAN LAND-COMPLEX. THESE SOILS ARE CLASSIFIED WITHIN HYDROLOGIC GROUP 'D'.

THE EXISTING SITE PREDOMINATELY DRAINS TO THE SOUTH INTO AN EXISTING STORM SEWER AND CONVEYED TO AN EXISTING DETENTION SYSTEM. THE EXISTING DOWNSTREAM DETENTION SYSTEM DESIGN DID NOT INCLUDE STORAGE VOLUME OR WATER QUALITY TREATMENT FOR THE PROPOSED SITE. APPROXIMATELY 0.237 ACRES OF THE SITE (EXISTING ASPHALT DRIVE AISLE) WAS INCLUDED IN THE STORMWATER MANAGEMENT CALCULATIONS FOR THE BEST FRIENDS VETERINARY HOSPITAL.

ALLOWABLE RELEASE RATE:
PER THE CITY OF POWELL'S STORMWATER DESIGN GUIDANCE DOCUMENT THE ALLOWABLE RELEASE RATE FROM THE PROPOSED SITE FOR A 200-YR POST-DEVELOPED STORM MUST BELOW OR EQUAL TO 0.40 CFS PER ACRE.

STORM WATER QUANTITY CONTROL:
EXCESS RUNOFF FROM THE PROPOSED POWELL RETAIL SITE WILL BE STORED IN 48" UNDERGROUND PIPING, 2 SMALL DETENTION BASINS AND PARKING LOT STORAGE WITH THE RELEASES CONTROLLED BY SEPARATE ORIFICE PLATES WITH OPENINGS SIZED TO MEET THE CITY POST-DEVELOPED FLOW REQUIREMENTS.

STORM WATER QUALITY CONTROL:
PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 3/4" RAINFALL EVENT. THE WQ TREATMENT WILL BE ACCOMPLISHED UTILIZING DRAWDOWN TREATMENT IN THE 2 SMALL DETENTION BASIN WITH THE MAJORITY IF THE SITE BEING TREATED BY AN OFFLINE MECHANICAL VORTEX DEVICE APPROVED BY THE OHIO EPA.

CONCLUSION:
THE PROPOSED DEVELOPMENT WILL PROVIDE SURFACE AND SUBSURFACE STORMWATER CONVEYANCES TO CARRY RUNOFF SAFELY THOUGH THE SITE TOWARDS THE ONSITE DETENTION AND WATER QUALITY TREATMENT FACILITY. OUTLET STRUCTURES WITHIN THE SYSTEM PROVIDE PEAK FLOW CONTROL AND TREATMENT OF CAPTURED WATER TO COMPLY WITH CITY OF POWELL'S PEAK FLOW CONTROL REQUIREMENTS AND OHIO EPA WATER QUALITY REGULATIONS.

PLAN PREPARED BY:
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PLAN PREPARED FOR:

CITY OF POWELL/ DELAWARE COUNTY, OHIO

POWELL RETAIL
FINAL DEVELOPMENT PLAN
FOR
DR. ALI KHAKSAR
GRADING PLAN

Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number:
17-0011-168

Drawing Number:
7 / 8

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EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN ENGINEERS: ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
PH (614) 428-7750
FAX (614) 428-7755
CONTACT: TOM WARNER
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

SITE MANAGER: UNKNOWN AT THIS TIME
SITE CONTACT:

PROPERTY OWNER: HENDERSON RETAIL LLC
250 EAST BROAD STREET, SUITE 1275
COLUMBUS, OHIO 43215
ATTN: MR. ERIC J. WITTENBERG

EXISTING SITE DESCRIPTION: THE SITE IS CURRENTLY A VACANT TURF GRASS COVERED DEVELOPMENT LOT
OVERALL SITE ACREAGE: 1.507 ACRES

EXISTING SITE DRAINAGE CONDITION: THE EXISTING SITE DRAINS VIA OVERLAND SHEET FLOW TO THE SOUTH INTO A STORM SEWER SYSTEM WITHIN THE EXISTING RETAIL DEVELOPMENT AREA TO THE EAST AND SOUTH.

ADJACENT AREAS: THE SITE IS BOUNDED BY WEST OLENTANGY STREET TO THE NORTH, A CONDOMINIUM DEVELOPMENT TO THE SOUTH, EXISTING COMMERCIAL DEVELOPMENT TO THE EAST & MURPHY PARKWAY TO THE WEST.

CRITICAL AREAS: NO CRITICAL AREAS HAVE BEEN IDENTIFIED.

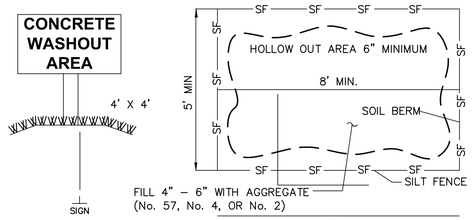
EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND INLET PROTECTION. INLET PROTECTION AT ALL EXISTING INLETS SHALL BE PLACED AS A PART OF THE SITE MASS EXCAVATION.

MAINTENANCE: MAINTENANCE OF THE EROSION & SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES LISTED WITHIN THIS PLAN.

CONSTRUCTION SEQUENCE: (EROSION & SED. CONTROL)

1. OBTAIN PROPER CITY OF POWELL, COUNTY, STATE, AND FEDERAL PERMITS.
2. PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF POWELL ENGINEER AS REQUIRED.
3. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 FORTY-EIGHT (48) HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES:
4. ESTABLISH THE TEMPORARY CONSTRUCTION ENTRANCE INTO THE SITE PER DETAIL ON THIS SHEET.
5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL PROTECTION AREAS (PRESERVED TREES) PRIOR TO COMMENCEMENT OF WORK.
6. CLEAR NECESSARY VEGETATION FOR THE INSTALLATION OF THE PERIMETER SEDIMENT FENCE.
7. WHILE PERFORMING SITE GRADING ACTIVITIES, DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD OR HAULED OFFSITE.
8. AS EACH AREA IS DISTURBED AND MOUNDING TAKES PLACE IN ORDER TO PROVIDE COMPACTION AND PLACEMENT OF FILL ACROSS THE SITE, EROSION CONTROL MEASURES SHALL BE USED. STOCKPILES SHALL BE SURROUNDED BY SEDIMENT FENCE AND TEMPORARY SEEDING APPLIED.
9. SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH ALL DENUDED AREAS.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEEDED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION

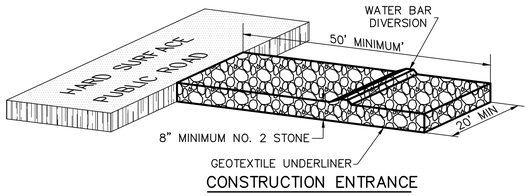
CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.



CONCRETE WASHOUT AREA

ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY. PERIODIC STREET CLEANING MAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR ITEM 207, EROSION AND SEDIMENT CONTROL.

WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE TO PREVENT RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.



CONSTRUCTION ENTRANCE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS DO NOT ALLOW FINAL GRADING TO BE COMPLETED. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

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

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbance areas within 50 feet of a surface water of the State and not at final grade	Within two days of the most recent Disturbance if the area will remain idle for more than 21 days
For all construction activities, any disturbed areas that will be dormant for more than 21 days but less than one year, and not within 50 feet of a surface water of the State	Within seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s)
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

PERMANENT SEEDING

Area requiring Permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any areas within 50 feet of a surface water of the State and at final grade	Within two days of reaching final grade
Any other areas at final grade	Within seven days of reaching final grade within that area

DESCRIPTION	DATES	RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN RAINWATER & LAND DEVELOPMENT	
PERMANENT SEEDING	MARCH 1-SEPT 30	GENERAL USE	MIX OF - CREEPING RED FESCUE @ 20-40 LB/AC; DOMESTIC RYEGRASS @ 10-20 LB/AC; KENTUCKY BLUEGRASS @ 10-20 LB/AC
		STEEP BANKS	TALL FESCUE @ 40 LB/AC
		ROAD DITCHES	
TEMPORARY SEEDING	MARCH 1-SEPT 30	MIX OF - PERENIAL RYEGRASS @ 40 LB/AC; TALL FESCUE @ 40 LB/AC; ANNUAL RYEGRASS @ 40 LB/AC	
DORMANT SEEDING	OCT 1-NOV 20	PREPARE SEEDBED, ADD LIME & FERTILIZER, THEN MULCH. FROM NOV 21 THROUGH MARCH 15, APPLY THE SELECTEDSEED MIXTURE AT A 50% INCREASE IN RATE	
	NOV 20-MARCH 15	PREPARE SEEDBED, ADD LIME & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE, THEN MULCH	
MULCH	ANY TIME OF YEAR	STRAW	2 TONS/AC OR 90 LB/1000FT
		HYDROSEED (WOOD CELLULOSE FIBER)	1 TON/AC OR 46 LB/1000FT

MAINTENANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREATER THAN 0.5" PER 24 HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

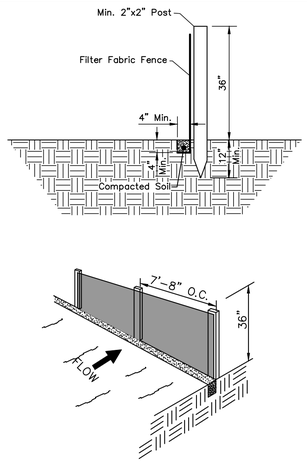
SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE CONSTRUCTION MANAGER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

CONTRACTOR RESPONSIBILITY

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP DAILY.



SEDIMENT FENCE DETAIL

(No Scale)

SEDIMENT FENCE NOTES

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

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

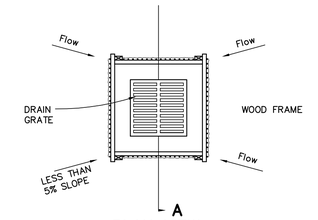
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

MAINTENANCE

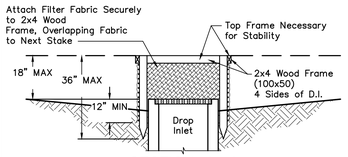
SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

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

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



PLAN VIEW



SECTION A-A

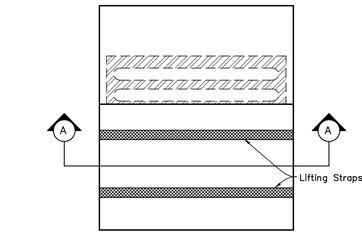
NOTES:

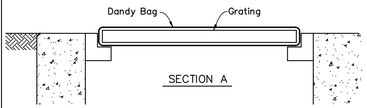
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES, 3' (1M) MINIMUM LENGTH.
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY- PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE INLET FILTER

(No Scale)

Use for all inlets.





SECTION A

DANDY BAG

INSTALLATION:
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE:
WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION DETAIL

(No Scale)

DANDY BAG MAY ONLY BE USED IF IT IS NOT POSSIBLE TO USE THE SILT FENCE INLET FILTER

PLAN PREPARED BY:

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

PLAN PREPARED FOR:

CITY OF POWELL/ DELAWARE COUNTY, OHIO

POWELL RETAIL

FINAL DEVELOPMENT PLAN

FOR

DR. ALI KHAKSAR

EROSION & SEDIMENTATION CONTROL NOTES

Issue Dates:

Date: 7/26/2017
Scale: N/A

Drawn By:	Checked By:
CWH	TMW

Project Number: 17-0011-168

Drawing Number: **8 / 8**

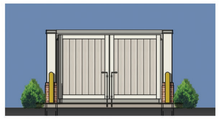
Z:\17-0011-168\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\ESC PLAN.dwg, EROSION & SEDIMENTATION CONTROL NOTES, Jul 11, 2017 - 2:49:52pm, dstorck

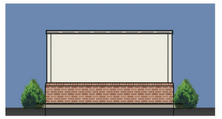
NORTH ELEVATION

SOUTH ELEVATION

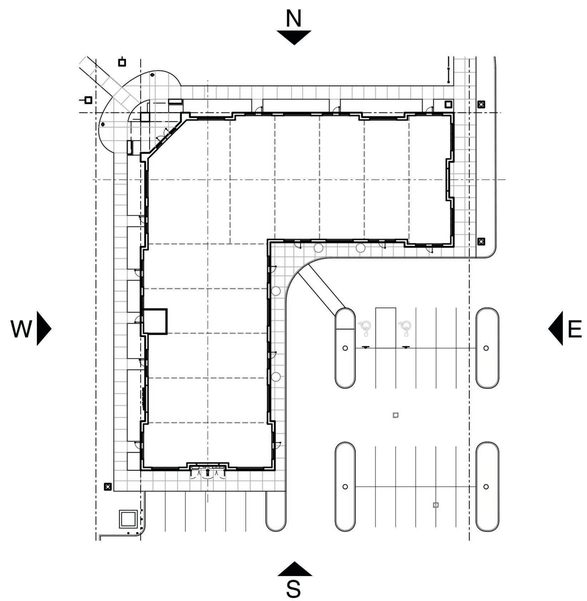
WEST ELEVATION

EAST ELEVATION





DUMPSTER ENCLOSURE ELEVATIONS



KEY PLAN

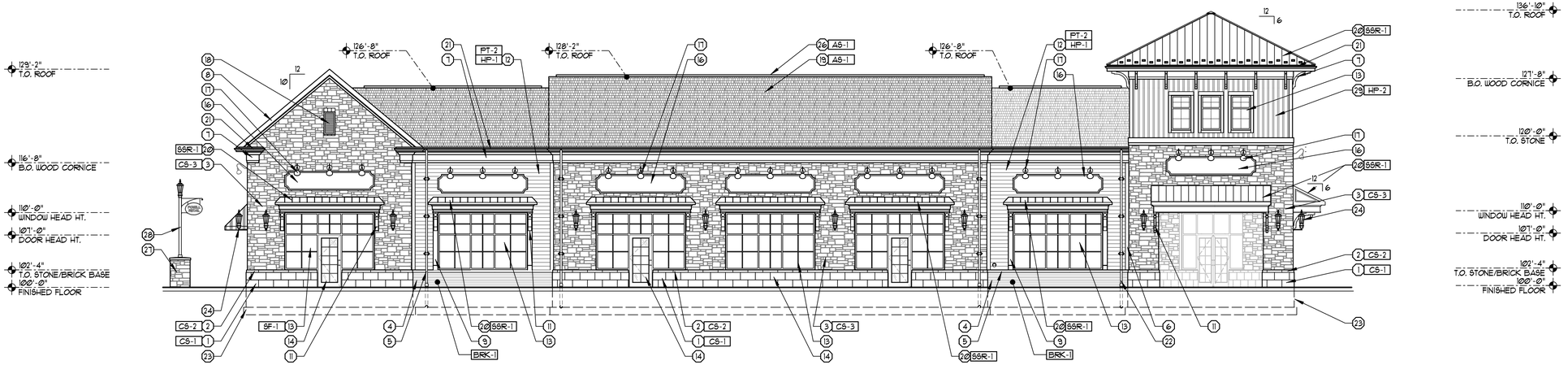
Ford & Associates

ARCHITECTS

Powell Retail

Powell, Ohio,

July 26, 2017

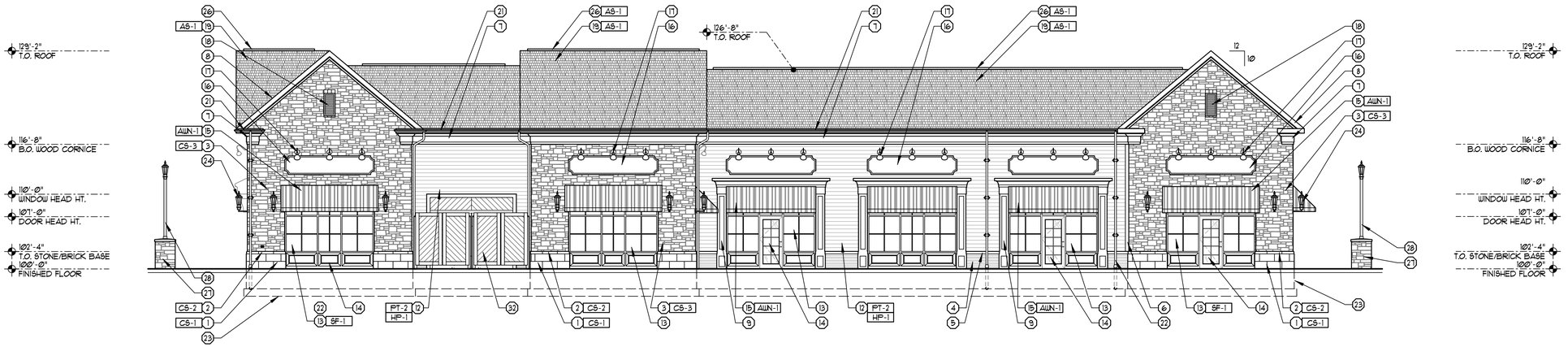


A NORTH BUILDING ELEVATION

SCALE 1/8" = 1'-0"

GRAPHIC SCALE

0 8 16 32

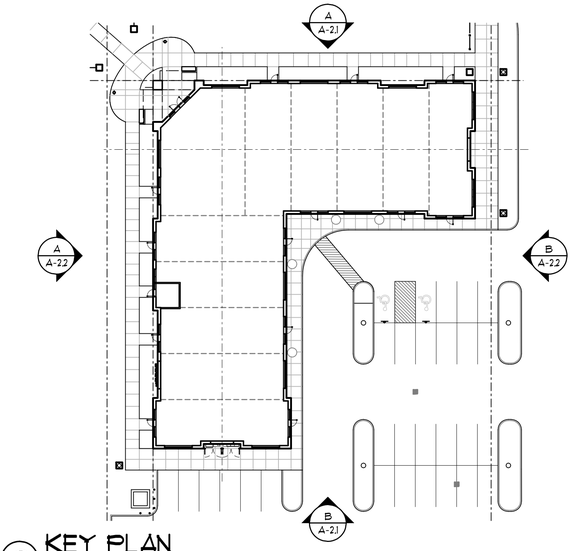


B SOUTH BUILDING ELEVATION

SCALE 1/8" = 1'-0"

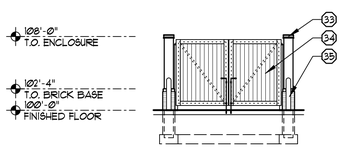
GRAPHIC SCALE

0 8 16 32



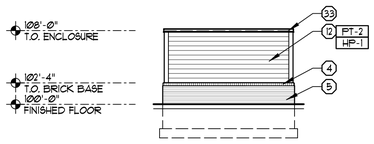
C KEY PLAN

SCALE 1/3" = 1'-0"



D DUMPSTER ELEVATION

SCALE 1/8" = 1'-0"



E DUMPSTER ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL FINISH KEY

MARK	TYPE	NOTES
AS-1	FIBERGLASS ASPHALT SHINGLES	CERTAINTEED LANDMARK SERIES COLOR - HEARTHSTONE.
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK VENEER - RUNNING BOND	BELDEN BELCREST MODULAR 530A MORTAR - RICHCLOR #54E
CS-1	CAST STONE BASE	ROCKCAST BY READING ROCK (ST103) CHISELED FACE, COLOR - WHEATSTONE. MORTAR - RICHCLOR #51W.
CS-2	CAST STONE BASE TABLE	ROCKCAST BY READING ROCK (ST004 w/ ONE CHAMFERED EDGE) SMOOTH FACE, COLOR - WHEATSTONE. MORTAR - RICHCOLOR #51W.
CS-3	CULTURED STONE VENEER	STONECRAFT INDUSTRIES - HERITAGE OLD OHIO MORTAR - RICHCOLOR #51W
HP-1	HARDI-PLANK SIDING	6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE. SMOOTH FACE.
HP-2	HARDI-PLANK VERTICAL BATTEN SIDING	8" OC, BATTEN SPACING - HARDIEPANEL BY JAMES HARDIE. SMOOTH FACE.
MTL-1	PREFINISHED METAL GUTTERS AND DOWNSPOUTS	DMI - 'PUTTY'
PT-1	PAINT - WOOD TRIM	SW 7008 ALABASTER
PT-2	PAINT - HARDI-PLANK SIDING	SW 6098 PACER WHITE
SF-1	ALUMINUM STOREFRONT SYSTEM (AT STONE VENEER)	KAWNEER TRIFAB CG451T SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - CHARCOAL.
SF-2	ALUMINUM STOREFRONT SYSTEM (AT HARDI PLANK SIDING)	KAWNEER TRIFAB CG451T SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - IVORY.
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRIDGE - 'HEMLOCK GREEN'

ELEVATION CODED NOTES

1. MANUFACTURED CAST STONE VENEER BASE. (FULLED 1/2"). (CS-1)
2. CAST STONE VENEER WATERTABLE. (FULLED 1/2"). (CS-1)
3. ± 1 3/4" CULTURED STONE VENEER. (CS-3)
4. BRICK VENEER BASE. RUNNING BOND. (BRK-1)
5. FULLED BRICK ROWLOCK WATERTABLE. SLOPE AWAY FROM BUILDING. (BRK-1)
6. 5/4" X 6" SMOOTH CEDAR CORNER TRIM, PAINT. (PT-1)
7. DECORATIVE WOOD CORNICE. PAINT (PT-1)
8. 2 x 8 SMOOTH CEDAR FASCIA. PAINT. (PT-1)
9. SMOOTH CEDAR PILASTER TRIM BOARDS. PAINT. (PT-1)
10. 5/4" X 6" SMOOTH CEDAR WINDOW TRIM. PAINT. (PT-1)
11. DECORATIVE WOOD BRACKET. PAINT. (PT-1)
12. 6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE. PAINT. (PT-2)
13. 2" x 4 1/2" KAWNEER TRIFAB VG451T ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS AS SCHEDULED. SEE SHEET A-9.1 (SF-1) PROVIDE 1" FLAT BAR MUNTIN TO MATCH STOREFRONT FINISH.
14. ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR w/ 1" INSULATED GLASS. SEE DOOR SCHEDULE SHEET A-8.1.
15. FABRIC AWNING OVER CONCEALED ALUMINUM TUBE FRAME. (AWN-1)
16. HIGH DENSITY URETHANE SIGN BOARD.
17. DECORATIVE WALL MOUNTED GOOSENECK LIGHT FIXTURE. SEE ELECTRICAL SHEETS.
18. 18" WIDE x 36" HIGH WOOD LOUVER. (PT-1)
19. FIBERGLASS ASPHALT SHINGLES.
20. PREFINISHED STANDING SEAM METAL ROOF. SEE MATERIAL FINISH KEY. THIS SHEET. (SSR-1)
21. PREFINISHED METAL (24 GA.) 5" HALF ROUND GUTTER WITH FLANGE. (MTL-1)
22. PREFINISHED 3" DIA. EXTERIOR DOWNSPOUT (24 GA.) (MTL-1). HOLD TIGHT TO FACE OF CONSTRUCTION.
23. LINE OF C.I.P. CONCRETE/CMU FOUNDATION. SEE STRUCTURAL SHEETS.
24. DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL SHEETS.
25. 5/4" x 4" SMOOTH CEDAR BARGE BOARD.
26. CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
27. STONE COLUMN. SEE DETAIL B/A-2.2.
28. STONE COLUMN w/ LIGHT POLE. SEE DETAIL D/A-2.2 & ELECTRICAL SITE LIGHTING SHEETS.
29. 8" OC. VERTICAL BATTEN SIDING BY JAMES HARDIE. PAINT. (PT-2)
30. TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND. PAINT. (PT-2)
31. GAS METER SET. SEE PLUMBING SHEETS.
32. ELECTRIC METER SET (BEYOND). SEE ELECTRICAL SHEETS.
33. PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING.
34. DUMPSTER ENCLOSURE GATE. SEE D/A-2.1.
35. 6" DIA. x 6'-6" LONG STEEL PIPE BOLLARD, FILLED w/ CONCRETE. (PAINT)

FORD & ASSOCIATES

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P: 614.488.6252
F: 614.488.9963

ARCHITECTS

POWELL RETAIL

SE CORNER of WEST OLENTANGY STREET AND MURPHY PARKWAY
POWELL, OHIO 43065

For DR. ALI KHAKSAR
5600 HEATHROW DRIVE POWELL, OHIO 43065

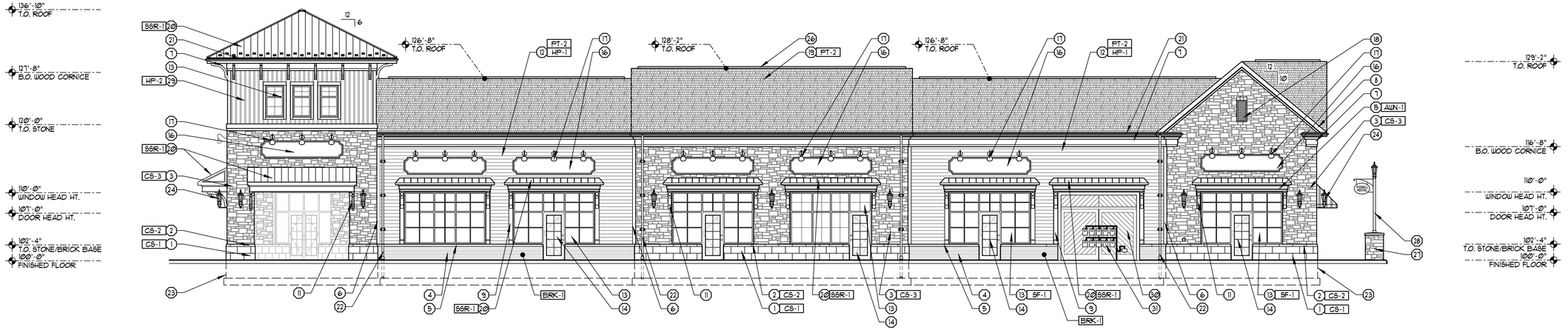
ISSUE	REVISION	DATE
SKETCH PLAN	.	MAY 25, 2017
P&Z FINAL PLAN	.	JULY 26, 2017

BUILDING ELEVATIONS

FAA # 17069.00

A-2.1

POWELL RETAIL

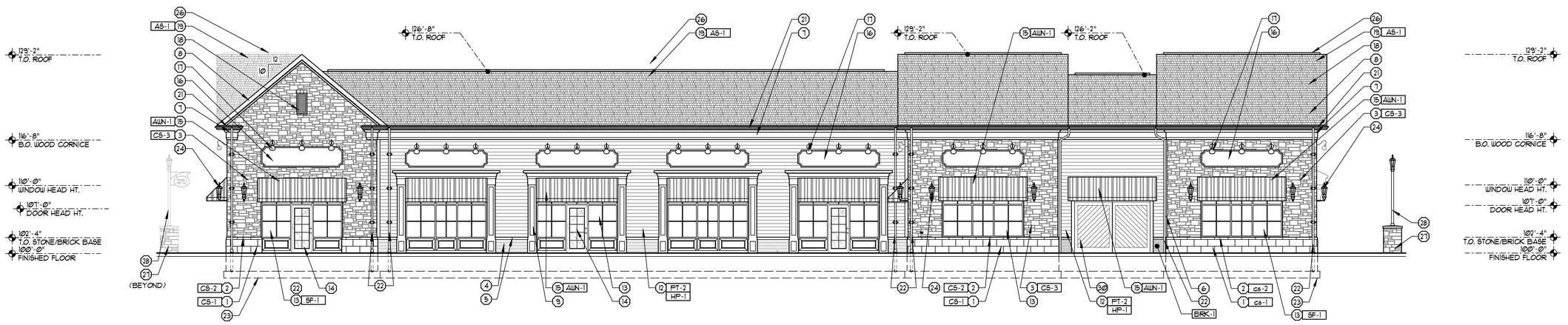


A WEST BUILDING ELEVATION

SCALE 1/8" = 1'-0"

GRAPHIC SCALE

0 8 16 32



B EAST BUILDING ELEVATION

SCALE 1/8" = 1'-0"

GRAPHIC SCALE

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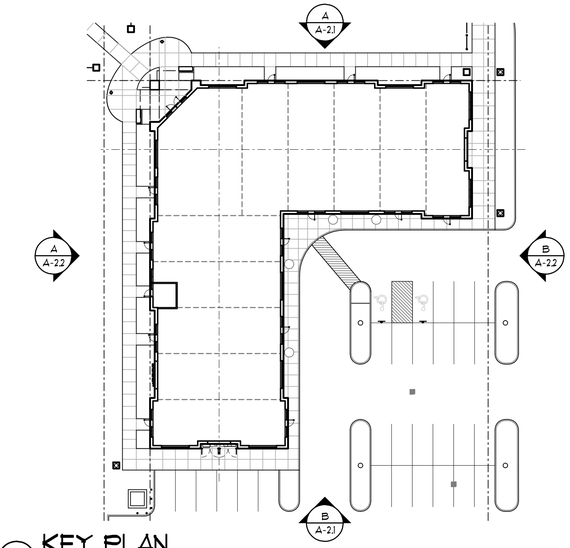
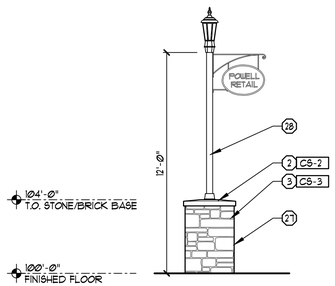


C KEY PLAN

SCALE 1/3" = 1'-0"



D STONE COLUMN ELEVATION

SCALE 1/4" = 1'-0"

MATERIAL FINISH KEY

MARK	TYPE	NOTES
AS-1	FIBERGLASS ASPHALT SHINGLES	CERTAINTEED LANDMARK SERIES COLOR - HEARTHSTONE.
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK VENEER - RUNNING BOND	BELDEN BELCREST MODULAR 530A MORTAR - RICHCOLOR #54E
CS-1	CAST STONE BASE	ROCKCAST BY READING ROCK (ST1203) CHISELED FACE, COLOR - WHEATSTONE. MORTAR - RICHCOLOR #51W.
CS-2	CAST STONE BASE TABLE	ROCKCAST BY READING ROCK (ST1204 w/ ONE CHAMFERED EDGE) SMOOTH FACE, COLOR - WHEATSTONE. MORTAR - RICHCOLOR #51W.
CS-3	CULTURED STONE VENEER	STONECRAFT INDUSTRIES - HERITAGE OLD OHIO MORTAR - RICHCOLOR #51W
HP-1	HARDI-PLANK SIDING	6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE. SMOOTH FACE.
HP-2	HARDI-PLANK VERTICAL BATTEN SIDING	8" O.C. BATTEN SPACING - HARDIEPANEL BY JAMES HARDIE. SMOOTH FACE.
MTL-1	PREFINISHED METAL GUTTERS AND DOWNSPOUTS	DM1 - 'PUTTY'
PT-1	PAINT - WOOD TRIM	SW 7008 ALABASTER
PT-2	PAINT - HARDI-PLANK SIDING	SW 6098 PACER WHITE
SF-1	ALUMINUM STOREFRONT SYSTEM (AT STONE VENEER)	KAWNEER TRIFAB CG451T SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - CHARCOAL.
SF-2	ALUMINUM STOREFRONT SYSTEM (AT HARDI PLANK SIDING)	KAWNEER TRIFAB CG451T SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - IVORY.
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRUDGE - 'HEMLOCK GREEN'

ELEVATION CODED NOTES

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2. CAST STONE VENEER WATERTABLE. (FULLED 1/2"), (CS-1)
3. ± 1 3/4" CULTURED STONE VENEER. (CS-3)
4. BRICK VENEER BASE, RUNNING BOND, (BRK-1)
5. FULLED BRICK ROWLOCK WATERTABLE. SLOPE AWAY FROM BUILDING. (BRK-1)
6. 5/4" X 6" SMOOTH CEDAR CORNER TRIM, PAINT. (PT-1)
7. DECORATIVE WOOD CORNICE. PAINT (PT-1)
8. 2 x 8 SMOOTH CEDAR FASCIA. PAINT. (PT-1)
9. SMOOTH CEDAR PILASTER TRIM BOARDS. PAINT. (PT-1)
10. 5/4" X 6" SMOOTH CEDAR WINDOW TRIM. PAINT. (PT-1)
11. DECORATIVE WOOD BRACKET. PAINT. (PT-1)
12. 6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE. PAINT. (PT-2)
13. 2" x 4 1/2" KAWNEER TRIFAB VG451T ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS AS SCHEDULED. SEE SHEET A-9.1. (SF-1) PROVIDE 1" FLAT BAR MUNTIN TO MATCH STOREFRONT FINISH.
14. ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR w/ 1" INSULATED GLASS. SEE DOOR SCHEDULE SHEET A-8.1.
15. FABRIC AWNING OVER CONCEALED ALUMINUM TUBE FRAME. (AWN-1)
16. HIGH DENSITY URETHANE SIGN BOARD.
17. DECORATIVE WALL MOUNTED GOOSENECK LIGHT FIXTURE. SEE ELECTRICAL SHEETS.
18. 18" WIDE x 36" HIGH WOOD LOUVER. (PT-1)
19. FIBERGLASS ASPHALT SHINGLES.
20. PREFINISHED STANDING SEAM METAL ROOF. SEE MATERIAL FINISH KEY. THIS SHEET. (SSR-1)
21. PREFINISHED METAL (24 GA.) 5" HALF ROUND GUTTER WITH FLANGE. (MTL-1)
22. PREFINISHED 3" DIA. EXTERIOR DOWNSPOUT (24 GA.) (MTL-1). HOLD TIGHT TO FACE OF CONSTRUCTION.
23. LINE OF C.I.P. CONCRETE/CMU FOUNDATION. SEE STRUCTURAL SHEETS.
24. DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL SHEETS.
25. 5/4" x 4" SMOOTH CEDAR BARGE BOARD.
26. CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
27. STONE COLUMN. SEE DETAIL B/A-22.
28. STONE COLUMN w/ LIGHT POLE. SEE DETAIL D/A-22 & ELECTRICAL SITE LIGHTING SHEETS.
29. 8" O.C. VERTICAL BATTEN SIDING BY JAMES HARDIE. PAINT. (PT-2)
30. TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND. PAINT. (PT-2)
31. GAS METER SET. SEE PLUMBING SHEETS.
32. ELECTRIC METER SET (BEYOND). SEE ELECTRICAL SHEETS.
33. PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING.
34. DUMPSTER ENCLOSURE GATE. SEE D/A-2.1.
35. 6" DIA. x 6'-6" LONG STEEL PIPE BOLLARD, FILLED w/ CONCRETE. (PAINT)

FORD & ASSOCIATES

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ARCHITECTS

POWELL RETAIL

SE CORNER of WEST OLENTANGY STREET AND MURPHY PARKWAY
POWELL, OHIO 43065

For DR. ALI KHAKSAR POWELL, OHIO 43065
5600 HEATHROW DRIVE

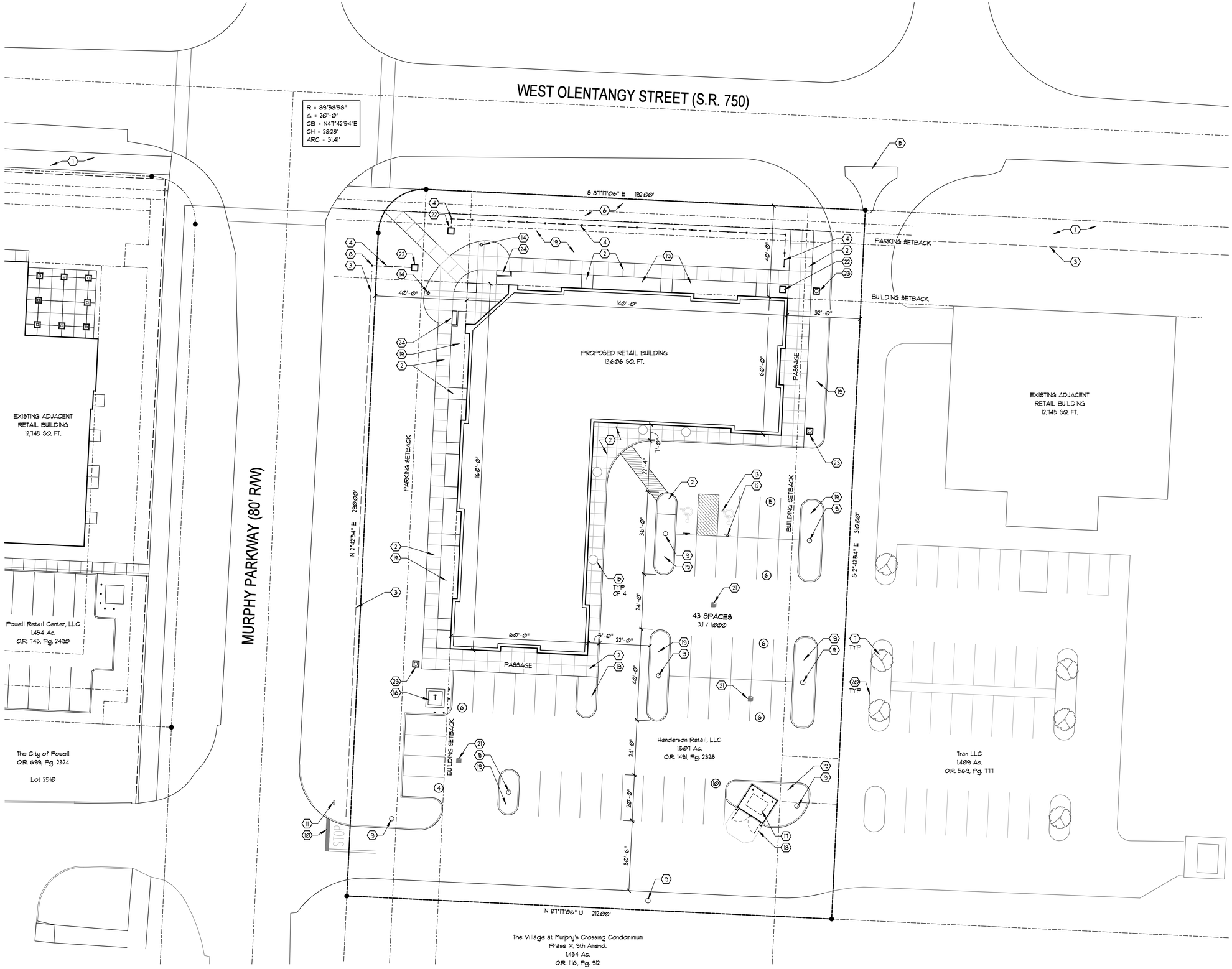
ISSUE	REVISION	DATE
SKETCH PLAN	.	MAY 25, 2017
P&Z FINAL PLAN	.	JULY 26, 2017

BUILDING ELEVATIONS

FAA # 17069.00

A-2.2

POWELL RETAIL



GENERAL NOTES

PARKING REQUIRED -RETAIL USE ONLY-

- 5 SPACES + 1 PER 400 S.F.
- 5 + 35 = 40 SPACES REQUIRED
- 43 SPACES PROVIDED

SEE LANDSCAPE PLAN FOR PLANTING MATERIAL & SCHEDULES.

SITE CODED NOTES

1. EXISTING ASPHALT BIKE PATH TO REMAIN.
2. CONCRETE SIDEWALK, SEE CIVIL SHEETS.
3. EXISTING 3-RAIL FENCE TO REMAIN.
4. NEW 3-RAIL FENCE TO MATCH EXISTING.
5. EXISTING RIGHT-IN/RIGHT-OUT CURB TO REMAIN. SEE CIVIL SHEETS.
6. NEW ASPHALT BIKE PATH. SEE CIVIL SHEETS.
7. EXISTING TREE TO REMAIN.
8. MODIFY EXISTING FENCE TO PROVIDE OPENING TO NEW SIDEWALK.
9. SITE LIGHT POLE & FIXTURE. SEE SITE LIGHTING SHEETS.
10. EXISTING PAINTED STOP BAR TO REMAIN. SEE CIVIL SHEETS.
11. EXISTING STOP SIGN TO REMAIN. SEE CIVIL SHEETS.
12. ACCESSIBLE PARKING STALL SIGN. SEE CIVIL SHEETS.
13. ACCESSIBLE PARKING STALL GRAPHIC. SEE CIVIL SHEETS.
14. BICYCLE BOLLARD. SEE LANDSCAPING SHEETS.
15. SEASONAL PLANTERS. (TYPICAL OF 4).
16. GROUND MOUNTED ELECTRICAL TRANSFORMER. SEE ELECTRICAL SHEETS.
17. DUMPSTER ENCLOSURE. SEE SHEET A-2.2.
18. 8" THICK CONCRETE DUMPSTER PAD.
19. LANDSCAPE PLANTING BED. SEE LANDSCAPE DRAWINGS.
20. EXISTING CONCRETE CURB TO REMAIN.
21. PROPOSED STORM / SEWER. SEE CIVIL SHEETS.
22. STONE COLUMN. SEE SHEET A-2.2.
23. STONE COLUMN w/ LIGHT POLE. SEE A-2.2 & SITE ELECTRICAL SHEETS.
24. BENCH. SEE LANDSCAPING SHEETS.

A SITE PLAN
SCALE 1" = 20'-0"

GRAPHIC SCALE
0 20 40 80

NORTH

FORD & ASSOCIATES
1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963
ARCHITECTS

POWELL RETAIL

SE CORNER of WEST OLENTANGY STREET AND MURPHY PARKWAY
POWELL, OHIO 43065

For
DR. ALI KHAKSAR
5600 HEATHROW DRIVE POWELL, OHIO 43065

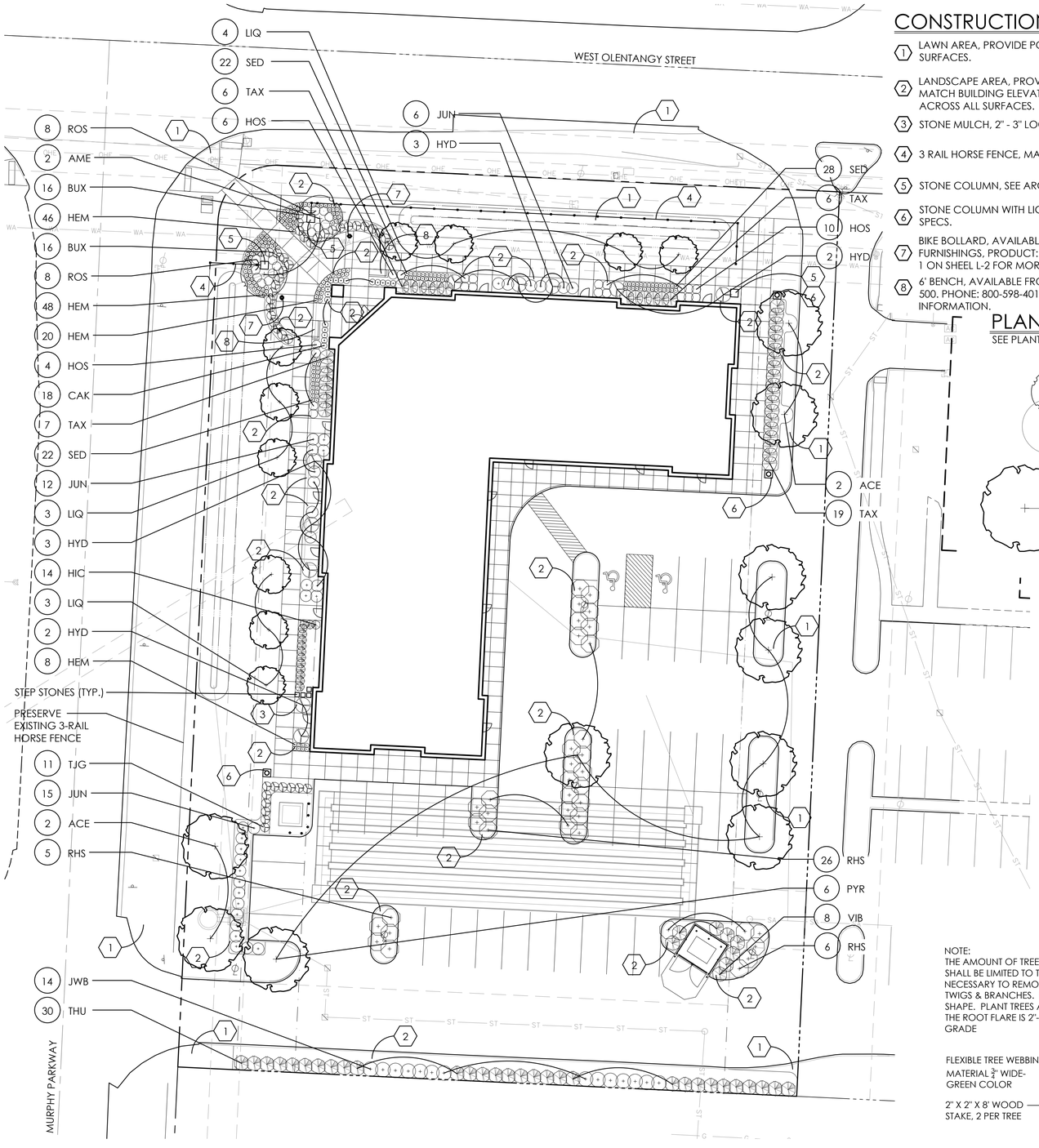
ISSUE	REVISION	DATE
SKETCH PLAN	.	MAY 25, 2017
P&Z FINAL PLAN	.	JULY 26, 2017

PROPOSED SITE PLAN

FAA # 17069.00

SD-1.0

POWELL RETAIL



1 OVERALL LANDSCAPE PLAN
SCALE: 1"=20'

CONSTRUCTION NOTES:

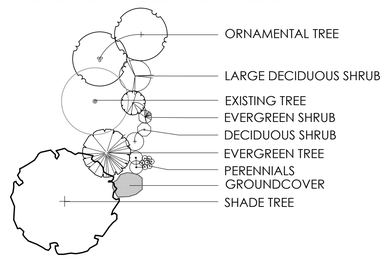
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH TO MATCH BUILDING ELEVATION, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. STONE MULCH, 2" - 3" LOCAL WASH GRAVEL, 6" DEPTH.
4. 3 RAIL HORSE FENCE, MATCH EXISTING.
5. STONE COLUMN, SEE ARCHITECTURAL PLANS FOR SPECS.
6. STONE COLUMN WITH LIGHT, SEE ARCHITECTURAL PLANS FOR SPECS.
7. BIKE BOLLARD, AVAILABLE FROM FAIR WEATHER SITE FURNISHINGS, PRODUCT: BR-2. PHONE: 800-323-1798. SEE DETAIL 1 ON SHEEL L-2 FOR MORE INFORMATION.
8. 6' BENCH, AVAILABLE FROM DUMOR, INC, PRODUCT: BENCH 500. PHONE: 800-598-4018. SEE DETAIL 2 ON SHEET L-2 FOR MORE INFORMATION.

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.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE REQUIREMENTS

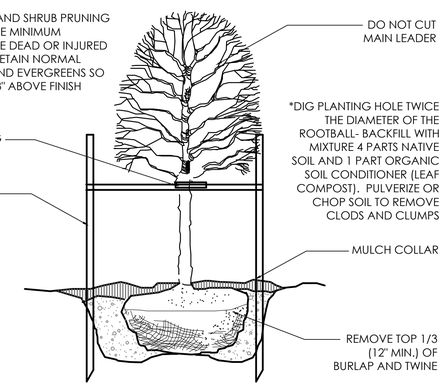
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM REQUIRED TREES - SEE CHART IN CODE SECTION 1145.30(a)(2)(B) FOR CHART.	41,158 SF = 43 CALIPER INCHES (15 TREES @ 3" CALIPER)	48 CALIPER INCHES (17 TREES @ 3" CALIPER)
LANDSCAPING OF PARKING AREAS - 1 DECIDUOUS TREE PER 10 SPACES + 1 DECIDUOUS TREE PER 8 SPACES THEREOF	43 SPACES = 6 TREES IN PARKING AREA	6 TREES IN PARKING AREA
LANDSCAPING AROUND BUILDING FOUNDATION - 5 SHRUBS PER 10 LF OF BUILDING PERIMETER + 10 PERENNIALS PER 40 LF OF BUILDING PERIMETER	624 LF OF BUILDING PERIMETER = 78 SHRUBS AND 156 PERENNIALS	128 SHRUBS AND 232 PERENNIALS
SCREENING OF NEIGHBORING PROPERTIES - 4' HEIGHT DENSE VEGETATIVE PLANTING	SCREENING ALONG SOUTHERN PERIMETER	SCREENING PROVIDED WITH 44 4' HEIGHT SHRUBS

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
5	ACE	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	3" CAL.	B&B	
2	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	3" CAL.	B&B	
10	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	3" CAL.	B&B	
7	PYR	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	1.5 " CAL.	B&B	
SHRUBS						
32	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HGT.	B&B	
14	HIC	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3.5' HGT.	B&B	
10	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	36" HGT.	B&B	
33	JUN	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18" HGT.	B&B	
14	JWB	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	4' HGT.	B&B	
37	RHS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" SPRD.	CONT.	
16	ROS	ROSA X 'RADTKO'	DOUBLE KNOCK OUT ROSE	18" HGT.	B&B	
38	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT.	B&B	
30	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' HGT.	B&B	
11	TJG	THUJA OCCIDENTALIS 'JANED GOLD'	JANED GOLD ARBORVITAE	36" HGT.	B&B	
8	VIB	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
18	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
122	HEM	HEMEROCALLIS 'GOING BANANAS'	GOING BANANAS DAYLILY	NO. 1	CONT.	
20	HOS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	NO. 1	CONT.	
72	SED	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	

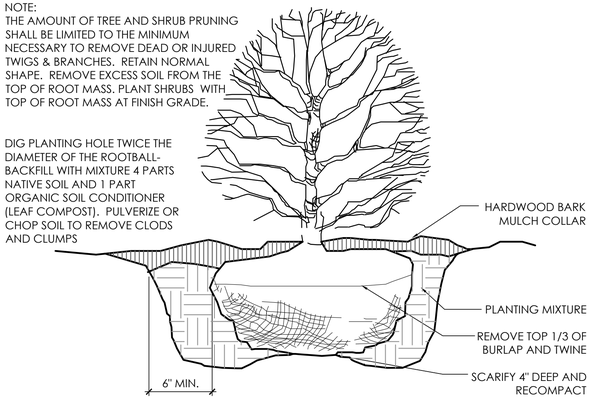
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



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

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



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

REVISIONS

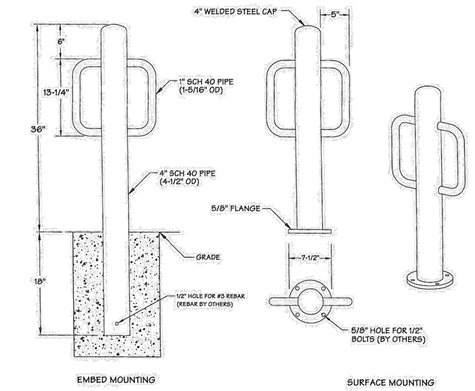
OVERALL LANDSCAPE PLAN

POWELL RETAIL
PREPARED FOR
FORD ARCHITECTURE
1300 W 1ST AVE, COLUMBUS, OH 43212

Faris Planning & Design
LAND PLANNING 9 LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	7/26/17
PROJECT	17065
SHEET	

L-1



Bike Bollard, Model BR-2

SPECIFICATIONS

MATERIAL
The BR-2 Bike bollard shall be fabricated with 4" sch. 40 pipe (4-1/2" OD), and a sch. 40 cap welded and ground smooth, bike loops are 1" sch. 40 pipe (1-5/16" OD). Steel pipe shall conform to ASTM A53.

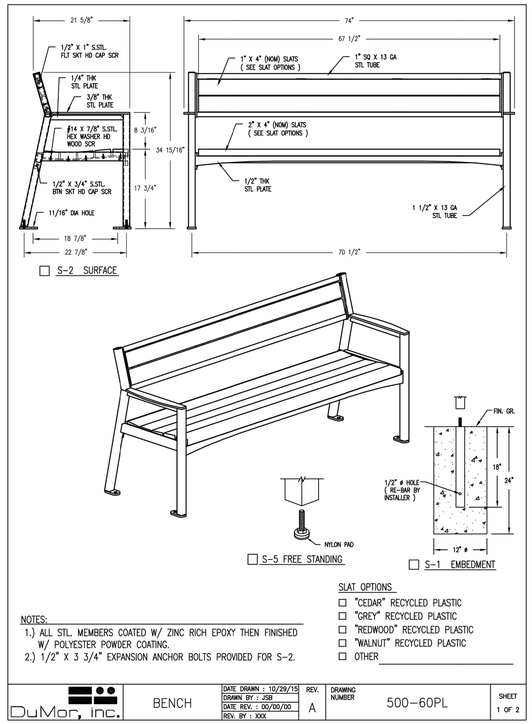
PROTECTIVE COATINGS
Powder Coating: Following fabrication bike racks shall be cleaned and treated with an iron phosphate process prior to the coating application. This process shall include a non-chromated alkaline cleaner, and an iron phosphate treatment followed with an acidic sealer for maximum adhesion. The protective coatings shall be either polyester or polyester TGIC powder. Following application the parts shall be baked until properly cured. The coating shall be a minimum of 4 mils thick on all surfaces.
Options for finish: Corrosion resistant undercoat, strongly recommended
Note: Unless otherwise specified, bike racks shall be powder coated a standard FairWeather color.
Hot Dip Galvanizing, instead of powder coating: Following fabrication, the bike rack shall be hot dip galvanized to standard ASTM A123, 3 to 4 mils thick.

Options
Mounting: Embed, surface mount
Cast aluminum base cover - for permanent embed only

Please Note: For permanent embed, depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions.

FairWeather Site Furnishings
360-895-2626 or Toll Free 800-323-1798
Port Orchard, Washington

1 BIKE BOLLARD DETAIL
SCALE: N.T.S.



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2.

SLAT OPTIONS
- ☐ "CEDAR" RECYCLED PLASTIC
- ☐ "GREY" RECYCLED PLASTIC
- ☐ "REDWOOD" RECYCLED PLASTIC
- ☐ "WALNUT" RECYCLED PLASTIC
- ☐ OTHER _____

DuMor, inc.	BENCH	DATE DRAWN : 10/29/15 DRAWN BY : JSB DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 500-60PL	SHEET 1 OF 2

NOTES:
1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY, SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D
3/4" WRENCH
5/16" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-500-00-01L	STL END SUPPORT - LEFT
2	1	0-500-00-01R	STL END SUPPORT - RIGHT
3	1	0-500-60-02	6' STL SEAT
4	1	0-500-60-03	6' STL BACKREST
5	2	0-500-60PL-04	1" X 4" X 67 1/2" SLAT, PL
6	5	0-500-60PL-05	2" X 4" X 67 1/2" SLAT, PL
7	4	0-502-00-06/S-2	SURFACE MOUNT FOOT PAD
8	4	1-12-014	1/2" X 1" SS FLT SKT HD CAP SCR
9	4	1-12-098	1/2" X 3/4" SS BTN SKT HD CAP SCR
10	28	1-16-023	Ø14 X 7/8 SS HX WASH HD 'A' SLTD WD SCREW

KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
11	1	K-ANC0860-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
12	1	K-BC0812-4	1/2" CAP HARDWARE KIT (4PC)
13	1	K-FC0816-4	1/2" CAP HARDWARE KIT (4 PCS)
15	1	K-WS1414-30	Ø14 HEX HD WASH WOOD SCR (30PC)

1 ATTACH SEAT TO END SUPPORTS.

2 ATTACH BACK TO STEP 1.

3 ATTACH SLATS TO STEP 2.

4 ATTACH SURFACE MOUNT FOOR PAD TO STEP 3.

DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 10/29/15 DRAWN BY : JSB DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 500-60PL	SHEET 2 OF 2

2 6' BENCH DETAIL
SCALE: N.T.S.

REVISIONS

LANDSCAPE DETAILS

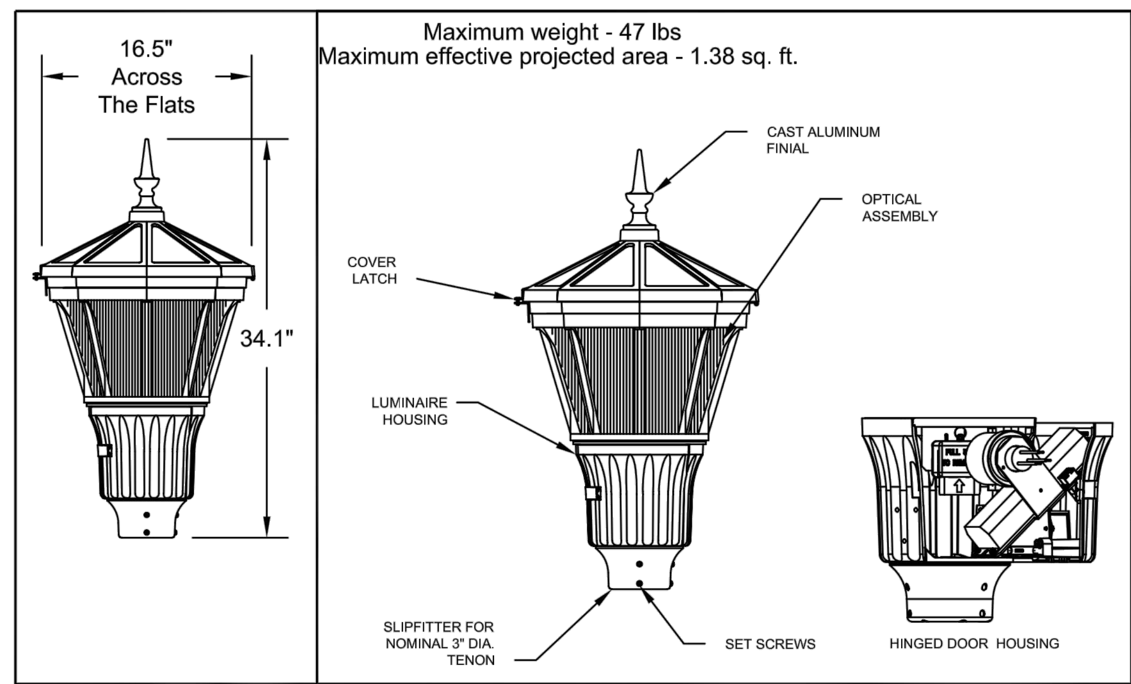
POWELL RETAIL
PREPARED FOR
FORD ARCHITECTURE
1300 W 1ST AVE, COLUMBUS, OH 43212

Faris Planning & Design
LAND PLANNING 9 LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p: (614) 487-1964 www.farisplanninganddesign.com

DATE	7/26/17
PROJECT	17065
SHEET	

L-2

LUMINAIRE TYPE "P3"



Utility Arlington LED® Series Luminaire

DECORATIVE OUTDOOR

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS — An Acuity Brands Company

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #:
TYPE:
DRAWN: KRW
DATE: 05/16/11
DWG #: LUM_ARUE
1 of 2

ORDERING INFORMATION:

ARUE 100 4K AS A3 color S L20

ARUE

WATTAGE / DRIVER
50 = 50W 350mA
70 = 70W 350mA
100 = 100W 350mA

COLOR TEMPERATURE
4K = 4,000K CCT
5K = 5,000K CCT
6K = 6,000K CCT

VOLTAGE
AS = AUTO-SENSING (120-277) 50/60 HZ
AH = AUTO-SENSING (347-480) 50/60 HZ

OPTICS
A3 = ASYMMETRIC ACRYLIC REFRACTOR
G3 = ASYMMETRIC GLASS REFRACTOR
P3 = ASYMMETRIC POLY REFRACTOR

COLOR
A = AS SPECIFIED
B = BLACK
D = DARK GREEN RAL6005
E = BROWN GREEN RAL6008
F = DARK GREEN RAL6009
H = DARK GREEN RAL6012
N = GREEN
W = WHITE
Z = BRONZE

FINIAL (FACTORY INSTALLED)
B = BALL
S = SPIKE

OPTIONS
D = DIMMING DRIVER REPLACES EXISTING DRIVER
H = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE
L1H = 1.5 FEET OF PREWIRED LEADS
L03 = 3 FEET OF PREWIRED LEADS
L10 = 10 FEET OF PREWIRED LEADS
L20 = 20 FEET OF PREWIRED LEADS
L25 = 25 FEET OF PREWIRED LEADS
L30 = 30 FEET OF PREWIRED LEADS
PCS = DTL SOLID STATE PHOTOCONTROL 120-277 VOLT
P34 = DTL TWISTLOCK PHOTOCONTROL 347 VOLT
P48 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
PSC = SHORTING CAP

ACCESSORIES
SPDPLUGIN = REPLACEMENT SURGE PROTECTOR 120-277
SPDPLUGIN-48 = REPLACEMENT SURGE PROTECTOR 347-480

LUMINAIRE TYPE "W3"

WAT28/AS/24NB-55/4K/UNV/DIR3/PT/color

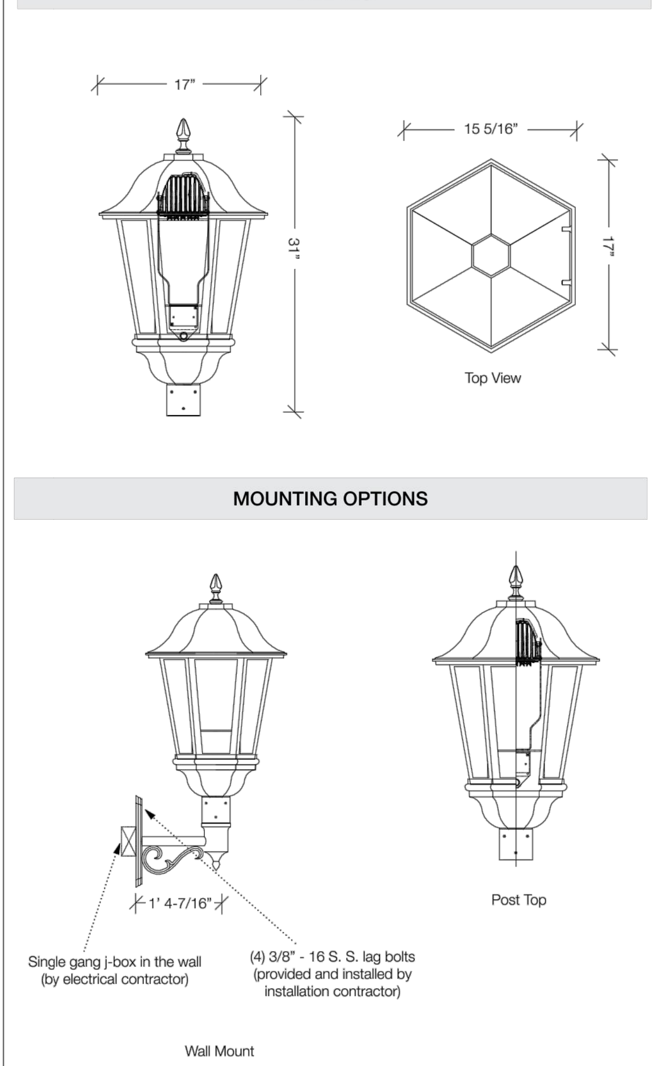
BEACON design . performance . technology
www.beaconproducts.com

Type:
Project Name:
Notes:

rev. 11.30.2016
WAT28 (LED)
28" Waterford Luminaire
Max Weight: 40.0 lbs
Max EPA: 2.30 sq ft

	A	B	C	D	E	F	G	H	J	I
Sample	WAT28	AC	24NB-55	5K	UNV	DIR5	PEC	GENIXX	PT	BBT
Ordering										

DETAILS



A. MODEL
WAT28 Waterford 28"

B. LENS OPTIONS
AF acrylic, frosted
AS acrylic, seeded
PC polycarbonate, clear
PF polycarbonate, frosted

C. ENGINE-WATTS
24NB-55 55 Watts - LED array

D. CCT - COLOR TEMP
3K 3000K
4K 4000K
5K 5000K (std.)

E. VOLTAGE
UNV 120-277V
347 347V
480 480V

F. OPTICS
DIR2 direct, type II
DIR3 direct, type III
DIR4 direct, typeIV
DIR5 direct, type V

G. ELECTRICAL OPTIONS
PEC photocell, button

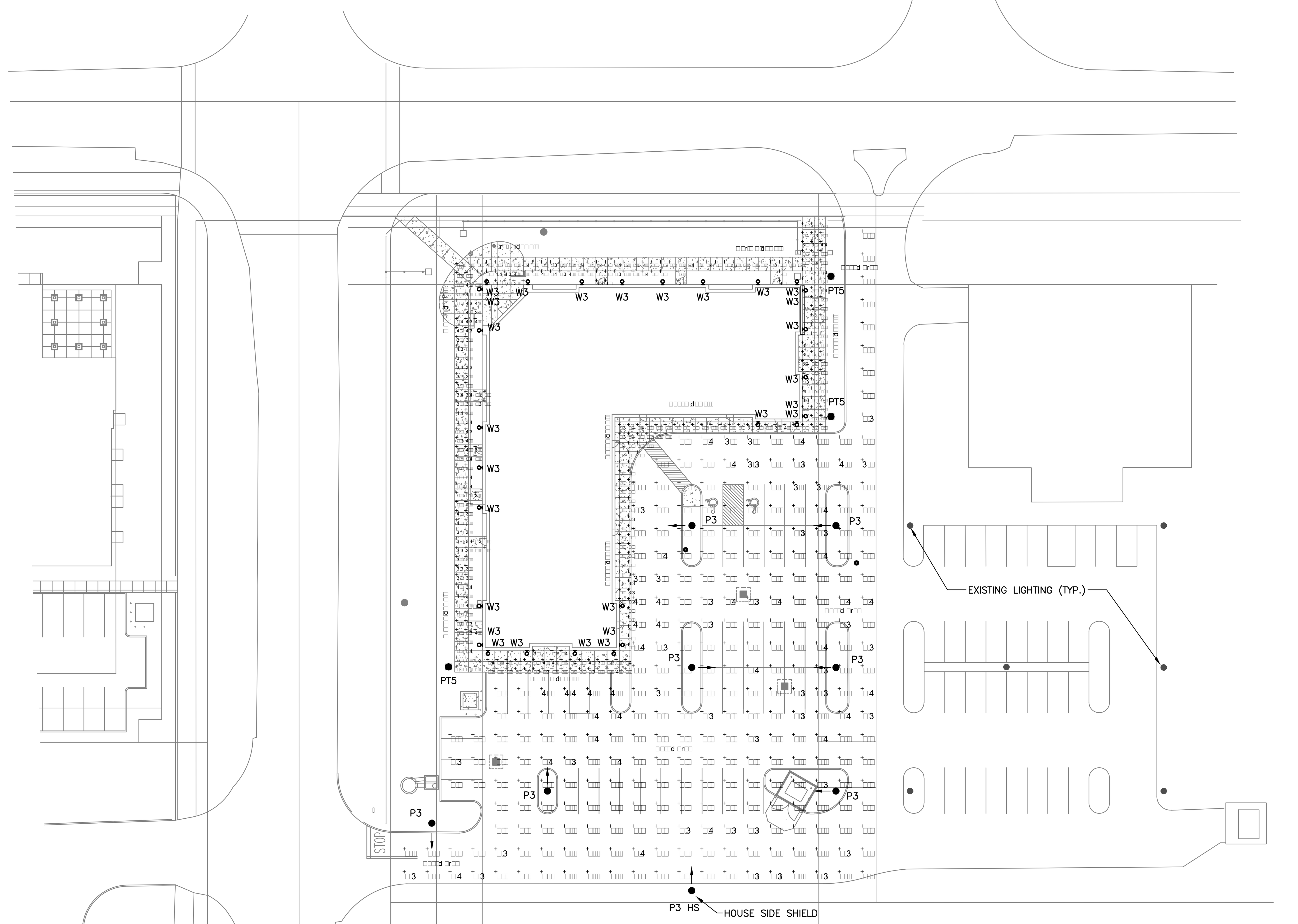
H. CONTROL OPTIONS
GENI-XX energeni [1]
SWP sitesync wireless pre-commission[3,4]

I. MOUNTING OPTIONS
PT post top
PM pendant mount [2]

J. COLOR
BBT basic black textured
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark bronze textured
GYS gray smooth
DPS dark platinum smooth
GNT green textured
MST metallic silver textured
MTT metallic titanium textured
OWI old world iron
RAL ________

[1] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
[2] consult factory
[3] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details
[4] Not available with other control or sensor options.

2041 58th Avenue Circle East Bradenton, fl 34203 Phone: (800) 345-4928 Fax: (941) 751-5535 ORDERING



REFER TO LANDSCAPE DOCUMENTS FOR PT3 & PT5 INFORMATION.

NORTH

POINT BY POINT SITE PLAN

SCALE: 1" = 30'-0"

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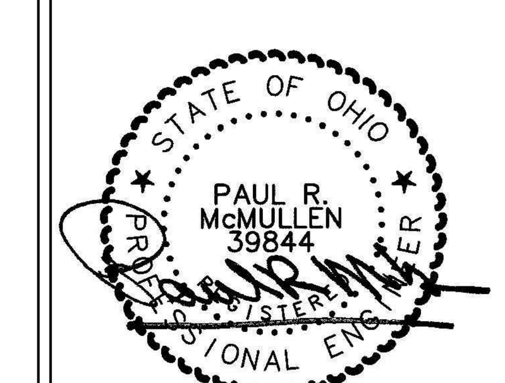
McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: meci@mcmulleneng.com
Web: http://www.mcmulleneng.com

POWELL RETAIL

SE CORNER of WEST OLENTANGY STREET AND MURPHY PARKWAY
POWELL, OHIO 43065

For

DR. ALI KHAKSAR
5600 HEATHROW DRIVE POWELL, OHIO 43065



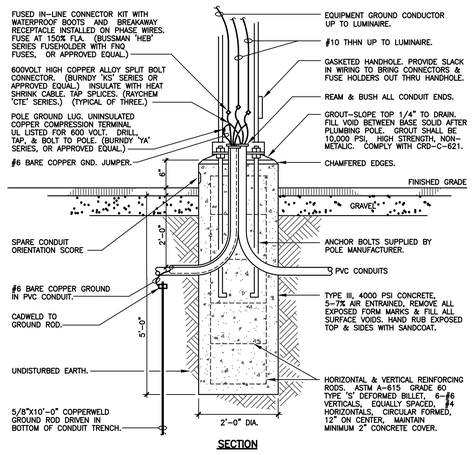
ISSUE	REVISION	DATE
SKETCH PLAN	.	MAY 25, 2017
PRELIMINARY	.	JUNE 21, 2017
P&Z FINAL PLAN	.	JULY 26, 2017

POINT BY POINT SITE PLAN

FAA # 17069.00

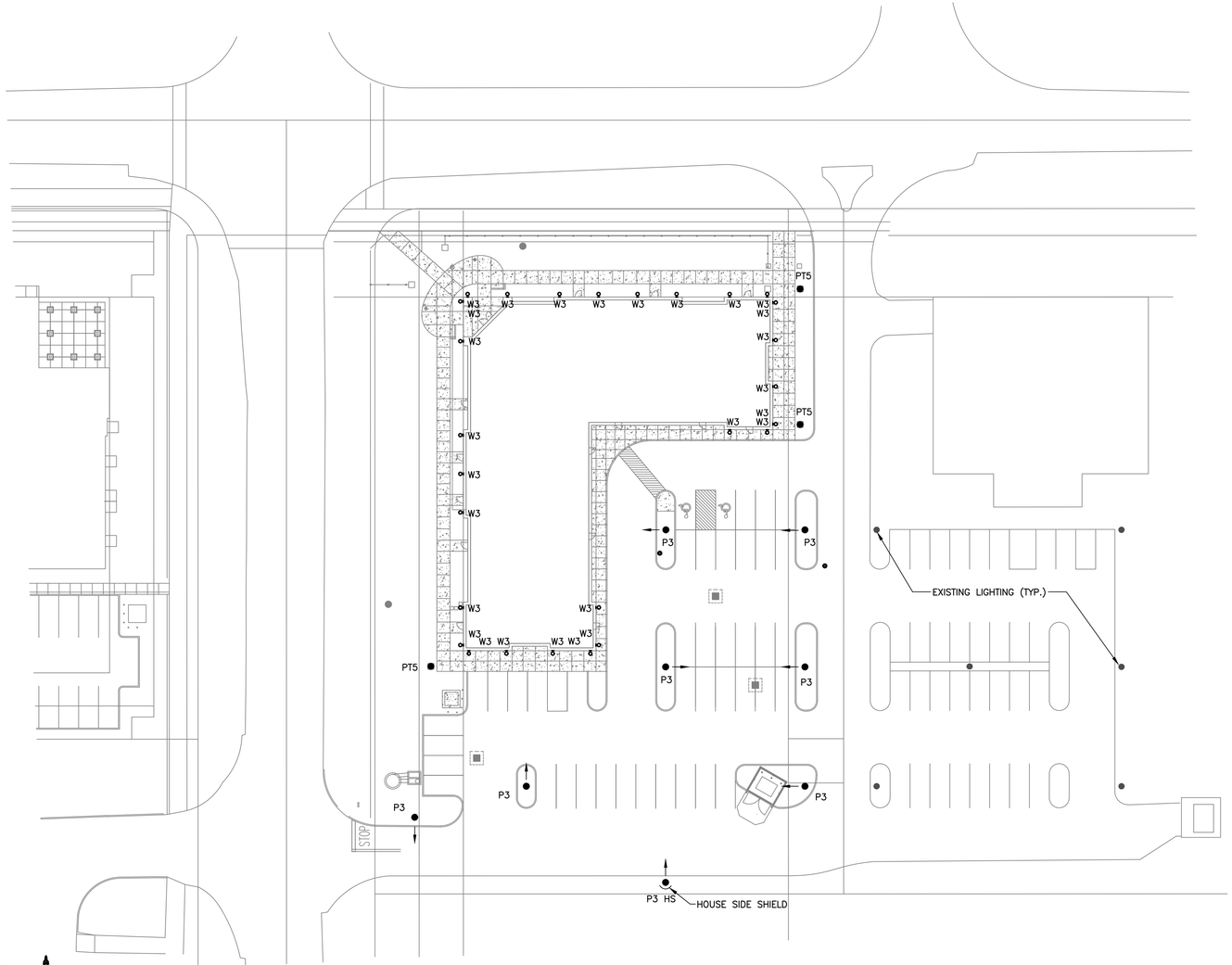
PxP-1.0

POWELL RETAIL



2 SL1.1 **TYPICAL POLE BASE DETAIL**

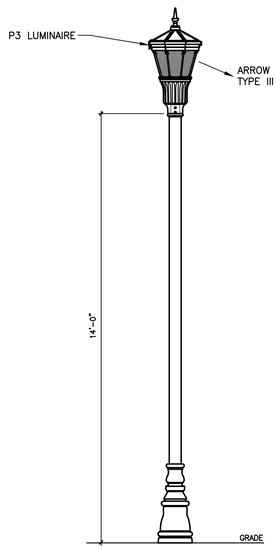
NTS



NORTH

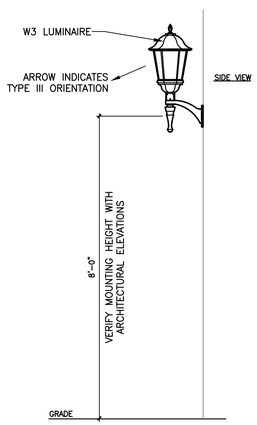
SITE UTILITY PLAN

SCALE: 1" = 30'-0"



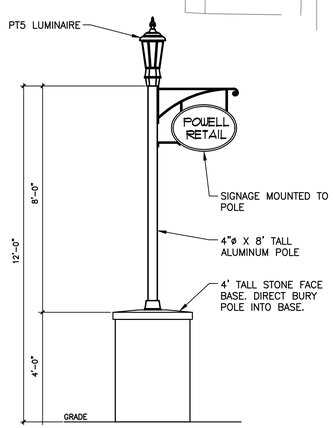
FIXTURE TYPE 'P3'

NOTE:
TYPE 3 LIGHT DISTRIBUTION



FIXTURE TYPE 'W3'

NOTE:
TYPE 3 LIGHT DISTRIBUTION



FIXTURE TYPE 'PT5'

NOTE:
TYPE 5 LIGHT DISTRIBUTION

1 SU-1.0 **LIGHT FIXTURE DETAILS**

NTS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	TYPE	DESCRIPTION
P3 ARROW INDICATES TYPE III ORIENTATION	POLE MOUNTED 'UTILITY ARLINGTON LED' SERIES LUMINAIRE, OCTAGONAL STYLE CASTING, ACRYLIC REFRACTOR WITH TYPE III DISTRIBUTION, 6060 LUMENS, 4,000K, 70 CRI, AUTO-SENSING 350mA ELECTRONIC DRIVER, 20-FEET OF PRE-WIRED LEADS, MOUNT TO 14'-0" TALL POLE. FINISH OF LUMINAIRE AND POLE BY ARCHITECT. 208 VOLT, 100 WATTS. UNIQUE SOLUTIONS LUMINAIRE: #ARUE 100 4K AS A3 color S L20, POLE: #MV A 14 S4C 12 P07 ABG color	PT5	POLE MOUNTED "30" WINDSOR LED' SERIES LUMINAIRE, OCTAGONAL STYLE CASTING, CLEAR ACRYLIC LENS WITH TYPE V DISTRIBUTION, 5200 LUMENS, 4,000K, 70 CRI, AUTO-SENSING ELECTRONIC DRIVER, 3" TENON MOUNT ONTO 4" DIA. X 8'-0" TALL ROUND STRAIGHT SMOOTH ALUMINUM POLE DIRECT BURIED INTO TOP OF 4' TALL STONE STRUCTURE. FINISH OF LUMINAIRE AND POLE BY ARCHITECT. 208 VOLT, 80 WATTS. BEACON LIGHTING LUMINAIRE: #WIN30 AC 36NB-80 4K UNV DIR5 PT color, POLE: #RSA-B-DBE-S-08-40-A-TN3-color
P3 HS ARROW INDICATES TYPE III ORIENTATION	POLE MOUNTED 'UTILITY ARLINGTON LED' SERIES LUMINAIRE, OCTAGONAL STYLE CASTING, ACRYLIC REFRACTOR WITH TYPE III DISTRIBUTION, 120° HOUSE SIDE SHIELD, 6060 LUMENS, 4,000K, 70 CRI, AUTO-SENSING 350mA ELECTRONIC DRIVER, 20-FEET OF PRE-WIRED LEADS, MOUNT TO 14'-0" TALL POLE. FINISH OF LUMINAIRE AND POLE BY ARCHITECT. 208 VOLT, 100 WATTS. UNIQUE SOLUTIONS LUMINAIRE: #ARUE 100 4K AS A3 color S L20, HOUSE SIDE SHIELD: #SD-90-120 POLE: #MV A 14 S4C 12 P07 ABG color	W3	WALL MOUNTED DECORATIVE LED LUMINAIRE, OCTAGONAL STYLE HOUSING, EIGHT (8) ACRYLIC SEEDED PANELS, OPTICAL CARTRIDGE CONSISTING OF LED ENGINE, LED LAMPS, OPTICS, GASKET AND STAINLESS STEEL BEZEL PRODUCING TYPE III LIGHT DISTRIBUTION. 3,241 LUMENS, 4,000K, 70 CRI, UNIVERSAL ELECTRONIC DRIVER, FINISH OF LUMINAIRE BY ARCHITECT. 208V, 60 WATTS. BEACON LUMINAIRE: #WAT28/AS/24NB-55/4K/UNV/DIR3/PT/color WALL BRACKET: #AA-35/W/A/color

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mcmullenengr.com
Web: http://www.mcmullenengr.com

POWELL RETAIL

SE CORNER of WEST OLENTANGY STREET AND MURPHY PARKWAY
POWELL, OHIO 43065

For DR. ALI KHAKSAR
5600 HEATHROW DRIVE POWELL, OHIO 43065

PAUL R. McMULLEN 39844 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

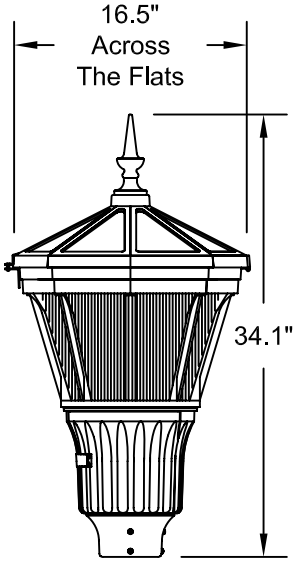
ISSUE	REVISION	DATE
SKETCH PLAN	.	MAY 25, 2017
PRELIMINARY	.	JUNE 21, 2017
P&Z FINAL PLAN	.	JULY 26, 2017

SITE UTILITY PLAN

FAA # 17089.00

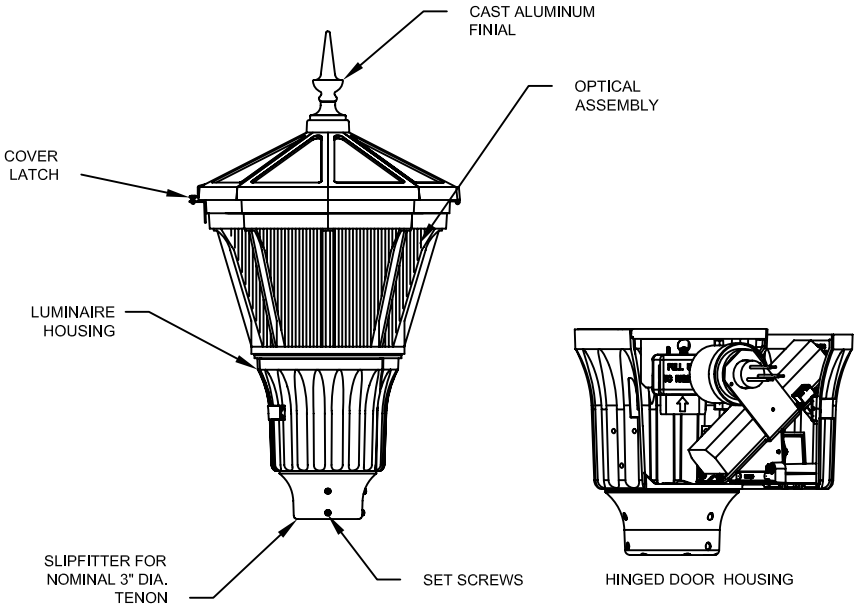
SU-1.0

POWELL RETAIL



Maximum weight - 47 lbs
Maximum effective projected area - 1.38 sq. ft.

P3



Utility Arlington LED® Series Luminaire

DECORATIVE OUTDOOR

ARUE 100 4K AS A3 color S L20

ORDERING INFORMATION:

ARUE

WATTAGE / DRIVER
50 = 50W 350mA
70 = 70W 350mA
100 = 100W 350mA

COLOR TEMPERATURE
4K = 4,000K CCT
5K = 5,000K CCT
6K = 6,000K CCT

VOLTAGE
AS = AUTO-SENSING (120-277) 50/60 HZ
AH = AUTO-SENSING (347-480) 50/60 HZ

OPTICS
A3 = ASYMMETRIC ACRYLIC REFRACTOR
G3 = ASYMMETRIC GLASS REFRACTOR
P3 = ASYMMETRIC POLY REFRACTOR

COLOR
A = AS SPECIFIED
B = BLACK
D = DARK GREEN RAL6005
E = BROWN GREEN RAL6008
F = DARK GREEN RAL6009
H = DARK GREEN RAL6012
N = GREEN
W = WHITE
Z = BRONZE

FINIAL (FACTORY INSTALLED)
B = BALL
S = SPIKE

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS
An AcuityBrandsCompany

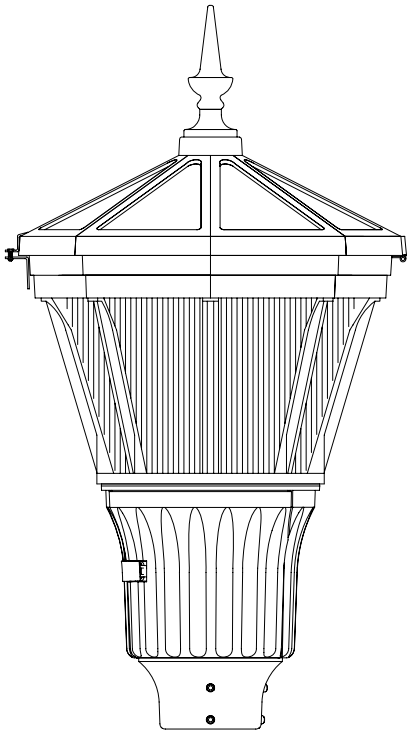
ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	05/16/11
DWG #:	LUM_ARUE

OPTIONS

D = DIMMING DRIVER REPLACES EXISTING DRIVER
H = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE
L1H = 1.5 FEET OF PREWIRED LEADS
L03 = 3 FEET OF PREWIRED LEADS
L10 = 10 FEET OF PREWIRED LEADS
L20 = 20 FEET OF PREWIRED LEADS
L25 = 25 FEET OF PREWIRED LEADS
L30 = 30 FEET OF PREWIRED LEADS
PCS = DTL SOLID STATE PHOTOCONTROL 120-277 VOLT
P34 = DTL TWISTLOCK PHOTOCONTROL 347 VOLT
P48 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
PSC = SHORTING CAP

ACCESSORIES

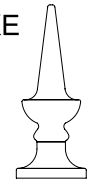
SPDPLUGIN = REPLACEMENT SURGE PROTECTOR 120-277
SPDPLUGIN-48 = REPLACEMENT SURGE PROTECTOR 347-480



FINIALS

BALL

SPIKE



Specifications

GENERAL DESCRIPTION
The Utility Arlington LED is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in Holophane's Utility Luminaire Series. A precision optical system maximizes post spacings while maintaining uniform illumination.

OPTICAL SYSTEM
The optical system consists of a precisely molded refractor operating in conjunction with a formed polished reflector and LED circuit board with dedicated heat sink located in the top cover. Positive pressure from the reflector and gaskets at the top and bottom of the refractor create a sealed optical compartment. Refractors designed to provide an I.E.S. Type III distribution are available molded from thermal resistant borosilicate glass and acrylic or polycarbonate plastic.

LUMINAIRE HOUSING
The luminaire housing, cast of aluminum, cradles the refractor and provides an enclosure for the plug-in electrical module. A slipfitter will accept a 3" high by 2 7/8" to 3 1/8" O.D. pole tenon.

LUMINAIRE HOUSING / DOOR
Cast of aluminum, the housing / door opens without the use of tools and is retained on a hinge. For units with an E.E.I.-N.E.M.A. twist lock photocell receptacle, the door contains an acrylic "window" to allow light to reach the cell.

ELECTRICAL MODULE
The electrical components are mounted on a steel plate that is removable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. Where a starting aid is required, it is provided with a separate plug-in connector and can be replaced without the use of tools. For photoelectric operation, the electrical module is provided with an E.E.I.-N.E.M.A. twist lock photocell receptacle.

TOP COVER
The octagonal cover, cast of aluminum, is attached to the top ring of the luminaire housing by a stainless steel pins hinge and latch a color matched bracket & screw which secures entry to the LED optical chamber.

ELECTRONIC DRIVER
(Refer to the handbook for specific operating characteristics)

FINISH
The luminaire is finished with polyester powder paint to insure maximum durability.

CSA
The luminaire is CSA listed as suitable for wet locations at a maximum of 40 degrees C ambient temperature.

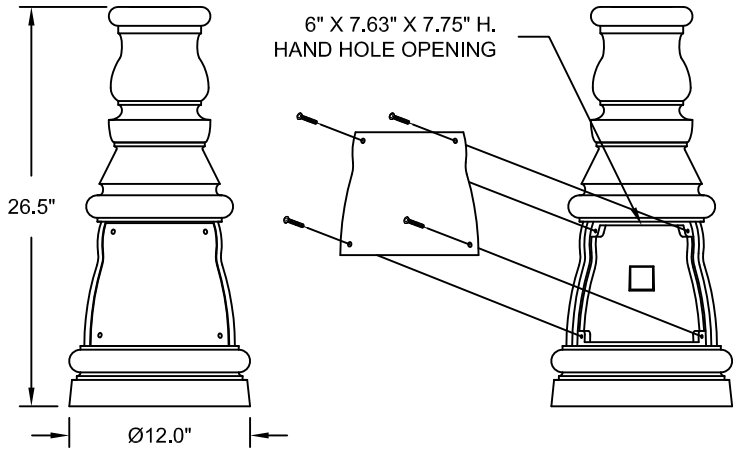
Utility Arlington LED® Series Luminaire

DECORATIVE OUTDOOR

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS
An AcuityBrandsCompany

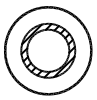
ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	05/16/11
DWG #:	LUM_ARUE

P3

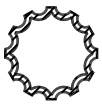


Shaft Style

4" Dia. Smooth
S4C & S4J



3"-4" Dia. Tapered
T4C



4" Dia. Fluted
F4C & F4J

TM

MOUNT VERNON
Aluminum Pole

Architectural
Outdoor

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An AcuityBrandsCompany

ORDERING INFORMATION:

MV	A	14	S4C
Post	Material	Height	Shaft Style
MV = Mount Vernon	A = Aluminum	08 = 8' 09 = 9' 10 = 10' 11 = 11' 12 = 12' 13 = 13' 14 = 14'	F4C = 4" DIA. Fluted, .125 Wall F4J = 4" DIA. Fluted, .25 Wall S4C = 4" DIA. Smooth, .125 Wall S4J = 4" DIA. Smooth, .25 Wall T4C = 3" to 4" DIA. Tapered, .125 Wall

12	P07	ABG	BK
Base	Tenon	Mounting	Finish
12 = 12" Round (TMP-61)	P05 = 3" O.D. X 4" LG. P07 = 3" O.D. X 3" LG. P08 = 3" O.D. X 5" LG. P09 = 3" O.D. X 6" LG. P10 = 3" O.D. X 9" LG. P12 = 3" O.D. X 12" LG. P13 = 3" O.D. X 8" LG. P14 = 3" O.D. X 14" LG. (3" O.D. = ACTUAL SIZE IS 2.88" O.D.)	ABG = Anchor Bolts Galvanized Steel LAB = Less Anchor Bolts DBB = Direct Burial Base Galvanized Steel (12" Base = ADBB1R2)	BK = Black BD = Dark Blue BZ = Bronze GH = Graphite GN = Green GR = Gray PP = Prime Painted SL = Silver WH = White

Options

EXXXY² = Provision for eye bolt.
LXXXY² = Large provision.
RXXXY² = Receptacle provision.
SXXXY² = Small provision.

SPECIFICATIONS

DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered base design.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape, then heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

DIMENSIONS
The post shall be X'- XX" in height with a 12" diameter base. The shaft diameter shall be XX". At the top of the post, an integral tenon with a transitional donut shall be provided for luminairemounting.

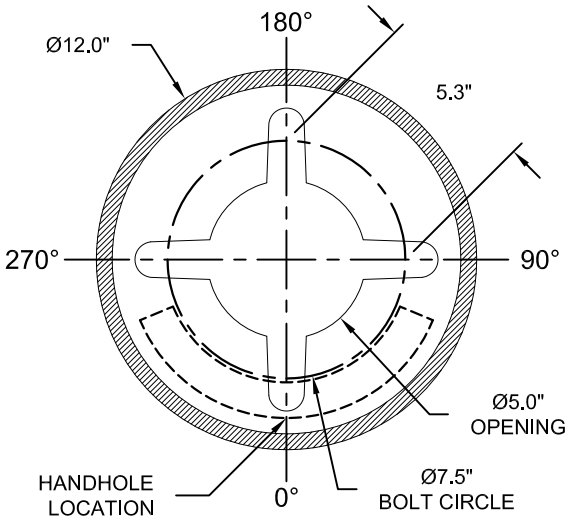
INSTALLATION
The post shall be provided with four, hot dip galvanized L-type anchor bolts. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

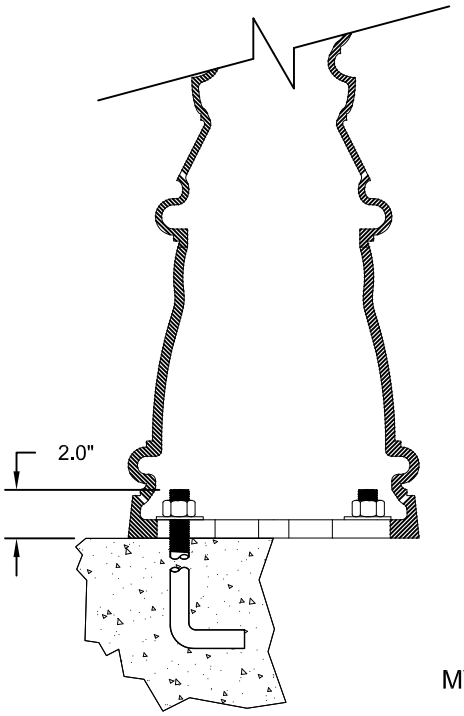
² - Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.

ORDER #:
TYPE:
DRAWN: ACH
DATE: 2/12/13
DWG #: POL_MVA

ANCHORAGE GUIDE

P3





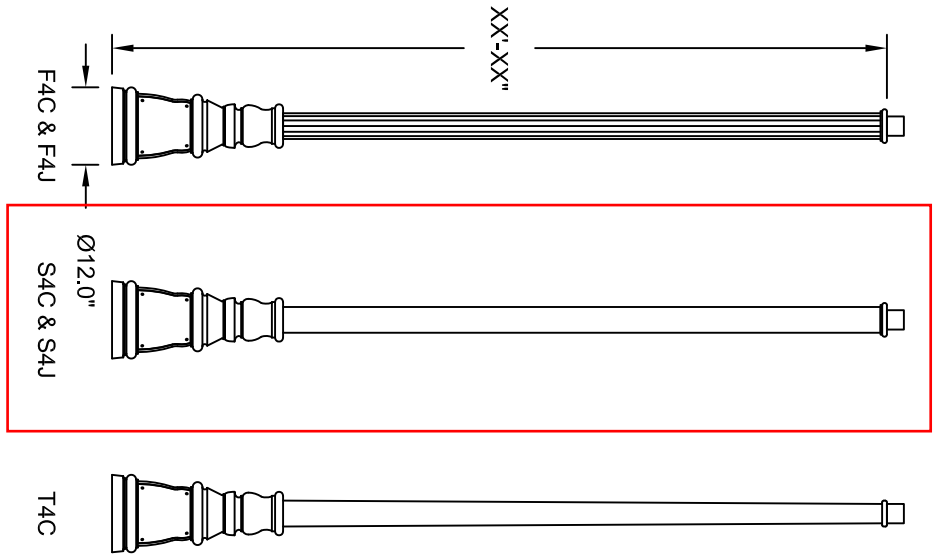
MVA 12"
Ø 3/4"
Hot Dip Galvanized
L-type Anchor Bolts
(4 per Post)

MOUNT VERNON™
Aluminum Pole

Architectural
Outdoor

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An AcuityBrandsCompany

ORDER #:	
TYPE:	
DRAWN:	ACH
DATE:	2/12/13
DWG #:	POL_MVA



P3

3 of 3	ORDER #: 03/22/11 TYPE: DRAWN: ACH DATE: 2/12/13 DWG #: POL_MVA	THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE, A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING, ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.	HOLOPHANE® LEADER IN LIGHTING SOLUTIONS An AcuityBrandsCompany 	Architectural Outdoor	MOUNT VERNON™ **Aluminum Pole**

PT5: WIN30 AC 36NB-80 4K UNV DIR5 PT color

PT5

rev. 11.30.2016

BEACON
design . performance . technology
www.beaconproducts.com

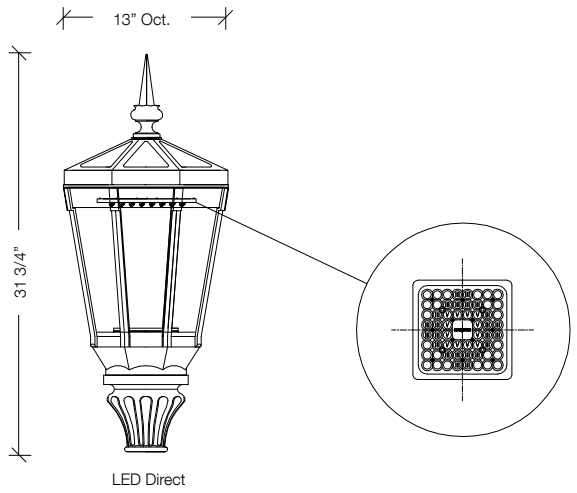
Type:	
Project Name:	
Notes:	

WIN30 (LED)

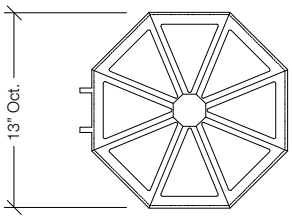
30" Windsor Luminaire
Max Weight: 40.0 lbs
Max EPA: 1.93 sq ft

Sample	*WIN30*	*AC*	*24NB-55*	*3K*	*UNV*	*DIR3*	*PEC*	*GENIXX*	*PT*	*SPK*	*BBT*
Ordering	/	/	/	/	/	/	/	/	/	/	
	A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**

DETAILS

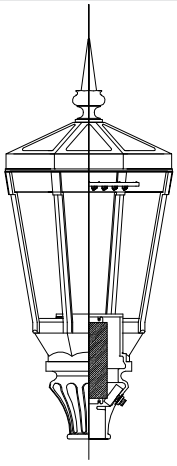


LED Direct

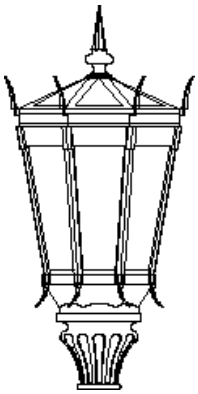


Top View

MOUNTING OPTIONS


Post Top

STYLE OPTIONS


Spikes

A. MODEL

WIN30	Windsor 30"

B. LENS OPTIONS

AC	acrylic, clear
AF	acrylic, frosted
AS	acrylic, seeded
AW	acrylic, white
PC	polycarbonate, clear
PF	polycarbonate, frosted
NL	no lens

C. ENGINE-WATTS

24NB-55	55 Watts - LED array
36NB-80	80 Watts - LED array

D. CCT - COLOR TEMP

3K	3000K
4K	4000K
5K	5000K

E. VOLTAGE

UNV	120-277V
347	347V
480	480V

F. OPTICS

DIR2	type II
DIR3	type III
DIR4	type IV
DIR5	type V

G. ELECTRICAL OPTIONS

PEC	photocell, button

H. CONTROL OPTIONS

GENI-XX	energeni [1]
SWP	sitesync wireless pre-commission[3,4]

I. MOUNTING OPTIONS

PT	post top
PM	pendant mount [2]

J. STYLE OPTIONS

SPK	spikes

K. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

[1] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

[2] consult factory
[3] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details
[4] Not available with other control or sensor options.

PT5

rev. 11.30.2016

WIN30 (LED)

30” Windsor Luminaire
Max Weight: 40.0 lbs
Max EPA: 1.93 sq ft

SPECIFICATIONS

Intended Use:

• The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

• The electrical chamber/fitter shall be cast aluminum.
• Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3” OD x 3” H tenon and be secured by three or more stainless steel set screws.

Electrical:

• 100V through 277V, 50 Hz to 60 Hz (UNV)
• Power factor is ≥ 0.90 at full load
• All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
• One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
• Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
• Silicone gasket ensures a weather-proof seal around each individual LED.
• Fixture electrical compartment shall contain all LED driver components.
• Rated ambient operating temperature -40°C to 40°C.
• Surge protection - 20KA
• Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

• Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
• Windsor can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync

Finish:

• IFS polyester powder-coat electrostatically applied and thermocured.
• IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
• The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

• Listed to UL8750 , UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

• Five year limited warranty (for more information visit: www.hubbelllighting.com/resources/warranty)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG+	SiteSync Wireless Bridge Node

* When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

RSA-B-DBE-S SERIES POLES
ROUND STRAIGHT ALUMINUM

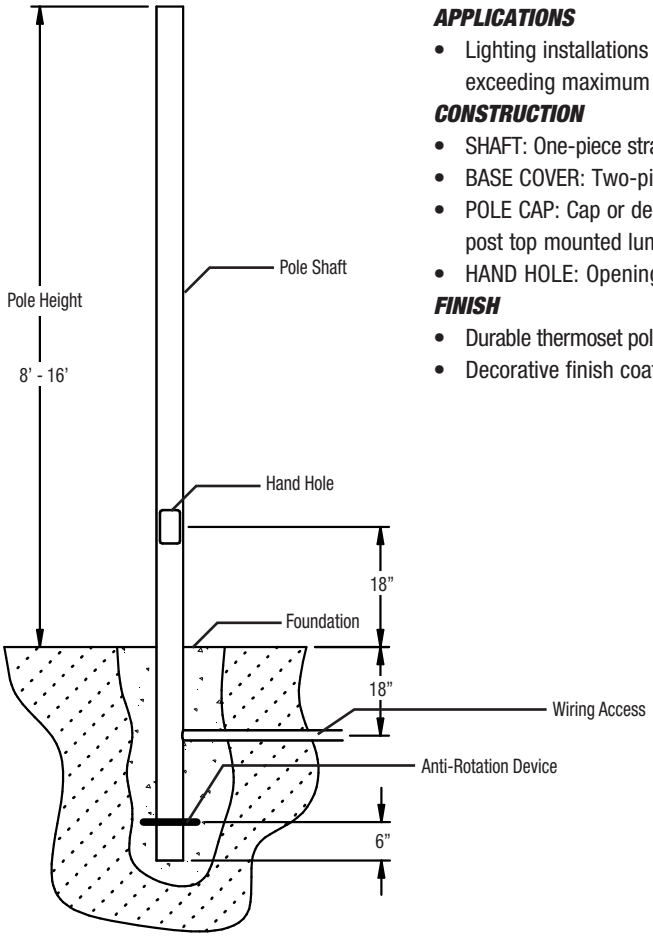
Cat.#

Job

Type
PT5

BEACON design . performance . technology

Approvals



*Local civil engineer should be consulted for proper foundation design

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

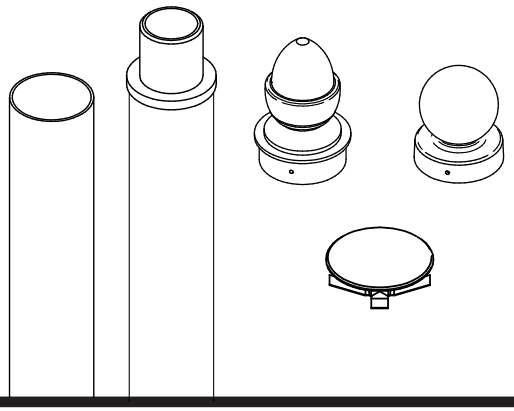
CONSTRUCTION

- SHAFT: One-piece straight aluminum with round cross section, 6061-T6
- BASE COVER: Two-piece cast aluminum base covers available
- POLE CAP: Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top mounted luminaires.
- HAND HOLE: Opening provided with cast aluminum frame reinforcement.

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Decorative finish coat available in twelve standard colors; Custom colors available; RAL number preferable

TENONS & POLE CAPS

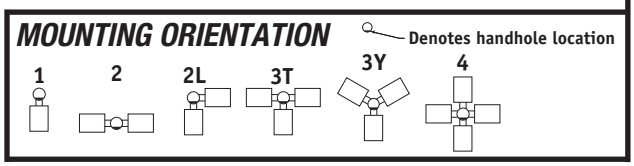


ORDERING EXAMPLE:

RSA-B-DBE-S - 16 - 40 - A/B/C - CAP - 2L - B3 - BBT - VM2

SERIES	HEIGHT	SHAFT	THICKNESS
RSA-B-DBE-S Round Straight Aluminum Direct Burial Style Beacon Smooth	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING ORIENTATION



MOUNTING	
1	Single arm mount
2	Two fixtures at 180˚
2L[2]	Two fixtures at 90˚
3T[2]	Three fixtures at 90˚
3Y[2]	Three fixtures at 120˚
4[2]	Four fixtures at 90˚
OT[3]	Open top (no drilling)
BAL[3]	Ball Finial
ARC[3]	Acorn Finial
CAP[3]	Cap Top
TN3[3]	Tenon 3 x 3
TN4[3]	Tenon 3 x 4
TN5[3]	Tenon 4 x 5
TN8[3]	Tenon 4 x 8

DRILL PATTERN	
B1	CRUZER
B3	VP-L
B4	VP-S

FINISH	
BBT	Basic Black Textured
BMT	Black Matte Textured
BZT	Bronze Textured
DBT	Dark Bronze Textured
DPS	Dark Platinum Smooth
GNT	Green Textured
GYS	Gray Smooth
MBT	Metallic Bronze Textured
MST	Metallic Silver Textured
MTT	Metallic Titanium Textured
OWI	Old World Iron
WHT	White Textured
CC	Custom Color- RAL Color#

OPTIONS	
GFI[1,2]	20 Amp GFCI Receptacle and Cover
EHH[1,2]	Extra Handhole
C05[1]	.5" Coupling
C07[1]	.75" Coupling
C20[1]	2" Coupling
VM2	2nd mode vibration damper

***ACCESSORIES*- Order Separately**

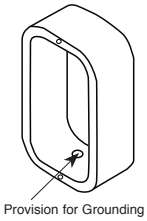
Catalog Number	Description
VM2SXX	2nd mode vibration damper

1 Specify option location using logic found on page 2 **(Option Orientation)**
2 Not available with 3" diameter poles.
3 Specify Pole Top

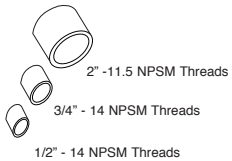
ORDERING INFORMATION Cont.

Catalog Number	Pole Height		Nominal Shaft Dimensions	Wall Thickness	Pole weight (lbs)
	Feet	Meters			
RSA-B-DBE-S-08-30-A	08	2.4	3" Round	0.125"	15
RSA-B-DBE-S-10-30-A	10	3.0	3" Round	0.125"	18
RSA-B-DBE-S-12-30-A	12	3.7	3" Round	0.125"	22
RSA-B-DBE-S-14-30-A	14	4.3	3" Round	0.125"	25
RSA-B-DBE-S-08-30-C	08	2.4	3" Round	.25"	28
RSA-B-DBE-S-10-30-C	10	3.0	3" Round	.25"	34
RSA-B-DBE-S-12-30-C	12	3.7	3" Round	.25"	41
RSA-B-DBE-S-14-30-C	14	4.3	3" Round	.25"	48
RSA-B-DBE-S-08-40-A	08	2.4	4" Round	0.125"	20
RSA-B-DBE-S-10-40-A	10	3.0	4" Round	0.125"	24
RSA-B-DBE-S-12-40-A	12	3.7	4" Round	0.125"	29
RSA-B-DBE-S-14-40-A	14	4.3	4" Round	0.125"	34
RSA-B-DBE-S-16-40-A	16	4.9	4" Round	0.125"	39
RSA-B-DBE-S-08-40-B	08	2.4	4" Round	0.188"	29
RSA-B-DBE-S-10-40-B	10	3.0	4" Round	0.188"	36
RSA-B-DBE-S-12-40-B	12	3.7	4" Round	0.188"	43
RSA-B-DBE-S-14-40-B	14	4.3	4" Round	0.188"	50
RSA-B-DBE-S-16-40-B	16	4.9	4" Round	0.188"	57
RSA-B-DBE-S-08-40-C	08	2.4	4" Round	0.25"	37
RSA-B-DBE-S-10-40-C	10	3.0	4" Round	0.25"	47
RSA-B-DBE-S-12-40-C	12	3.7	4" Round	0.25"	56
RSA-B-DBE-S-14-40-C	14	4.3	4" Round	0.25"	65
RSA-B-DBE-S-16-40-C	16	4.9	4" Round	0.25"	74
RSA-B-DBE-S-08-50-B	08	2.4	5" Round	0.188"	36
RSA-B-DBE-S-10-50-B	10	3.0	5" Round	0.188"	45
RSA-B-DBE-S-12-50-B	12	3.7	5" Round	0.188"	54
RSA-B-DBE-S-14-50-B	14	4.3	5" Round	0.188"	63
RSA-B-DBE-S-16-50-B	16	4.9	5" Round	0.188"	71
RSA-B-DBE-S-10-60-A	10	3.0	6" Round	0.125"	37
RSA-B-DBE-S-12-60-A	12	3.7	6" Round	0.125"	44
RSA-B-DBE-S-14-60-A	14	4.3	6" Round	0.125"	51
RSA-B-DBE-S-16-60-A	16	4.9	6" Round	0.125"	58

EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

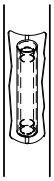


VM2SXX - VIBRATION DAMPER 2ND MODE

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

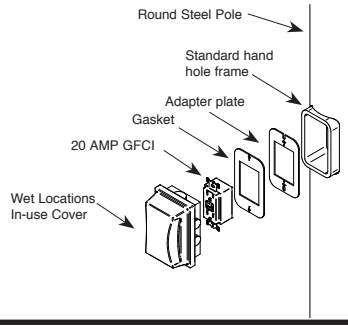
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

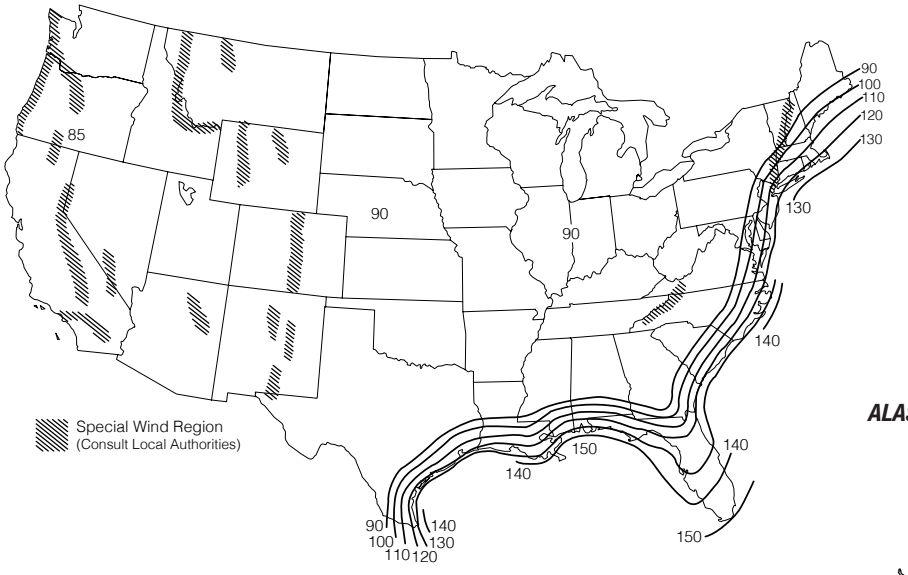


OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **RSA-B-DBE-S-16-40A-TN3-BBT-C05-0-10.** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.

For more information about pole vibration and vibration dampers, please consult http://cdn.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

ASCE7-05 WIND MAP

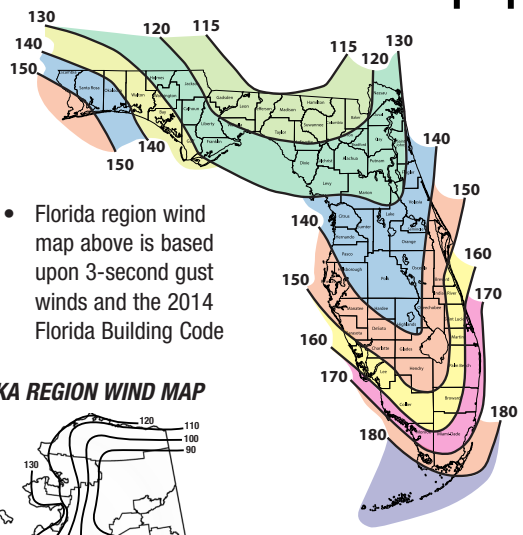


HAWAII – 105 mph
PUERTO RICO – 145 mph

***PRINTED WITH PERMISSION FROM ASCE**

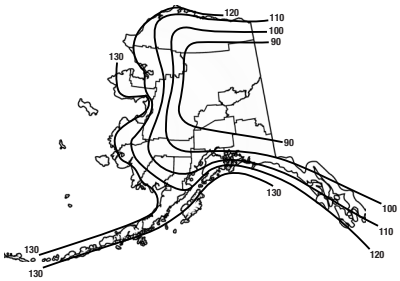
FLORIDA REGION WIND MAP

PT5



- Florida region wind map above is based upon 3-second gust winds and the 2014 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	**85**	**90**	**100**	**105**	**110**	**120**	**130**	**140**	**150**	**160**
RSA-B-DBE-S-08-30-A	11.2	10.1	8.2	7.4	6.7	5.5	4.6	3.9	3.5	3.2
RSA-B-DBE-S-10-30-A	8.3	7.4	5.9	5.3	4.8	3.9	3.1	2.5	2.3	2.1
RSA-B-DBE-S-12-30-A	6.3	5.6	4.4	3.9	3.4	2.7	2.1	1.6	1.4	1.2
RSA-B-DBE-S-14-30-A	4.8	4.2	3.2	2.8	2.4	1.8	1.3	0.9	0.7	0.5
RSA-B-DBE-S-08-30-C	20.6	18.5	15.1	13.7	12.5	10.5	8.9	7.6	7.0	6.5
RSA-B-DBE-S-10-30-C	15.6	14.0	11.4	10.3	9.4	7.8	6.5	5.5	5.1	4.6
RSA-B-DBE-S-12-30-C	12.2	10.9	8.8	8.0	7.2	5.9	4.9	4.0	3.7	3.3
RSA-B-DBE-S-14-30-C	9.7	8.7	6.9	6.2	5.6	4.5	3.6	2.9	2.6	2.3
RSA-B-DBE-S-08-40-A	21.8	19.5	15.8	14.3	13.0	10.9	9.3	8.0	7.4	6.9
RSA-B-DBE-S-10-40-A	16.5	14.8	11.9	10.7	9.7	8.0	6.8	5.9	5.4	5.1
RSA-B-DBE-S-12-40-A	12.9	11.5	9.2	8.2	7.4	6.0	5.1	4.3	4.0	3.7
RSA-B-DBE-S-14-40-A	10.3	9.1	7.1	6.3	5.6	4.5	3.7	3.2	2.9	2.7
RSA-B-DBE-S-16-40-A	8.2	7.2	5.5	4.8	4.3	3.3	2.7	2.2	2.0	1.8
RSA-B-DBE-S-08-40-B	25.0	25.0	23.2	21.1	19.2	16.1	13.8	11.9	11.1	10.4
RSA-B-DBE-S-10-40-B	24.3	21.8	17.7	16.0	14.5	12.1	10.4	8.9	8.3	7.8
RSA-B-DBE-S-12-40-B	19.2	17.2	13.9	12.5	11.3	9.4	8.0	6.9	6.4	5.9
RSA-B-DBE-S-14-40-B	15.5	13.8	11.1	10.0	9.0	7.3	6.2	5.3	4.9	4.6
RSA-B-DBE-S-16-40-B	12.7	11.3	8.9	8.0	7.1	5.7	4.8	4.1	3.8	3.5
RSA-B-DBE-S-08-40-C	25.0	25.0	25.0	25.0	24.7	20.8	17.8	15.4	14.4	13.4
RSA-B-DBE-S-10-40-C	25.0	25.0	22.9	20.8	18.9	15.9	13.6	11.7	10.9	10.2
RSA-B-DBE-S-12-40-C	24.9	22.3	18.2	16.4	14.9	12.5	10.6	9.2	8.5	8.0
RSA-B-DBE-S-14-40-C	20.3	18.2	14.7	13.3	12.0	9.9	8.4	7.3	6.7	6.3
RSA-B-DBE-S-16-40-C	16.8	15.0	12.0	10.8	9.7	8.0	6.7	5.8	5.3	5.0
RSA-B-DBE-S-08-50-B	25.0	25.0	25.0	25.0	25.0	25.0	23.2	20.1	18.7	17.5
RSA-B-DBE-S-10-50-B	25.0	25.0	25.0	25.0	24.8	21.0	17.9	15.5	14.5	13.5
RSA-B-DBE-S-12-50-B	25.0	25.0	23.8	21.7	19.9	16.8	14.3	12.4	11.5	10.8
RSA-B-DBE-S-14-50-B	25.0	23.8	19.4	17.7	16.2	13.7	11.6	10.0	9.3	8.7
RSA-B-DBE-S-16-50-B	22.2	19.8	16.1	14.6	13.4	11.2	9.6	8.2	7.6	7.1
RSA-B-DBE-S-10060-A	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.8	14.7	13.7
RSA-B-DBE-S-12060-A	25.0	25.0	24.4	22.2	20.3	17.1	14.6	12.6	11.8	11.0
RSA-B-DBE-S-14060-A	25.0	24.4	20.0	18.2	16.6	14.0	12.0	10.3	9.6	8.9
RSA-B-DBE-S-16060-A	22.7	20.4	16.6	15.1	13.8	11.6	9.9	8.5	7.9	7.3

Florida Building Code 2014 EPA Load Rating - 3 second gust wind speeds								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
RSA-B-DBE-S-08-30-A	11.0	10.1	8.6	7.4	6.3	5.5	4.8	4.2
RSA-B-DBE-S-10-30-A	8.1	7.4	6.3	5.3	4.5	3.8	3.3	2.8
RSA-B-DBE-S-12-30-A	6.1	5.5	4.6	3.8	3.2	2.6	2.2	1.8
RSA-B-DBE-S-14-30-A	4.6	4.2	3.4	2.7	2.2	1.7	1.3	1.0
RSA-B-DBE-S-08-30-C	20.2	18.7	16.0	13.9	12.1	10.6	9.3	8.2
RSA-B-DBE-S-10-30-C	15.3	14.1	12.1	10.4	9.0	7.8	6.8	6.0
RSA-B-DBE-S-12-30-C	11.9	11.0	9.3	8.0	6.9	5.9	5.1	4.4
RSA-B-DBE-S-14-30-C	9.4	8.7	7.3	6.2	5.3	4.5	3.8	3.2
RSA-B-DBE-S-08-40-A	21.2	19.6	16.7	14.4	12.4	10.8	10.1	9.0
RSA-B-DBE-S-10-40-A	16.0	14.7	12.5	10.7	9.2	7.9	7.6	6.7
RSA-B-DBE-S-12-40-A	12.5	11.4	9.6	8.1	6.9	5.8	5.6	5.1
RSA-B-DBE-S-14-40-A	9.8	8.9	7.4	6.2	5.1	4.2	4.0	3.9
RSA-B-DBE-S-16-40-A	7.7	7.0	5.7	4.6	3.7	2.9	2.5	2.0
RSA-B-DBE-S-08-40-B	25.0	25.0	24.6	21.3	18.5	16.2	14.9	13.3
RSA-B-DBE-S-10-40-B	23.8	21.9	18.7	16.1	14.0	12.1	11.4	10.1
RSA-B-DBE-S-12-40-B	18.8	17.3	14.7	12.6	10.8	9.3	9.0	7.9
RSA-B-DBE-S-14-40-B	15.1	13.9	11.7	9.9	8.5	7.2	6.7	6.3
RSA-B-DBE-S-16-40-B	12.2	11.1	9.3	7.8	6.5	5.5	5.2	5.0
RSA-B-DBE-S-08-40-C	25.0	25.0	25.0	25.0	23.9	21.0	19.2	17.1
RSA-B-DBE-S-10-40-C	25.0	25.0	24.3	21.0	18.2	15.9	14.8	13.2
RSA-B-DBE-S-12-40-C	24.4	22.5	19.2	16.5	14.3	12.4	11.8	10.4
RSA-B-DBE-S-14-40-C	19.8	18.3	15.6	13.3	11.4	9.8	9.6	8.4
RSA-B-DBE-S-16-40-C	16.2	14.9	12.6	10.7	9.1	7.7	7.1	6.8
RSA-B-DBE-S-08-50-B	25.0	25.0	25.0	25.0	25.0	25.0	24.4	21.8
RSA-B-DBE-S-10-50-B	25.0	25.0	25.0	25.0	24.3	21.4	18.9	16.8
RSA-B-DBE-S-12-50-B	25.0	25.0	24.9	22.5	19.6	17.2	15.1	13.4
RSA-B-DBE-S-14-50-B	25.0	23.8	20.2	18.6	16.1	14.1	12.4	10.9
RSA-B-DBE-S-16-50-B	21.3	19.5	16.4	15.4	13.3	11.6	10.1	8.8
RSA-B-DBE-S-10060-A	25.0	25.0	25.0	25.0	24.4	21.4	18.9	16.7
RSA-B-DBE-S-12060-A	25.0	25.0	25.0	22.6	19.6	17.1	15.0	13.3
RSA-B-DBE-S-14060-A	25.0	25.0	21.6	18.6	16.1	14.0	12.2	10.7
RSA-B-DBE-S-16060-A	22.9	21.1	17.9	15.3	13.2	11.4	9.9	8.6

Wind-speed Website disclaimer:
Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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Type:	
Project Name:	
Notes:	

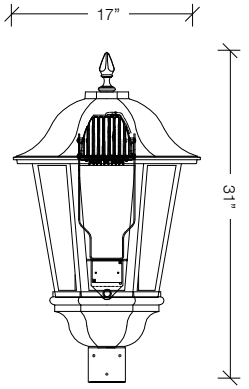
rev. 11.30.2016

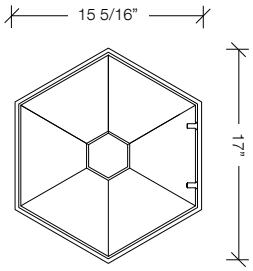
WAT28 (LED)

28" Waterford Luminaire
Max Weight: 40.0 lbs
Max EPA: 2.30 sq ft

Sample	*WAT28*	*AC*	*24NB-55*	*5K*	*UNV*	*DIR5*	*PEC*	*GENIXX*	*PT*	*BBT*
Ordering		/	/	/	/	/	/	/	/	/
	A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**I**

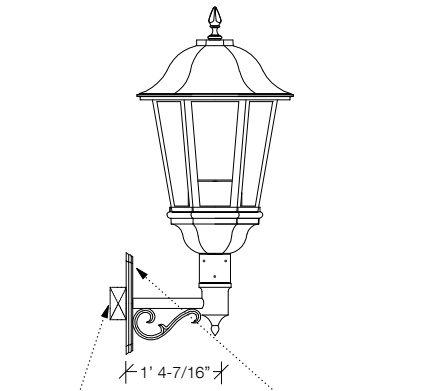
DETAILS



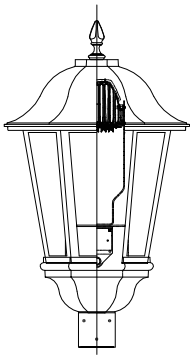


Top View

MOUNTING OPTIONS



Wall Mount



Post Top

A. MODEL

WAT28	Waterford 28"

B. LENS OPTIONS

AF	acrylic, frosted
AS	acrylic, seeded
PC	polycarbonate, clear
PF	polycarbonate, frosted

C. ENGINE-WATTS

24NB-55	55 Watts - LED array

D. CCT - COLOR TEMP

3K	3000K
4K	4000K
5K	5000K (std.)

E. VOLTAGE

UNV	120-277V
347	347V
480	480V

F. OPTICS

DIR2	direct, type II
DIR3	direct, type III
DIR4	direct, typeIV
DIR5	direct, type V

G. ELECTRICAL OPTIONS

PEC	photocell, button

H. CONTROL OPTIONS

GENI-XX	energeni [1]
SWP	sitesync wireless pre-commission[3,4]

I. MOUNTING OPTIONS

PT	post top
PM	pendant mount [2]

J. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

[1] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

[2] consult factory
[3] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details
[4] Not available with other control or sensor options.

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rev. 11.30.2016

WAT28 (LED)

28" Waterford Luminaire
Max Weight: 40.0 lbs
Max EPA: 2.30 sq ft

SPECIFICATIONS

Intended Use:

- The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

- The electrical chamber/fitter shall be cast aluminum.
- Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ 0.90 at full load
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Silicone gasket ensures a weather-proof seal around each individual LED.
- Fixture electrical compartment shall contain all LED driver components.
- Rated ambient operating temperature -40°C to 40°C.
- Surge protection - 20KA
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert toz full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- London can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesynce

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- Listed to UL8750 , UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

- Five year limited warranty (for more information visit: www.hubbelllighting.com/resources/warranty)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG+	SiteSync Wireless Bridge Node

* When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

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Type:	
Project Name:	
Notes:	

W3

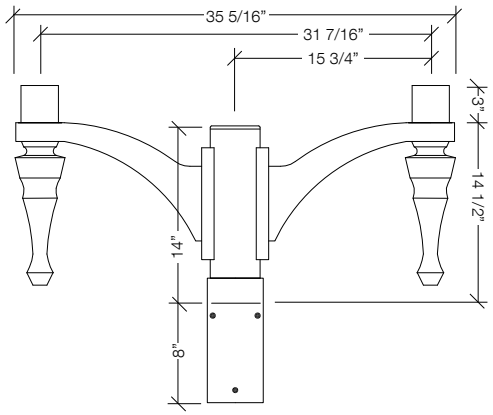
rev. 02.24.2014

AA-35 MILANO

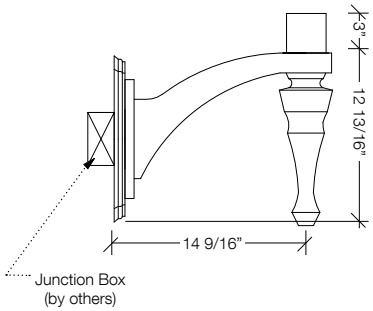
Arms

Sample	AA-35		S		4		B		P		BBT
Ordering		/		/		/		/		/	
	A		**B**		**C**		**D**		**E**		**F**

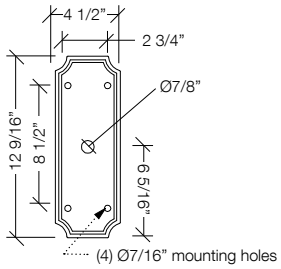
DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



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A. MODEL

AA-35	Milano

B. POST SHAFT PROFILE

W	wall mount
S	smooth
F	fluted

C. POST SHAFT DIAMETER

4	4”
5	5”
6	6”
OTHER	_____

D. ARRANGEMENT

A	*see arrangement table below*

E. LUMINAIRE MOUNTING

P	pendant

F. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

Construction: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

EPA (effective projected area): EPA is de¬fined as (projected surface area X drag factor) and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the ap¬propri-ate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester pow-der-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a poly-mer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester pow¬der coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists sur-face impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a pe-riod of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

		arrangement (EPA index ft² / weight (lbs))									
shaft Ø		A	B	C	D	E	F	G	H	I	J
wall	weight	10	-	-	-	-	-	-	-	-	-
Ø4"	EPA	-	1.14	1.88	1.88	1.51	2.11	2.11	2.11	2.62	2.62
	weight	-	16	23	24	23	30	31	30	37	38
Ø5"	EPA	-	1.24	1.98	1.98	1.61	2.21	2.21	2.21	2.72	2.72
	weight	-	18	25	26	25	32	33	32	39	40
Ø6"	EPA	-	1.34	2.08	2.08	1.71	2.31	2.31	2.31	2.82	2.82
	weight	-	20	27	28	27	34	35	34	41	42