



PLANNING AND ZONING COMMISSION (P&Z)
MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00
Pre Fee Ordinance 2019-49

Applicant: Jeffrey A. Sackenheim, SHP
Address/City/State/Zip: 1086 N. Fourth Street, Suite 111 / Columbus, OH 43201
Email Address: jsackenheim@shp.com
Phone No: 614-223-2124 **Cell Phone No:** 513-265-1202 **Fax No:** _____
Property Owner: Delaware County District Library
Address/City/State/Zip: 84 East Winter Street / Delaware, OH 43015
Email Address: gneedham@delawarelibrary.org
Phone No: 740-362-3861 **Cell Phone No:** 614-783-7973 **Fax No:** 740-369-0196
Architect/Designer for Applicant: Jeffrey A. Sackenheim, SHP
Address/City/State/Zip: 1086 N. Fourth Street, Suite 111 / Columbus, OH 43201
Email Address: jsackenheim@shp.com
Phone No: 614-223-2124 **Cell Phone No:** 513-265-1202 **Fax No:** _____
Property Address: 7468 Steitz Road, Powell, OH 43065
Lot Number/Subdivision: _____ **Existing Use:** undeveloped **Proposed Use:** Public Library

Reason for Administrative Review (attach necessary documents):

Comprehensive design package (plans, elevations, renderings, etc.) is attached for the proposed new Powell branch of the Delaware County District Library. This information was not part of the original Middlebury Crossing submission.

Checklist:

- ☐ Legal description of the property
 - ☐ Vicinity Map
 - ☐ Written Text explaining nature of amendment being requested.
 - ☐ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
 - ☐ 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
 - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
 - ☐ Attach the required fee - \$550.00
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(See Over)

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

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

Signature of Applicant: Jeffrey Sackenheim

Digitally signed by Jeffrey Sackenheim
DN: cn=Jeffrey Sackenheim, o=SHP, ou, email=sackenheim@snp.com, c=US
Date: 2020.08.24 20:08:04 -0400

Date: 8/25/2020

Office Use
Received

Office Use
Type/Date: <u>8/27/20 CK</u>
Base Fee: <u>\$550.00</u>
Prepared by: <u>aw</u>
Reviewed by: <u>aw</u>
PAYOR: <u>SHP</u>
RECIEPT # <u>8270</u>

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

SUBMISSION FOR A MINOR AMENDMENT TO A DEVELOPMENT PLAN

PROJECT:
DELAWARE COUNTY DISTRICT LIBRARY, POWELL BRANCH

DEVELOPMENT:
MIDDLEBURY CROSSING



NARRATIVE

The purpose of this submission for a minor amendment to an approved development is to provide site plans, building elevations + renderings, proposed exterior material finishes, landscaping plans, and electrical exterior lighting plans for the new Powell branch of the Delaware County District Library.

The library, located at the corner of Home and Steitz Road will be a part of the Middlebury Crossing development, which has been previously reviewed by the City of Powell. At the time of their submissions, the library pad was identified and noted on site plans. However, the Middlebury Crossing documents did not include details specific to the design of the library.

This submission provides comprehensive details and information for the new library. The parking areas and drives in front of the library remain largely unchanged from prior M/C submissions.

Basic library statistics:
approximately 41,000 SF over three floors (2 above grade, 1 below grade)
construction anticipated to start early 2021

DESIGN STATMENT:
While embracing a vertical organization due to program size and site constraints, the Delaware Library seeks a sense of grounding and place through the use of vernacular forms and materials derived from the nearby historic farming community. Asymmetrical gable roof forms and rhythmic window spacing bring a sense of contemporary expression to the modern design.

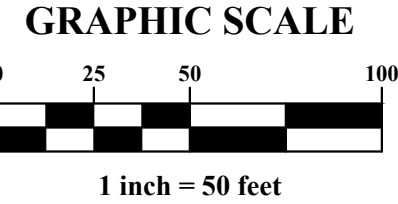
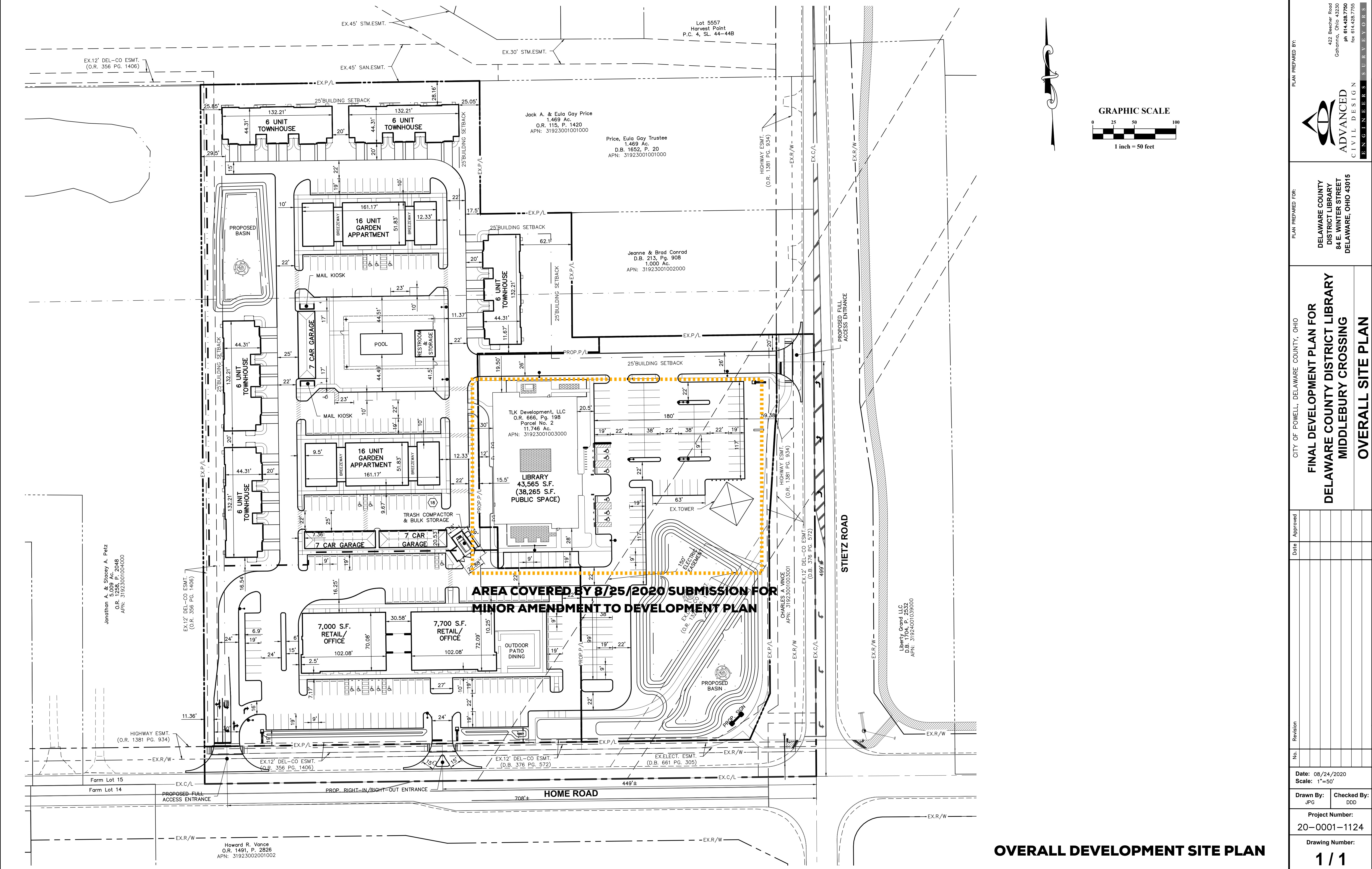
A central courtyard space provides a quiet outdoor reading area at the heart of the plan, while simultaneously bringing daylight into many of the internal reading and shelving areas. The inverted entry canopy pays homage to the iconic Orange Branch within the Delaware Library system.

APPLICANT:
Jeffrey A. Sackenheim, AIA
SHP
1086 N. 4th Street, Suite 111
Columbus, OH 43201


DATE:
25 August 2020

Property Address:
7468 Steitz Road
Powell, OH 43065
Parcel No: 319230010030001





OVERALL DEVELOPMENT SITE PLAN

PLAN PREPARED FOR:				PLAN PREPARED BY:			
<div>CITY OF POWELL, DELAWARE COUNTY, OHIO</div> <div>FINAL DEVELOPMENT PLAN FOR</div> <div>DELAWARE COUNTY DISTRICT LIBRARY</div> <div>MIDDLEBURY CROSSING</div> <div>OVERALL SITE PLAN</div>				<div></div> <div>DELaware COUNTY DISTRICT LIBRARY</div> <div>84 E. WINTER STREET</div> <div>DELAWARE, OHIO 43015</div>			
				<div>422 Beecher Road</div> <div>Gahanna, Ohio 43230</div> <div>ph 614.428.7750</div> <div>fax 614.428.7755</div>			
				ENGINEERS SURVEYORS			
No.	Revision	Date	Approved	Date: 08/24/2020			
				Scale: 1"=50'			
				Drawn By:		Checked By:	
				JPG		DDD	
Project Number:				20-0001-1124			
Drawing Number:				1 / 1			



NEW POWELL BRANCH LIBRARY

DELAWARE COUNTY DISTRICT LIBRARY

PLANNING + ZONING
08/25/20

AERIAL PERSPECTIVE



Z214



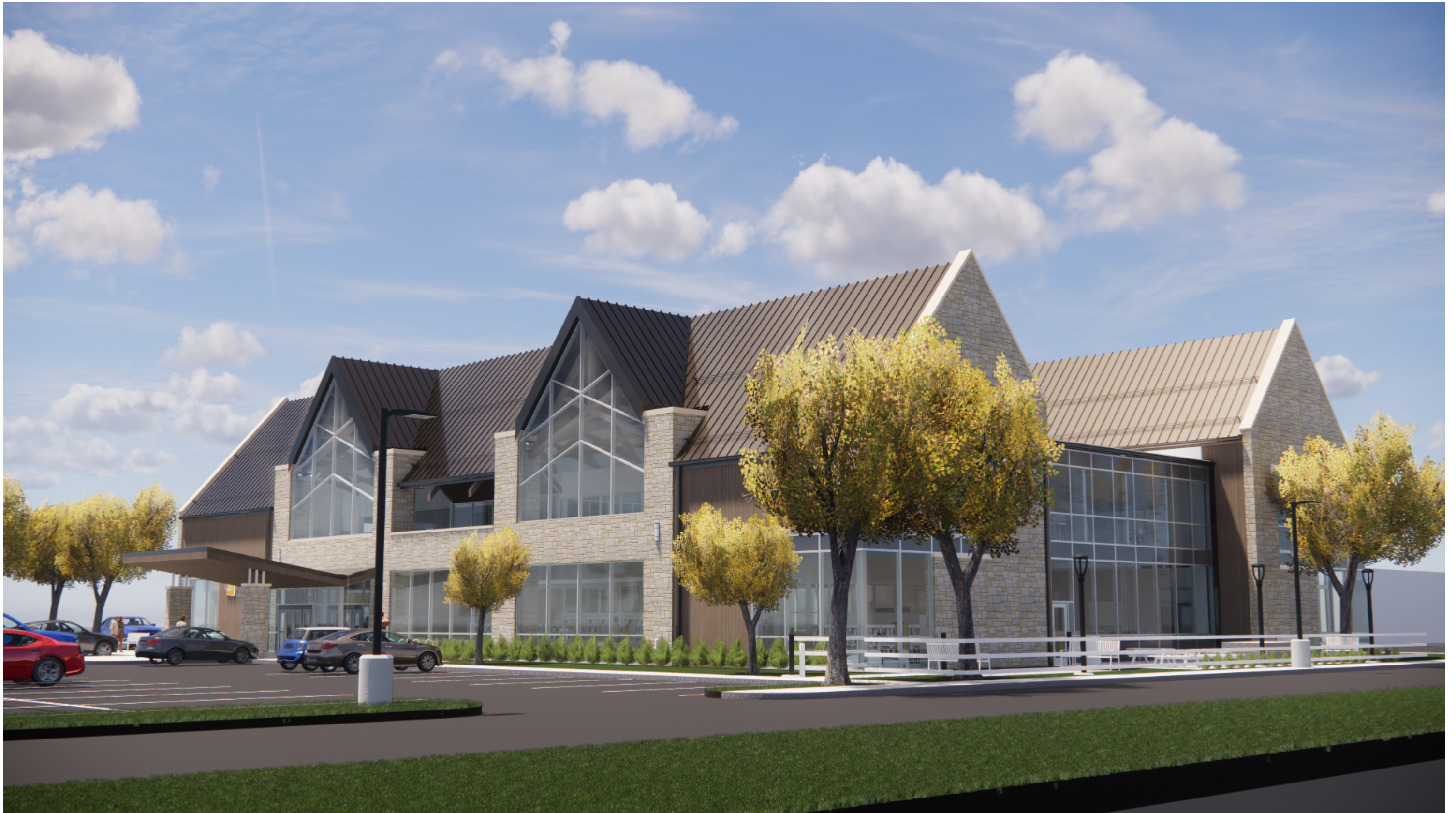
NEW POWELL BRANCH LIBRARY
DELAWARE COUNTY DISTRICT LIBRARY

PLANNING + ZONING
08/25/20

EXTERIOR PERSPECTIVE



Z211



NEW POWELL BRANCH LIBRARY
DELAWARE COUNTY DISTRICT LIBRARY

PLANNING + ZONING
08/25/20

EXTERIOR PERSPECTIVE



Z210



NEW POWELL BRANCH LIBRARY
DELAWARE COUNTY DISTRICT LIBRARY

PLANNING + ZONING
08/25/20

EXTERIOR PERSPECTIVE



Z212



NEW POWELL BRANCH LIBRARY
DELAWARE COUNTY DISTRICT LIBRARY

PLANNING + ZONING
08/25/20

EXTERIOR PERSPECTIVE



Z213



201

7'-1" REFERENCE LINE

SITE FURNISHINGS

SITE LIGHTING

POLE LIGHT @ DRIVES (P10)	POLE LIGHT @ PATIOS (P30)	BOLLARD (P50)	REAR WALL LIGHT (W10)	FRONT COLUMN LIGHT (W20)
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**ALUMINUM CURTAINWALL
SPANDREL GLASS PANELS
BASIS-OF-DESIGN:
WARM GREY**

ALUM. CURTAINWALL (MULLIONS)
BASIS-OF-DESIGN:
KAWNEER
DOVE GREY



MODERN SQUARE PLANTE
F1-MOD-SX
PLANTERS UNLIMITED
WWW.PLANTERSUNLIMITED.COM

FRONT COLUMN LIGHT (W20)

POLB-LED

Construction:

- Extruded Round Aluminum Housing
- Flush Mounting Base
- Clear Polycarbonate Vandal-Resistant Lens

Light Source:

- Integrated LED

Notes:

- Vandal-resistant screws
- Mounting kit with 8" anchor bolts included
- Mounting kit may ship separately for pre-installation
- Custom heights available – consult Factory
- Optional retrofit base for existing anchor patterns.
- 11 1/2" Dia. x 11 1/2" H
- CSA listed **WET** location, UL 1598/8750
- LED Components
 - CRI > 90
 - 120-277V or 347V
 - 5-Year Warranty on LED Components

POLB - 42
 'A' Height - 42 1/4"
 'D' Diameter - 7"
 Base - 7"

ORDERING INFORMATION

Example: POLB-42-LED-51A-4-B99-CP5

POLB											
Size	LED					Kelvin	Case	Finish	Diffuser	Options	
		Watts	Deliver Lumens	Dimming	Energy Star	2 3000K 4 4000K 5 5000K	B99 Z99	Clear Smooth Bronze	CP Clear Smooth Polycarbonate	RETROBASE large base for existing anchor	
42-LED	51A17	17	1450	0-10V	NO					681 (E) Retrobase GS 180° (glass Shield to match finish X HGT custom height	
											Battery Backup Options B810 10 Watts (1170lm) for 90-Minutes

38451 Industry Drive, Valencia, California 91355
 West Coast Sales: 800-325-4448 (toll-free) 222-0284 • fax 800-325-2346 961-227-0201
 East Coast Sales: 800-325-4448 • fax 800-325-2346 961-227-0201
www.lightwayeyed.com • sales@lightwayeyed.com

Rev. 0001 06/2010

architectural
interior

RND
WALL MOUNT

FEATURES


- 7.7, 7.2, 4.0 & 1.0" housing lengths
- 1/2" NPT male for rigid or soft to fit with seamless lines
- IP64 Rated
- Light Engine is independently rated IP67
- Electrical Connectors (IP68 rated)
- Symmetric, Asymmetric, Wall Graze & Wash Down styles
- 11.7, 11.4, 11" animal controlled corner cutouts
- No Obstructed Illumination: A Styleflex® available for wireless control
- Coded up to 1500 feet
- Surface, Face, arm, pendant, wall & motion mounting options

DATE _____ LOCATION _____

TYPE _____ PROJECT _____

CATALOG # _____

PURSUIT



Model Number: PURSUIT (RND)

RELATED PRODUCTS

[LINE](#) [LINE2](#)

INSTALLATION

- All components should be attached to the arm assembly with three stainless steel bolts. The connection that is made to the arm should be a compression gasket type.
- Plug into arms and brackets that ship with a #7000M 200' cord. The cord is contained and secured with an stainless steel end screw.
- Wall mounted arms and brackets shall require thorough bonding by wire.

ELECTRICAL

- Luminaires that are integrated and protect that shall be UL, UL recognized and have a single circuit rating of 1500VA. Arm using the floating neutral method of 200V and surge rating of 3752.
- Drivers that be UL recognized and an arm each current maximum of 200A each maximum at 270VAC.
- Drivers that not be compatible with current surge dimmers, control systems for current surge dimmers or computer dimming systems. Approved drivers include Lutron DDA Ultra, Lutron NTV and NTV2.
- Driver and surge suppressor shall be mounted to the wall and the surge suppressor shall be removed from the gear compartment.

CONTROLS

- Drivers (approved) that are up to a #7000M DSA, pool with the transducer or arm stripping over the adapter to add a total of 4.0' of lumens to the overall height. Adapting that be powered, prepositioned, inductive 300' and have a cut access cover with an integral arm and access cover.

CONTROLS (CONTINUED)

- The control system is a wireless remote control. The controls are IP68 rated.
- Drivers adapted that require an auxiliary 100' wall supply for operation or an integral 100' wall supply in the event of emergency. The supply may be wired and locked into position with an integral 100' of 48" Adapter that have a socket that accepts, similar to pin 100'.
- The control system will, wall, lamp, by others

CERTIFICATION

- Luminaires shall be listed with UL for outdoor, pool and aquatic lighting. L9000 L8, 8700 and Canadian CSA Std C22.2 929.1
- The product claims as a "Nongalvanic corrosion protection material" shall be 225.19. The product shall be 225.19. The product shall be 225.19. The product shall be 225.19.

WARRANTY

1 year standard warranty for additional information

KEY DATA	
LUMINE RANGE	823-142-143
ILLUMINATION RANGE	10-163
EFFECTIVITY RANGE LINE	10-180
LIFE (HOURS)	NA
INPUT CURRENT RANGE	320-22000000
WPA	0.74-0.81

NOTES

1. House Side Shield is available on Standard and Corner Lites options except any Type 1 distribution. House Side Shield is not available for any distribution using a Diffused Lites.

CONSTRUCTION

- All components that be die cast aluminum 6061 alloy, coated with continuous powder coating.
- Standard components that require a glass lens, optional lenses that be integrated and the standard hardware shall be stainless steel.
- The standard components that consist of a single precast luminaire housing with a polymer (polymer) or glass lens, or all glass coated with a thermoplastic spray (PVC) polymer powder coat finish.
- Optical lenses that match the luminaire housing

OPTIC

- Catadioptric lighting consisting of a die cast aluminum housing, LED lamps, T8 optics, gaskets and base pin plate.
- Catridge is fully disassembled to replace components. Optics are held in place without the use of adhesives.
- Masked acrylic gasket ensures a weather proof seal around each individual LED.
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- Optical lenses that match the luminaire housing and standard or high performance T8 optics.

HOUSE SIDE SHIELD

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10/22

ARCHITECTURAL
LIGHTING, INC.

HUBBELL
LUMINAIRES

LUMINIS[®]

SQ602[®] SERIES SYRIOS SQUARE LED WALL UPDOWN LIGHT

TYPE	QUANTITY		PROJECT						
	FIXTURE	SUFFIX	REFLECTOR	FLUORESC	FINISH	OPTION	OPTION	OPTION	OPTION

- 1- Cast aluminum down housing. Includes galvanized steel wall mount pressure plate.
- 2- Stainless extruded aluminum housing.
- 3- Fully sealed cast aluminum up/down light fixture.
- 4- Sealed cast aluminum slim frame.
- 5- Clear tempered glass plate.
- 6- Powder-coated aluminum reflector.

All stainless steel hardware.

Syrios Square LED light module is designed with rotating mechanism allowing forward and back light adjustability. The 30° directional module allows to aim the light beam in the desired direction, without disturbing the luminaires mounting. The module can be secured using the built in locking mechanism.

Other adjustment factory set positions are available. Please consult factory.

MATERIALS

Series Syrios LED is made of corrosion resistant 306 aluminum alloy with a copper (Cu) content lower than 0.1%.
The most housing is made of anodized extruded aluminum, with an integral sealed Syrios LED module designed for optimum heat dissipation, and lighting performance.
Series Syrios LED is standard with an unique protective design allowing the sealed LED module to fit within the housing.
Series Syrios LED SMD1 series is mounted with 30° optic. See options section for alternate selection.

ELECTRICAL

DRIVER Standard driver is 0.65V (dimming-voltage) (type 120) with: 120-277 multi-voltage, constant output 50-60Hz, operating temperature range of -40°C-+45°C, 120-277V output and output short circuit protection, under over current protection and output short circuit protection with auto-recovery.
LED Standard 4000K/6000K, CRI>90, 2700K, 3000K & 3500K.
Optional Andux LED for marine applications.
Viewing angles: 54.5mm to 59.5mm.

LIFE

60,000hrs L₈₀ (based on IESNA TM-21 Test Method and L70 data) up to 70,000hrs L₈₀ (calculated projection from L70 data).

FINISH

For air-pollution protection include **powdering** of cast aluminum parts for an operation. Powder coating process is applied through an electrostatic process, and even called for long term finish.

MOUNTING

Housing weight: 122 lbs (55.3 kg)
The mounting plate is designed to fit a #4 (102mm) vertical electrical box using 3/16" (18mm) CUS mounting holes.
Additional mounting holes are provided as per the requirements.

CERTIFICATION

Tested to UL384 and CSA 222.82, ETL listed wall equipment. Rated IP66.

LUMINIS | Tel: from 866.556.4447 Fax: 514.683.8871 Email: info@luminis.com
260 Lakeshore, Pointe-Claire (QC) Canada H9L 5R5

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS.COM

Page 1/4 Rev. 08/07/20 © 2020 Architectural Area Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
RND 701 Millennium Blvd • Greenville, SC 29607 / Tel 888.678.1000 / Website www.aal.net


HUBBELL
Lighting

11

- PAVEMENT SCORING NOTES**
- ALL PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE STATED IN THE PLANT LIST. SYNTHETIC OR TREATED BURLAP SHALL NOT BE USED IN BALLING AND BURLAPPING ANY PLANTS ON THIS PROJECT.
 - ALL PLANT MATERIALS SHALL MEET OR EXCEED THE SIZES GIVEN IN THE PLANT LISTS AND SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND A WELL-BRANCHED STRUCTURE. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WITH BALANCED ROOT AND TOP GROWTH. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUNSCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL MEASUREMENTS SUCH AS CALIPER, HEIGHT, SPREAD AND QUALITY DESIGNATIONS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANT MATERIALS FOR THIS PROJECT MUST COME FROM NURSERIES LOCATED IN ZONES SA TO GA AS SET FORTH IN THE MOST RECENT USDA PLANT HARDINESS ZONE CHART AND WITH A SIMILAR SOIL TYPE OF CLAY LOAM.
 - ALL PLANTS AND PLANTINGS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND SHALL BE INSTALLED ONLY AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - SUBSTITUTIONS WILL NOT BE PERMITTED AFTER THE CONTRACT IS AWARDED. SUBMIT PROOF IN WRITING THAT A PLANT IS NOT OBTAINABLE AND PROPOSED SUBSTITUTION LIST FOR APPROVAL BY THE LANDSCAPE ARCHITECT FOR USE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS.
 - SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, TOPSOIL DEPTH, HARD PAN, UTILITY LINES, CONSTRUCTION DEBRIS OR OTHER CONDITIONS THAT MAY AFFECT THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS AND NOT INSTALL PLANTS UNTIL RECEIVING WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
 - PERFORM PERCOLATION TESTS FOR BED AREAS AND TREES IN LAWN AREAS, PRIOR TO PLANTING. PERCOLATION TEST SHALL BE PERFORMED BY DIGGING A HOLE TO THE DEPTH OF THE ROOTBALL, FILL THE HOLE WITH WATER. THE WATER SHOULD DRAIN THROUGH THE HOLE WITHIN 24 HOURS. PERFORM THE PERCOLATION TEST A THREE (3) TIMES MIN. IN EACH BED AND AT 15 TREE LOCATIONS. TREE LOCATIONS SHALL BE RANDOM THROUGHOUT THE SITE. SHOULD THE TESTS REPEATEDLY FAIL, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION. SHOULD THE LANDSCAPE CONTRACTOR ELECT NOT TO REPORT POOR DRAINAGE CONDITIONS, IT REMAINS THEIR RESPONSIBILITY TO WARRANTY AND REPLACE ALL RESULTING DEAD PLANTS.
 - PLACE FOUR INCHES OF PEAT OR MUSHROOM COMPOST OVER ALL PLANTING BEDS AND THOROUGHLY INCORPORATE IN THE SOIL TO A DEPTH OF TWELVE INCHES. BACKFILL ISOLATED PLANTING AREAS WITH TOPSOIL AND COMPOST TO A DEPTH OF EIGHTEEN INCHES. GRADE SUBGRADE TO DRAIN TOWARD DRAIN TILE STUB. INSTALL 4" UNDERDRAIN WITH FILTER SOCK, PER LANDSCAPE ARCHITECT. REMOVE ALL UNDESIRABLE MATERIAL LARGER THAN TWO INCHES IN ANY DIMENSION AND DISPOSE OF OFF THE SITE DURING THIS OPERATION. REMOVE ANY ROCK OR UNDERGROUND OBSTRUCTION TO THE DEPTH NECESSARY FOR PLANTING AS SPECIFIED. UNLESS OTHER PLANTING LOCATIONS ARE ACCEPTED BY THE LANDSCAPE ARCHITECT. FINISH GRADE OF BED AREAS ADJACENT TO BUILDING SHALL BE BELOW MASONRY WEEPS.
 - BED AREAS, INCLUDING TREE CIRCLES ARE TO BE MULCHED WITH 2" OF SHREDDED HARDWOOD BARK MULCH. SUBMIT SAMPLE FOR REVIEW BY LANDSCAPE ARCHITECT. PROVIDE A SMOOTH SHOVEL CUT EDGE TO ALL BED LINES AS SHOWN ON THE DRAWINGS. APPLY PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RATES TO ALL BED AREAS AND TREE CIRCLES PRIOR TO PLACING MULCH.
 - FINISH GRADING: THE FINISH SURFACE SHALL BE SMOOTH AND FREE OF BUMPS, DEPRESSIONS, OTHER IRREGULARITIES OR FOREIGN MATERIALS.
 - PLANTING PITS FOR TREES AND SHRUBS SHALL BE DUG THREE TIMES IN DIAMETER THE SPREAD OF THE ROOTS, (OR A MIN. 3' RADIUS/ DIA PLANTING PIT) AND HAVE A DEPTH EQUAL TO THE HEIGHT OF THE ROOTBALL OR CONTAINER, WITH SLOPED SIDES AND FLAT BOTTOMS. ANY HEAVY CLAY OR OTHER SOIL UNSUITABLE FOR PLANTING ENCOUNTERED IN THE HOLES SHALL BE REMOVED FROM THE SITE. UNLESS DISPOSITION ON THE PROJECT SITE IS DIRECTED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER. NO MORE THAN 1" OF BACKFILL SHALL BE PLACED ON TOP OF THE ROOTBALL.
 - ALL CORDS AND BINDINGS SHALL BE CUT FROM PLANTS PRIOR TO BACKFILLING. THE TOP 1/3 OF WIRE BASKET AND TOP 1/3 OF BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES AND SHRUBS, PRIOR TO BACKFILLING. PLANTS, TREES, SHRUBS AND VINES SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER FORMAL ACCEPTANCE OF THE PLANTING BY THE OWNER. FOR FINAL ACCEPTANCE, AN INSPECTION WILL BE MADE BY THE OWNER AND LANDSCAPE ARCHITECT UPON WRITTEN OR VERBAL NOTICE REQUESTING SUCH INSPECTION, SUBMITTED BY THE CONTRACTOR AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED DATE. FINAL ACCEPTANCE WILL BE GIVEN WHEN THE CONTRACTOR HAS CORRECTED ALL PLANT LIST ITEMS FOUND IN THE FINAL ACCEPTANCE INSPECTION. MATERIAL SHALL BE ALIVE AND IN SATISFACTORY GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE BEGINNING AND END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL CHECK THE PLANTINGS REGULARLY DURING THE GUARANTEE PERIOD. SHOULD THE CONTRACTOR FIND THE PLANT MATERIAL IS NOT RECEIVING THE PROPER MAINTENANCE, AT ANY TIME PRIOR TO THE END OF THE GUARANTEE PERIOD, HE SHOULD ADVISE THE LANDSCAPE ARCHITECT AND THE OWNER IMMEDIATELY IN WRITING SO CORRECTIVE MEASURES MAY BE INITIATED. REPLACEMENT: AT THE END OF THE GUARANTEE PERIOD, AN INSPECTION WILL BE MADE BY THE OWNER AND LANDSCAPE ARCHITECT UPON WRITTEN OR VERBAL NOTICE REQUESTING SUCH INSPECTION, SUBMITTED BY THE CONTRACTOR AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED DATE. ANY PLANTS REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT SATISFACTORY IN GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REMOVED FROM THE SITE. THESE AND ANY PLANTS MISSING DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT DURING THE NORMAL PLANTING SEASON. IF REPLACEMENTS ARE PLANTED WHILE THEY ARE DORMANT, THEY MUST FULLY LEAFOUT THE FOLLOWING SPRING TO MEET THE REQUIREMENTS OF THIS PROJECT.
 - THE CONTRACTOR SHALL REMOVE FROM THE PROJECT SITE ALL EXCESS MATERIAL, DEBRIS, EQUIPMENT AND RELATED ITEMS PERTINENT TO THE WORK UNDER THIS CONTRACT AS REQUIRED IN PROJECT DOCUMENTS.
 - SUBMIT A PERENNIAL RYE/TALL FESCUE SEED MIX FOR APPROVAL BROADCAST AT A RATE OF 8 LBS/1000SF. BEFORE BROADCASTING SEED, ALL SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED AND FERTILIZER SHALL BE SPREAD AND RAKED IN AND WATERED THOROUGHLY. SEED MAY BE APPLIED BY 'HYDROSEEDING' METHODS. A BIODEGRADABLE EROSION CONTROL MAT SHALL BE PLACED AND PINNED ALONG BOTTOM OF DETENTION BASIN, ALL SWALE AREAS AND SLOPES OF 3:1 AND GREATER, IN PLACE OF STRAW MULCH. SOD TO MATCH BROADCAST SEED MIX.

NOTED:

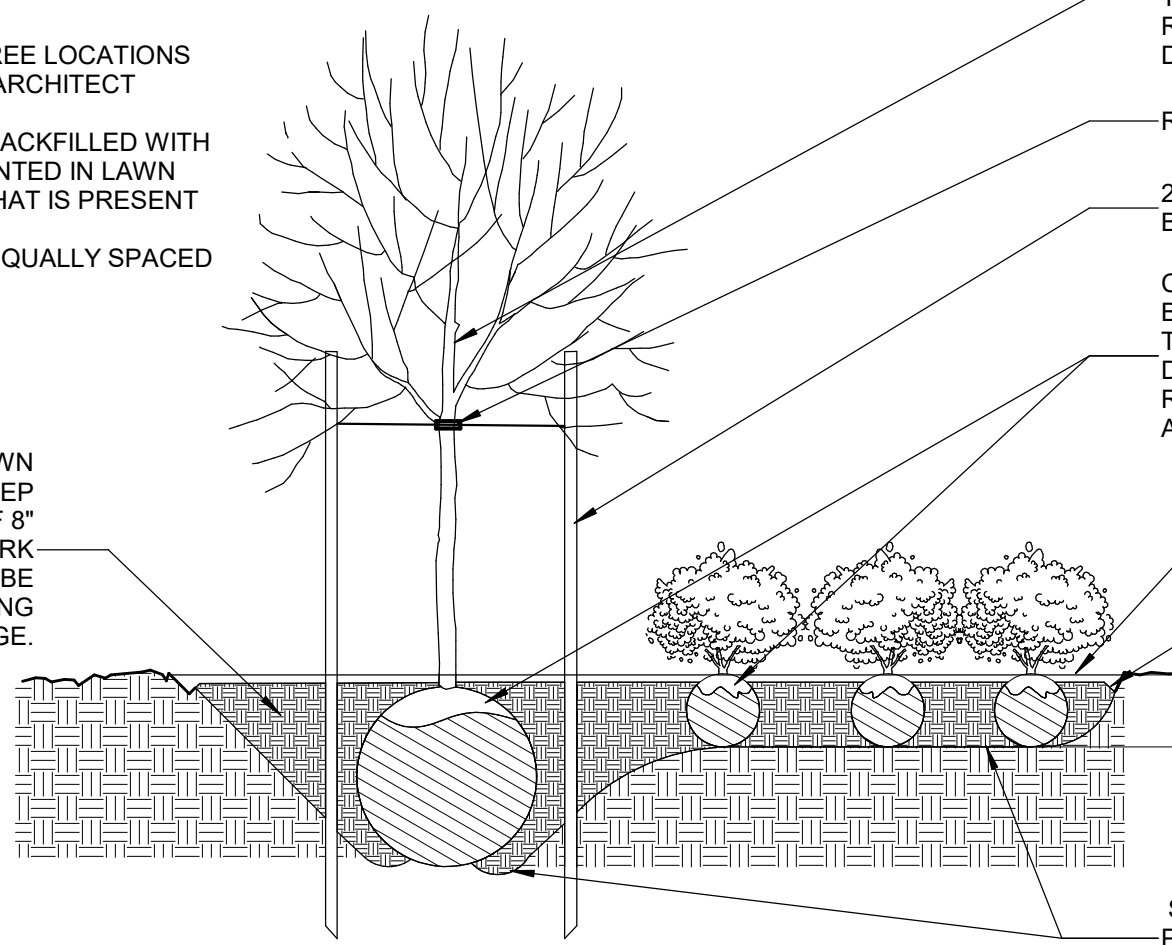
TREE STAKING IS REQUIRED

PERFORM PERCOLATION TEST AT 10 TREE LOCATIONS PRIOR TO PLANTING, PER LANDSCAPE ARCHITECT

TREES PLANTED IN BED AREAS TO BE BACKFILLED WITH PREPARED BED AREA SOIL. TREES PLANTED IN LAWN AREAS TO BE BACKFILLED WITH SOIL THAT IS PRESENT

SHRUBS, PLANTS AND HEDGES TO BE EQUALLY SPACED AS SHOWN ON PLANS

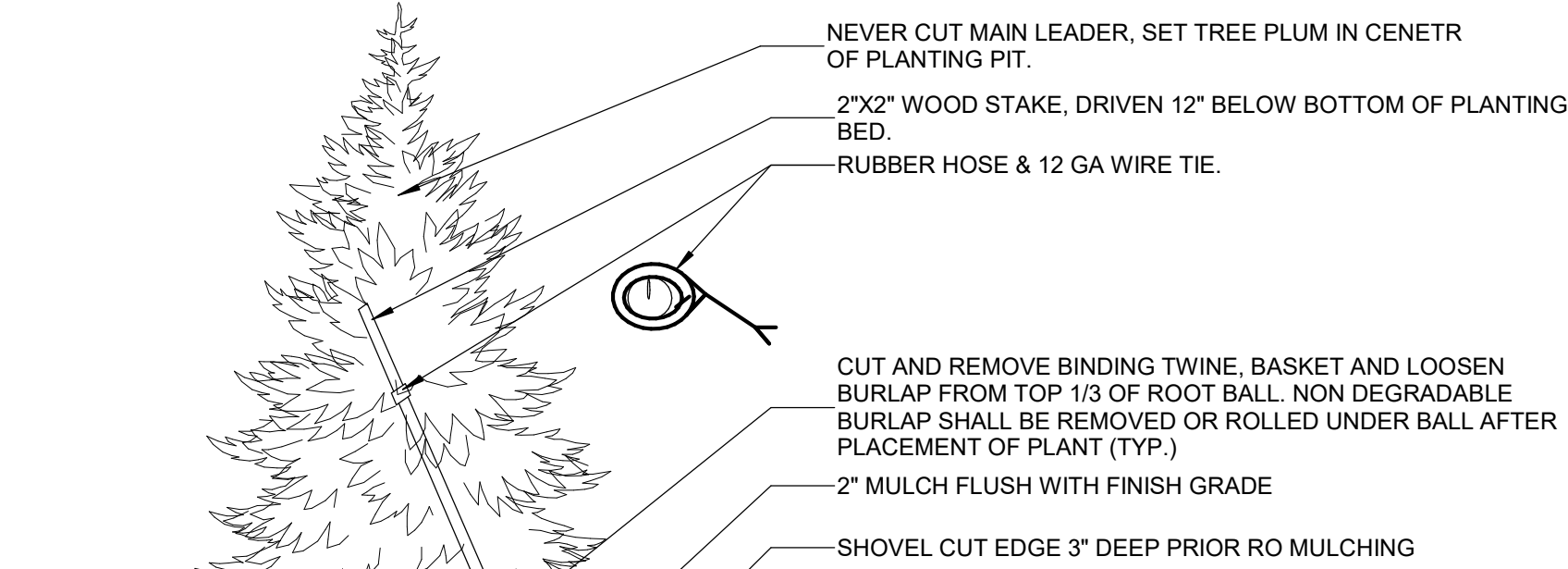
PLANTING MIX: ALL BED AREAS AS SHOWN ON PLANS TO BE DUG OUT TO 12" DEEP AND BACKFILLED WITH PLANTING MIX OF 8" TOPSOIL AND 4" PINEBARK FINES/COMPOST. HEDGE BEDS TO BE DEVELOPED 3' WIDE FOLLOWING CENTERLINE OF HEDGE.



SET TREE PLUMB AND CENTERED IN HOLE
TREE BALL SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DID TO PREVIOUS GRADE IN NURSERY
RUBBER HOSE & 12 GA WIRE TIE
2"x2" WOOD STAKE DRIVEN 12" BELOW BOTTOM OF PLANTING PIT
CUT AND REMOVE BINDING TWINE, BASKET AND LOOSEN BURLAP FROM TOP 1/3 OF ROOT BALL. NON DEGRADABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER PLACEMENT OF PLANT (TYP.)
2" MULCH FLUSH WITH FINISH GRADE
SHOVEL CUT EDGE 3" DEEP PRIOR TO MULCHING
SCARIFY BOTTOM AND SIDES OF PLANTING HOLE. REST TREE BALL ON SUBGRADE.

1 TREE IN PLANTING BED DETAIL

L100 3/8" = 1'-0"



SCARIFY BOTTOM AND SIDES OF PLANTING HOLE. REST TREE BALL ON SUBGRADE.

2 EVERGREEN TREE DETAIL

L100 3/8" = 1'-0"

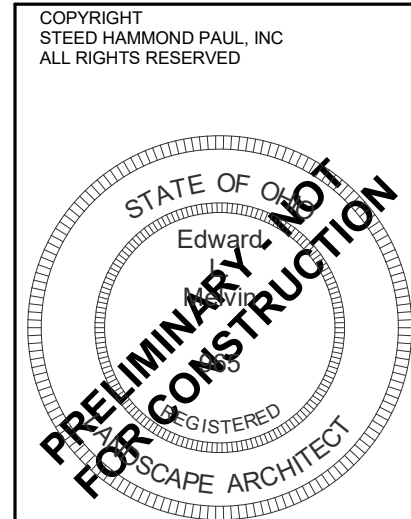
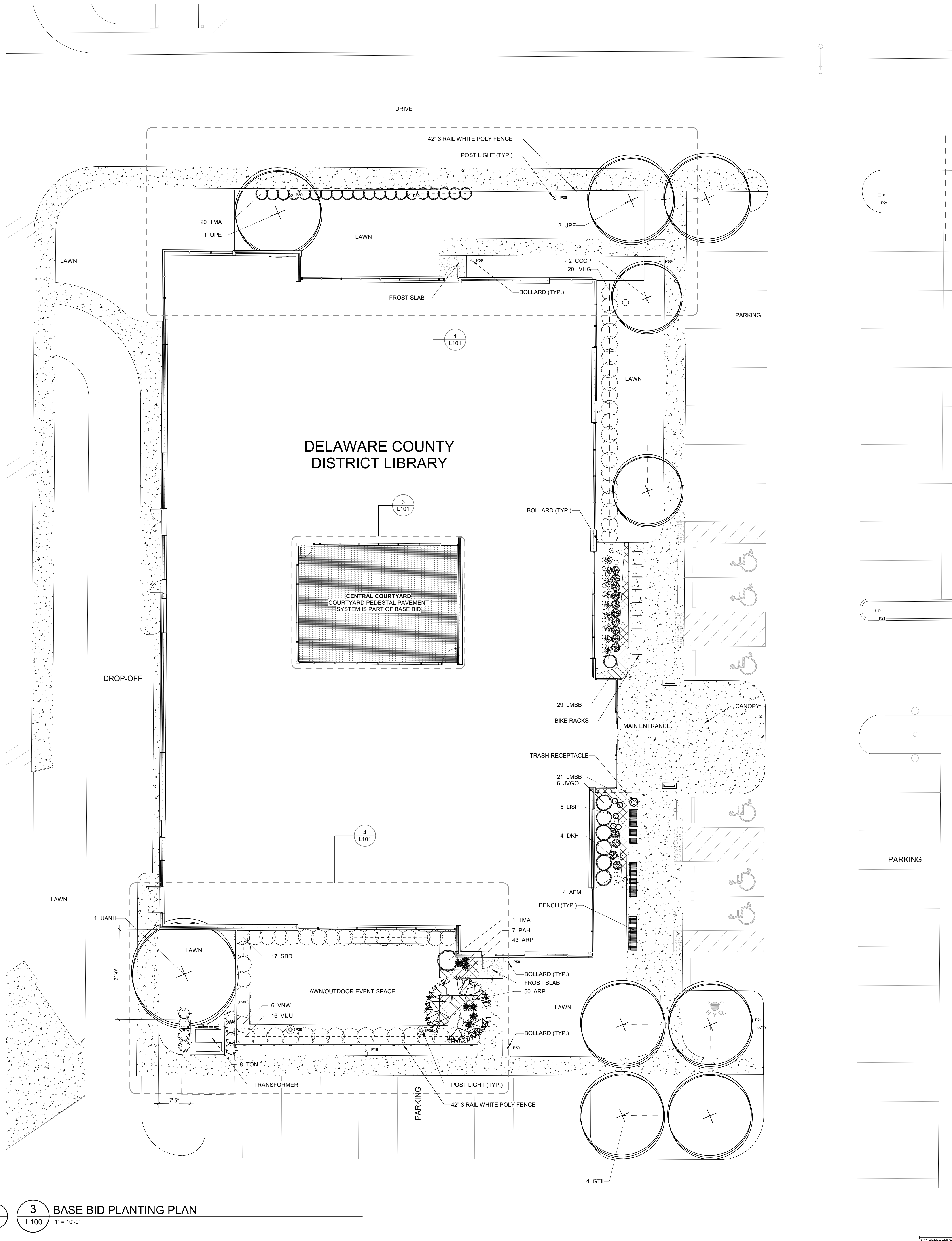
Base Bid Planting List					
ID	Qty.	Latin Name	Common Name	Schedule Size	Comments
AFM	8	<i>Aster frikartii</i> 'Monch'	Monch Aster	1 Gal	Fully rooted container
Aj tp P	93	<i>Ajuga reptans</i> 'Purpurea'	Ajuga	48 / flat	
CCCP	2	<i>Carpinus caroliniana</i> 'CCSQU Palisade'	Palisade Hornbeam	2" Cal.	B&B. Select for good branching angle.
CECA	1	<i>Cercis canadensis</i>	Eastern Redbud	2" Cal.	B&B. Select for good branching angle.
DKH	14	<i>Dicentra</i> 'King of Hearts'	King of Hearts Bleeding Heart	1 Gal	Fully rooted container
GTII	4	<i>Gleditsia triacanthos inermis</i> 'Impcoke'	Imperial Honeylocust	2" Cal.	B&B, limbed to 6'
HCES	9	<i>Hemerocallis</i> 'Cinnamon Glow'	Cinnamon Glow Daylily	1 Gal	Fully rooted container
INHG	20	<i>Itea virginica</i> 'Henry's Garnet Sweetspire'	Henry's Garnet Sweetspire	5 gal.	Fully rooted container
JVGO	6	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	5 gal.	Fully rooted container
LISP	5	<i>Liatris spicata</i>	Gay Feathers	1 Gal	Fully rooted container
LMBB	50	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	1 Gal	Fully rooted container
Mind CP	12	<i>Monarda</i> 'Croftway Pink'	Bee balm, Bergamot	1 Gal	Fully rooted container
PAH	7	<i>Penstemon alpestris</i> 'Hamel'	Hamel Fountain Grass	1 Gal	Fully rooted container
SBD	17	<i>Spiraea x bumalda</i> 'Dolchica'	Dolchica Spirea	3 Gal.	Fully rooted container
TMA	22	<i>Taxus x media</i> 'Adams'	Adams Columnar Yew	4' HT	B&B, matching for form
TON	8	<i>Thuja occidentalis</i> 'Nigra'	Dark Green Arborvitae	8' HT.	B&B, matching for form
UANH	1	<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	2" Cal.	B&B, limbed to 6'
UPE	3	<i>Ulmus parviflora</i> 'Elmer II P.P. # 7552'	Allee Elm	2" Cal.	B&B, limbed to 6'
VJUU	16	<i>Viburnum x juddii</i>	Judd Viburnum	5 gal.	Fully rooted container, matching for form
VNW	6	<i>Viburnum nudum</i> 'Winterthur'	Winterthur Viburnum	4' HT	B&B, matching for form



L100

3 BASE BID PLANTING PLAN

1" = 10'-0"



ESHP

315 Plum Street, Ste 700
Cincinnati, Ohio 45202
616.531.2112

250 Civic Center Drive, Ste 200
Columbus, Ohio 43215
614.652.6264

223 Fairfield Avenue, Ste 100
Bellefonte, Pennsylvania 16823

DELAWARE COUNTY DISTRICT LIBRARY

POWELL BRANCH

PROJECT'S ADDRESS

DELAWARE COUNTY DISTRICT LIBRARY

ISSUANCES

07-24-20 SCHEMATIC DESIGN
08-25-20 PLANNING + ZONING

LANDSCAPE PLAN

DATE 08/25/20
COMM NO. 2019013.01

L100



ALTERNATE FURNISHING

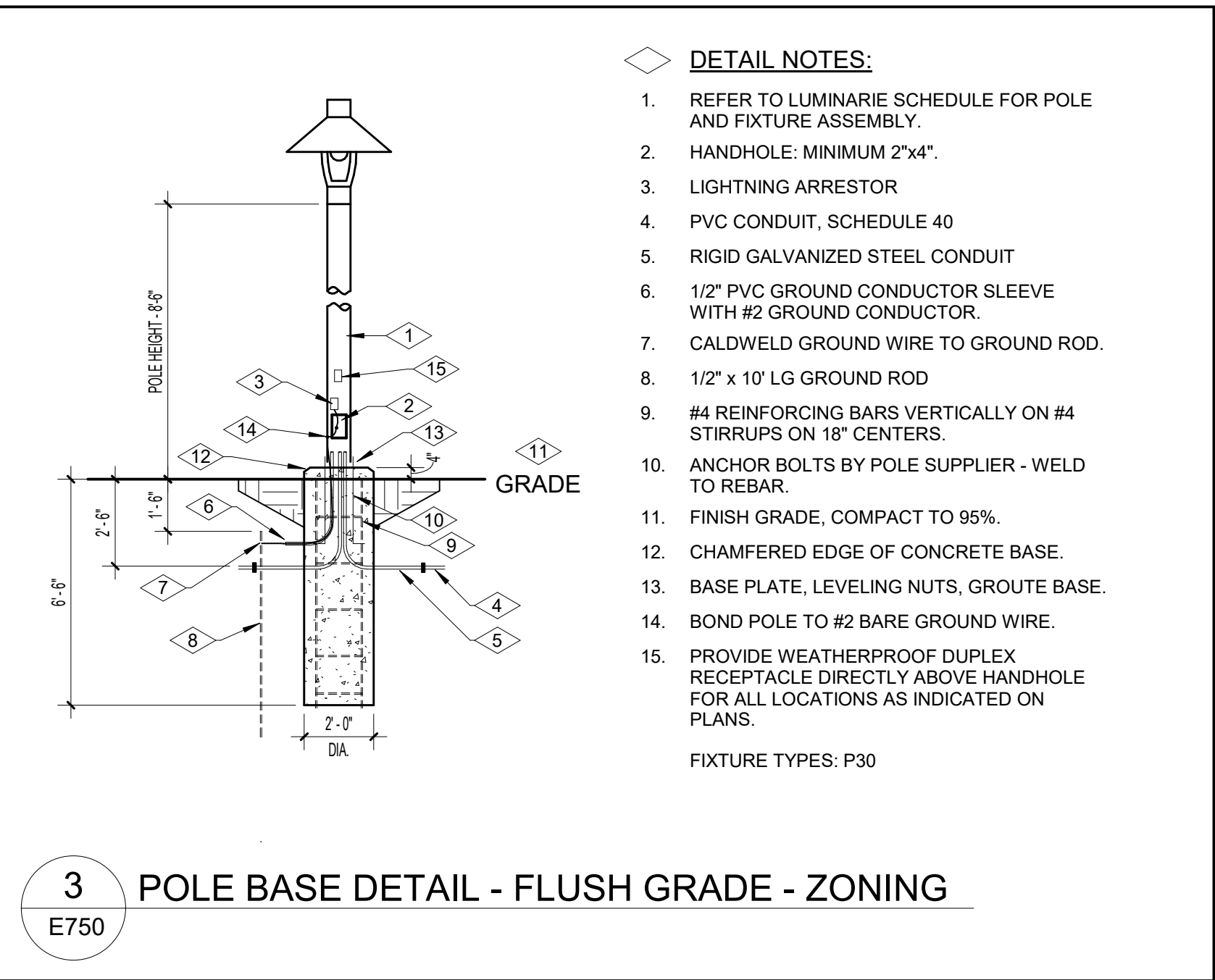
BENCHES
5 - 8' BENCH
1 - 6' BENCH
5 - 4' BENCH
12 TABLES
42 CHAIRS

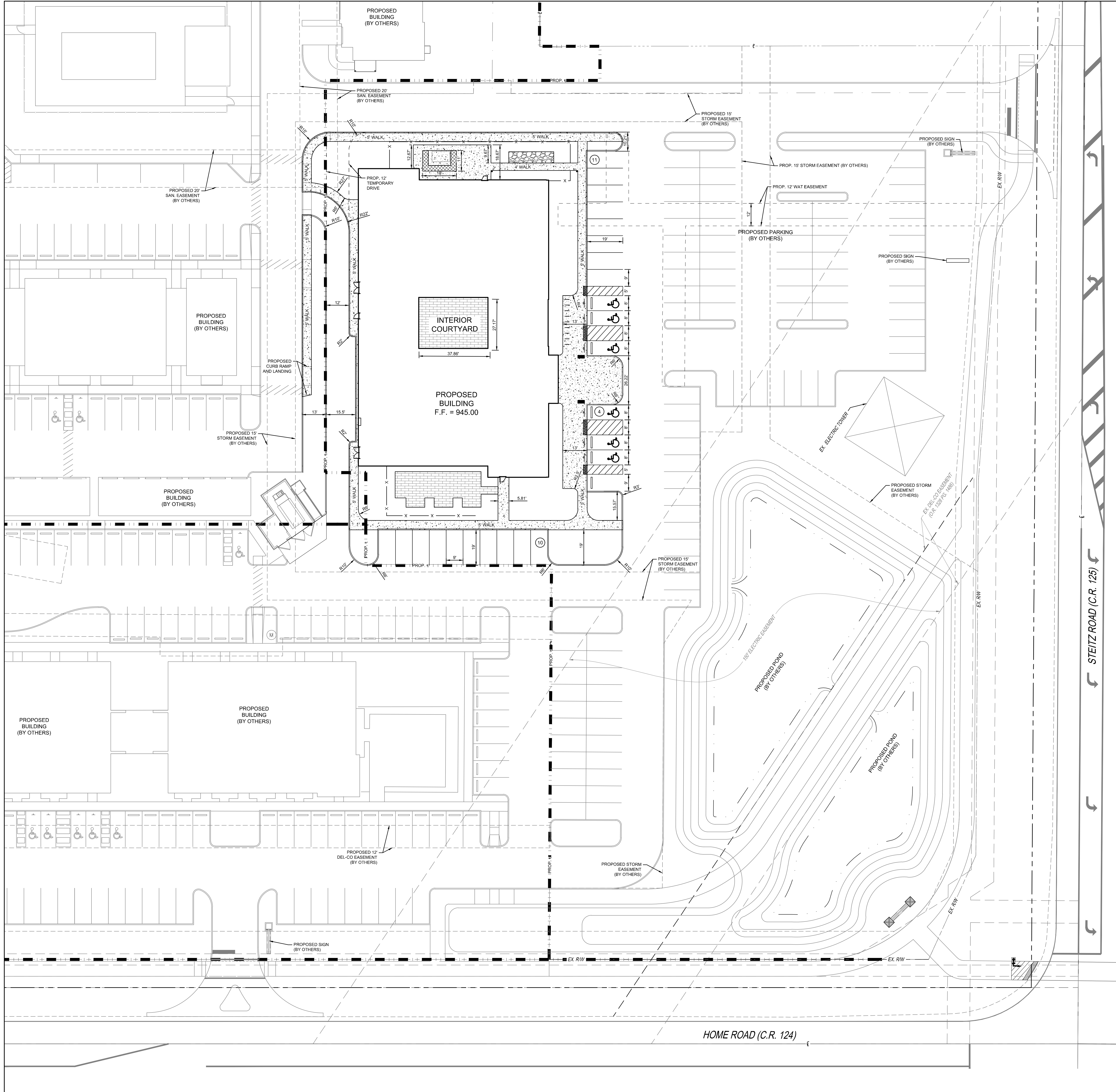
FIBERGLASS PLANTERS
6 - 2'X2'X2' PLANTER
4 - 3'X3'X2' PLANTER
4 TRASH RECEPTACLES





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adult Area	+	2.3 fc	8.5 fc	0.3 fc	28.3:1	7.7:1
Building - Front Face	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Drive - East	+	0.7 fc	6.4 fc	0.0 fc	N/A	N/A
Drive - North	+	1.2 fc	6.0 fc	0.1 fc	60.0:1	12.0:1
Kid's Area	+	2.7 fc	14.6 fc	0.3 fc	48.7:1	9.0:1
Lot - Building South	+	1.4 fc	3.9 fc	0.3 fc	13.0:1	4.7:1
Lot - East	+	2.1 fc	11.3 fc	0.1 fc	113.0:1	21.0:1
Lot - South	+	0.8 fc	7.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Walk - East	+	4.6 fc	13.6 fc	0.1 fc	136.0:1	46.0:1
Walk - South	+	2.2 fc	14.8 fc	0.1 fc	148.0:1	22.0:1
Walk - West	+	3.2 fc	14.6 fc	0.0 fc	N/A	N/A





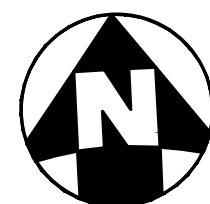
- PROPOSED LEGEND**
- LANDSCAPE AREA
 - LANDSCAPE AREA
 - CONCRETE WALK
 - BRICK PAVERS
 - PROPOSED FENCE
 - PARKING COUNT

PARKING

PROVIDED: 25
ADA REQUIRED: 1
ADA PROVIDED: 6

NOTES:

- DIMENSIONS ARE TO EDGE OF PAVEMENT AND FACE OF CURB WHERE BARRIER CURBS ARE PRESENT UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL STANDARD PARKING SPACES ARE 9'X19'



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311



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**PRELIMINARY - NOT
FOR CONSTRUCTION**

ESHP

312 Plum Street, Ste 700
Columbus, Ohio 43215
614.381.2112
10/20/2019

250 Civic Center Drive, Ste 200
Columbus, Ohio 43215
614.381.2112
10/20/2019

223 Fairfield Avenue, Ste 100
Bellevue, Ohio 43015
614.381.2112
10/20/2019

DELAWARE COUNTY DISTRICT LIBRARY
NEW POWELL BRANCH LIBRARY
STEITZ ROAD

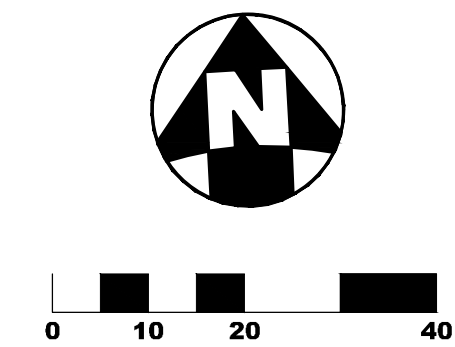
ISSUANCES

08-25-20 PLANNING + ZONING

LOCATION
PLAN

COMM NO. 2020051.01

C100



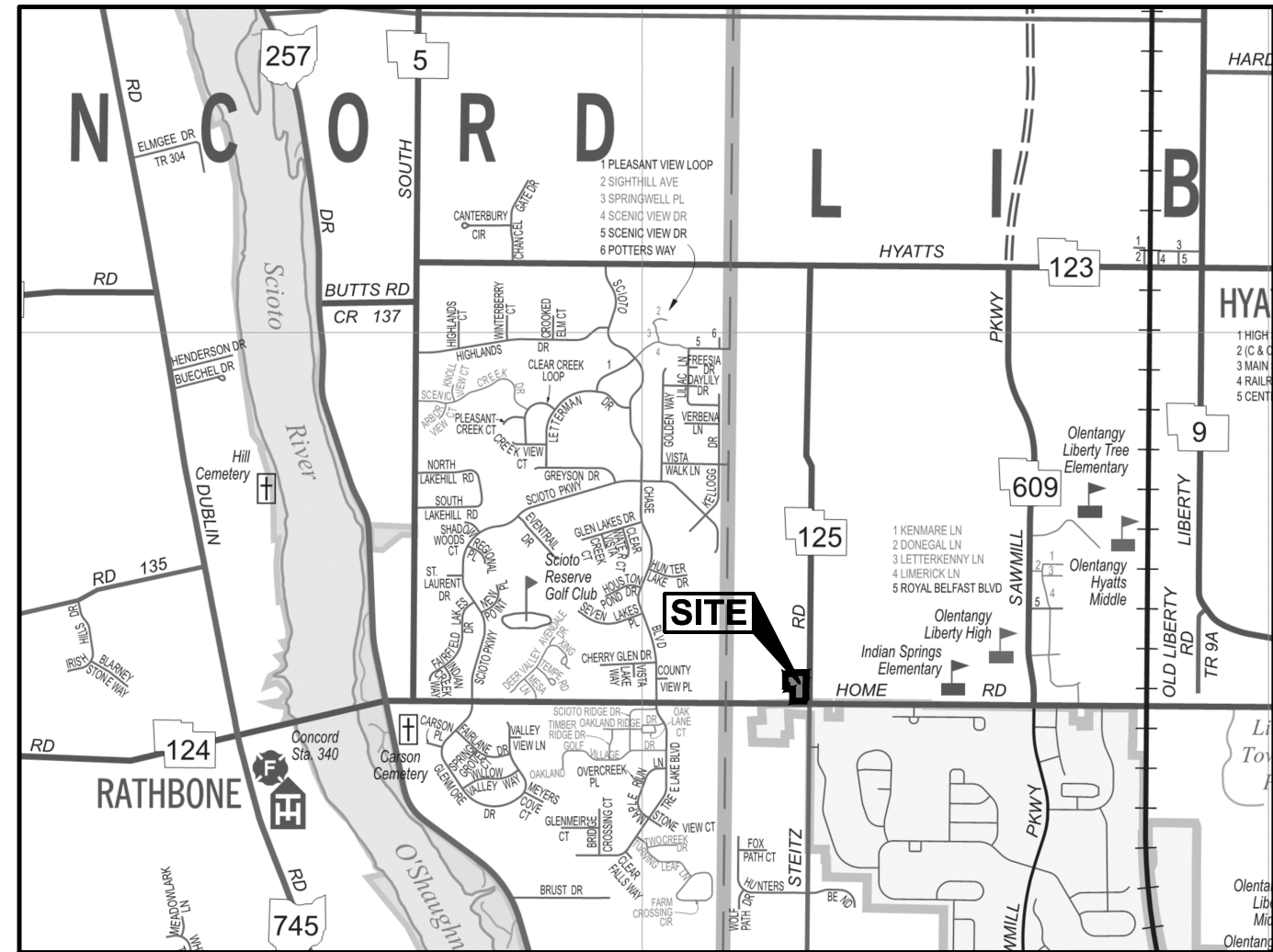
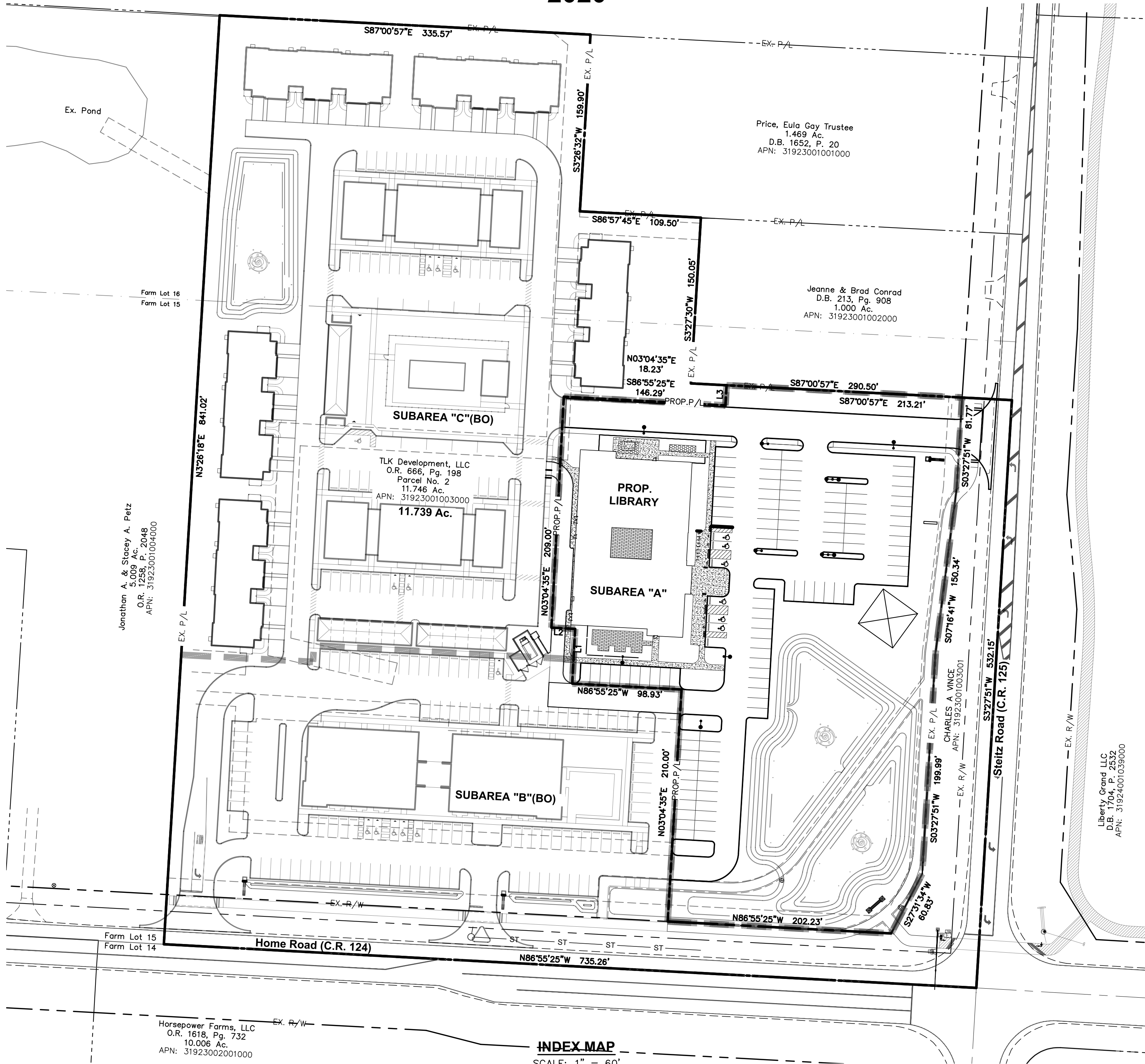
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FINAL DEVELOPMENT PLAN
FOR
DELAWARE COUNTY DISTRICT LIBRARY
MIDDLEBURY CROSSING

CITY OF POWELL, LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 15 , SECTION 2, TOWNSHIP 3, RANGE 19, USML
2020

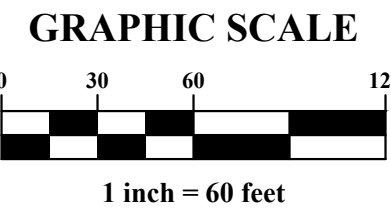
PROPERTY BOUNDARY LINE TABLE		
LENGTH	BEARING	DISTANCE
L1	N03°04'35"E	49.50'
L2	N86°55'25"W	21.50'
L3	N03°04'35"E	18.23'



LOCATION MAP
SCALE: 1" = 2,000'

SHEET INDEX

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



DEVELOPER

DELAWARE COUNTY DISTRICT LIBRARY
C/O GEORGE NEEDHAM
84 EAST WINTER STREET
DELAWARE, OH 43015
PHONE: 740-362-3861
GNEEDHAM@DELAWARELIBRARY.ORG

OWNER

TKL DEVELOPMENT, LLC
C/O LIM KELSİK
KOLB ROAD
TUSCON, AZ 85750
PHONE: 614-260-0649
KELSİK@HOTMAIL.COM

LANDSCAPE ARCHITECT

SHF
C/O ED MELVIN
312 PLUM STREET, SUITE 700
CINCINNATI, OH 45202
PHONE: 513-381-2112
EMELVIN@SHF.COM

ENGINEER/SURVEYOR (SITE)

ADVANCED CIVIL DESIGN, INC.
C/O JEFF GUGGENBILLER
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PHONE: 614-428-7750
JGUGGENBILLER@ADVANCEDCIVILDESIGN.COM

ENGINEER (BUILDING AREA)

THE KLEINGERS GROUP
C/O MASON MALCOM
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OHIO 43082
PHONE: 614-892-4311
MASON@KLEINGERS.COM

SITE STATISTICS

SITE LOCATION: HOME ROAD & STEITZ ROAD, DELAWARE COUNTY, OHIO
PARCEL NUMBER: 31923001003000
GROSS ACREAGE: ±11.739 AC.
RIGHT-OF-WAY: ±1.35 AC.
NET ACREAGE: ±10.39 AC.
SUBAREA "A" - DELAWARE COUNTY DISTRICT LIBRARY
NET ACREAGE: ±3.25 AC.

INDEX MAP

SCALE: 1" = 60'



Horsepower Farms, LLC
O.R. 1618, Pg. 732
10.006 Ac.
APN: 31923002001000

Liberty, Grand LLC
D.B. 1652, P. 20
APN: 31924001038000

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:

DELAWARE COUNTY
DISTRICT LIBRARY
84 E. WINTER STREET
DELAWARE, OHIO 43015

CITY OF POWELL, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN FOR
DELAWARE COUNTY DISTRICT LIBRARY
MIDDLEBURY CROSSING

TITLE SHEET

No.	Revision	Date	Approved

Date: 08/24/2020
Scale: AS NOTED

Drawn By: JPD
Checked By: DDD

Project Number:
20-0001-1124

Drawing Number:
1/7

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230

V: 614.428.7750
F: 614.428.7755

REGISTERED ENGINEER

DATE

GENERAL NOTES SUBDIVISION
STREET AND STORM SEWER

1. THE REQUIREMENTS OF THE CITY OF POWELL, TOGETHER WITH SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION (ODOT), THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) PERMIT NO. OHC 000005, CITY OF COLUMBUS (C.O.C.) CONSTRUCTION AND MATERIAL SPECIFICATIONS 2018 (CMSC), OR LATEST EDITIONS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED.
2. ALL CONTRACTORS SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ALL CONTRACTORS SHALL NOTIFY THE CITY ENGINEER'S OFFICE SEVENTY TWO (72) HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
4. CONTRACTOR SHALL POST "CONSTRUCTION TRAFFIC 25 MPH" SIGNS AND PROVIDE PERIODIC STREET SWEEPING, OR AS REQUIRED BY THE CITY ENGINEER.
5. THE PROPOSED ELEVATIONS AND LOCATIONS OF INLETS, CATCH BASINS, PIPES AND ESTIMATED LENGTHS OF PIPE MAY BE ADJUSTED BY THE ENGINEER DURING THE ENTIRE IMPROVEMENT OF THIS PROJECT. BASIS OF PAYMENT FOR POSSIBLE ADJUSTMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR VARIOUS STORM SEWERS TO BE ADJUSTED. ALL REVISIONS TO THIS PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF POWELL ENGINEER PRIOR TO CONSTRUCTION.
6. PIPE SPECIFICATIONS FOR THE PLAN IMPROVEMENTS MAY BE IN ACCORDANCE WITH THE FOLLOWING (EXCEPT AS DESIGNATED WITHIN THE PROFILES) OR AS LISTED ON THE CITY OF COLUMBUS APPROVED SEWER PIPE CONSIGNMENT LIST, LATEST EDITION.
7. REINFORCED CONCRETE PIPE ASTM C-76 (CMSC 706.02). CONCRETE CLASSIFICATION SHALL BE IN CONFORMANCE WITH THE FOLLOWING UNLESS OTHERWISE REFERENCED BY THE PROFILES.
 - 12" - 15" DIAMETER PIPE, CLASS IV
 - 18" - 24" DIAMETER PIPE, CLASS III
 - 27" OR LARGER DIAMETER PIPE, CLASS II
8. SMOOTH-LINED CORRUGATED POLYETHYLENE STORM SEWER ONLY, ASTM F2648 (CMSC 720.12).
 - 4" - 60" DIAMETER HDPE PIPE (AASHTO M252 OR AASHTO M294, TYPE S)
9. ALL PLASTIC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION.
10. ALL BEDDING SHALL BE IN ACCORDANCE WITH STANDARD DRAWING AA-S151 AND AA-S152 FOR RIGID PIPE AND IN ACCORDANCE WITH STANDARD DRAWING AA-S149 FOR FLEXIBLE PIPE.
11. TRANSVERSE STORM SEWER AND UTILITY LINES WITHIN THE PAVEMENT AREA SHALL BE BACKFILLED WITH C.O.C. ITEM 912 IN ACCORDANCE WITH BACKFILL NOTES ON THIS SHEET. SHOULD WEATHER CONDITIONS EXIST THAT PREVENT THE CONTRACTOR FROM MEETING THE COMPACTION REQUIREMENTS OF C.O.C. ITEM 912, THE DEVELOPER'S CONSTRUCTION MANAGER MAY OPT TO USE FLOWABLE CONTROLLED DENSITY FILL (CDF) (PER C.O.C. ITEM 613) IN PLACE OF C.O.C. ITEM 912 OR SHUT DOWN CONSTRUCTION.
12. LONGITUDINAL STORM SEWERS AND UTILITY LINES UNDER PAVEMENT, OR WITHIN INFLUENCE OF PAVEMENT, DRIVEWAYS OR SIDEWALK SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL, PER ITEM 912 OR FCDP, PER ITEM 613, AND ALL OTHER REMAINING LENGTHS TO BE BACKFILLED AS PER ITEM 203 OUTSIDE RIGHT-OF-WAY (R/W) WITH SUITABLE MATERIAL TO BE APPROVED BY THE CITY ENGINEER. ALL STRUCTURES AND PIPE WITHIN R/W OUTSIDE OF PAVEMENT AREAS SHALL BE BACKFILLED WITH SUITABLE EXCAVATED MATERIAL COMPACTED TO THE C.O.C., ITEM 911, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
13. STORM STRUCTURES ARE TO BE PRECAST ONLY. GRATES AND CASTINGS MUST BE FACTORY PAINTED WITH ASPHALTIC BLACK PAINT. PUBLICLY MAINTAINED STORM CASTING SHOULD NOT BE PAINTED BLACK AND SHOULD BE STAMPED "NO WASTE, DRAINS TO WATERWAY".
14. THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 901 ALL TRENCHING, BACKFILLING AS PER PLAN, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, AND STUMPS WITHIN THE AREA OF EXCAVATION OF THE TRENCH.
15. THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 203 EXCAVATION THE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE LIMITS OF THE R/W.
16. ALL UTILITIES SHALL BE INSTALLED UNDER EXISTING PAVED STREETS BY BORING OR JACKING UNLESS OPEN CUTTING IS SPECIFICALLY APPROVED BY THE CITY ENGINEER IN WRITING.
17. CONSTRUCTION LAYOUT: ALL CONSTRUCTION LAYOUT SHALL BE PERFORMED BY A SURVEYOR, REGISTERED IN THE STATE OF OHIO, AT NO COST TO THE CITY. CUT SHEETS SHALL BE PREPARED FOR ALL SEWERS AND WATERLINES FOLLOWING THE FORMAT ACCEPTABLE TO THE CITY. AT LEAST ONE (1) COPY OF ALL CUT SHEETS SHALL BE DELIVERED TO THE CITY OF POWELL ENGINEER TWO (2) WORKING DAYS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LAYOUT STAKES DURING CONSTRUCTION. ALL DISTURBED STAKES SHALL BE REPLACED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION ACTIVITY. COST FOR RESTAKING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. PAVEMENT CROSSING SLEEVES FOR THE ELECTRIC, GAS AND TELEPHONE CO. SERVICES SHALL BE SUPPLIED BY THE UTILITY CONCERNED AND INSTALLED BY THE EXCAVATING CONTRACTOR PRIOR TO INSTALLATION OF THE PAVEMENT ITEMS. COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.
19. LOCATION OF SLEEVES SHALL BE AS FOLLOWS:
 - A. 36" DEPTH FROM TOP OF CONCRETE CURB & GUTTER TO TOP OF SLEEVE
 - B. ALL SLEEVES SHALL EXTEND A MINIMUM OF 4' BEYOND BACK OF CURB
 - C. ALL SLEEVES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE PAVEMENTS.
 - D. BACKFILL SHALL BE CONTROLLED DENSITY FILL PER CITY OF COLUMBUS ITEM 613 (K-CRETE).
 - E. FOR COLUMBIA GAS; FERGUSON ENTERPRISES WILL PROVIDE ALL NECESSARY SLEEVES AND DELIVER THESE TO THE JOB SITE. THE CONTRACTOR SHOULD CONTACT PAT SHAU, AT (614) 876-8555 AT LEAST SEVEN (7) DAYS PRIOR TO WHEN THE SLEEVES ARE NEEDED.
18. CONSTRUCTION TRAFFIC: NO NON-RUBBER Tired VEHICLES MAY BE MOVED ON ANY PUBLIC ROAD OR STREET UNLESS APPROVED, IN WRITING, BY THE CITY. DETAILS TO PROTECT PUBLIC ROADS OR STREETS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY THE CONTRACTOR
19. NO TRAFFIC WILL BE PERMITTED ON CONCRETE BASE FOR SEVEN (7) DAYS AND NO TRAFFIC WILL BE PERMITTED ON NEW ASPHALT SURFACE FOR TWO (2) DAYS.
20. PROJECT MAINTENANCE: DURING CONSTRUCTION, THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE PROJECT SITE IN A CLEAN AND ORDERLY MANNER, I.E. KEEPING THE OVERALL SITE FREE OF CONSTRUCTION DEBRIS, WITH PARTICULAR ATTENTION BEING GIVEN TO THE DEVELOPED AREA AND MINIMIZING THE AMOUNT OF DIRT ON STREETS VIA A STREET CLEANING PROGRAM AS REQUIRED BY CITY ENGINEER. ANY PILE OF DEBRIS MUST BE REMOVED FROM THE SITE WITHIN 30 DAYS OR AS DIRECTED BY THE CITY OF POWELL.
21. ALL DISTURBED SURFACE AREAS NOT COVERED BY STRUCTURES OR A HARD SURFACE IMPROVEMENT SHALL BE COVERED WITH STONE OR SHALL BE SEEDED OR SODDED, IN ACCORDANCE WITH OEPA PERMIT NO. OCH 000005 AND CITY REGULATIONS, AND SLOPED TO DRAIN. ALL GRASS OR STONE AREAS SHALL HAVE A MINIMUM SLOPE OR GRADE OF ONE PERCENT; EXCEPT THAT THE GROUND NEXT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AT A FIVE PERCENT GRADE FOR A MINIMUM OF TEN FEET.
22. IN ADDITION TO ALL OF THE ABOVE, THE CONTRACTOR SHALL READ PART ELEVEN, TITLE ONE OF THE CITY OF POWELL'S DEVELOPMENT REGULATIONS, AND ABIDE BY REQUIRED SPECIFICATIONS LISTED IN SAME.

PIPE UNDERDRAIN

- | | |
|---|--|
| 1. UNDERDRAINS SHALL BE INSTALLED AND BACKFILLED TO SUB-GRADE ELEVATIONS IMMEDIATELY PRIOR TO CONSTRUCTION OF THE SUBBASE. | PEDESTRIANS THROUGH, AROUND, AND AWAY FROM THE CONSTRUCTION SITE. |
| 2. HOWEVER, WHERE SUBSURFACE CONDITIONS ARE SUCH THAT IMPROVEMENT OF UNSTABLE SUB-GRADE CAN BE ACCOMPLISHED THROUGH DRYING ACTION OF UNDERDRAINS, THE ENGINEER MAY AUTHORIZE OR REQUIRE THE CONTRACTOR TO DELAY CONSTRUCTION OF THE SUBBASE AS NECESSARY. | 10. ALL TRENCHES WITHIN PUBLIC R/W SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON-WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON-WORKING HOURS. CLEAN-UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION. |

- IMMEDIATELY PRIOR TO THE CONSTRUCTION OF CURBS, THE MATERIAL LOCATED ABOVE AND WITHIN THE UNDERDRAIN TRENCH SHALL BE REMOVED TO A DEPTH NECESSARY TO EXPOSE CLEAN STONE. BACKFILL THE TRENCH SO THE EXCAVATED AREA SHALL BE BACKFILLED WITH CLEAN STONE.
4. REINFORCED ENDS SHALL BE PROVIDED FOR THE EXPOSED ENDS OF ALL CORRUGATED METAL TYPE "F" USED FOR ALL UNDERDRAIN OUTLETS IF THE EXPOSED PIPE ENDS ARE UNPROTECTED BY HEADWALLS, CATCH BASINS OR MANHOLES.
5. PAYMENT FOR REINFORCED ENDS SHALL BE INCLUDED IN THE PRICE BID FOR THE PERTINENT PIPE ITEMS.
- SEEDING**
1. THE SEEDING (EITHER PERMANENT OR TEMPORARY) SHALL BE COMMENCED WITHIN 7 DAYS AFTER THE OVERLAND STREET AND LOT GRADING IS COMPLETED.
2. BASED ON CONSTRUCTION START UP DATE, AND CONTRACTOR'S SCHEDULE OF EVENTS, THE SEEDING MIXTURE AND SEDIMENT CONTROL MAY BE CHANGED BY THE CITY ENGINEER, DUE TO A NONGROWING SEASON AT TIME OF START UP.
- BACKFILL**
1. ALL TRENCHES UNDER PAVEMENT WITHIN PUBLIC R/W OR WHERE THE FRONT FACE OF TRENCHES, PARALLELING THE PAVEMENT ARE LOCATED WITHIN THE PAVEMENT INFLUENCE SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL AS PER C.O.C. CMSC, ITEM 912, OR FCDP AS PER C.O.C. CMSC, ITEM 613 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. THE FIRST 36" OF BACKFILL ABOVE THE TOP OF PIPE SHALL BE FILLED WITH A MATERIAL MEETING THE FOLLOWING GRADATION:
- | TOTAL PASSING % BY WEIGHT | |
|---------------------------|-----|
| SIEVE | |
| 1" | 100 |
| NO.8 | 3-5 |
- OR FCDP PER C.O.C. CMSC, ITEMS 912.02, AND 613.
3. ELSEWHERE WITHIN THE R/W AND OUTSIDE OF THE PAVEMENT INFLUENCE LINE, BACKFILL SHALL BE AS PER C.O.C. CMSC, ITEM 911.
4. WHERE COMPACTED BACKFILL IS SHOWN, BACKFILL SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED SOIL IN THE AREA. GRANULAR MATERIAL SHALL BE USED ABOVE THE TOP OF PIPE TO A SUFFICIENT DEPTH TO ACHIEVE COMPACTION WITHOUT CRUSHING THE PIPE. COMPACTED GRANULAR MATERIAL, ITEM 912, OR FCDP ITEM 613 SHALL BE USED UNDER PAVEMENT CROSSINGS AS SHOWN ON THE STORM SEWER PROFILES, UNLESS OTHERWISE APPROVED, IN WRITING, BY THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT TESTING RESULTS FOR BACKFILL COMPACTION AND STREET SUBGRADE TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF ROADWAY BASE. TESTING SHALL BE PERFORMED IMMEDIATELY AFTER COMPACTION HAS BEEN COMPLETED. TESTING SHALL BE CONDUCTED PER C.O.C. STANDARDS.
- EXISTING UTILITIES**
1. ANY EXISTING FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROPERLY RE-ROUTED TO DRAIN (REPAIRED IF NECESSARY), OR CONNECTED TO THE STORM SEWER SYSTEM. THE CITY OF POWELL ENGINEERING DEPARTMENT SHALL BE NOTIFIED IMMEDIATELY WHEN A FIELD TILE IS ENCOUNTERED. AT NO TIME IS THE EXISTING FIELD TILE ALLOWED TO BE TAPPED INTO THE SANITARY SEWER SYSTEM.
2. THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UTILITY. THE DELAWARE COUNTY ENGINEER, CITY OF POWELL, ENGINEER AND/OR THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OF THE LOCATIONS OR THE DEPTHS OF THE UNDERGROUND FACILITIES SHOWN ON THE PLANS.
3. SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.
4. THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) (PHONE 800-362-2764 - TOLL FREE) AND TO OWNERS OF UTILITY FACILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE, IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE. NOTICE SHALL BE GIVEN AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.

PRE-CONSTRUCTION MEETING

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY ENGINEER'S OFFICE AT LEAST 15 CALENDAR DAYS BEFORE ANY WORK IS BEGUN. REPRESENTATIVES OF THE OWNER, DESIGN ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE. A SCHEDULE OF SEQUENCE OF EVENTS, DURING CONSTRUCTION, MUST BE SUBMITTED FOR REVIEW AT LEAST 3 DAYS PRIOR TO THIS MEETING.

AS-BUILT PLAN

1. THE DEVELOPER/OWNER SHALL PROVIDE THE CITY OF POWELL WITH AN AS-BUILT SURVEY OF IMPROVEMENTS, INCLUDING THE STORM WATER MANAGEMENT SYSTEM (INCLUDING RETENTION POND AND APPURTENANCES) AND ALL CRITICAL SPOT ELEVATIONS DEPICTING THAT THE OVERLAND MAJOR STORM ROUTINGS FUNCTION PER APPROVED PLAN AND AS INTENDED.

TRAFFIC MAINTENANCE


1. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OMDCT FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43223.
2. THE SAFETY OF PEDESTRIAN TRAFFIC SHALL BE CONSIDERED AT ALL TIMES IN THE PROVISION OF THE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS AND NOTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF, AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM, HAZARDS INCIDENTAL TO THE CONSTRUCTION OPERATIONS SUCH AS ANCHOR BOLTS, OPEN EXCAVATIONS, ETC.
3. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. STEADY-BURNING TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
4. VEHICULAR AND PEDESTRIAN ACCESS TO ALL PROPERTY PARCELS ABUTTING THE PROJECT SHALL BE MAINTAINED AT ALL TIMES.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITIES WITH THE CITY ENGINEER AND WITH THE OWNERS OF ABUTTING PROPERTIES IN ADVANCE OF ANY OPERATIONS WHICH AFFECT ACCESS.
6. PAYMENT FOR ALL TRAFFIC MAINTENANCE ITEMS SHALL BE INCLUDED WITH THE LUMP SUM PRICE BID FOR ITEM 614, MAINTENANCE OF TRAFFIC.
7. THE CONTRACTOR SHALL NOTIFY POLICE, FIRE AND SCHOOL OFFICIALS ON ANY LANE CLOSURES ON HOME ROAD OR STEITZ ROAD.
8. ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, AND AWAY FROM THE CONSTRUCTION SITE.
10. ALL TRENCHES WITHIN PUBLIC R/W SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON-WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON-WORKING HOURS. CLEAN-UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

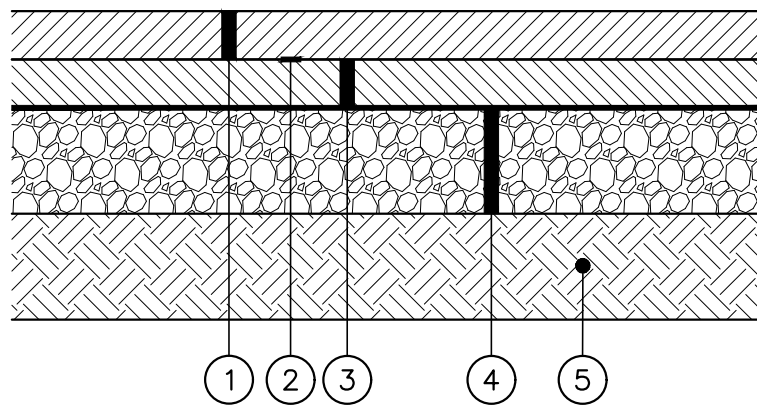
11. AT LEAST TWO-WAY, ONE-LANE TRAFFIC SHALL BE MAINTAINED ON ALL ROADS DURING CONSTRUCTION OPERATIONS, IN ACCORDANCE WITH PAGE C-18 OF THE OHIO MANUAL. A LAW ENFORCEMENT OFFICER(S) SHALL BE SUBSTITUTED FOR EACH FLAGPERSON SHOWN ON THIS PAGE AND SUCH OFFICERS SHALL BE PRESENT WHENEVER TWO-WAY, ONE-LANE TRAFFIC IS IN EFFECT. CONTACT THE CITY OF POWELL POLICE AT (614) 885-5005, LT. STEVE HRYTZIK, AT LEAST FORTY EIGHT (48) HOURS IN ADVANCE TO ARRANGE FOR SPECIAL DUTY OFFICERS.
12. ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC ON ALL ROADS FROM 6:00 TO 9:00 A.M. AND 4:00 TO 7:00 P.M. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.

DEL-CO WATER COMPANY
GENERAL NOTES FOR WATER LINE CONSTRUCTION REVISED: JANUARY 20, 2020

- GENERAL NOTES AS MODIFIED BY DEL-CO AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS SHALL SUPERSEDE THE REQUIREMENTS OF THE DEL-CO WATER COMPANY 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 COMPANY CONSTRUCTION STANDARDS MANUAL. CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARDS AND HAVE IN THEIR POSSESSION AT ALL TIMES DURING CONSTRUCTION. COORDINATE WORK WITH DEL-CO WATER (740) 548-7746.
 - B. DEL-CO'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED WATER LINE IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS. DEL-CO WATER COMPANY TAKES NO RESPONSIBILITY, FINANCIAL OR OTHERWISE, REGARDING ERRORS IN THIS PLAN.
 - C. CORRECTION OF ERRORS SHALL BE TO THE APPLICABLE DEL-CO WATER COMPANY STANDARD, AND THE SOLE RESPONSIBILITY OF THE DEVELOPER, ALL CORRECTIONS, OR REVISIONS THAT AFFECT DEL-CO'S WATER LINE PLANS, DIRECTLY OR INDIRECTLY SHALL BE SUBMITTED TO, AND APPROVED BY DEL-CO WATER COMPANY PRIOR TO REVISIONS BEING ISSUED.
 - D. GPS COORDINATES SHALL BE PROVIDED TO DEL-CO WATER AT THE COMPLETION OF THE WATERLINE INSTALLATION. THESE COORDINATES SHALL INCLUDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES SHALL BE OBTAINED AT THE COMPLETION OF THE WATER MAIN INSTALLATION AND SHALL INCLUDE ALL VALVES, TEES, FIRE HYDRANTS, BENDS, PLUGS, REGGERS, TAPPED TEES, CURB STOPS, AIR RELEASES, 2" END OF LINE FIRE HYDRANTS, ENDS OF CASING PIPE, SERVICE SADDLES AND CORPORATIONS. ADDITIONAL GPS COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200' WHERE NO FITTINGS OR SERVICE SADDLES ARE TO BE INSTALLED.
 - I. GPS COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE NSRS2007 ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE NORTH COORDINATE SYSTEM, NORTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING AND ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDREDTH. ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 0.6 FOOT OR LESS HORIZONTAL AND VERTICAL.
 - II. THE GPS COORDINATES SHALL BE SUBMITTED TO THE DEL-CO WATER ENGINEERING DEPARTMENT IN DIGITAL SPREADSHEET FORM AND SHALL INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING AND ELEVATION COORDINATES. THE ABOVE LISTED GPS COORDINATE INFORMATION SHALL BE SUBMITTED TO THE DEL-CO WATER ENGINEERING DEPARTMENT AS PART OF THE AS-BUILT DRAWING SUBMITTAL.
 - E. AS-BUILT DRAWINGS ARE REQUIRED FOLLOWING THE COMPLETION OF CONSTRUCTION. ONE SET OF DRAWINGS MARKED "AS-BUILT" SHALL BE SUBMITTED BY THE DEVELOPER TO DEL-CO'S INSPECTION DEPARTMENT FOR REVIEW AND APPROVAL. WATER MAINS CANNOT RECEIVE A FINAL ACCEPTANCE UNTIL AS-BUILT DRAWINGS HAVE BEEN APPROVED. PLEASE NOTE: TAPS MAY NOT BE PURCHASED NOR INSTALLED UNTIL WATER LINES HAVE RECEIVED A FINAL ACCEPTANCE
 - F. WATER MAINS SHALL BECOME THE OWNERSHIP OF DEL-CO WATER UPON FINAL ACCEPTANCE.
 - G. 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-08-002 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 WATER LINE PIPE: CLASS 200 SDR 21 PVC.
 - IV. 8-INCH TO 12-INCH WATER LINE PIPE: CLASS 160 SDR 26 PVC.
 - V. 16-INCH AND LARGER WATER LINE PIPE: AWWA C151 CLASS 52 DIP.
 - VI. 4-INCH PIPE AND LARGER USED FOR FIRE SERVICE: AWWA C900 OR 18 (150 PSI) PVC.
 - VII. ALL SIZES OF DEL-CO-OWNED WATER LINES USED ON MASTER METER PROJECTS: CLASS 200 SDR 21 PVC.
 - C. ALL SIZES OF DUCTILE IRON PIPE SHALL BE INSTALLED WITH POLYETHYLENE ENCASEMENT.
 - D. ALL FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO AWWA C153.
 - E. CROSSES SHALL NOT BE USED WITHOUT APPROVAL OF DEL-CO WATER COMPANY.
 - F. 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.
 - G. PROVIDE HEAVY-DUTY VALVE BOXES ON ALL HOT-TAPS AND AT VALVES LOCATED UNDER GRAVEL OR PAVEMENT SURFACES.
 - H. TOP OF VALVE BOX SHALL BE FLUSH WITH FINISHED GRADE IN PAVED AREAS, AND 4 INCHES ABOVE FINISHED GRADE IN NON-PAVED AREAS.
 - I. MAINTAIN A MINIMUM 10-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL SEPARATION BETWEEN WATER LINES AND SANITARY AND STORM SEWERS.
 - J. 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.
 - K. PROVIDE CONCRETE THRUST BLOCKING FOR ALL FITTINGS, VALVES, ANCHOR TEES, AND HYDRANTS.
 - L. BURY WATER LINES A MINIMUM DEPTH OF 48-INCHES TO THE TOP OF PIPE.
 - M. ALL ENGINEERED FILL TO BE PLACED OVER OR UNDER DEL-CO WATER LINES SHALL BE IN PLACE PRIOR TO THE CONSTRUCTION OF THE WATER LINES.
 - N. PLACE A 5-FOOT STEEL FENCE POST OR 4"x4" WOOD POST AT VALVES AND THE ENDS OF LINES. PAINT BLUE.
 - O. 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.

- 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.
- 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 BURNDY COPPER SPLIT BOLT KS-15. THOROUGHLY WRAP THE CONNECTOR AND BARE WIRES WITH 3M TEMFLEX 2155 RUBBER SPLICING TAPE, COVER ENTIRE CONNECTION WITH SCOTCH SUPER 88 HEAVY DUTY GRADE ELECTRICAL TAPE.
- CONNECT ALL SERVICE LINE WIRES TO MAIN LINE WIRES USING BURNDY COPPER SPLIT BOLT KS-15. THOROUGHLY WRAP THE CONNECTOR AND BARE WIRES WITH 3M TEMFLEX 2155 RUBBER SPLICING TAPE, COVER ENTIRE CONNECTION WITH SCOTCH SUPER 88 HEAVY DUTY GRADE ELECTRICAL TAPE.
- CONTRACTOR SHALL TEST THE CONTINUITY OF ALL WIRE USING A THIRD-PARTY TESTER.
 - CONTRACTOR SHALL CONTACT DEL-CO'S INSPECTION DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO TEST.
 - TESTER SHALL SEND A SIGNED REPORT TO DEL-CO WATER INSPECTION DEPARTMENT AFFIRMING ALL WIRE HAS CONTINUITY.
 - CONTRACTOR SHALL REPAIR ALL DEFICIENCIES.
- WATER SERVICE CONSTRUCTION (BETWEEN MAIN LINE AND METER PIT):
 - ALL WATER SERVICES SHALL BE CONSTRUCTED AND INSTALLED PER AWWA C800.
 - FOR METERS 1-INCH AND SMALLER, USE 1-INCH CLASS 200 SDR 7 IRON PIPE SIZE (IPS) POLYETHYLENE PIPE.
 - CONNECTIONS TO PVC PIPE SHALL BE MADE WITH APPROVED TAPPING SADDLE AND CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
 - CONNECTIONS TO DIP SHALL BE BY DIRECT TAP OR SADDLE AND APPROVED CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
 - PROVIDE A CURB STOP WITH 1-INCH FEMALE IRON PIPE THREADS ON THE CUSTOMER SIDE AT THE END OF SERVICE LINES. LOCATE AT ROW, BUT A MINIMUM OF FIVE FEET FROM EDGE OF SIDEWALK UNLESS OTHERWISE APPROVED OR DIRECTED BY DEL-CO.
 - ALL SERVICE LINE VALVES 1½-INCH AND LARGER SHALL BE MECHANICAL JOINT GATE VALVES, RESTRAINED WITH DUCT-LOGS AND GALVANIZED ALL THREAD ROD, OR ANCHOR TEES WHERE APPLICABLE.
 - MINIMUM DEPTH OF COVER SHALL BE 48 INCHES.
 - PLACE A 5-FOOT STEEL FENCE POST OR 4"x4" WOOD POST AT THE ENDS OF ALL SERVICE LINES, PAINT BLUE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SPECIAL BACKFILL MATERIAL FOR ALL LINES, INCLUDING THOSE INSTALLED BY DEL-CO WATER COMPANY, WHERE REQUIRED BY THE COUNTY OR CITY ENGINEER.
- FIRE HYDRANTS:
 - FIRE HYDRANTS SHALL CONFORM TO AWWA C502 FOR DRY BARREL HYDRANTS.
 - MAIN VALVE: 5.25-INCH COMPRESSION.
 - NOZZLES:
 - THREADING: CONFORM TO NFPA NATIONAL STANDARD FIRE HOSE THREADS.
 - 4.5-INCH STEAMER, EXCEPT IN THE FOLLOWING LOCATIONS PROVIDE AN INTEGRAL STORZ CONNECTION: HARRINGTON HISSO OR EQUAL: BERKSHIRE, BERLIN, CONCORD, GENOA, KINGSTON, LIBERTY, ORANGE, PORTER, TRENTON, AND SCIOTO TOWNSHIPS; CITY OF POWELL; AND THE VILLAGES OF SUNBURY AND GALENA.
 - TWO 2.5-INCH HOSE CONNECTIONS.
 - INLET CONNECTION: 6-INCH MECHANICAL JOINT.
 - OPERATING NUT: 1.5-INCH PENTAGON, TURN COUNTERCLOCKWISE TO OPEN.
 - PLACEMENT OF HYDRANT: 2 FEET FROM THE BACK OF CURB OR 8 FEET FROM THE EDGE OF PAVEMENT ON NON-CURBED STREETS.
 - EXTENSIONS AND PARTS: SHALL BE MANUFACTURED BY THE ORIGINAL EQUIPMENT MANUFACTURER.
 - APPROVED MANUFACTURERS: MUELLER SUPER CENTURION 200, AMERICAN FLOW CONTROL B-84-B, CLOW MEDALLION, M&H MODEL 129M, AVK NOSTALGIC 2780, OR KENNEDY GUARDIAN KB1D.
 - PAINTING: REPAINT ALL HYDRANTS AFTER INSTALLATION PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL SECTION 02731, PART 2.06.
 - LIBERTY TOWNSHIP, POWELL, AND VILLAGE OF SUNBURY: SAFETY RED.
 - OTHER TOWNSHIPS: SAFETY YELLOW
 - FIRE HYDRANTS LOCATED ON PRIVATE WATER LINES SHALL BE PAINTED INDUSTRIAL GREEN.
- DISINFECT ALL WATER LINES IN ACCORDANCE WITH AWWA C651 AND DEL-CO SPECIFICATIONS.
- ALL PIPE INSTALLATION AND PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C605 FOR PLASTIC PIPE, AND DEL-CO SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO PERFORM PRESSURE TEST.
- SCHEDULE TEST BETWEEN 8:00 AM AND 2:00 PM WEEKDAYS. NOTIFY DEL-CO 24 HOURS PRIOR TO TEST.
- OBTAIN WRITTEN APPROVAL OF MATERIAL AND MANUFACTURERS LIST FROM DEL-CO WATER PRIOR TO BEGINNING CONSTRUCTION.
- PROVIDE CASING PIPE FOR ALL ROAD CROSSINGS UNLESS OTHERWISE APPROVED BY DEL-CO. CASING PIPE SHALL BE STEEL PIPE WITH 0.375-INCH WALL THICKNESS, OR PVC C900 FOR WATER LINES 12-INCH DIA. OR LESS. CASINGS FOR WATER LINES LARGER THAN 12-INCH DIA. MAY BE AWWA C905.
- EASEMENTS SHALL BE PROVIDED TO DEL-CO WATER BEFORE PERMISSION WILL BE GIVEN TO MAKE NEW SERVICE LINE CONNECTIONS.
- CONNECTIONS TO EXISTING WATER LINES WILL BE MADE BY DEL-CO WATER AT THE CONTRACTOR'S EXPENSE, OR PERFORMED BY CONTRACTORS WHO ARE APPROVED FOR MAKING CONNECTIONS. NOTIFY ALL PROPERTY OWNERS, AND DEL-CO WATER, IN WRITING 48 HOURS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL EXCAVATE TO DETERMINE THE LOCATION AND DEPTH OF EXISTING WATER LINES WHEREVER COVER OVER THE WATER LINES IS BEING REDUCED. IF THE FINAL DEPTH OF THE WATERLINE WILL BE BELOW DEL-CO WATER STANDARDS, CONTRACTOR SHALL SUBMIT A RELOCATION PLAN FOR APPROVAL BY DEL-CO WATER, AND RELOCATE THE WATER LINE AT THEIR EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING THE WATER LINE PRIOR TO FINAL ACCEPTANCE BY DEL-CO WATER, AND REPAIRING ALL DAMAGES FROM CONSTRUCTION ACTIVITY.
- DO NOT FILL NEW WATER LINES UNTIL APPROVED BY DEL-CO WATER CO.
- BOOSTER PUMPS ARE NOT ALLOWED ON INDIVIDUAL SERVICES.

PLAN PREPARED BY:					
<div style="text-align: center;"> ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS</div> <div style="text-align: right;">422 Beecher Road Gahanna, Ohio 43230 ph 614-428-7750 fax 614-428-7755</div>					
PLAN PREPARED FOR:					
DELAWARE COUNTY DISTRICT LIBRARY 84 E. WINTER STREET DELAWARE, OHIO 43015					
FINAL DEVELOPMENT PLAN FOR DELAWARE COUNTY DISTRICT LIBRARY MIDDLEBURY CROSSING					
GENERAL NOTES					
No.	Revision	Date	Approved		
Date: 08/24/2020 Scale: AS NOTED					
Drawn By: JPG		Checked By: DDD			
Project Number: 20-0001-1124					
Drawing Number: 2 / 7					



- ① ITEM 441, 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
- ② ITEM 407, TACK COAT (0.15-0.20 GAL/SQ. YD.)
- ③ ITEM 441, 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
- ④ ITEM 304, 8" CRUSHED AGGREGATE BASE
- ⑤ ITEM 204, SUBGRADE COMPACTION

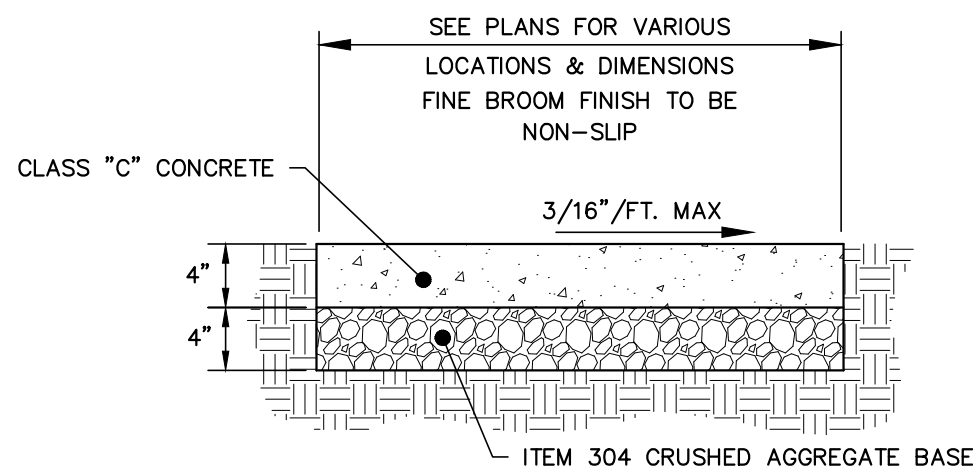
- ① ITEM 441, 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
- ② ITEM 407, TACK COAT (0.15-0.20 GAL/SQ. YD.)
- ③ ITEM 441, 2-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
- ④ ITEM 304, 10" CRUSHED AGGREGATE BASE
- ⑤ ITEM 204, SUBGRADE COMPACTION

LIGHT DUTY (LD)

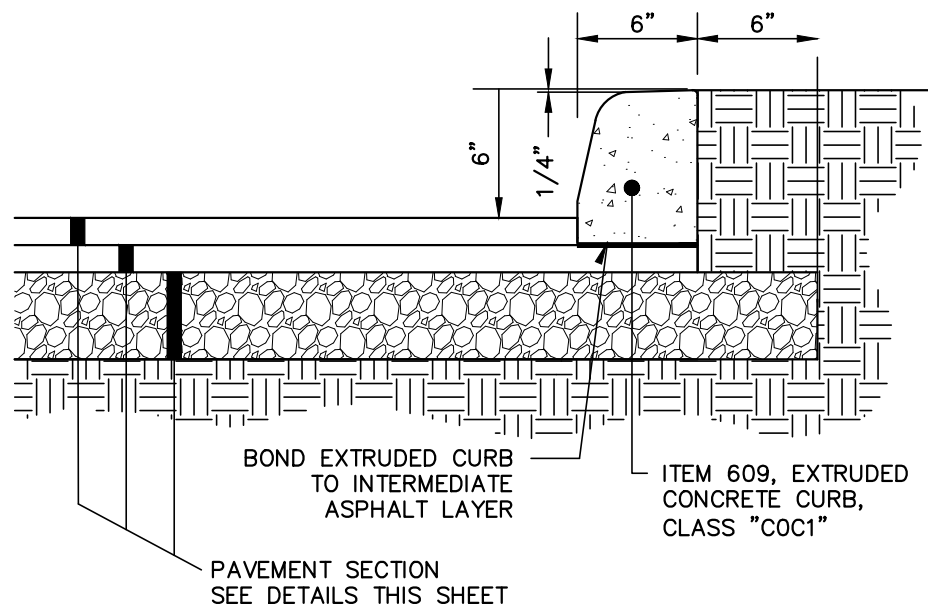
HEAVY DUTY (HD)

NOTES:

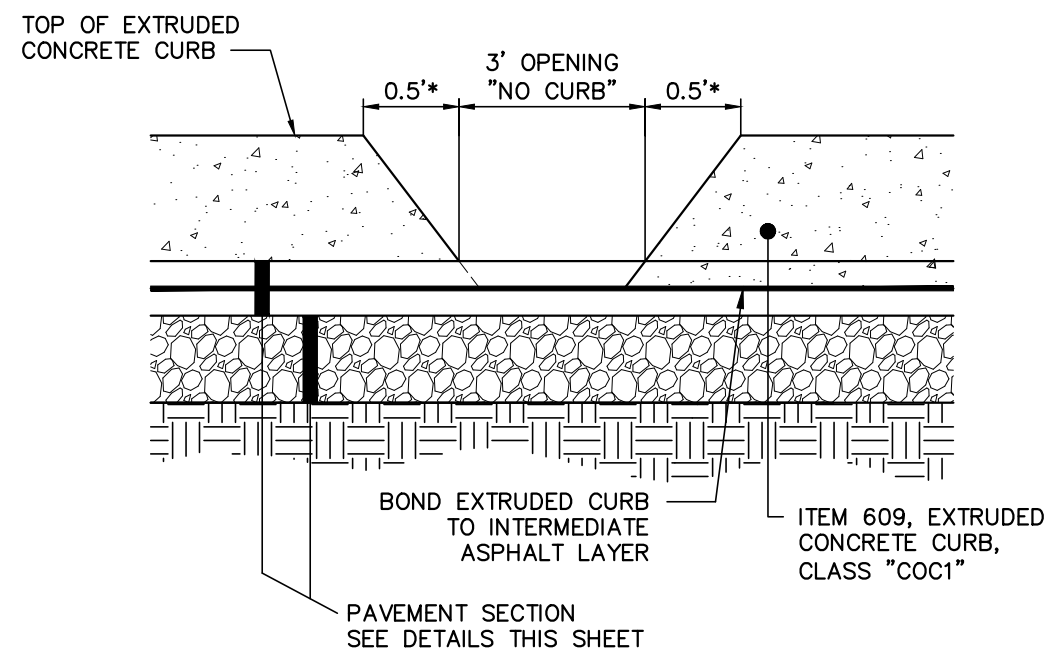
1. THE TACK COAT MAY BE ELIMINATED IF THE INTERMEDIATE COURSE IS CLEAN AND THE SURFACE IS PLACED IMMEDIATELY FOLLOWING THE PLACEMENT OF THE INTERMEDIATE COURSE.
2. ALL PAVEMENT MATERIAL SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.
3. THE PAVEMENT SECTIONS ARE A RECOMMENDATION ASSUMING SUITABLE SOIL CONDITIONS. ACD RECOMMENDS THAT A GEOTECHNICAL ENGINEER REVIEWS THE SOIL CONDITIONS AND MAKES A FINAL RECOMMENDATION FOR THE SUBGRADE AND PAVEMENT SECTION.



CONCRETE SIDEWALK SECTION
NO SCALE

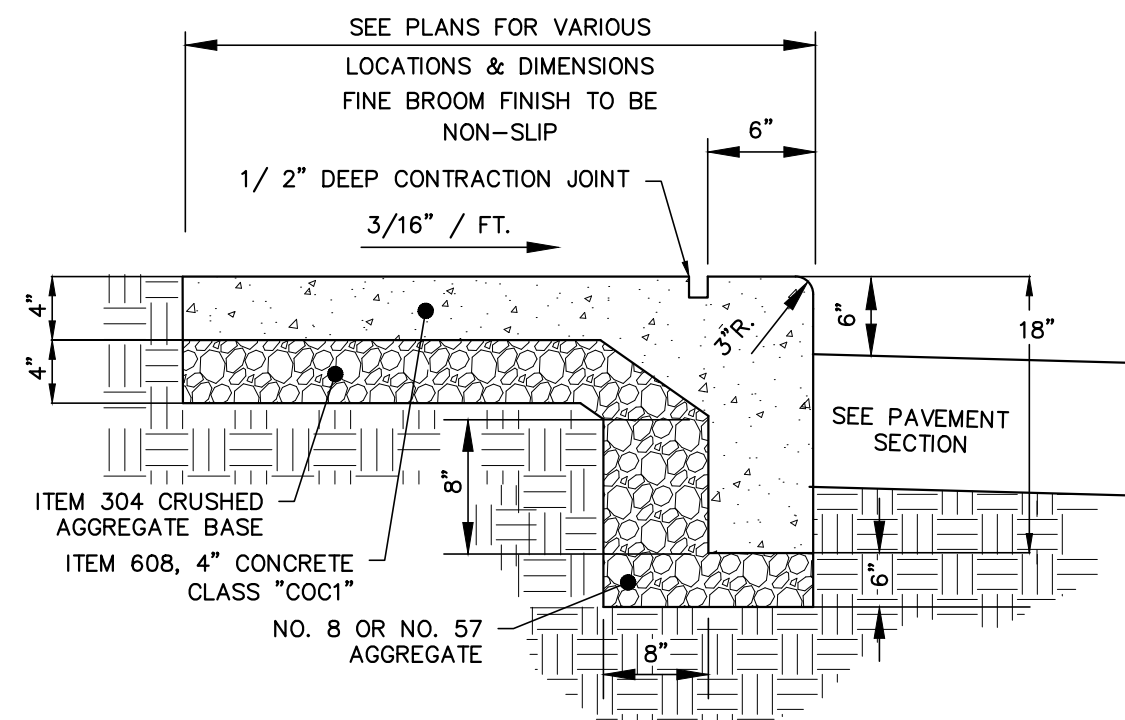


EXTRUDED CONCRETE CURB
NO SCALE



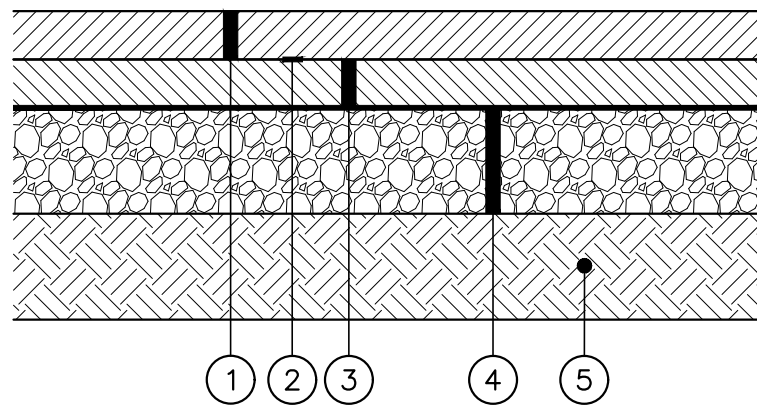
CURB OPENING DETAIL
NO SCALE

TAPER CURB 6" TO 0" IN 0.5 LF (TYPICAL AT LOCATIONS SHOWN BY "" ON VARIOUS PLAN SHEETS AT VARIOUS LOCATIONS)



COMBINED CURB AND WALK

NO SCALE



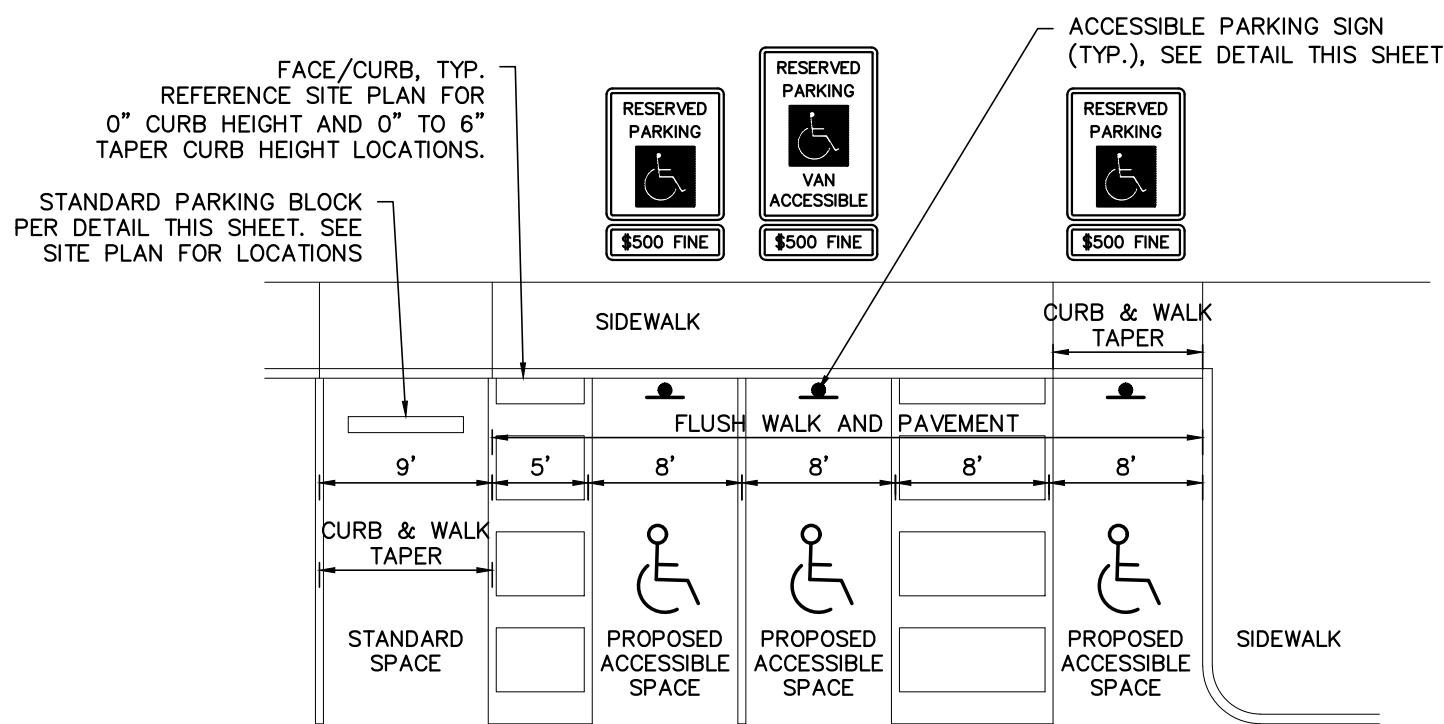
- ① ITEM 441, 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
- ② ITEM 407, TACK COAT (0.15-0.20 GAL/SQ. YD.)
- ③ ITEM 441, 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
- ④ ITEM 301, 9.5" ASPHALT CONCRETE BASE
- ⑤ ITEM 204, SUBGRADE COMPACTION

NOTES:

1. THE TACK COAT MAY BE ELIMINATED IF THE INTERMEDIATE COURSE IS CLEAN AND THE SURFACE IS PLACED IMMEDIATELY FOLLOWING THE PLACEMENT OF THE INTERMEDIATE COURSE.
2. ALL PAVEMENT MATERIAL SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.
3. THE PAVEMENT SECTIONS ARE A RECOMMENDATION ASSUMING SUITABLE SOIL CONDITIONS, AND RECOMMENDS THAT A GEOTECHNICAL ENGINEER REVIEWS THE SOIL CONDITIONS AND MAKES A FINAL RECOMMENDATION FOR THE SUBGRADE AND PAVEMENT SECTION.

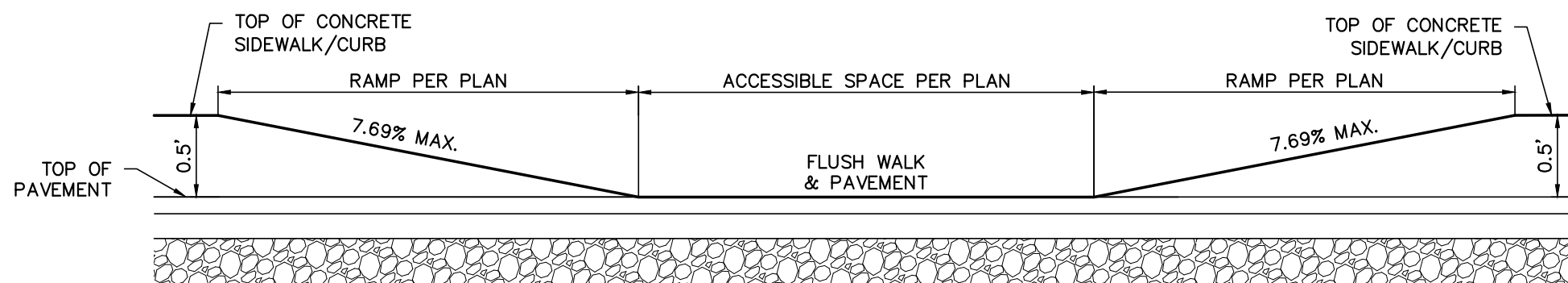
COMMERCIAL ENTRANCE PAVEMENT SECTION

(PER DCEO STD. DWG. R-2203B, SUPPLEMENTAL SPECIFICATIONS TABLE 801)
NO SCALE



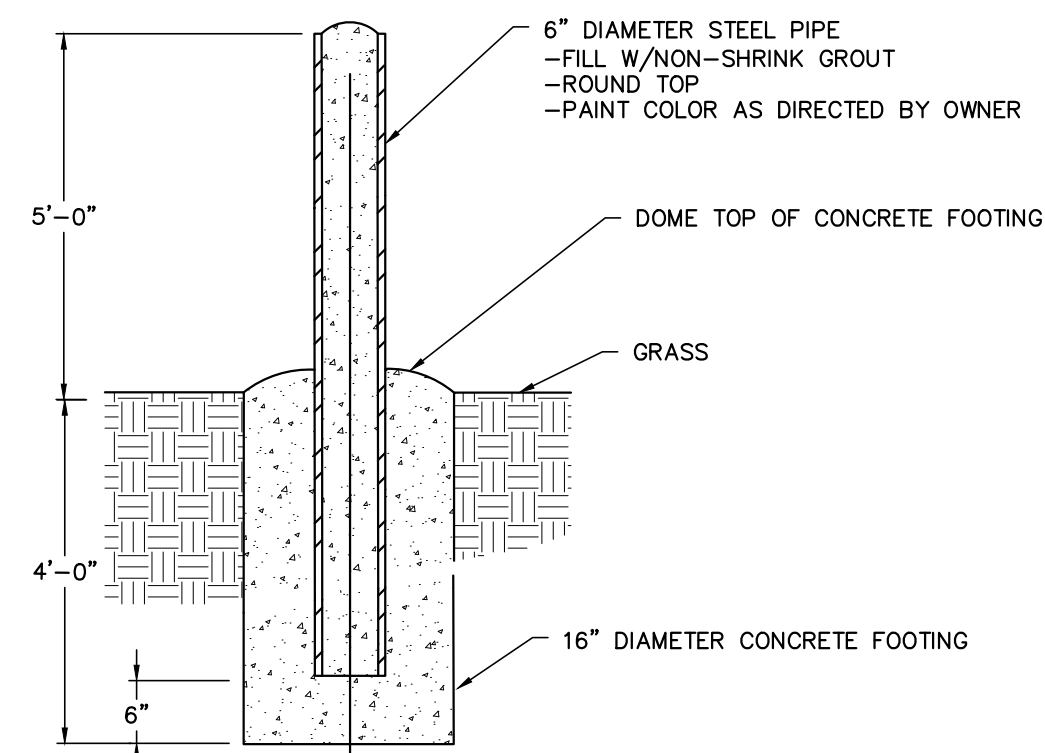
ACCESSIBLE PARKING DETAIL, TYPICAL OF 3

NO SCALE



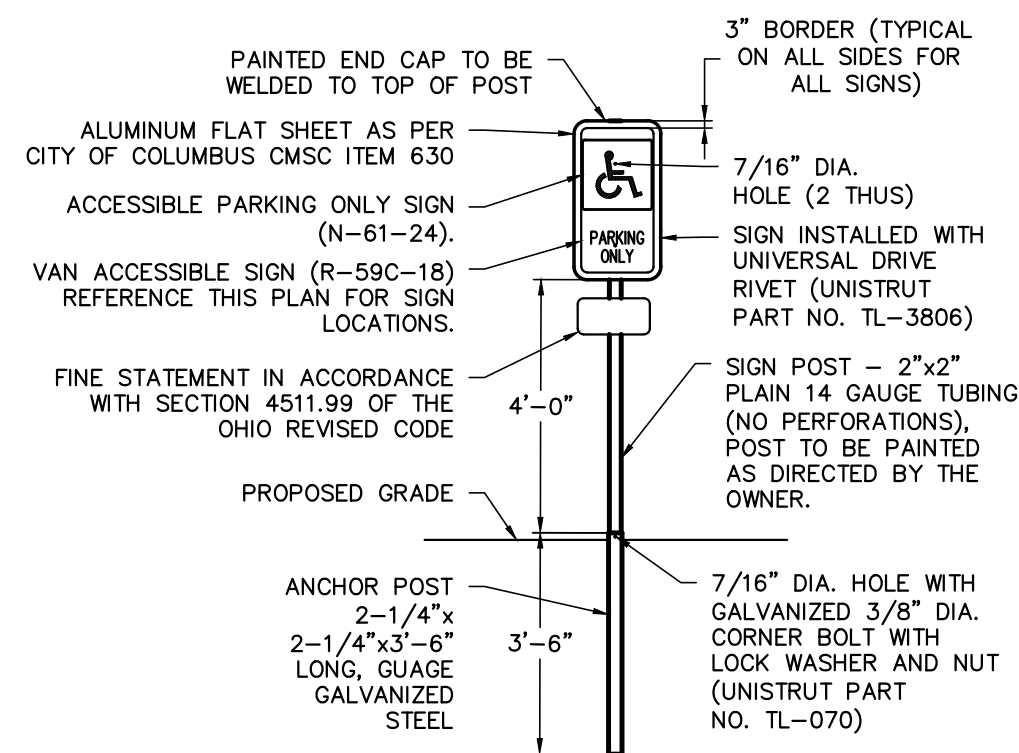
ACCESSIBLE PARKING CURB AND WALK TAPER DETAIL

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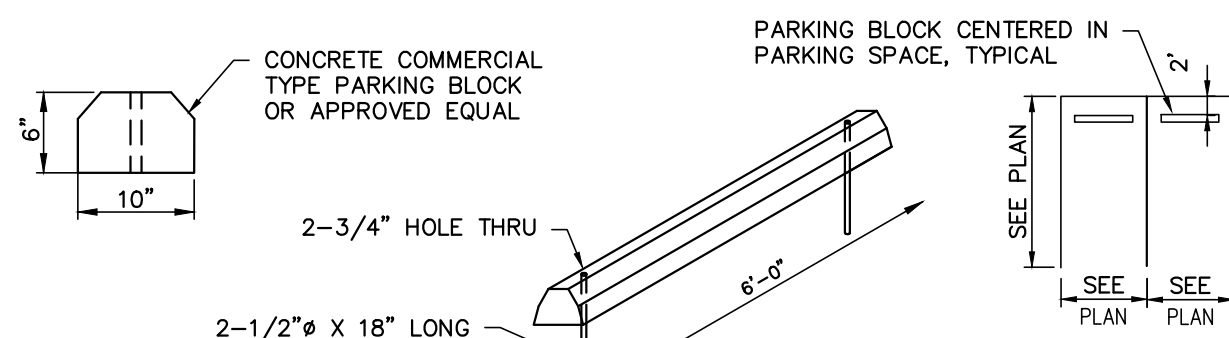
STANDARD BOLLARD DETAIL

NO SCALE



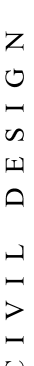
ACCESSIBLE SIGN DETAIL

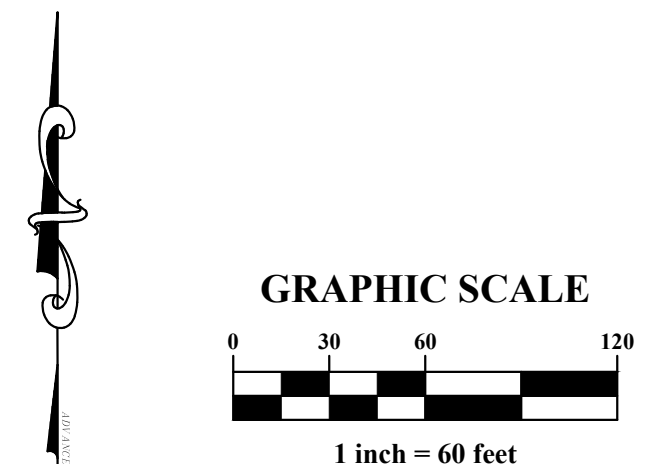
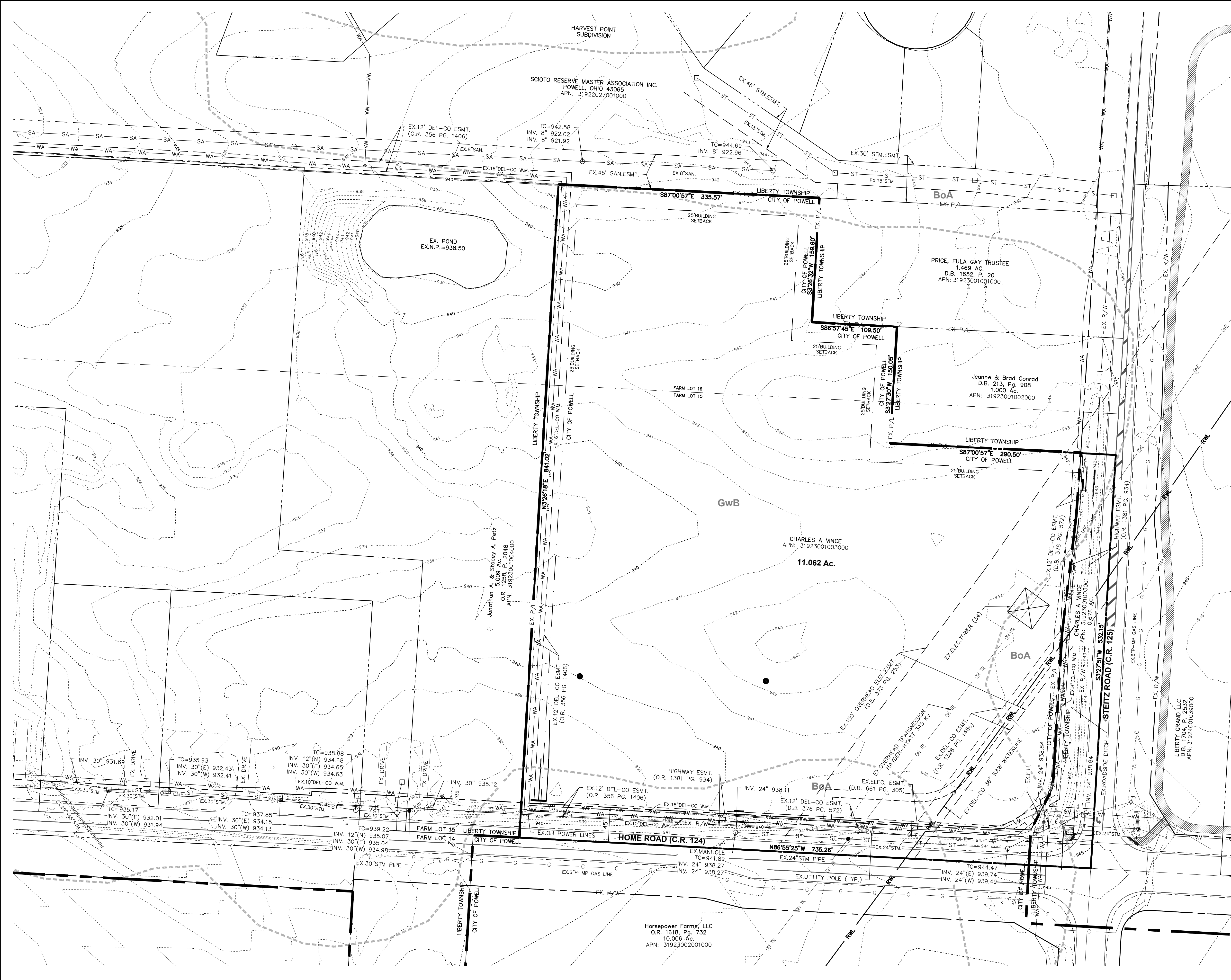
NO SCALE



STANDARD PARKING BLOCK DETAIL

NO SCALE

CITY OF POWELL, DELAWARE COUNTY, OHIO						PLAN PREPARED FOR:		 ADVANCED CIVIL DESIGN 422 Beecher Road Galloway, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
FINAL DEVELOPMENT PLAN FOR								DELAWARE COUNTY DISTRICT LIBRARY	
DELAWARE COUNTY DISTRICT LIBRARY								84 E. WINTER STREET	
MIDDLEBURY CROSSING								DELAWARE, OHIO 43015	
DETAILS									
No.	Revision	Date	Approved						
Date: 08/24/2020									
Scale: AS NOTED									
Drawn By: JPG		Checked By: DDD							
Project Number:				20-0001-1124					
Drawing Number:				3 / 7					



LEGEND

- 875--- EXISTING MAJOR CONTOUR
- 876--- EXISTING MINOR CONTOUR
- EXISTING SOILS LINE
- DOWN GUY--- EXISTING ELECTRIC
- UTILITY POLE--- EXISTING ELECTRIC
- FIRE HYDRANT--- EXISTING WATER MAIN
- WATER METER--- EXISTING WATER MAIN
- MANHOLE--- EXISTING SANITARY SEWER
- MANHOLE--- EXISTING STORM SEWER
- CATCH BASIN CURB INLET--- EXISTING STORM SEWER
- (TBR) TO BE REMOVED
- G--- EXISTING GAS LINE
- X--- EXISTING FENCE
- X--- EXISTING STORM SEWER TO BE REMOVED

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC SOIL GROUP
BoA	BLOUNT SILT LOAM, GROUND MORaine, 0 TO 2 PERCENT SLOPES, D
GwB	GLYNWOOD SILT LOAM, GROUND MORaine, 2 TO 6 PERCENT SLOPES, D

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM); DELAWARE COUNTY, OHIO, PANEL 39041C0230K, EFFECTIVE DATE: APRIL 15, 2009.

REFERENCES

- SOILS INFORMATION IS PER USDA WEB SOIL SURVEY, ACCESSED MARCH 28, 2019.
- EXISTING UTILITIES SHOWN ARE BASED OFF RECORD PLANS PROVIDED BY DELAWARE COUNTY ENGINEER'S OFFICE, DEL-CO WATER COMPANY, GIS & AERIAL MAPS PROVIDED BY UTILITY COMPANIES AND TOPOGRAPHIC FIELD SURVEY.

A REVIEW OF DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT RECORDS REVEALED NO EVIDENCE OF FIELD TILES OR OTHER DRAINAGE IMPROVEMENTS ON THE SUBJECT PROPERTY.

PLAN PREPARED BY:

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ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

DELAWARE COUNTY
DISTRICT LIBRARY
84 E. WINTER STREET
DELAWARE, OHIO 43015

CITY OF POWELL, DELAWARE COUNTY, OHIO

**FINAL DEVELOPMENT PLAN FOR
DELAWARE COUNTY DISTRICT LIBRARY
MIDDLEBURY CROSSING**

EXISTING CONDITIONS PLAN

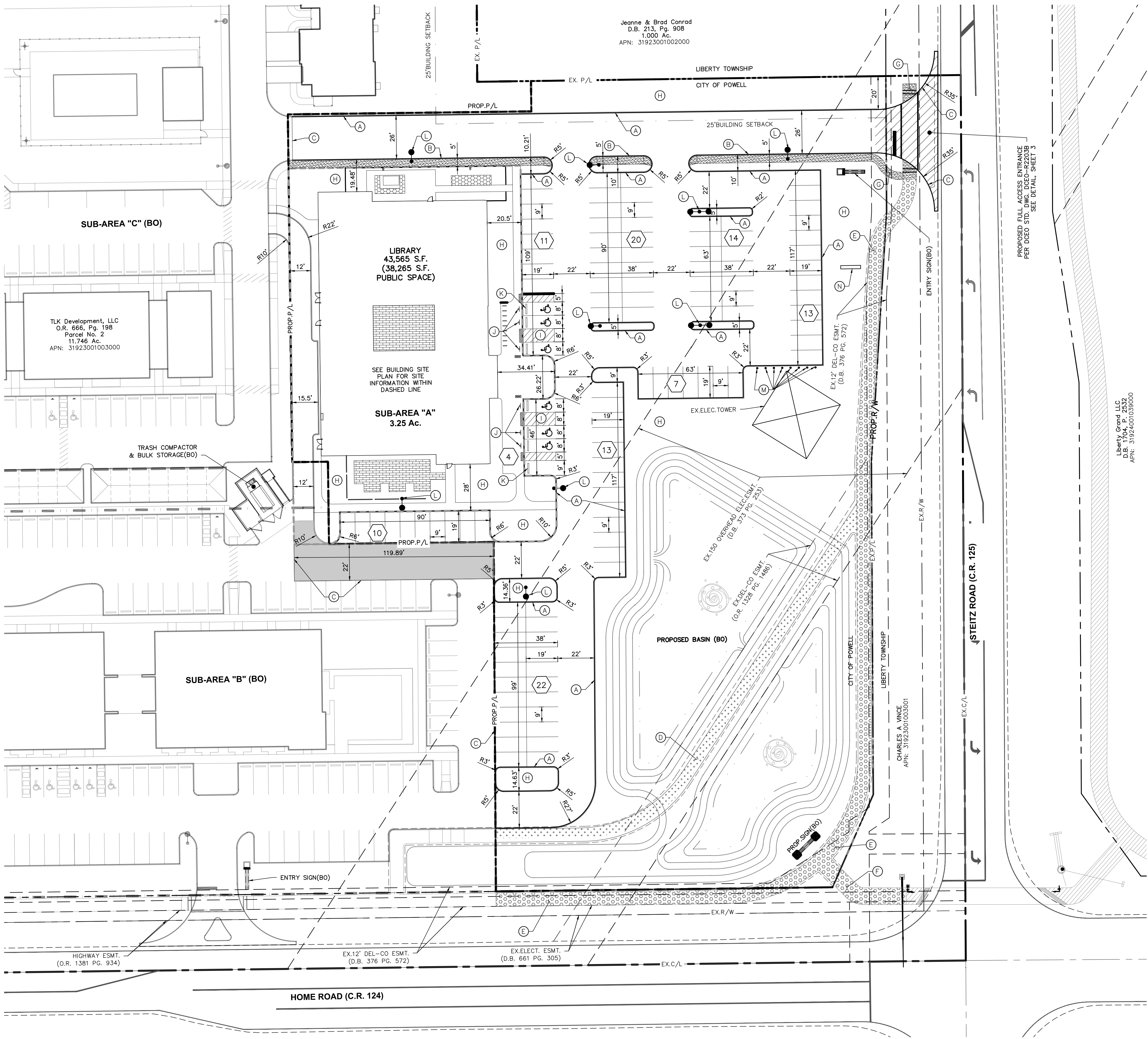
No.	Revision	Date	Approved

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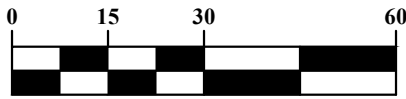
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GRAPHIC SCALE



1 inch = 30 feet

SITE NOTES

- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PRIVATE PAVEMENT MARKINGS SHALL BE WHITE UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CURB RADII NOT LABELED ARE 2' UNLESS OTHERWISE SHOWN OR ONE-HALF THE WIDTH OF CURB ISLAND.
- SEE BUILDING SITE PLAN FOR SITE INFORMATION WITHIN DASHED BOUNDARY

LEGEND

- LIGHT DUTY PAVEMENT SECTION, SEE DETAIL SHEET 3 (3" ASPHALT, 8" AGGREGATE BASE)
- HEAVY DUTY PAVEMENT SECTION, SEE DETAIL SHEET 3 (4" ASPHALT, 10" AGGREGATE BASE)
- COMMERCIAL ENTRANCE PAVEMENT SECTION, SEE DETAIL SHEET 3 (3" ASPHALT, 9.5" ASPHALT CONCRETE BASE)
- CONCRETE SIDEWALK, SEE DETAIL SHEET 3
- 8' MULTI-USE PATH, SEE DETAIL SHEET 3
- 6' MULTI-USE PATH, SEE DETAIL SHEET 3

SITE STATISTICS

SITE LOCATION: HOME ROAD & STEITZ ROAD, DELAWARE COUNTY, OHIO
PARCEL NUMBER: 31923001003000
GROSS ACREAGE: ±11.739 AC.
RIGHT-OF-WAY: ±1.20 AC.
NET ACREAGE: ±10.539 AC.

SUB-AREA 'A' - DELAWARE COUNTY DISTRICT LIBRARY
NET ACREAGE: ±3.25 AC.
OPEN SPACE: ±1.41 AC.
IMPERVIOUS COVER: ±1.84 AC.
PARKING PROVIDED: 10 SPACES PLUS 1 SPACE FOR EACH 300 S.F. IN EXCESS OF 2,000 S.F. PLUS 1 SPACE FOR EACH 2 EMPLOYEES
36,265 S.F. / 300 = 121 SPACES + 10 SPACES + 11 SPACES(22 EMPLOYEES) = 142
114 SPACES
INCLUDES 6 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)

NOTE: SUBAREAS B & C ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THIS FINAL DEVELOPMENT PLAN APPLICATION. SUBAREAS B & C ARE PART OF THE MIDDLEBURY CROSSING DEVELOPMENT.

CODED NOTES

- (A) EXTRUDED CURB, SEE DETAIL SHEET 3
- (B) COMBINED CURB AND WALK, SEE DETAIL SHEET 3
- (C) EDGE OF PAVEMENT
- (D) 6' MULTI-USE PATH
- (E) 8' MULTI-USE PATH
- (F) 10' MULTI-USE PATH
- (G) CONCRETE SIDEWALK, SEE DETAIL SHEET 3
- (H) LANDSCAPE/OPEN SPACE, SEE LANDSCAPE PLANS
- (J) ACCESSIBLE PARKING SPACE, SEE DETAILS SHEET 3
- (U) ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET 3
- (K) PARKING BLOCK, SEE DETAIL SHEET 3
- (L) SITE LIGHTING FIXTURE, SEE PHOTOMETRIC PLAN FOR DETAILS
- (M) BOLLARD, SEE DETAIL SHEET 3
- (N) MONUMENT SIGN
- (10) NUMBER OF PARKING SPACES IN ROW

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CITY OF POWELL, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN FOR
DELAWARE COUNTY DISTRICT LIBRARY
MIDDLEBURY CROSSING
SITE DIMENSION PLAN

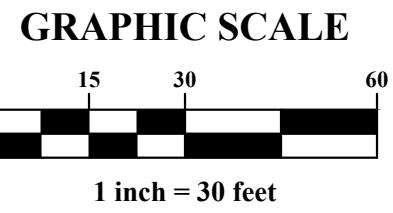
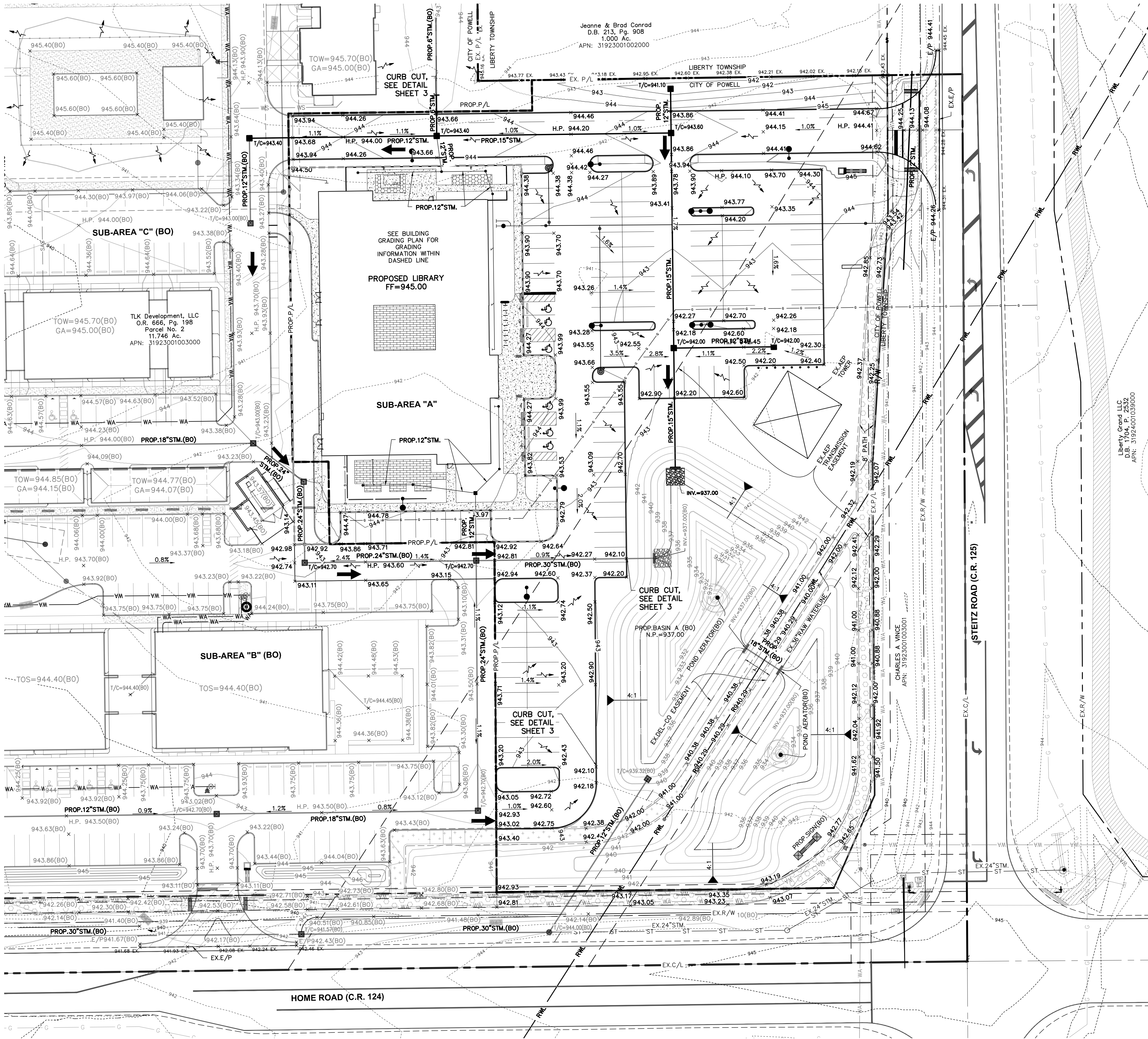
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- LEGEND**
- 940 --- EXISTING CONTOUR
 - 913 --- PROPOSED CONTOUR
 - T/C=795.20 TOP OF CASTING ELEVATION
 - X 795.20 TOP OF CURB ELEVATION
 - X 795.20 TOP OF PAVEMENT OR GROUND SURFACE
 - x 795.20 EX EXISTING TOP OF PAVEMENT OR GROUND SURFACE
 - 15" ST PROPOSED STORM SEWER
 - SA PROPOSED SANITARY SERVICE
 - WA PROPOSED WATER SERVICE
 - Surface flow arrow
 - MAJOR FLOOD ROUTING PATH (GREATER THAN 100 YR EVENT)

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 AND T/C DESIGNATES TOP OF CASTING FOR STORM SEWER STRUCTURES.

STORMWATER CONTROL NARRATIVE

SITE SUMMARY:

THE SUBJECT PROJECT IS A SUBDIVIDED AREA SINGLE PARCEL (31923001003000) TO BE DEVELOPED INTO A LIBRARY WITH ASSOCIATED PARKING. THE SITE IS BOUND BY SINGLE FAMILY RESIDENTIAL TO THE NORTH, STEITZ ROAD TO THE EAST, HOME ROAD TO THE SOUTH, AND COMMERCIAL/OFFICE/MULTI-FAMILY RESIDENTIAL TO THE WEST. THE SITE IS APPROXIMATELY 3.245 ACRES CONSISTING OF AGRICULTURAL LAND.

THE STORMWATER MANAGEMENT FOR THE SITE IS HANDLED BY A PROPOSED RETENTION BASIN TO BE CONSTRUCTED AS PART OF THE MIDDLEBURY CROSSING DEVELOPMENT.

NOTE: SUBAREAS B & C ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THIS FINAL DEVELOPMENT PLAN APPLICATION. SUBAREAS B & C ARE PART OF THE MIDDLEBURY CROSSING DEVELOPMENT.

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CITY OF POWELL, DELAWARE COUNTY, OHIO
**FINAL DEVELOPMENT PLAN FOR
DELAWARE COUNTY DISTRICT LIBRARY
MIDDLEBURY CROSSING**
GRADING PLAN

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