



ORDINANCE 2024-07

AN ORDINANCE APPROVING AN AMENDMENT TO THE ZONING MAP WITH A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FROM THE LIBERTY TOWNSHIP FARM RESIDENCE DISTRICT TO THE CITY OF POWELL PLANNED RESIDENCE DISTRICT FOR A DEVELOPMENT FOR THE STORAGE OF BOATS, RECREATIONAL VEHICLES AND CARS AS A PERMITTED USE ON ±15.8 ACRES AT 4301 HOME ROAD (HORSEPOWER FARM).

WHEREAS, at February 15, 2024 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal with conditions; and

WHEREAS, the request for a Zoning Map Amendment and the Preliminary and Final Development Plans have been submitted to City Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143 of the Codified Ordinances of the City of the Powell; and

WHEREAS, City Council has determined that the implementation and approval of this proposal is in the best interest of the residents of the City of Powell.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO AS FOLLOWS:


Section 1: That the Zoning Map Amendment and Preliminary and Final Development Plan for the property described in the legal description are accepted and approved by the Council of the City of Powell as submitted; subject to and contingent upon the conditions as recommended by the Planning and Zoning Commission as follows:

1. That the applicant combine all parcels as part of the permitting process;
2. That the applicant investigate the potential of increasing the height of the mound while ensuring required stormwater management and add additional split rail fencing along the rear of building 15, subject to staff approval;
3. That the applicant work with the property owner to the south to strategically place proposed landscaping should additional mounding be infeasible, subject to staff approval.

Section 2: That the submission of the Final Development Plan constitutes a formal request for an amendment addition to the zoning of the property, and upon final approval by Council becomes the zoning of the subject property, in accordance with the Powell Zoning Code.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of Council and any of the decision making bodies of the City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

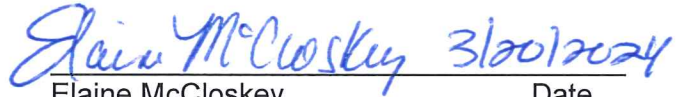
Section 4: That this Ordinance shall take effect on the earliest period allowed by law.



Tom Counts
Mayor

3/20/24

Date

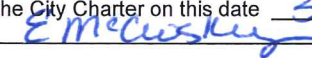


Elaine McCloskey
City Clerk

3/20/2024

Date

EFFECTIVE DATE: April 19, 2024

This legislation has been posted in accordance with the City Charter on this date 3/21/2024.


City Clerk



**PLANNING & ZONING COMMISSION
MEETING MINUTES FEBRUARY 15, 2024**

b. HORSEPOWER FARMS ZONING MAP AMENDMENT

PRELIMINARY/FINAL DEVELOPMENT PLAN (2024-03_Z_PDP_FDP)

Applicant: Chip Vance, Horsepower Farms, LLC c/o Craig Moncrief, Esq. Plank Law Firm
Location: 4301 Home Road et all
Existing Zoning: FR – Farm Residence District (Liberty Township)
Request: Review and recommendation of approval to City Council of a zoning map amendment with a combined Preliminary and Final Development Plan from the Liberty Township Farm Residence District to the City of Powell Planned Residence District for a development for the storage of boats, recreational vehicles and cars as a permitted use on ±15.8 acres at 4301 Home Road, on the south side of Home Road, west of Steitz Road. The site is currently zoned FR – Farm Residence District (Liberty Township) and the applicant is Chip Vance, Horsepower Farms, LLC c/o Craig Moncrief, Esq. Plank Law Firm.

Chair Bailik read case 2024-03_Z_PDP_FDP into record. Claudia Husak provided a staff presentation. The southern portion of the site, encompassing 6.357 acres is located within Liberty Township while the northern portion is incorporated into the City. A petition for annexation of the southern parcel has been filed and approved by the Delaware County Commissioners. An introduction of the annexation ordinance by the City of Powell City Council is required at the March 5, 2024 meeting.

The northern portion of the subject site was annexed to the City of Powell in 2007. The site retained the Liberty Township Zoning of FR-1, Farm Residence District. This site was developed as Horsepower Farms after it was approved by the Board of Zoning Appeals with a conditional use in 2018. The applicant is proposing to incorporate the 6+ acre subject property into Horsepower Farms to construct additional space for the storage of recreational vehicles. As part of the request, the applicant is also requesting to have the zoning map amended to a Powell zoning district. This application includes all final details that would be required for a preliminary and final development plan. The introduction of the annexation ordinance will go before City Council on 3/5/2024.

Three of the proposed new structures cross the existing parcel boundary lines and staff requests all parcels be combined through a lot combination with Delaware County. Having a consolidated district will make future administration of any changes much easier.

Since the sketch plan review, the size of building 14 was decreased, building setbacks have increased from 10 to 25 feet for side yards and from 40 to 60 feet for rear yards and there is mounding proposed along the southern and eastern property lines.

This site is designated as Single Family Residential in the Land Use chapter of the Comprehensive Plan. The zoning district for residential currently allows for the type of use intended in addition to housing, which is the district the applicant is requesting upon annexation. Surrounding sites are residential and agricultural in nature and the intended use, given the architecture and existing example to the north will fit within the

character of the area. There are overhead power lines going through the site which would make other development of the site challenging.

Staff recommends the Planning and Zoning Commission recommend approval to City Council of this Zoning Map Amendment and Combined Preliminary and Final Development Plan with the following conditions:

1. That the applicant combine all parcels as part of the permitting process;
2. That the applicant investigate the potential of increasing the height of the mound while ensuring required storm water management and add additional split rail fencing along the rear of building 15, subject to staff approval;
3. That the applicant work with the property owner to the south to strategically place proposed landscaping should additional mounding be infeasible, subject to staff approval.

APPLICANT

Craig Moncrief
Plank Law Firm
411 East Town Street
Columbus, OH 43215

Chip Vance
HorsePower Farms, LLC
275 Oakham Court
Powell, OH 43065

Craig Moncrief presented a slide show. Each unit is a garage condominium for purchase with a condo association. Buyers can customize their units however they might wish. He noted that the benefit to the zoning approval would be that the entire development will be cohesive under one zoning and site plan. There are current 7 garage buildings with 52 units along with a club house. The new plan will add another seven buildings and 67 units. There will be a secondary access to the property from Steitz Road that will have a gate. He noted that the plans meet or exceed the required landscaping setback standards.

Chip Vance noted that he has been working with the neighbors. He has heard their input and is incorporating what he can to meet the neighbor's needs.

Chair Bailik opened the case for public comment.

Mark Cutler
7750 Steitz Road
Powell, Ohio 43065

Mark Cutler noted that he is not a Powell resident but lives next to the property. He spoke with Mr. Vance earlier who verified that he is connecting to the Scioto Reserve sanitary sewer. He requests that the project have higher mounding and more trees than what has been presented. He wanted to verify that the north boundary has a 60-foot setback.

Linda Franz
7570 Steitz Road
Powell, Ohio 43065

Linda Franz said that when she and her husband built their home, she never expected that her view would be of garages. She knows that she cannot stop the project, but she asks for privacy, insulation of sound and safety to be considered. She is concerned about speeders on the roads and revving of engines and is concerned for her grandchildren, noting that she has a special needs grandchild. She would like to see Home Road used for construction traffic.

Brandon Cook
7700 Steitz Road
Powell, Ohio 43065

Brandon Cook asked if the email comments will be read. Commission Member Griffin assured him that all of the Commission members have read the emails which have been submitted. Brandon Cook stated that he shares 500 feet of his property with the proposed development and that he is opposed to the size and scope of the nature and he sees no need for this to be put in a residential area. He brought up the concept of spot zoning – rezoning that is at odds with a city's master plan resulting in unjustified special treatment for a developer. He believes that this Zoning Amendment meets the qualifications of spot zoning. The project will have a negative effect on home value and will hurt his neighbors. He stated that this is a conflict of interest and asked if the city protects neighbors or if there is a quid pro quo with the developer since the city will receive fees for this project. He is asking for the City to require an adequate number and size of fast growing evergreen trees, mounding and landscaping and asked the Commission to do what is right.

Karen Niehaus
8900 Filiz Lane
Powell, Ohio 43065

Karen Niehaus is a condo owner in HorsePower Farms. She is in favor of the proposed changes. She is pleased that Steitz Road can be used as an entrance to the property, and she is happy to keep her motor home there.

Joseph Wood
3915 Hampshire Avenue
Powell, Ohio 43065

Joseph Wood gave his support to the rezoning efforts and stated that he owns a unit and uses it to store his cars.

Brad Bender
8151 Timothy Trace
Powell, OH 43065

Brad Bender is in the process at looking at purchasing a unit. He is in favor of the rezoning. He stated that he knows that there are concerns. He will use his unit for storage and stated that there is nothing else like this in Powell. He believes that the units are a needed venue for the area.

Faye Bennington
8095 Farm Crossing Circle
Powell, Ohio 43065

Faye Bennington owned the land before Chip Vance purchased it. She stated that Mr. Vance would help with any problems and would check in with her while the first phase was constructed. She noted that she has never had issues with noise from the original condos. She said there is not heavy traffic going to the condos.

Mike Friel
7769 Will's Run Lane
Blacklick, Ohio 43004

Mike Friel stated that he keeps his British sports cars at HorsePower Farms. He stated that the existing property is well maintained, and that the owners are not messy people. He said that these are very expensive cars and that the owners just need a place that is safe and clean to store their toys. He is in favor of the rezoning.

Katie McCall
14 East Main Street
Springfield, Ohio 45502

Kiki McCall is the project manager on site. She reiterated that Mr. Vance made a way for the set back and mounding to work. She is available if there are architectural questions.

Chair Bailik verified that no more members of the public wished to comment and closed public participation. Chair Bailik then opened up the floor for Commission member feedback and discussion.

Claudia Husak noted that all emails which were sent in were included in the Commission members' packets.

Shaun Simpson asked about how the condo agreement effects overall maintenance on the property as well as questions about garbage collection and fencing. Mr. Vance explained that the bylaws require 10% annually to be put in a capital account which balance is currently \$160,000. The by-laws were amended so that if every time a property changes hands, the new owner must contribute \$2,000 to the reserve, and also answered Mr. Simpson's other questions. Mr. Simpson noted that this development benefits the schools in that it is adding tax income without adding additional students.

Kurt Ramsey asked about what security will be in place to protect the facility. Mr. Vance reviewed safety and security measures which are on site.

Ted Klecker asked clarifying questions about occupancy, mounding and other amenities, which Mr. Vance answered. Mr. Klecker asked if the police had ever been called to the property to which Mr. Vance stated to his knowledge they had not. Mr. Klecker asked about deed restrictions that would prevent the units from being a primary residence and Mr. Vance reviewed the deed restrictions on site. Mr. Klecker also asked Mr. Cook about what HorsePower Farms has done to address the neighbor's concerns. Mr. Cook answered that he had had a meeting with Mr. Vance, but other neighbors have not.

Ryan Griffin asked clarification questions regarding the mounding and landscaping. Ms. McCall, the project architect, provided more detail about what they are planning as they were not able to accurately show the mounding in the presented renderings. Mr. Griffin stated that he thinks this is a good use of a spot with giant power lines going overhead. He thinks that the concerns from the last meeting have been addressed.

David Lester stated that he disagrees with the allegation of spot zoning. He noted that this will be a high-end development and that Powell is a high end area. He noted that the former owner of the land supports this development and that as a resident of Kinsale, he feels that this is awesome and will bring very little traffic. He stated that the proposal has his full support.

Elizabeth Bailik noted that she sees that Mr. Vance is talking with the neighbors and taking their requests into consideration. She stated that it makes sense to combine the parcels within the City of Powell. She stated that she appreciates the efforts Mr. Vance has made and encouraged him to continue to work with the neighbors.

MOTION: David Lester moved to recommend that City Council approve the Zoning Map Amendment from the Liberty Township farm residence district to the City of Powell planned residence district and the combined Preliminary and Final Development Plan for case number 2024-03_Z_PDP_FDP as presented by the applicant Chip Vance of Horsepower Farms LLC c/o Craig Moncrief, Plank Law Firm which is located at Home Road on the south side of Home Road

and west of Steitz Road which proposes to construct a development for the storage of boats, recreational vehicles and cars and located on a 15.8 acre site in the City of Powell planned residence district. This recommendation for approval is subject to the following all conditions as determined by staff and the City's architectural advisor. Shaun Simpson seconded. Motion passed.

VOTE: Y-6 N-0 AB-0

VIII. OTHER BUSINESS

The Commission and staff discussed having a review of meeting procedures at the next meeting.

IX. ADJOURNMENT

MOTION: Elizabeth Bailik moved to adjourn the meeting at 8:34 p.m.

Elizabeth Bailik,
Chairperson

Date

Kara Prem,
Clerk

Date



**PLANNING & ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 13, 2023**

CALL TO ORDER/ROLL CALL

Chair Elizabeth Bailik called the September 13, 2023 Planning & Zoning Commission meeting to order at 6:30 p.m. Commission Members present included, Shaun Simpson, Elizabeth Bailik, Ryan Herchenroether, Ferzan Ahmed, Ryan Griffin and Stephan MacGuidwin. David Lester was absent. Staff included Andy White, City Manager, Jeff Tyler, ACM/Development Director, Claudia Husak, Planning Director; Elise Schellin, Senior Planner; and Pam Friend, Administrative Assistant. Council members in attendance were Mayor Dan Swartwout and Heather Karr.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chair Bailik opened the floor for visitors to address the Commission for items not on the agenda. Hearing none, Chair Bailik closed public comment.

APPROVAL OF MINUTES

August 9, 2023 Meeting Minutes
[08092023_PZ_Draft_Min.pdf](#)

Chair Bailik moved to approve the August 9, 2023 Planning & Zoning Commission Minutes with a yes or no vote. All members present signified with a yes vote. Minutes approved by consensus.

ITEMS FOR REVIEW

SKETCH PLAN REVIEW (2023-24SP)

Applicant: Horsepower Farms LLC
Location: 7860 Steitz Road
Existing Zoning: FR1 - Liberty Township Farm Residence District
Requested Zoning: PR- Planned Residence District, City of Powell
Request: Review and feedback of a Sketch Plan to construct seven garage condominiums on a ±6.357 acre lot.

1. [Staff Report_HorsePowerFarms2_2023-24SP.pdf](#)
2. [Horsepower Farms Phase 2 Combined App.pdf](#)

Elise Schellin, Senior Planner, presented the Staff Report, which recommends the applicant merge all phases of Horsepower Farms (existing and proposed) into a single development annexed into the City with Planned Residence District zoning.

Also, staff is recommending the Commission provide the applicant/owner with comments regarding the following: uses/rezoning, access, setbacks, landscaping, building location, and any other comments by the Commission wishes to discuss.

Chip Vance, Applicant, Horsepower Farms LLC, talked about the current Horsepower Farms site, the vision for the extension of the project and answered questions from the Commission.

Commissioner Herchenroether asked about the ratio of RVs, boats and cars. Mr. Vance said he could not give an exact number but maybe 12 RVs, a boat and the rest are cars.

Commissioner Simpson asked if vehicles set outside the units. Mr. Vance said the bylaws require no vehicle be left outside for more than 72 hours including trailers.

Commissioner Ahmed asked if events are held on the property, and plans for fencing and mounding. Mr. Vance said there are occasional gatherings but nothing past 10:00 p.m. Also, he envisions mounding and a split-rail fence along areas where there is no natural buffer. Further, he talked about the high-tension wires and retention pond they will be adding.

Commissioner Simpson asked if Liberty Fire has reviewed the plan and if the merging of the properties can happen with plan approval. Claudia Husak, Planning Director, said staff has done a preliminary review with Liberty Fire in regards to the Steitz Road access and circulation. Ms. Husak said staff strongly encourages merging the properties as part of this process.

Commissioner Simpson asked about the number of units and lighting, which Mr. Vance responded there would be an additional 63 total units added and the lighting is zero lumens. There are no light poles, all lighting is on the units facing downward.

Commissioner MacGuidwin asked Mr. Vance about his discussions with the neighbors. Mr. Vance walked the neighborhood behind the property and talked with neighbors about what mounding and buffering they would like to see.

Commissioner Griffin asked if mounding will be around the entire property and the neighbor's feedback he is incorporating into the design. Mr. Vance said mounding will primarily be on the east and south side. To the west is high-tension wires and there will be a retention pond. He received suggestions for adding hay style barn doors to the top of the buildings.

Chair Bailik appreciates the applicant talking with neighbors and suggested offering neighboring properties a tour of the current development. She opened the floor for visitors to address the Commission for the Horsepower Farms Sketch Plan request.

Jesse Hunter, 8197 Trail Lake Drive, gave comment in opposition to the proposed project.
(Golf Village, City of Powell)

David Brock, 2668 Silver Leaf Drive, spoke in opposition to the proposed project.
(Lakes @ Silver Leaf, Liberty Twp.)

Matthew Hunter, 10657 Dundee Court, spoke in opposition to the proposed project.
(Wedgewood, Liberty Twp.)

Jerry and Bonnie Goodson, 7956 Steitz Road, spoke in opposition of the proposed project.
(Liberty Twp.)

Fay Baynton, 8095 Farm Crossing Circle, spoke in support of the proposed project.
(Former owner of property in question) (Concord Twp.)

Mark Cutler, 7750 Steitz Road, spoke in opposition to the proposed project.
(Liberty Twp.)

Steven Dziczkowski, 7690 Steitz Road, spoke in opposition to the proposed project.
(Liberty Twp.)

Brandon Cook, 7700 Steitz Road, spoke in opposition to the proposed project.
(Liberty Twp.)

Greg Davis, 7815 Tree Lake Blvd, spoke in opposition to the proposed project.
(Scioto Reserve, Concord Twp.)

Robert & Patricia Schneider, 7941 Steitz Road, spoke in opposition to the proposed project.
(Liberty Twp.)

David Rogers, 3668 Bainbridge Mills Drive, spoke in opposition to the proposed project.
(Bainbridge Mills Sub., Liberty Twp.)

Blasen Archibald, 161 Charterhouse Court, spoke in opposition to the proposed project.
(Falcon Ridge, City of Powell)

Joel Staskiewicz, 3140 Ardmore Court, spoke in support of the proposed project.
(Liberty Lakes, Liberty Twp.)

John Tallarico, 225 Oakham Court, spoke in support of the proposed project.
(Liberty Hills, City of Powell)

Larry Coolidge, 2559 Jewett Road, spoke in support of the proposed project.
(Liberty Twp.)

Margo Smith, 4775 Cherry Glen Drive, spoke in opposition to the proposed project.
(Scioto Reserve, Concord Twp.)

Hearing no other comments, Chair Bailik closed public comment and turned to the Commission for comments for any additional comments.

Commissioner Herchenroether asked staff to clarify the Planned Residents District. Ms. Husak said City of Powell zoning does not have an equivalent to Farm Residential that exist in the Township. The conditional uses in the Planned Residential District include storage for boats and RVs, as well as various other uses. Further, she said residential use on this land is the appropriate district to apply to this site.

Commissioner Herchenroether said the clarification is helpful and explained to those in attendance that there is a process not an automatic approval when looking at projects.

Commissioner Ahmed thanked everyone for their comments, but he had nothing more to add to the discussion with regards to the Sketch Plan review.

Commissioner Simpson does not believe this area is what it once was. Much of the farmland went away when Liberty Township developed the PODs, which made Home Road a major thoroughfare. This project will have a net positive to the school district and tax base. He agrees with the speaker who said it is not a great idea to have residential under power lines, so having non-occupied buildings there is a good fit. He is concerned the L-shaped building is too large, would like to see more mounding/buffering and architectural esthetics added to units.

Commissioner MacGuidwin appreciates neighbors sharing their views, but encourages them to engage Mr. Vance in discussions in order to have a productive dialog. He thinks Horsepower Farms is a unique opportunity for the City of Powell and central Ohio, but does not believe the proposed Sketch Plan fits within the Planned Residential conditional use definition and tends to agree it is more of a Planned Commercial District, however as a community member noted just north is an area zoned commercial and more commercial development is coming to this area.

Commissioner Griffin said Powell is exploding with growth, particularly in this area where they built a new library and other commercial projects. He commented Home Road will be a 5-lane freeway to I-71. He feels this is a forum for what is the best way forward to make the community better.

Chair Bailik said public input is paramount to the success of Powell. She talked about the conditional uses in the Code and the importance of understanding it. Further, she talked about the process and the ultimate decision coming from City Council.

Note - Brief recess

OTHER BUSINESS

WORKSHOP - Discuss Design Guidelines - Potential Downtown Re-Development

[Village Green RFQ_Draft Final.pdf](#)

[Powell_Placemaking_090523.pdf](#)

[Powell_DesignGuidelines_091323.pdf](#)

Jeff Tyler, Assistant City Manager/Community Development Director, talked about a request for RFQs to look at the potential of re-development of the 12+ acres where the Village Green and municipal building are located. He talked about holding a series of informational workshops so the decision/policy makers could have a pathway forward. He introduced Kim Way and Megha Sinha of NBBJ, a national multi-disciplined design firm, who gave a presentation regarding the potential for downtown re-development. They discussed the need for updated design guidelines and offered three potential ways to go about updating guidelines; Developer-Led Village Green Master Plan and Urban Design; City-Led Process to Update Downtown Design Guidelines Process, and Developer-City Collaboration. These items are for discussion only and not intended to be recommendations. After the presentation there was a discussion between members of City Council, the Planning and Zoning Commission and staff.

ADJOURNMENT

Commissioner Ahmed moved to adjourn the meeting. Commissioner Griffin seconded. Meeting adjourned by consensus at 9:06 p.m.

MINUTES APPROVED: October 11, 2023

Elizabeth Bailik, _____ Date
Chair

Pam Friend, _____ Date
Administrative Assistant



PLANNING AND ZONING COMMISSION (P&Z)
ZONING MAP AMENDMENT APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00*
Per Fee Schedule

Applicant: Horsepower Farms LLC c/o Craig Moncrief, Esq.

Address/City/State/Zip: Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215

Email Address: cjm@planklaw.com

Phone No: 614-947-8600 Cell Phone No: _____ Fax No: _____

Property Owner: See attached exhibit

Address/City/State/Zip: _____

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: McCall Sharp Architecture c/o Katie and Edward McCall

Address/City/State/Zip: 14 East Main Street, Suite 201, Springfield, Ohio 45502

Email Address: kmccall@mccallsharp.com and ed@mccallsharp.com

Phone No: 937-323-4300 Cell Phone No: _____ Fax No: _____

Property Address: 4301 Home Road, Powell, Ohio 43065

Lot Number/Subdivision: _____ Existing Use: Garage condo and agricultural Proposed Use: Garage condominiums

Zoning Map Change Request (attach necessary documents): From FR-1 District to PR District In order to develop:

Applicant desires to rezone the existing Horsepower Farms facility and its proposed expansion. Horsepower Farms provides for-sale garage condominiums for the storage of personal and recreational vehicles.

Checklist:

- Zoning Map Amendment requirements set forth in Section 1131.04
 - Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
 - Attach 5 copies of a vicinity map
 - 1 digital copy (CD, USB, Email) of the complete application packet.
 - Attach statement of compatibility of proposed zoning and use with adjacent properties and comprehensive plan
 - Attach the required fee - \$750.00*
 - *Does not include transcript cost, which actual cost incurred.
 - 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)

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: *J. M. Van* For Horsepower Farms, LLC Date: 1/26/2024

Office Use
Received

Office Use
Type/Date: <u>01-26-2024</u>
Base Fee: <u>\$750.00</u>
Prepared by: <u>Kara Paem</u>
Reviewed by: <u>CDH</u>
PAYOR: <u>Horsepower Farms</u>
RECIEPT # <u>008831</u>

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

HORSEPOWER FARMS

OWNER : POWELL CONDOS

PROJECT SITE: 4301 HOME ROAD, POWELL, OHIO 43065

ARCHITECT

McCall Sharp Architecture, Ltd.
14 East Main Street, Suite 201
Springfield, OH 45502
(937) 323-4300

CONTRACTOR

3C Industries
605 Miami Street
Urbana, OH 43078
(937) 652-4759

DRAWING SHI

GENERAL

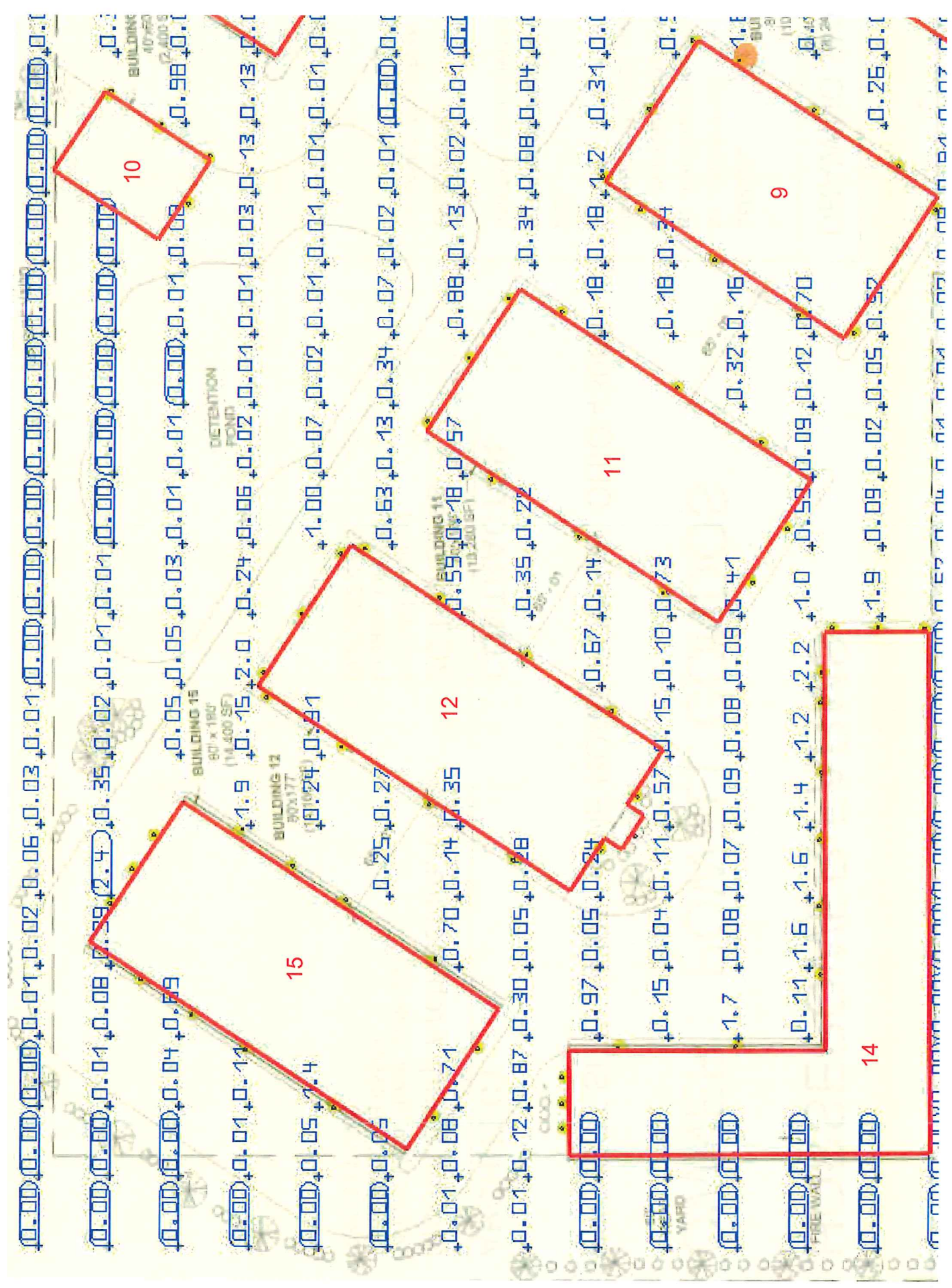
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G2 - PHOTOMETRICS PLAI
G3 - PHOTOMETRICS PLAI
G4 - PHOTOMETRICS PLAI

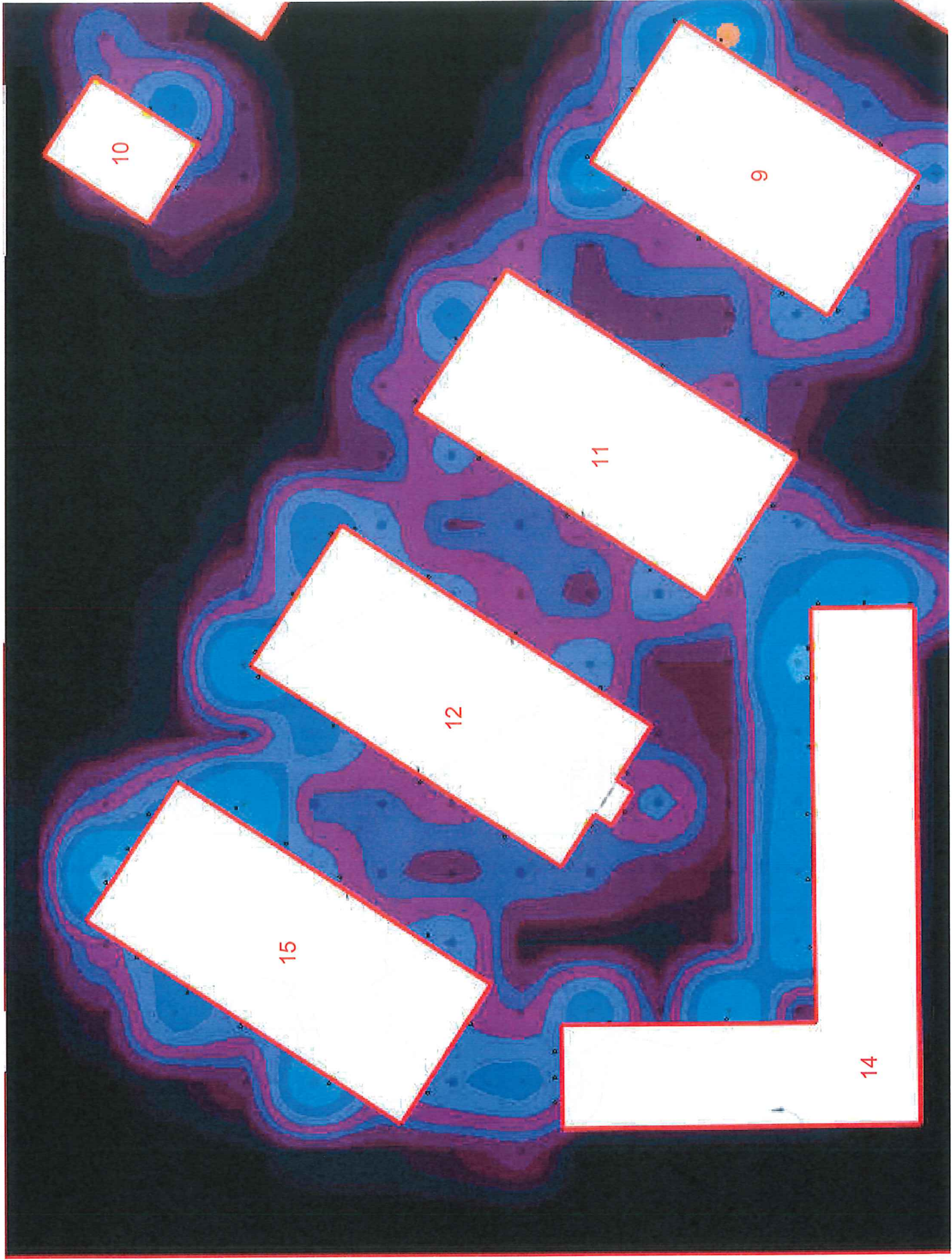
CIVIL

SITE IMPROVEMENT PLAN
SANITARY SEWER IMPROV

LANDSCAPING

L1 - LANDSCAPING PLAN





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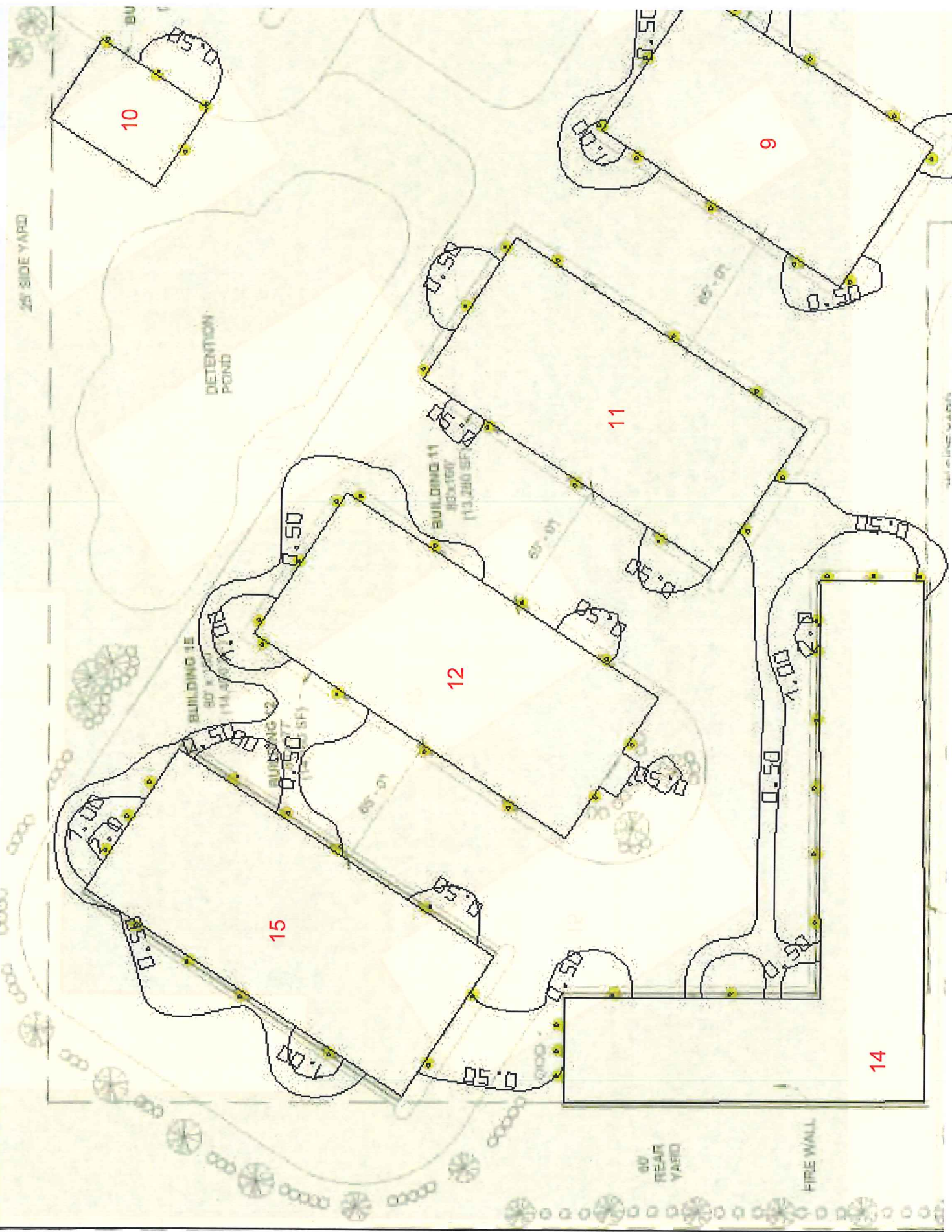
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ALL CONTINUATIONS AND SUPPLEMENTALS ARE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THE COMPLETE CONSTRUCTION DOCUMENT SET, INCLUDING SPECIFICATIONS, FROM ANY AND ALL CONTINUATIONS, AND CONTINUATIONS, IF YOU HAVE AN INQUIRY, CONTACT THE ARCHITECT, IF THERE IS A QUESTION.

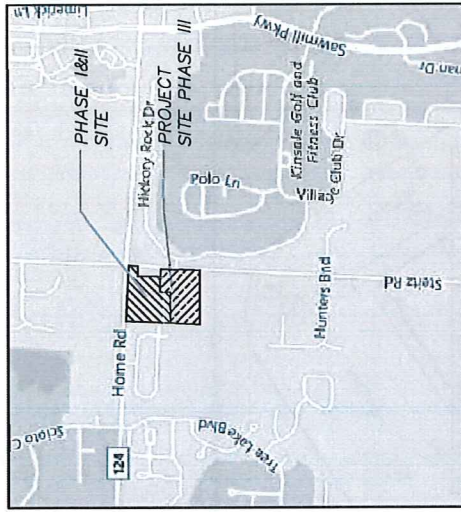


SITE IMPROVEMENT PLANS HORSEPOWER FARMS

4301 HOME ROAD
THE CITY OF POWELL
2024

OWNER/DEVELOPER

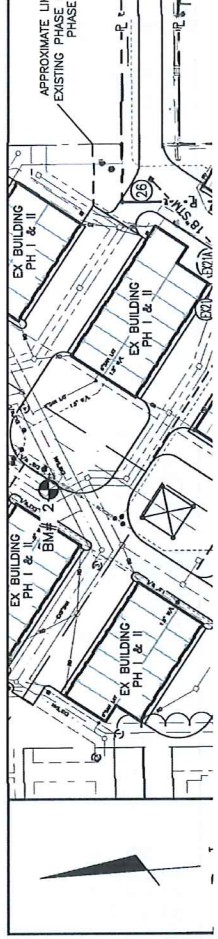
CHIP VANCE
C/O HORSEPOWER FARMS
356 W. OLENTANGY STREET
POWELL, OHIO 43065
chipvance@gmail.com



VICINITY MAP
NOT TO SCALE

ESTIMATE OF QUANTITIES						
ITEM	UNIT	QUANT	DESCRIPTION	ITEM	UNIT	QUANT
RIGHT OF WAY QUANTITIES						
207	EA.	1	CONSTRUCTION ENTRANCE	DELCO	EA.	7
301	TON	22	ASPHALT CONCRETE BASE COURSE	DELCO	EA.	1
448	TON	5.4	ASPHALT CONCRETE, SURFACE COURSE (MED TRAFFIC), PG70-22M	DELCO	EA.	3
448	TON	7.6	ASPHALT CONCRETE, INTERMEDIATE COURSE (MED TRAFFIC), PG64-22	DELCO	EA.	1
				DELCO	L.F.	890
SITE QUANTITIES						
207	L.F.	1,980	SILT FENCE			
207	EA.	1	CONCRETE WASHOUT			
207	EA.	20	DANDY BAG			
304	CY	2,542	AGGREGATE BASE COURSE			
448	TON	954	ASPHALT CONCRETE, SURFACE COURSE (MED TRAFFIC), PG70-22M			
448	TON	954	ASPHALT CONCRETE, INTERMEDIATE COURSE (MED TRAFFIC), PG64-22			
451	S.Y.	1,182	CONCRETE PAVEMENT (6")			
601	C.Y.	20	ROCK CHANNEL PROTECTION			
604	EA.	9	CATCH BASIN AA-S133A			
604	EA.	4	CATCH BASIN AA-S133B			
604	EA.	1	CATCH BASIN AA-S134B			
604	EA.	6	MANHOLE AA-S102			
604	EA.	2	12" ENDWALL AA-S169			
604	EA.	1	15" ENDWALL AA-S169			
604	EA.	2	24" ENDWALL AA-S169			
608	S.F.	156	SIDEWALK (4")			
901	L.F.	745	12" CONDUIT W/TYPE 1 BEDDING			
901	L.F.	387	15" CONDUIT W/TYPE 1 BEDDING			
901	L.F.	158	18" CONDUIT W/TYPE 1 BEDDING			
901	L.F.	451	24" CONDUIT W/TYPE 1 BEDDING			
DELCO	L.F.	779	8" WATERLINE			
DELCO	L.F.	372	6" WATERLINE			
DELCO	L.F.	2	8" GATE VALVE & HD VALVE BOX			
DELCO	L.F.	2	6" GATE VALVE & HD VALVE BOX			

ESTIMATED QUANTITIES ARE SHOWN AS REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES REQUIRED TO CONSTRUCT ITEMS OF WORK AS SHOWN ON THESE PLANS.



GENERAL NOTES

- THE REQUIREMENTS OF THE CITY OF POWELL, OHIO AND DEPA PERMIT 46000317MAG, TOGETHER WITH THE CONSTRUCTION AND MATERIAL SPECIFICATIONS AND THE STANDARD CONSTRUCTION DRAWINGS OF THE CITY OF COLUMBUS, DEPARTMENT OF TRANSPORTATION, MATERIAL SPECIFICATIONS INCLUDING ALL SUPPLEMENTS THERETO, AND AQUA OHIO SPECIFICATIONS, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF POWELL AND/OR THE ENGINEER ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OR THE DEPTHS OF THE UNDERGROUND FACILITIES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITY PROTECTION SERVICE (TELEPHONE 1-800-362-2764- TOLL FREE) AND THE OWNER'S OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE.
- 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.
- ALL FIELD TILE BROKEN DURING EXCAVATION SHALL BE REPLACED TO ORIGINAL CONDITION OR CONNECTED EITHER TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER. THE CITY OF POWELL'S ENGINEERS OFFICE SHALL BE IMMEDIATELY NOTIFIED WHEN FIELD TILE IS ENCOUNTERED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERRECT, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS, COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43223.
- TWO WAY - TWO LANE TRAFFIC SHALL BE MAINTAINED ON STEITZ ROAD AT ALL TIMES.
- ACCESS TO ALL ADJACENT PROPERTIES TO BE MAINTAINED AT ALL TIMES.
- STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
- TRACKING OF MUD, DIRT, DEBRIS ONTO PUBLIC ROADWAY IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE

EXISTING STORM/SANITARY STRUCTURE SCHEDULE:

- 1.) EX. 12" CPP
12" FL[N.] = 943.29
12" FL[S.] = 942.99
- 2.) EX. 12" CPP
12" FL[N.] = 942.64
12" FL[S.] = 942.36
- 3.) EX. CATCH BASIN
T/C = 941.29
18" FL[W.] = 938.56
- 4.) EX. CATCH BASIN
T/C = 941.83
12" FL[NE] = 937.81
12" FL[NW] = 937.82
- 5.) EX. STORM INLET MANHOLE
T/C = 936.94
18" FL[W.] = 932.80
18" FL[S.] = 932.76
- 6.) EX. HEADWALL
18" FL = 932.24

OWNERSHIP INFORMATION

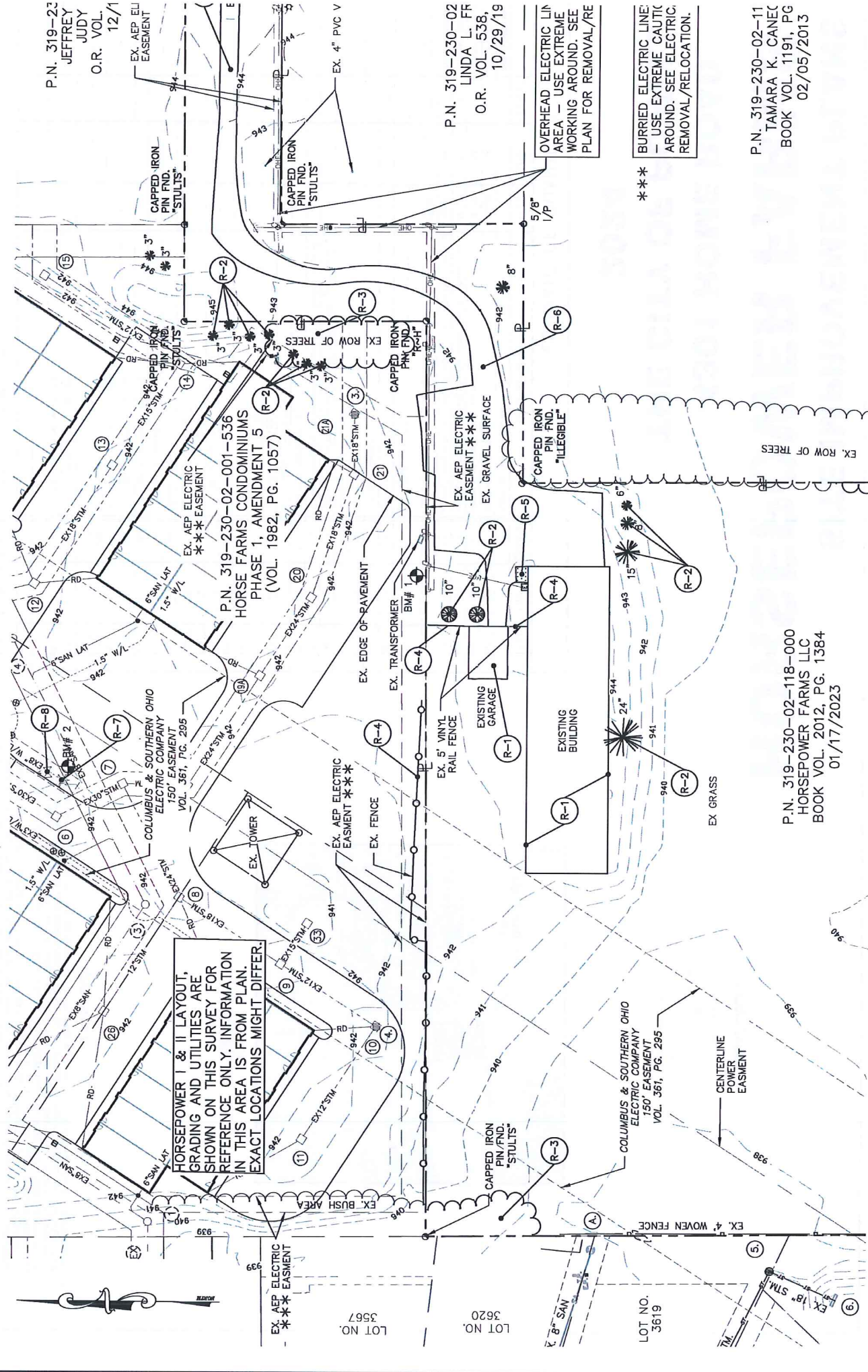
- (A.) P.N. 319-230-02-115-01
STEVEN DZICZKOWSKI &
DENISE L. DZICZKOWSKI
BOOK VOL. 1133, PG. 715
07/05/2012
- (B.) P.N. 319-230-02-115-00
BRANDON D. COOK &
JILL C. COOK
BOOK VOL. 1143, PG. 2856
08/15/2012
- (C.) P.N. 319-230-26-026-00
RESERVE AT SCIOTO GLENN LLC
BOOK VOL. 1474, PG. 1443
12/16/2016

FLOOD STATEMENT:

PER 39041CINDOB EFFECTIVE DATE FEBRUARY 17,
2016 THE PARENT PARCEL IS LOCATED IN
UN-PRINTED PANEL NO. 39041C0230K.
UN-PRINTED PANELS CONTAIN NO SPECIAL FLOOD
HAZARD AREAS

PROJECT B

- BM# 1 TOP OF HUB SI
POWER POLE
ELEVATION = 9
- BM# 2 SOUTH FLANGE
EX. FIRE HYDR.
ELEVATION = 9



**HORSEPOWER I & II LAYOUT,
GRADING AND UTILITIES ARE
SHOWN ON THIS SURVEY FOR
REFERENCE ONLY. INFORMATION
IN THIS AREA IS FROM PLAN.
EXACT LOCATIONS MIGHT DIFFER.**

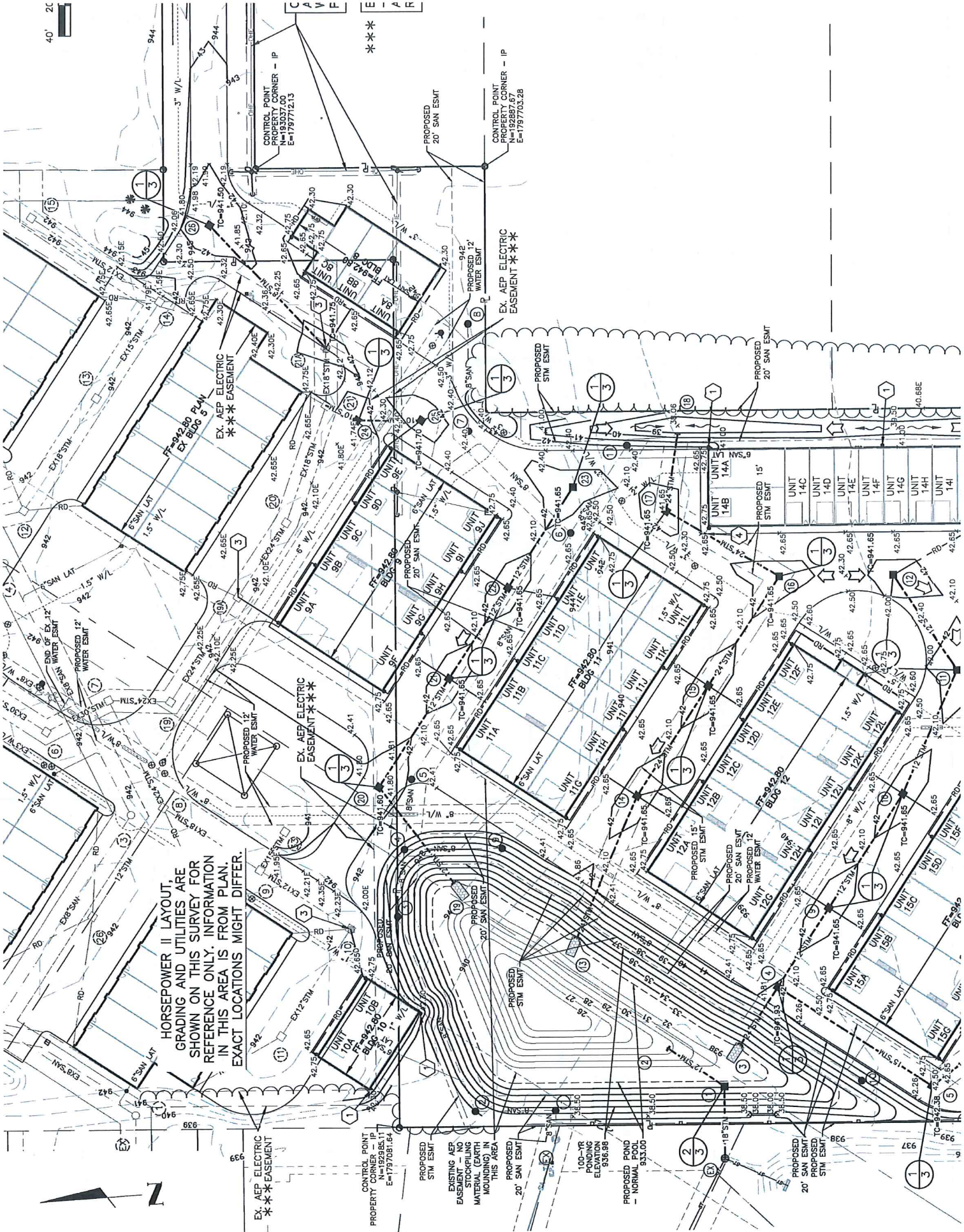
P.N. 319-230-02
JEFFREY
JUDY
O.R. VOL.
12/1

P.N. 319-230-02
LINDA L. FR
O.R. VOL. 538,
10/29/19

OVERHEAD ELECTRIC LIN
AREA - USE EXTREME
WORKING AROUND. SEE
PLAN FOR REMOVAL/RE

BURIED ELECTRIC LINE:
- USE EXTREME CAUTIO
AROUND. SEE ELECTRIC
REMOVAL/RELOCATION.

P.N. 319-230-02-118-000
HORSEPOWER FARMS LLC
BOOK VOL. 1212, PG. 1384
01/17/2023



HORSEPOWER II LAYOUT.
 GRADING AND UTILITIES ARE
 SHOWN ON THIS SURVEY FOR
 REFERENCE ONLY. INFORMATION
 IN THIS AREA IS FROM PLAN.
 EXACT LOCATIONS MIGHT DIFFER.

EX. AEP ELECTRIC
 *** EASEMENT ***

CONTROL POINT
 PROPERTY CORNER - IP
 N=192985.11
 E=1797081.64

PROPOSED
 20' SAN ESMT

EXISTING AEP
 EASEMENT - NO
 STOCKING
 MATERIAL (EARTH
 MOUNDING) IN
 THIS AREA

PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT



C
A
V
F

E
-
A
R
F

CONTROL POINT
 PROPERTY CORNER - IP
 N=192857.67
 E=1797703.28

EX. AEP ELECTRIC
 *** EASEMENT ***

PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

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PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

CONTROL POINT
 PROPERTY CORNER - IP
 N=192857.67
 E=1797703.28

EX. AEP ELECTRIC
 *** EASEMENT ***

PROPOSED
 20' SAN ESMT

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 20' SAN ESMT

PROPOSED
 20' SAN ESMT

CONTROL POINT
 PROPERTY CORNER - IP
 N=192857.67
 E=1797703.28

EX. AEP ELECTRIC
 *** EASEMENT ***

PROPOSED
 20' SAN ESMT

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PROPOSED
 20' SAN ESMT

CONTROL POINT
 PROPERTY CORNER - IP
 N=192857.67
 E=1797703.28

EX. AEP ELECTRIC
 *** EASEMENT ***

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 20' SAN ESMT

PROPOSED
 20' SAN ESMT

CONTROL POINT
 PROPERTY CORNER - IP
 N=192857.67
 E=1797703.28

EX. AEP ELECTRIC
 *** EASEMENT ***

PROPOSED
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PROPOSED
 20' SAN ESMT

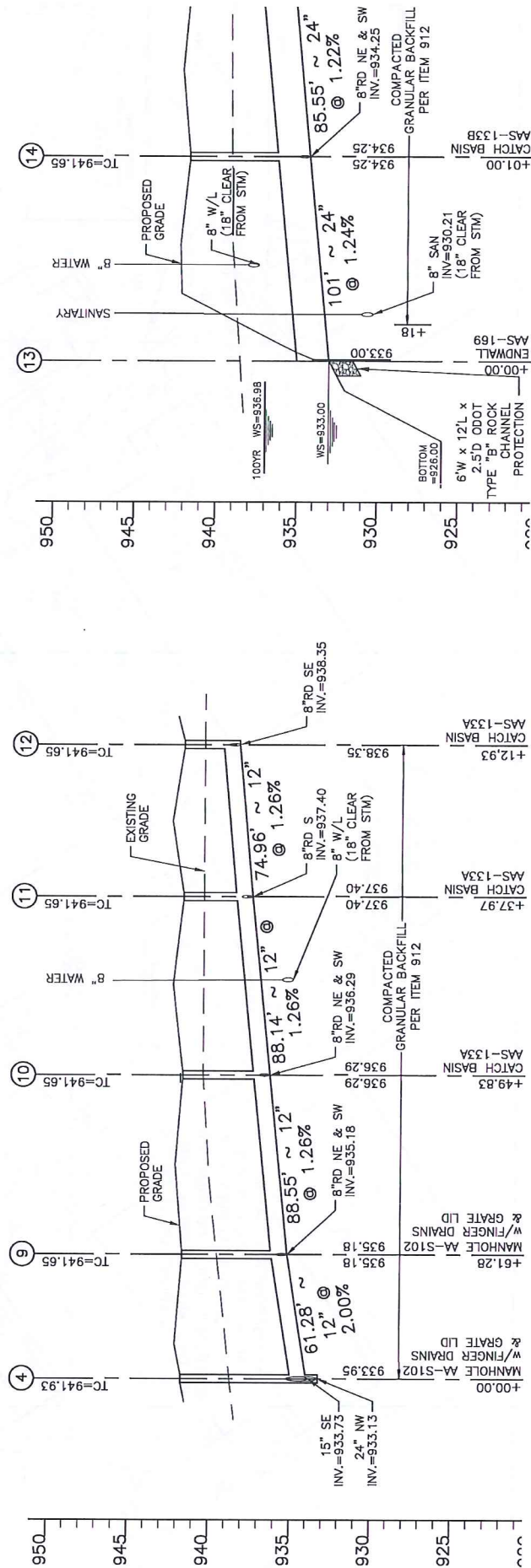
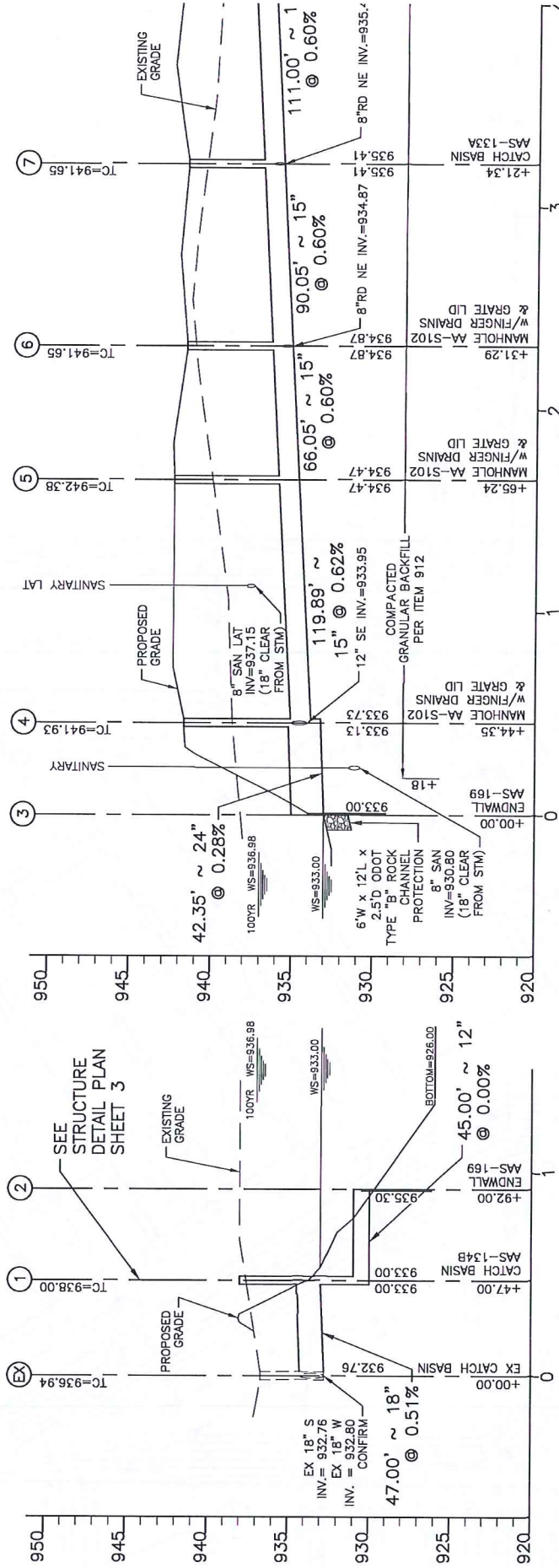
PROPOSED
 20' SAN ESMT

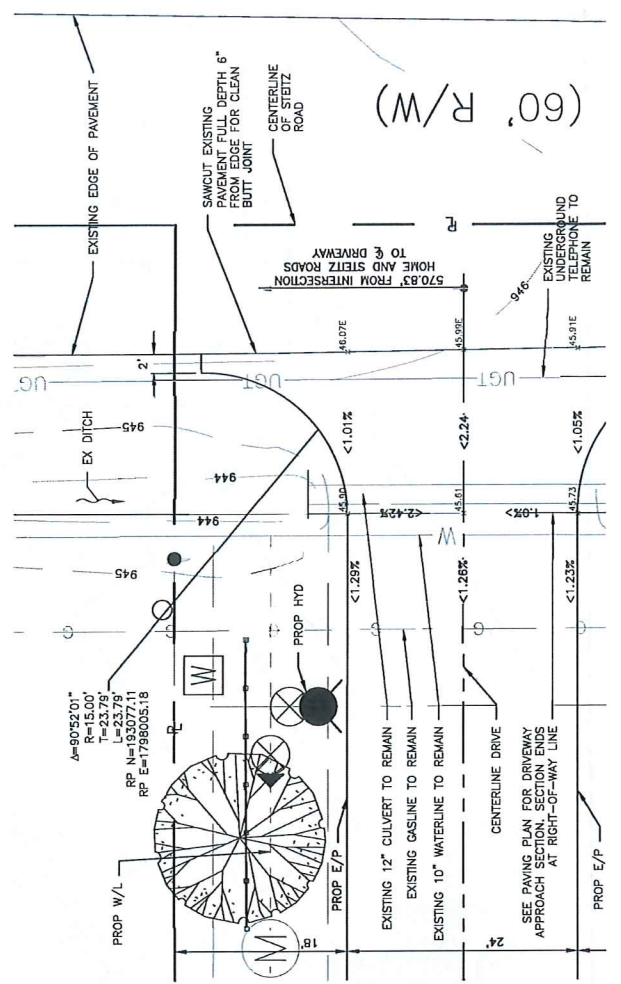
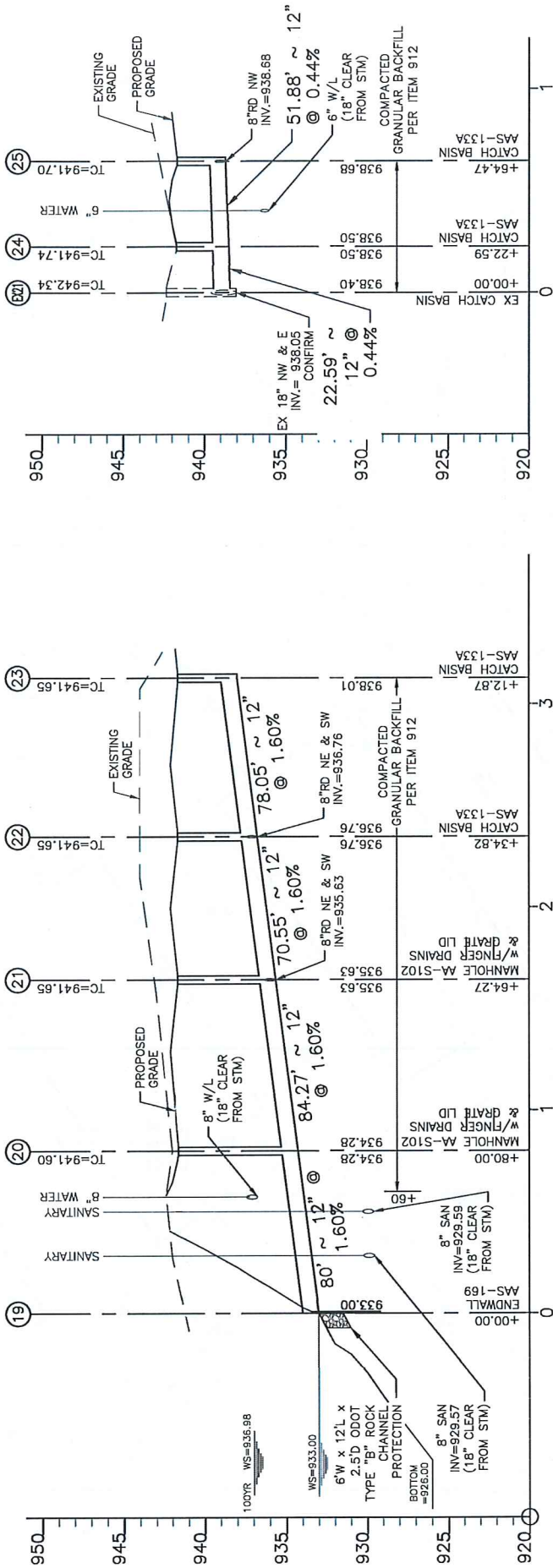
PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

PROPOSED
 20' SAN ESMT

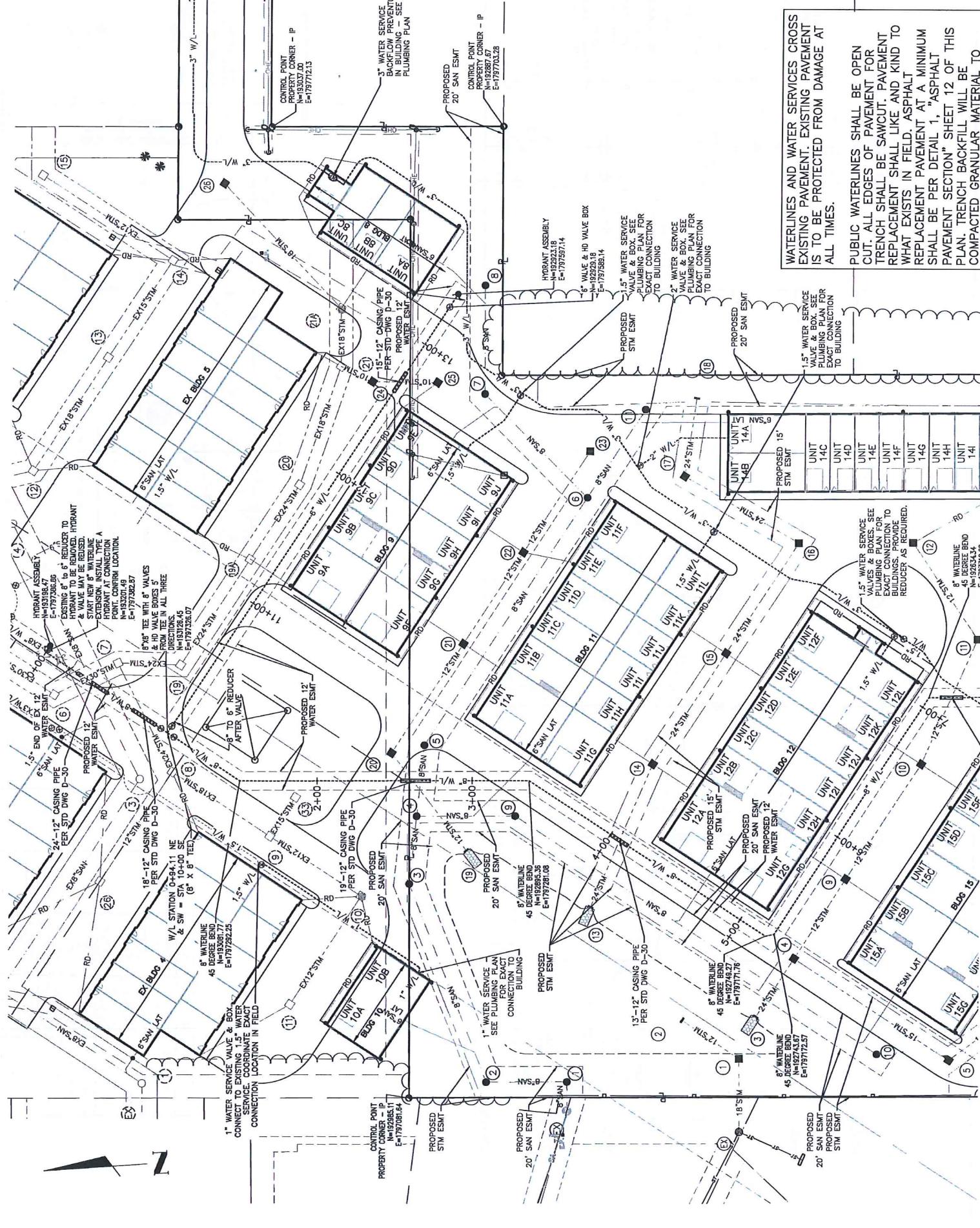
PROPOSED
 20' SAN ESMT





STRUCTURE #	STRUCTURE LOCATIONS		AS-BUILT	
	NORTHING (±)	EASTING (±)	NORTHING (±)	EASTING (±)
EX	192773.67	1797046.70		
1	192770.86	1797093.61		
2	192806.38	1797121.23		
3	192758.82	1797119.77		
4	192731.65	1797156.08		
5	192635.65	1797084.25		
6	192560.31	1797120.31		
7	192526.36	1797192.41		
8	192498.74	1797299.92		
9	192694.94	1797205.14		
10	192641.89	1797276.04		
11	192601.10	1797354.17		
12	192638.80	1797418.96		
13	192660.81	1797196.85		
14	192815.01	1797286.87		

(60' R/W)



WATERLINES AND WATER SERVICES CROSS EXISTING PAVEMENT. EXISTING PAVEMENT IS TO BE PROTECTED FROM DAMAGE AT ALL TIMES.

PUBLIC WATERLINES SHALL BE OPEN CUT. ALL EDGES OF PAVEMENT FOR TRENCH SHALL BE SAWCUT. PAVEMENT REPLACEMENT SHALL LIKE AND KIND TO WHAT EXISTS IN FIELD. ASPHALT REPLACEMENT PAVEMENT AT A MINIMUM SHALL BE PER DETAIL 1, "ASPHALT PAVEMENT SECTION" SHEET 12 OF THIS PLAN. TRENCH BACKFILL WILL BE COMPACTED GRANULAR MATERIAL TO



1" WATER SERVICE VALVE & BOX CONNECTION TO EXISTING WATER SERVICE RECORDS IN FIELD CONNECTION LOCATION IN FIELD

CONTROL POINT PROPERTY CORNER - IP N=19300730 E=19770215

PROPOSED 20' SAN ESMT CONTROL POINT PROPERTY CORNER - IP N=1928757 E=19770228

HYDRANT ASSEMBLY N=1929218 E=179759714

6" VALVE & HO VALVE BOX N=1929218 E=179759814

1.5" WATER SERVICE VALVE & BOX. SEE PLUMBING PLAN FOR EXACT CONNECTION TO BUILDING

2" WATER SERVICE VALVE & BOX. SEE PLUMBING PLAN FOR EXACT CONNECTION TO BUILDING

1.5" WATER SERVICE VALVE & BOX. SEE PLUMBING PLAN FOR EXACT CONNECTION TO BUILDING

1.5" WATER SERVICE VALVES & BOXES. SEE PLUMBING PLAN FOR EXACT CONNECTION TO BUILDINGS. PROVIDE REDUCER AS REQUIRED.

8" WATERLINE 45 DEGREE BEND N=1928314 E=19767624

1.5" WATER SERVICE VALVES & BOXES. SEE PLUMBING PLAN FOR EXACT CONNECTION TO BUILDINGS. PROVIDE REDUCER AS REQUIRED.

PROPOSED 15' STM ESMT UNIT 14A UNIT 14B UNIT 14C UNIT 14D UNIT 14E UNIT 14F UNIT 14G UNIT 14H UNIT 14I

PROPOSED 15' STM ESMT UNIT 14A UNIT 14B UNIT 14C UNIT 14D UNIT 14E UNIT 14F UNIT 14G UNIT 14H UNIT 14I

PROPOSED 20' SAN ESMT

PROPOSED 20' SAN ESMT

CONTROL POINT PROPERTY CORNER - IP N=19300730 E=19770215

3" WATER SERVICE BACKFLOW PREVENTOR IN BUILDING - SEE PLUMBING PLAN

3" W/L

EX 15

UNIT 10A UNIT 10B UNIT 10C UNIT 10D UNIT 10E UNIT 10F UNIT 10G UNIT 10H UNIT 10I UNIT 10J UNIT 10K UNIT 10L UNIT 10M UNIT 10N UNIT 10O UNIT 10P UNIT 10Q UNIT 10R UNIT 10S UNIT 10T UNIT 10U UNIT 10V UNIT 10W UNIT 10X UNIT 10Y UNIT 10Z

UNIT 11A UNIT 11B UNIT 11C UNIT 11D UNIT 11E UNIT 11F UNIT 11G UNIT 11H UNIT 11I UNIT 11J UNIT 11K UNIT 11L UNIT 11M UNIT 11N UNIT 11O UNIT 11P UNIT 11Q UNIT 11R UNIT 11S UNIT 11T UNIT 11U UNIT 11V UNIT 11W UNIT 11X UNIT 11Y UNIT 11Z

UNIT 12A UNIT 12B UNIT 12C UNIT 12D UNIT 12E UNIT 12F UNIT 12G UNIT 12H UNIT 12I UNIT 12J UNIT 12K UNIT 12L UNIT 12M UNIT 12N UNIT 12O UNIT 12P UNIT 12Q UNIT 12R UNIT 12S UNIT 12T UNIT 12U UNIT 12V UNIT 12W UNIT 12X UNIT 12Y UNIT 12Z

UNIT 13A UNIT 13B UNIT 13C UNIT 13D UNIT 13E UNIT 13F UNIT 13G UNIT 13H UNIT 13I UNIT 13J UNIT 13K UNIT 13L UNIT 13M UNIT 13N UNIT 13O UNIT 13P UNIT 13Q UNIT 13R UNIT 13S UNIT 13T UNIT 13U UNIT 13V UNIT 13W UNIT 13X UNIT 13Y UNIT 13Z

UNIT 14A UNIT 14B UNIT 14C UNIT 14D UNIT 14E UNIT 14F UNIT 14G UNIT 14H UNIT 14I

UNIT 15A UNIT 15B UNIT 15C UNIT 15D UNIT 15E UNIT 15F UNIT 15G UNIT 15H UNIT 15I UNIT 15J UNIT 15K UNIT 15L UNIT 15M UNIT 15N UNIT 15O UNIT 15P UNIT 15Q UNIT 15R UNIT 15S UNIT 15T UNIT 15U UNIT 15V UNIT 15W UNIT 15X UNIT 15Y UNIT 15Z

UNIT 16A UNIT 16B UNIT 16C UNIT 16D UNIT 16E UNIT 16F UNIT 16G UNIT 16H UNIT 16I UNIT 16J UNIT 16K UNIT 16L UNIT 16M UNIT 16N UNIT 16O UNIT 16P UNIT 16Q UNIT 16R UNIT 16S UNIT 16T UNIT 16U UNIT 16V UNIT 16W UNIT 16X UNIT 16Y UNIT 16Z

UNIT 17A UNIT 17B UNIT 17C UNIT 17D UNIT 17E UNIT 17F UNIT 17G UNIT 17H UNIT 17I UNIT 17J UNIT 17K UNIT 17L UNIT 17M UNIT 17N UNIT 17O UNIT 17P UNIT 17Q UNIT 17R UNIT 17S UNIT 17T UNIT 17U UNIT 17V UNIT 17W UNIT 17X UNIT 17Y UNIT 17Z

UNIT 18A UNIT 18B UNIT 18C UNIT 18D UNIT 18E UNIT 18F UNIT 18G UNIT 18H UNIT 18I UNIT 18J UNIT 18K UNIT 18L UNIT 18M UNIT 18N UNIT 18O UNIT 18P UNIT 18Q UNIT 18R UNIT 18S UNIT 18T UNIT 18U UNIT 18V UNIT 18W UNIT 18X UNIT 18Y UNIT 18Z

UNIT 19A UNIT 19B UNIT 19C UNIT 19D UNIT 19E UNIT 19F UNIT 19G UNIT 19H UNIT 19I UNIT 19J UNIT 19K UNIT 19L UNIT 19M UNIT 19N UNIT 19O UNIT 19P UNIT 19Q UNIT 19R UNIT 19S UNIT 19T UNIT 19U UNIT 19V UNIT 19W UNIT 19X UNIT 19Y UNIT 19Z

UNIT 20A UNIT 20B UNIT 20C UNIT 20D UNIT 20E UNIT 20F UNIT 20G UNIT 20H UNIT 20I UNIT 20J UNIT 20K UNIT 20L UNIT 20M UNIT 20N UNIT 20O UNIT 20P UNIT 20Q UNIT 20R UNIT 20S UNIT 20T UNIT 20U UNIT 20V UNIT 20W UNIT 20X UNIT 20Y UNIT 20Z

UNIT 21A UNIT 21B UNIT 21C UNIT 21D UNIT 21E UNIT 21F UNIT 21G UNIT 21H UNIT 21I UNIT 21J UNIT 21K UNIT 21L UNIT 21M UNIT 21N UNIT 21O UNIT 21P UNIT 21Q UNIT 21R UNIT 21S UNIT 21T UNIT 21U UNIT 21V UNIT 21W UNIT 21X UNIT 21Y UNIT 21Z

UNIT 22A UNIT 22B UNIT 22C UNIT 22D UNIT 22E UNIT 22F UNIT 22G UNIT 22H UNIT 22I UNIT 22J UNIT 22K UNIT 22L UNIT 22M UNIT 22N UNIT 22O UNIT 22P UNIT 22Q UNIT 22R UNIT 22S UNIT 22T UNIT 22U UNIT 22V UNIT 22W UNIT 22X UNIT 22Y UNIT 22Z

UNIT 23A UNIT 23B UNIT 23C UNIT 23D UNIT 23E UNIT 23F UNIT 23G UNIT 23H UNIT 23I UNIT 23J UNIT 23K UNIT 23L UNIT 23M UNIT 23N UNIT 23O UNIT 23P UNIT 23Q UNIT 23R UNIT 23S UNIT 23T UNIT 23U UNIT 23V UNIT 23W UNIT 23X UNIT 23Y UNIT 23Z

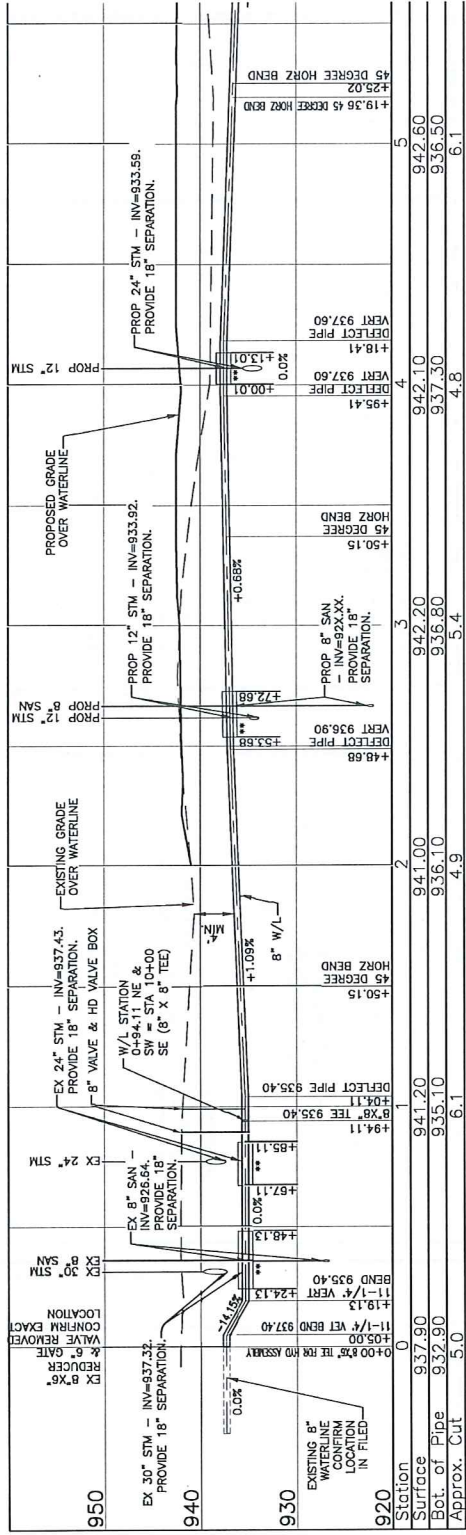
UNIT 24A UNIT 24B UNIT 24C UNIT 24D UNIT 24E UNIT 24F UNIT 24G UNIT 24H UNIT 24I UNIT 24J UNIT 24K UNIT 24L UNIT 24M UNIT 24N UNIT 24O UNIT 24P UNIT 24Q UNIT 24R UNIT 24S UNIT 24T UNIT 24U UNIT 24V UNIT 24W UNIT 24X UNIT 24Y UNIT 24Z

UNIT 25A UNIT 25B UNIT 25C UNIT 25D UNIT 25E UNIT 25F UNIT 25G UNIT 25H UNIT 25I UNIT 25J UNIT 25K UNIT 25L UNIT 25M UNIT 25N UNIT 25O UNIT 25P UNIT 25Q UNIT 25R UNIT 25S UNIT 25T UNIT 25U UNIT 25V UNIT 25W UNIT 25X UNIT 25Y UNIT 25Z

UNIT 26A UNIT 26B UNIT 26C UNIT 26D UNIT 26E UNIT 26F UNIT 26G UNIT 26H UNIT 26I UNIT 26J UNIT 26K UNIT 26L UNIT 26M UNIT 26N UNIT 26O UNIT 26P UNIT 26Q UNIT 26R UNIT 26S UNIT 26T UNIT 26U UNIT 26V UNIT 26W UNIT 26X UNIT 26Y UNIT 26Z

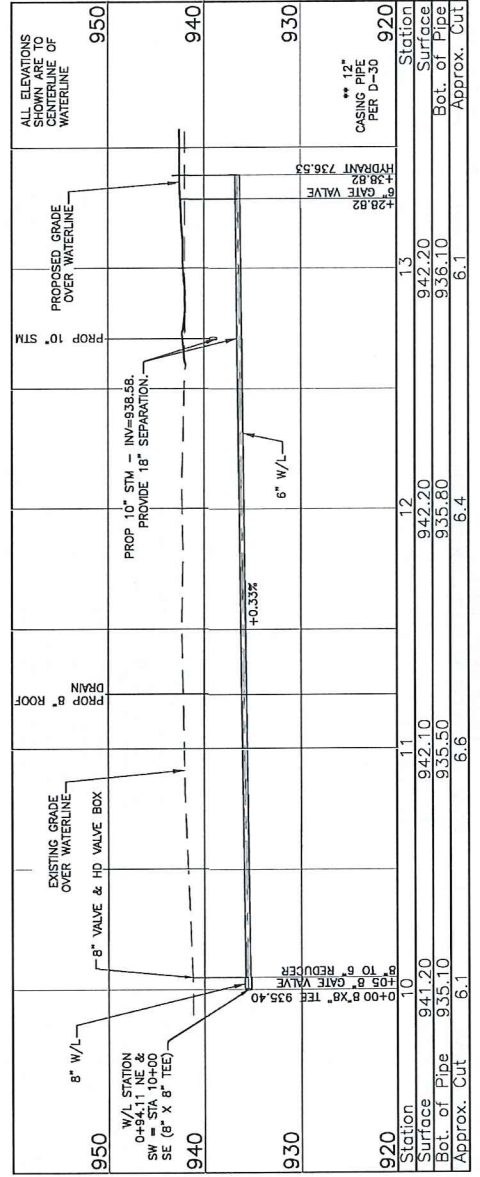
UNIT 27A UNIT 27B UNIT 27C UNIT 27D UNIT 27E UNIT 27F UNIT 27G UNIT 27H UNIT 27I UNIT 27J UNIT 27K UNIT 27L UNIT 27M UNIT 27N UNIT 27O UNIT 27P UNIT 27Q UNIT 27R UNIT 27S UNIT 27T UNIT 27U UNIT 27V UNIT 27W UNIT 27X UNIT 27Y UNIT 27Z

UNIT 28A UNIT 28B UNIT 28C UNIT 28D UNIT 28E UNIT 28F UNIT 28G UNIT 28H UNIT 28I UNIT 28J UNIT 28K UNIT 28L UNIT 28M UNIT 28N UNIT 28O UNIT 28P UNIT 28Q UNIT 28R UNIT 28S UNIT 28T UNIT 28U UNIT 28V UNIT 28W UNIT 28X UNIT 28Y UNIT 28Z



DELCO WATERLINE PROFILE

SCALE 1"=40'H / 1"=10'V



ALL ELEVATIONS SHOWN ARE TO CENTERLINE OF WATERLINE

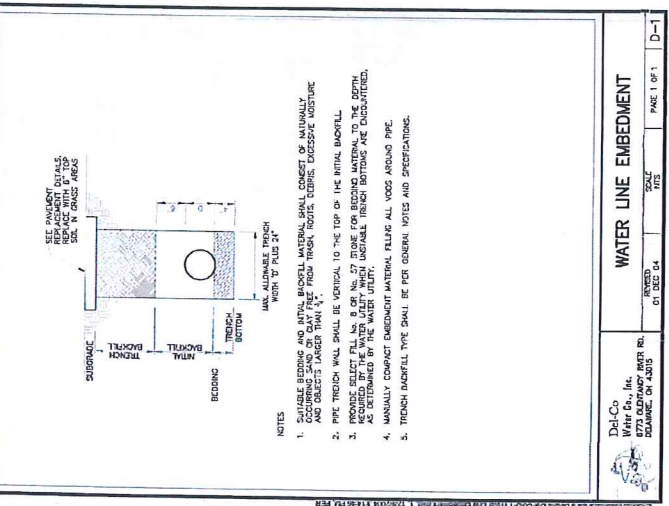
** 12" CASING PIPE PER D-30

**DEL-CO WATER COMPANY
GENERAL NOTES FOR WATER LINE CONSTRUCTION**

- General Notes as modified by Del-Co and shown on the approved Construction Drawings shall supersede the requirements of the Del-Co Water Company Construction Standards Manual whenever discrepancies occur.
- Standard General Notes:
 - Water line design, materials, and installation methods shall conform to applicable sections of Recommended Standards on 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 manual with Del-Co Water (740) 548-7748.
 - 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 approved the drawings. Del-Co Water Company takes no responsibility, financial or otherwise, regarding errors in this plan.
 - 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. A signed copy of the corrected drawings shall be returned to the developer.
 - GPS coordinates shall be provided to Del-Co Water at the time of installation. The developer shall provide the GIS information, including the location of the waterline installation. These coordinates shall include all materials, equipment and labor necessary to obtain horizontal and vertical (noting, existing and elevation) survey coordinates for the water main improvements. The survey coordinates shall be provided to Del-Co Water at the time of installation. The developer shall include valves, tees, fire hydrants, bends, tees, reducers, leaded tees, cuts, stop valves, releases, 2" end of line fire hydrants, ends of casing pipe, service saddles and releases. Additional GPS coordinates are required on the water main every 200' and on all fire hydrants and service saddles to be installed.
 - Del-Co Water's Engineering Department shall be responsible for reviewing and approving all engineering drawings. All engineering drawings shall be submitted to Del-Co Water's Engineering Department as part of the AS-Built Drawing submittal.
 - 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 Engineering Department for review and approval. Water mains cannot receive a Final Acceptance until the developer has submitted accurate and legible As-Built drawings. Del-Co Water will not be responsible for reviewing drawings that do not meet the requirements of the AS-Built Drawing submittal. Water mains shall become the ownership of Del-Co Water upon final acceptance.

Revised: January 17, 2020

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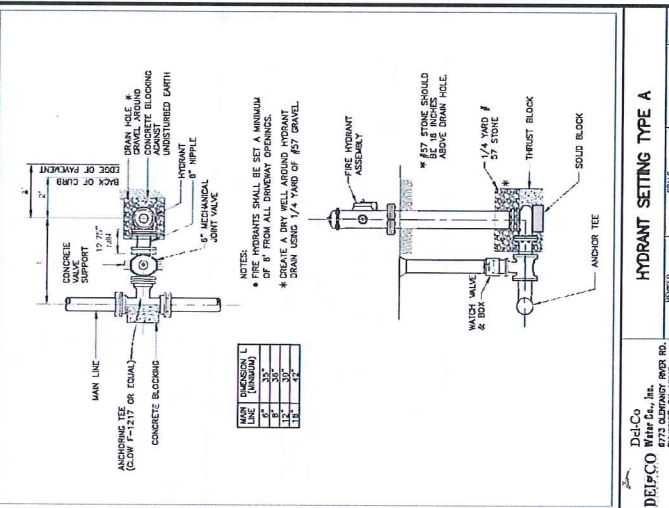


**DEL-CO WATER COMPANY
GENERAL NOTES FOR WATER LINE CONSTRUCTION**

- Water line construction plans are approved for a period of one year from the date of the approval of the plans. The approval of the plans does not constitute an approval for approval.
- Use the following type of pipe unless otherwise indicated on the drawings:
 - 4-inch water line pipe: Class 200 SDR 21 Polyethylene PVC (restrained joint).
 - 6-inch water line pipe: Class 200 SDR 21 Polyethylene PVC (restrained joint).
 - 8-inch water line pipe: Class 200 SDR 21 PVC.
 - 10-inch water line pipe: Class 200 SDR 21 PVC.
 - 12-inch water line pipe: Class 160 SDR 26 PVC.
 - 16-inch and larger water line pipe: AWWA C151 Class 52 DIP.
 - 18-inch pipe and larger used for fire service: AWWA C900 DR 19 (150 PSI) PVC.
- All sizes of Del-Co-owned water lines used on master water projects: Class 200 SDR 21 PVC.
- All sizes of ductile iron pipe shall be installed with Polyethylene Encasement conforming to AWWA C155.
- Crosses shall not be used with Del-Co Water.
- All valves shall be mechanical joint conforming to AWWA with A15130 stainless steel external hardware. Valves 12-inch and smaller shall be Resilient-Seated Gate valves per AWWA C506 and valves 16-inch and larger shall be Pratt Grounding valves. All valves shall be 150# and larger shall be Pratt Grounding valves. All valves shall be on all hot-spots and at valves located under gravel or pavement surfaces.
- Top of valve box shall be flush with finished grade in paved areas, and 4 inches above finished grade in non-paved areas.
- 1/2" vertical separation between fire hydrants and valves.
- 1/2" vertical separation between water lines and sanitary and storm sewer lines.
- All other buried utilities shall maintain a minimum 5-foot horizontal separation, and 2-foot vertical separation from the containing of water lines as finally laid and constructed.
- Prohibit use of trench boxes for all fillings, valves, anchors, tees, and hydrants.
- Bury water lines a minimum depth of 48-inches to the top of pipe.
- All engineering shall be to be placed over or under Del-Co Water Lines shall be in place prior to the construction of the water lines.
- Place a 5-foot steel fence post or 4"x4" wood post at valves and the ends of lines.
- Tracer Wire:
 - Install Coppertape® or equal 12-gauge high strength-452lb break strength 30 mil HDPE jacket, copper-clad, steel reinforced tracer wire on all main and service lines installed by trenching methods.
 - Install 45 mil HDPE jacket, copper-clad, steel reinforced tracer wire on all water mains and service lines installed by boring methods.

Revised: January 17, 2020

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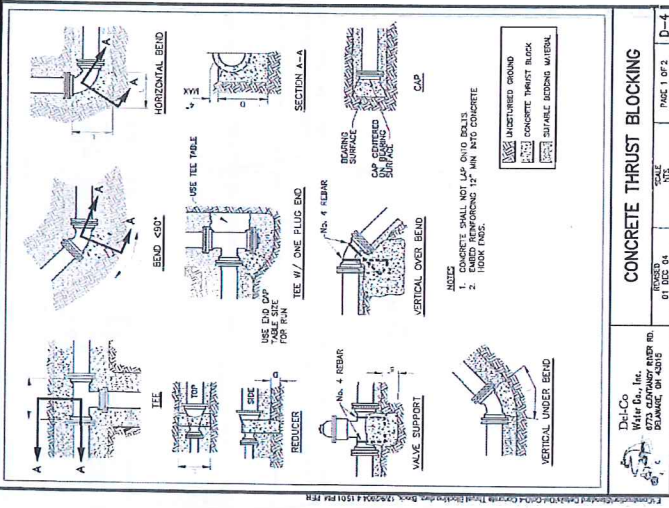


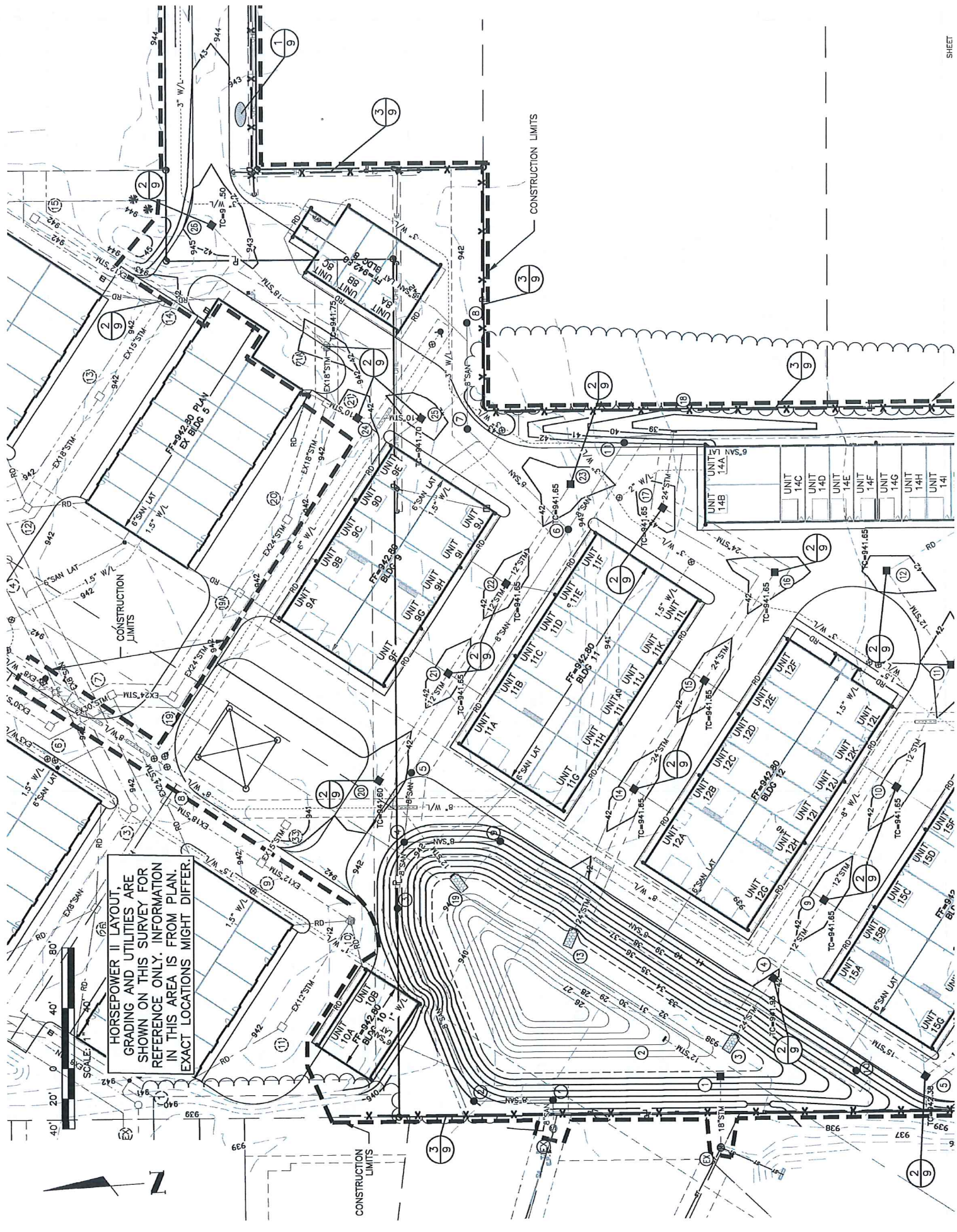
**DEL-CO WATER COMPANY
GENERAL NOTES FOR WATER LINE CONSTRUCTION**

- Flatten 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 drawing. Splicing shall be made with 3017 Tracer Wire, thoroughly wrap the tracer wire with 2017 Tracer Tape. Tracer wire shall be installed over entire connection with Scotch Super 88 Heavy Duty Copied Electrical Tape.
- Connect all service line wires to main line wires using Bunnys Gaskets and Scotch Super 88 Heavy Duty Copied Electrical Tape. Connect all fire hydrant and bare wires with 3017 Tracer 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 72 hours prior to the start of construction.
- Contractor shall contact Del-Co's Inspection Department a minimum of 72 hours prior to the start of construction.
- Contractor shall repair all deficiencies.
- Water Service Construction (between main line and meter pit):
 - All water services shall be constructed and installed per AWWA C900.
 - For meters 1-inch and smaller, use 1-inch Class 200 SDR 17 iron pipe size (IPS) polyethylene pipe.
 - Connections to PVC pipe shall be made with approved tapping saddle and polyethylene pipe.
 - Connections to DIP shall be made with approved tapping saddle per Del-Co Submittal 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 road.
 - All valves shall be 150# and larger shall be mechanical joint gate valves, restrained with Duch-Lugs and galvanized all thread rod, or anchor tees where applicable.
 - 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, 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.
 - Non-vented hydrants shall conform to AWWA C503.
 - Non-vented hydrants shall conform to AWWA C503.
 - Threading conform to NFPA National Standard fire hose threads.
 - 4.5-inch steamer, except in the following locations provide an integral stoz: Geneva, Kingston, Liberty, Orange, Porter, Trenton, and Sabelo Townships; and the villages of Sunbury and Galena.
 - Type 2.5-inch hose connections.
- Fire hydrants shall be installed by Del-Co Water Company, where required by the County or City Engineer.
- 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.
 - Non-vented hydrants shall conform to AWWA C503.
 - Non-vented hydrants shall conform to AWWA C503.
 - Threading conform to NFPA National Standard fire hose threads.
 - 4.5-inch steamer, except in the following locations provide an integral stoz: Geneva, Kingston, Liberty, Orange, Porter, Trenton, and Sabelo Townships; and the villages of Sunbury and Galena.
 - Type 2.5-inch hose connections.
- 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.
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HORSEPOWER II LAYOUT.
 GRADING AND UTILITIES ARE
 SHOWN ON THIS SURVEY FOR
 REFERENCE ONLY. INFORMATION
 IN THIS AREA IS FROM PLAN.
 EXACT LOCATIONS MIGHT DIFFER.



SEDIMENTATION & EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSTALLED AS A FIRST STEP IN THE CONSTRUCTION SEQUENCE AND SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITIES OF THE DEVELOPMENT PHASE.
2. ALL TRENCH DEWATERING EFFLUENT SHALL BE DISCHARGED THROUGH A SEDIMENTATION BASIN OR OTHER SETTLING DEVICE.
3. SHEET FLOW RUNOFF TO DENUDED AREAS SHALL BE DIVERTED TO AN APPROVED SETTLING STRUCTURE.
4. IT IS THE CONTRACTOR/CONSTRUCTION MANAGER'S RESPONSIBILITY TO INSPECT ALL SEDIMENT AND EROSION CONTROLS FOR THE SITE PER DEPA REQUIREMENTS. THE CITY OF POWELL WILL MAKE PERIODIC REVIEWS OF THE SEDIMENT AND EROSION CONTROL SYSTEMS.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES ON-SITE. PERSONNEL POWELL SHALL MAKE ROUTINE INSPECTIONS TO ENSURE THE EROSION AND SEDIMENTATION PLAN COMPLIANCE.
6. ADDITIONAL OR ALTERNATE EROSION AND SEDIMENTATION CONTROL PRACTICES, NOT INDICATED ON THIS PLAN, MAY BE REQUIRED TO UNFORESEEN ENVIRONMENTAL AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH MOVING ACTIVITIES.
7. RIGHT OF WAYS, CRITICAL AREAS AND DENUDED AREAS TO REMAIN DORMANT 14 DAYS OR AT FINAL GRADE SHALL BE SEEDED PRIOR TO BEING CONSIDERED FOR SUBSTANTIAL COMPLETION.
8. THE SUB-CONTRACTOR SHALL PLACE A DANDY BAG EROSION FILTER, OR APPROVED EQUAL, AROUND CATCH BASINS IMMEDIATELY AFTER THEIR CONSTRUCTION AND AT SUCH OTHER LOCATIONS AS MAY BE NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENT FROM BEING CARRIED INTO STREAMS, ONTO ADJOINING PROPERTY, OR INTO THE STORM SEWER SYSTEM.
9. IT MAY BE NECESSARY TO REMOVE PORTIONS OF THE BARRIERS DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS. HOWEVER, THE BARRIERS SHALL BE IN PLACE IN THE EVENING AND DURING ANY INCLEMENT WEATHER.

EROSION AND SEDIMENT CONTROL NARRATIVE DEPA PERMIT NUMBER: 4GC09698*AG

- A.— SITE DESCRIPTION: THIS PROJECT IS FOR CONSTRUCTION OF A COMMERCIAL COMPLEX AT 4301 HOME ROAD IN THE CITY OF POWELL, OHIO. ACTIVITIES INCLUDE BUILDING CONSTRUCTION, SITE GRADING, UTILITY INSTALLATION, PAVING AND SEEDING.
- B.— SITE AREA INFORMATION: THIS SITE CONSISTS OF 6.36 ACRES OF LAND. 6.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.
- C.— RUNOFF COEFFICIENTS: THE EXISTING SITE HAS A RUNOFF CURVE NUMBER OF 82. AFTER DEVELOPMENT THE RUNOFF CURVE NUMBER WILL BE 91.
- D.— DEVELOPED SITE PERCENTAGES: SITE = 6.36 ACRES. DRAINAGE AREA = 8.26 ACRES. BUILDING & PAVEMENT = 3.90 ACRES (47%). GREEN SPACE = 4.36 ACRES (53%).
- E.— SOILS: THE SOIL BORINGS REVEALED A GENERALIZED SOIL PROFILE OF TOPSOIL OVERLYING A THIN CLAY-SILT CAP UNDERLAIN BY NATURAL PRECONSOLIDATED GLACIAL TILL DEPOSITS. TOPSOIL THICKNESS RANGED FROM APPROXIMATELY 0.5 TO 1.0 FEET.
- F.— SITE USES: THE SITE IS CURRENTLY UNDEVELOPED LAND.
- G.— PRIOR CHANNELIZATION: N/A
- H.— EROSION CONTROL CONSTRUCTION SEQUENCE: CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF EROSION CONTROL DEVICES LOCATED AT THE PERIMETER OF THE SITE WILL BE INSTALLED PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES. EROSION CONTROL DEVICES WILL BE INSTALLED PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES. EROSION CONTROL DEVICES WILL BE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION PROCESS WITH INLET PROTECTION PROVIDED AT ALL STRUCTURES. ONLY AFTER AREAS HAVE BEEN PAVED AND SEEDING/SODDED MAY THE EROSION CONTROL DEVICES BE REMOVED AND STORM SEWER PIPE AND INLETS CLEANED OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.
- I.— RECEIVING STREAM: THIS SITE DRAINS INTO A DETENTION AND WATER QUALITY SYSTEM OWNED AND MAINTAINED BY THE DEVELOPER. THIS SYSTEM ULTIMATELY DRAINS TO THE CITY OF POWELL SYSTEM WHICH RUNS TO CLEVELAND RIVER.
- J.— SUBDIVIDED DEVELOPMENT EROSION CONTROL: N/A
- K.— PAVING PLANT DISCHARGES: N/A
- L.— DEPA PERMIT: PERMIT NUMBER 4GC09698*AG.
- M.— SITE CONTACTS:

PLAN DESIGNER: BRH GROUP, INC.
1500 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
PHONE: 614-220-9122
FAX: NONE

OWNER: CHR VANCE
C/O HANSEPOWER FARMS
356 OLENTANGY RIVER ROAD
POWELL, OHIO 43065
EMAIL: chrvance@gmail.com

N.— CONSTRUCTION SCHEDULE: ESTIMATED MARCH 2024 TO MARCH 2025.

O.— MAINTENANCE: ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 1/2-INCH OF RAINFALL. INSPECTION LOGS SHALL BE MAINTAINED AS REQUIRED BY DEPA CONSTRUCTION GENERAL PERMIT. INSPECTION LOGS SHALL BE PROVIDED TO THE CITY OF POWELL UPON REQUEST. ANY DAMAGED FACILITIES ARE TO BE REPLACED/REPAIRED IMMEDIATELY.

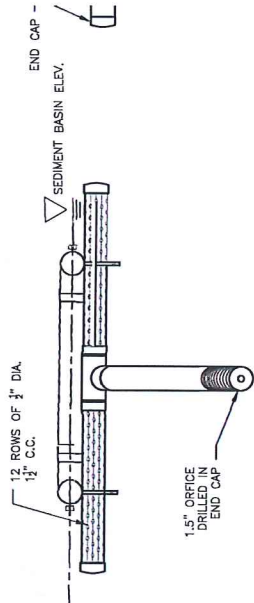
NOTE: ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF POWELL OR DEPA.

FUEL STORAGE/CONCRETE WASH DUL: FUEL STORAGE IS NOT ANTICIPATED FOR THIS PROJECT. A CONCRETE WASH OUT AREA IS SHOWN ON THE PLAN.

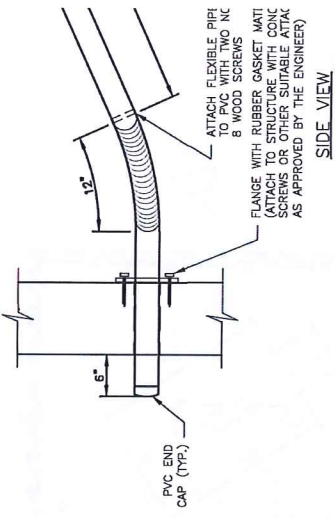
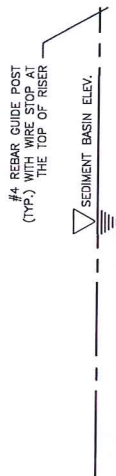
GARBAGE/TOXIC MATERIAL DISPOSAL: ALL GARBAGE WILL BE COLLECTED AND REMOVED OFFSITE. NO TOXIC MATERIALS ARE ANTICIPATED HOWEVER, CONTRACTOR SHALL DISPOSE OF ANY TOXIC MATERIALS IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

CRITICAL AREAS: THE ARE NO CRITICAL AREAS.

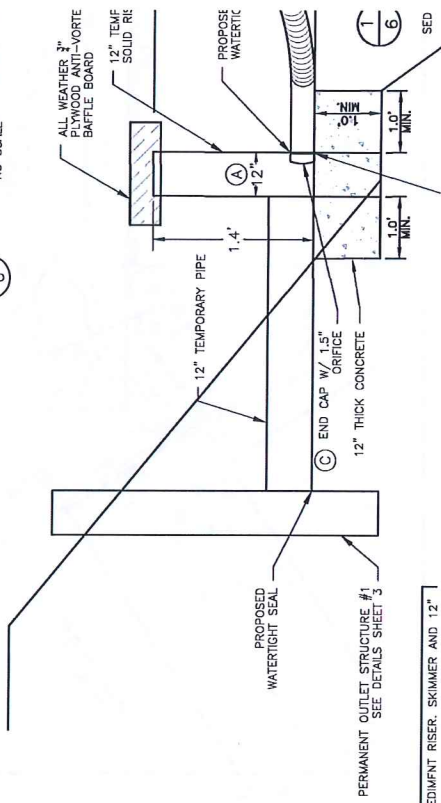
STABILIZATION: THE SITE SHALL BE STABILIZED IN ACCORDANCE WITH DEPA REQUIREMENTS. PERMANENT/TEMPORARY STABILIZATION REQUIREMENTS AND SEED MIXTURES ARE SHOWN ON THIS PAGE. STEEP SLOPES SHALL BE STABILIZED QUICKLY WITH STRAW BLANKETS, JUTE MATTING, OR SIMILAR GEOTEXTILE.



FRONT VIEW

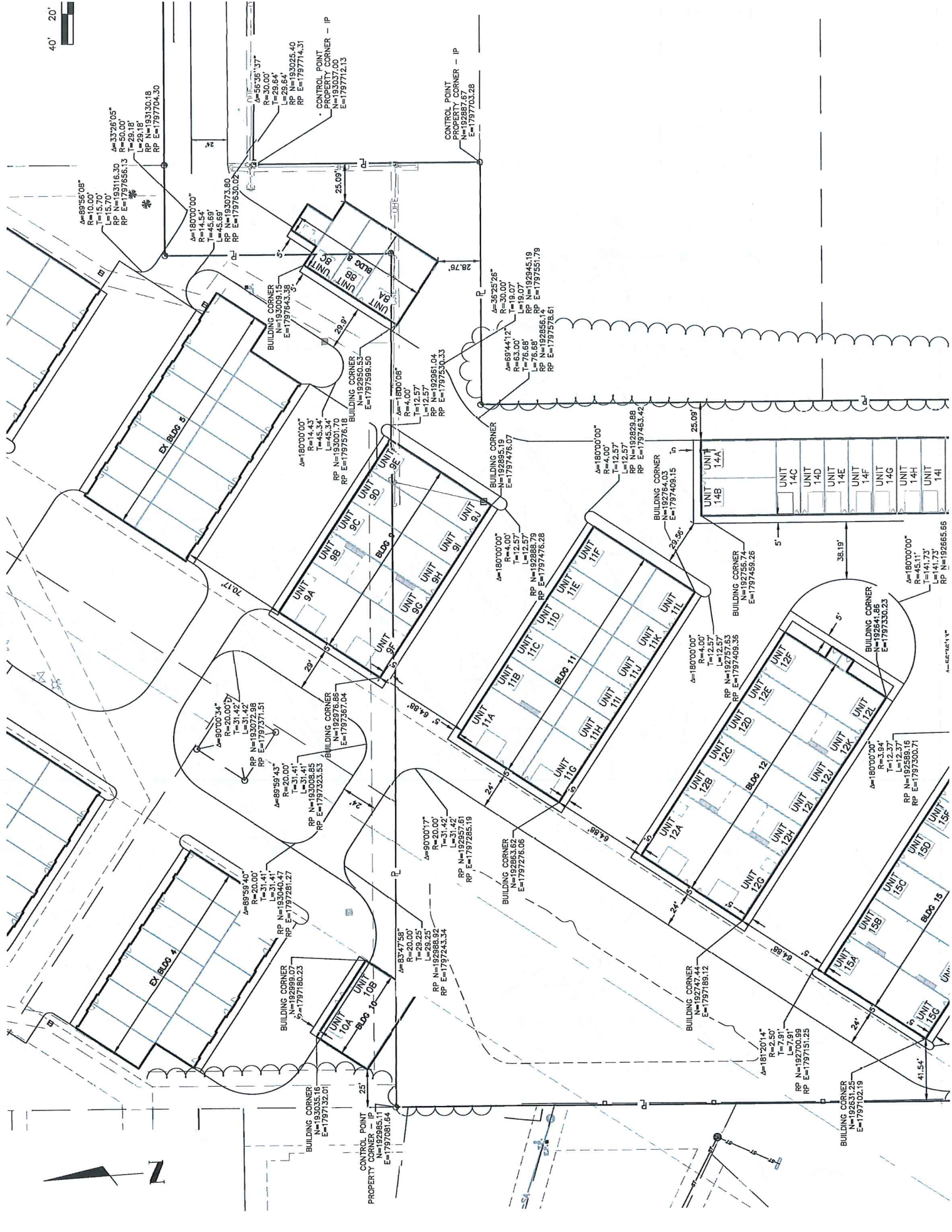


1 6 SEDIMENT SKIMMER
NO SCALE

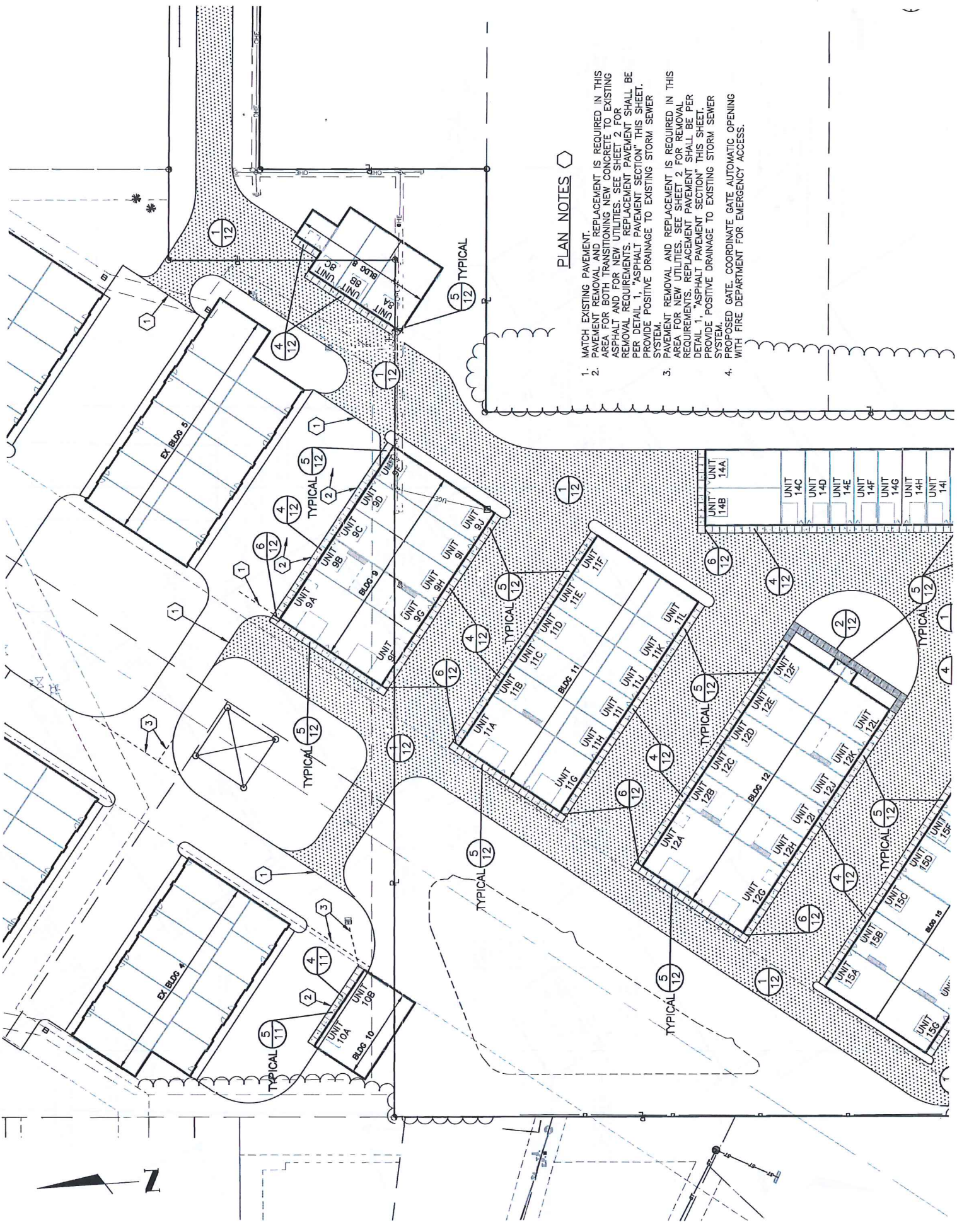


TEMPORARY SEDIMENT RISER, SKIMMER AND 12"

40' 20'



40' 20'



PLAN NOTES

1. MATCH EXISTING PAVEMENT.
2. PAVEMENT REMOVAL AND REPLACEMENT IS REQUIRED IN THIS AREA FOR BOTH TRANSITIONING NEW CONCRETE TO EXISTING ASPHALT AND FOR NEW UTILITIES. SEE SHEET 2 FOR REMOVAL REQUIREMENTS. REPLACEMENT PAVEMENT SHALL BE PER DETAIL 1, "ASPHALT PAVEMENT SECTION", THIS SHEET. PROVIDE POSITIVE DRAINAGE TO EXISTING STORM SEWER SYSTEM.
3. PAVEMENT REMOVAL AND REPLACEMENT IS REQUIRED IN THIS AREA FOR NEW UTILITIES. SEE SHEET 2 FOR REMOVAL REQUIREMENTS. REPLACEMENT PAVEMENT SHALL BE PER DETAIL 1, "ASPHALT PAVEMENT SECTION", THIS SHEET. PROVIDE POSITIVE DRAINAGE TO EXISTING STORM SEWER SYSTEM.
4. WITH FIRE DEPARTMENT FOR EMERGENCY ACCESS.

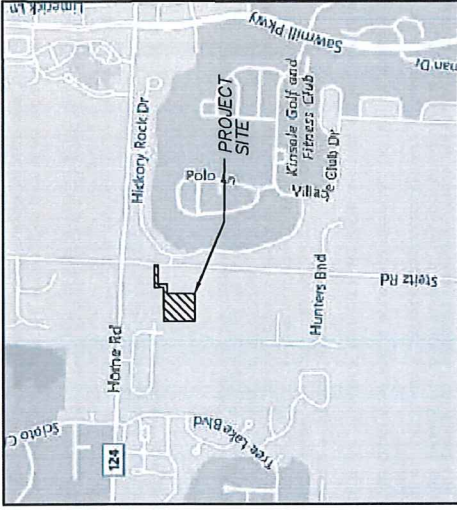
UNIT 14A
UNIT 14B
UNIT 14C
UNIT 14D
UNIT 14E
UNIT 14F
UNIT 14G
UNIT 14H
UNIT 14I

SANITARY SEWER IMPROVEMENT FOR HORSEPOWHER FARMS

PHASE III 4301 HOME ROAD THE CITY OF POWELL

2024

FARM LOT 13 AND 14, SECTION 2,
TOWNSHIP 3, RANGE 19, UNITED STATE
MILITARY LANDS



VICINITY MAP
NOT TO SCALE

<p>UNDERGROUND UTILITIES</p> <p>2 WORKING DAYS BEFORE YOU DIG</p> <p>CALL TOLL FREE 1-800-362-2764</p> <p>OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECTLY</p>

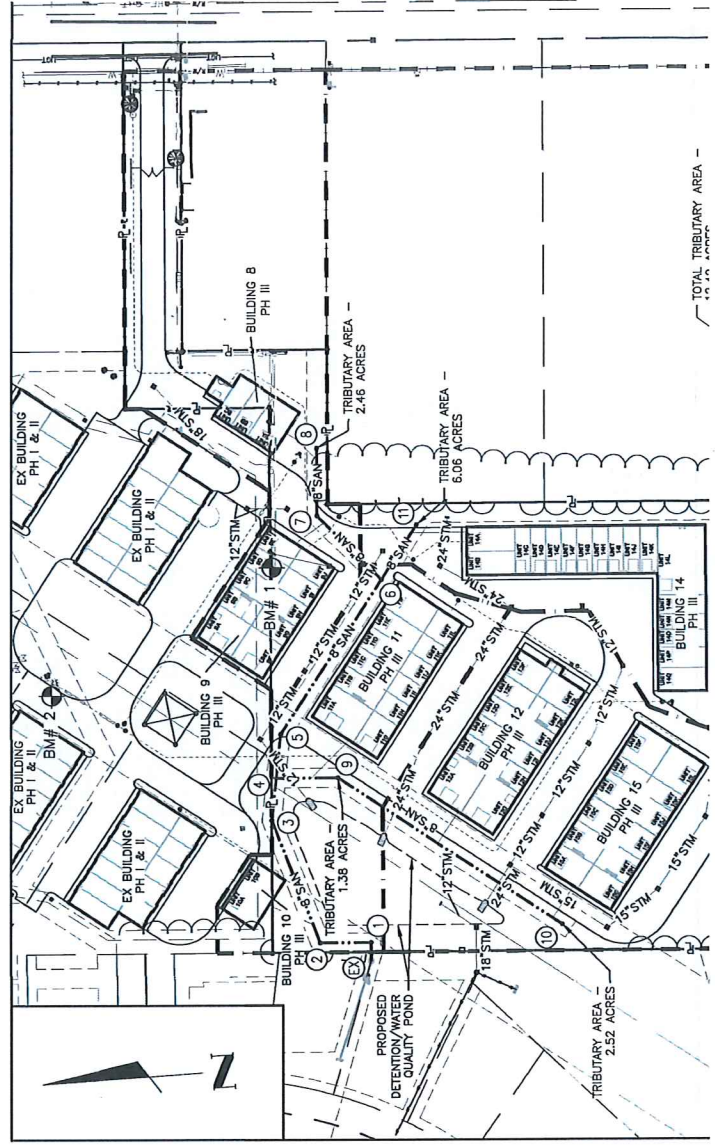
STANDARD DRAWINGS

THE DELAWARE COUNTY STANDARD CONSTRUCTION DRAWINGS LISTED BELOW SHALL BE CONSIDERED A PART OF THESE PLANS.

- Sa. S-1 Sa. S-5 Sa. S-11
- Sa. S-2 Sa. S-6 Sa. S-16
- Sa. S-3 Sa. S-7

PROJECT PHASING

- THIS PROJECT IS TO BE CONSTRUCTED IN TWO PHASES.
- PHASE I WILL CONSTRUCT BUILDINGS #1, #2, OFFICE AND ASSOCIATED INFRASTRUCTURE AROUND THESE BUILDINGS, AND OVERALL MASS EARTHWORK. SEE APPROXIMATE PHASE II OUTLINE ON PLAN AND OUTLINE BELOW ON UTILITIES.
- PHASE II (APPROXIMATE LIMIT SHOWN) WILL CONSTRUCT BUILDINGS #4, #5, #6, #7 AND ASSOCIATED INFRASTRUCTURE AROUND THESE BUILDINGS. SEE APPROXIMATE PHASE II OUTLINE ON PLAN AND OUTLINE BELOW ON UTILITIES.
- WORK TO BE DONE IN PHASE I INCLUDES THE FOLLOWING:
 - GENERAL SITE GRADING (MASS EARTHWORK). GRADING FOR PAVEMENT/BUILDING AREAS SHALL BE COMPLETED TO SUBGRADE. MINOR GRADING TO PROVIDE ADEQUATE DRAINAGE (TEMPORARY DITCHES) WILL BE REQUIRED - THIS WORK TO BE COORDINATED WITH THE CONSTRUCTION MANAGER.
 - 8" PUBLIC WATERLINE TO BE COMPLETED, INCLUDING HYDRANT INTO PHASE II.
 - SANITARY SEWER FROM EX SANITARY THROUGH MANHOLE #4, AND FROM MANHOLE #4 TO MANHOLE #9 GOING INTO PHASE I.
 - STORM SEWER FROM STRUCTURE #5 SOUTH WILL BE CONSTRUCTED - SEE PROFILE FOR LIMIT. THIS WILL BE THE OUTLET FOR TEMPORARY DRAINAGE DITCHES NOTED



DELAWARE COUNTY REGIONAL SEWER DISTRICT (DCRSD) STANDARD SANITARY NOTES

REVISED APRIL, 2017

THE GENERAL NOTES PROVIDED BELOW ARE CONSIDERED GUIDANCE FOR MEETING THE MINIMUM REQUIREMENTS OF THE DCRSD. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING ALL NOTES AND PROVIDING ADDITIONAL NOTES SPECIFIC TO THEIR SITE WHERE WARRANTED. GENERAL NOTES:

1. THE CURRENT COUNTY OF DELAWARE REQUIREMENTS AND CITY OF POWELL REQUIREMENTS, TOGETHER WITH THE SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING ALL SUPPLEMENTS THERETO, AND THE DCRSD CONSTRUCTION AND MATERIAL SPECIFICATIONS (MS), AND STANDARD DRAWINGS SHALL GOVERN ALL MATERIALS, METHODS OF CONSTRUCTION AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS. THIS PLAN IS A PART OF THIS PLAN.
2. APPROVAL OF THESE PLANS IS A REQUIRED SANITARY SEWER EASEMENTS BEING APPROVED BY THE DCRSD AND RECORDED WITH THE PROJECT FINAL PLAN OR AS DIRECTED BY THE SANITARY ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE SANITARY ENGINEER'S OFFICE AND THE CITY OF POWELL FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
4. ANY MODIFICATIONS TO THE WORK AS SHOWN ON THESE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL BY THE SANITARY ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION AND SHALL REMOVE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON PROPOSED SANITARY SEWER LINES. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES. THE IDENTITY, AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE COUNTY OF DELAWARE AND THE SANITARY ENGINEER ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE UNDERGROUND FACILITIES SHOWN ON THE PLANS.
6. THE FOLLOWING UTILITIES AND/OR OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT AND DO NOT SUBSCRIBE TO A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE.

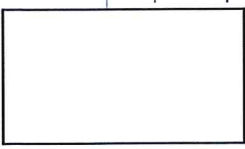
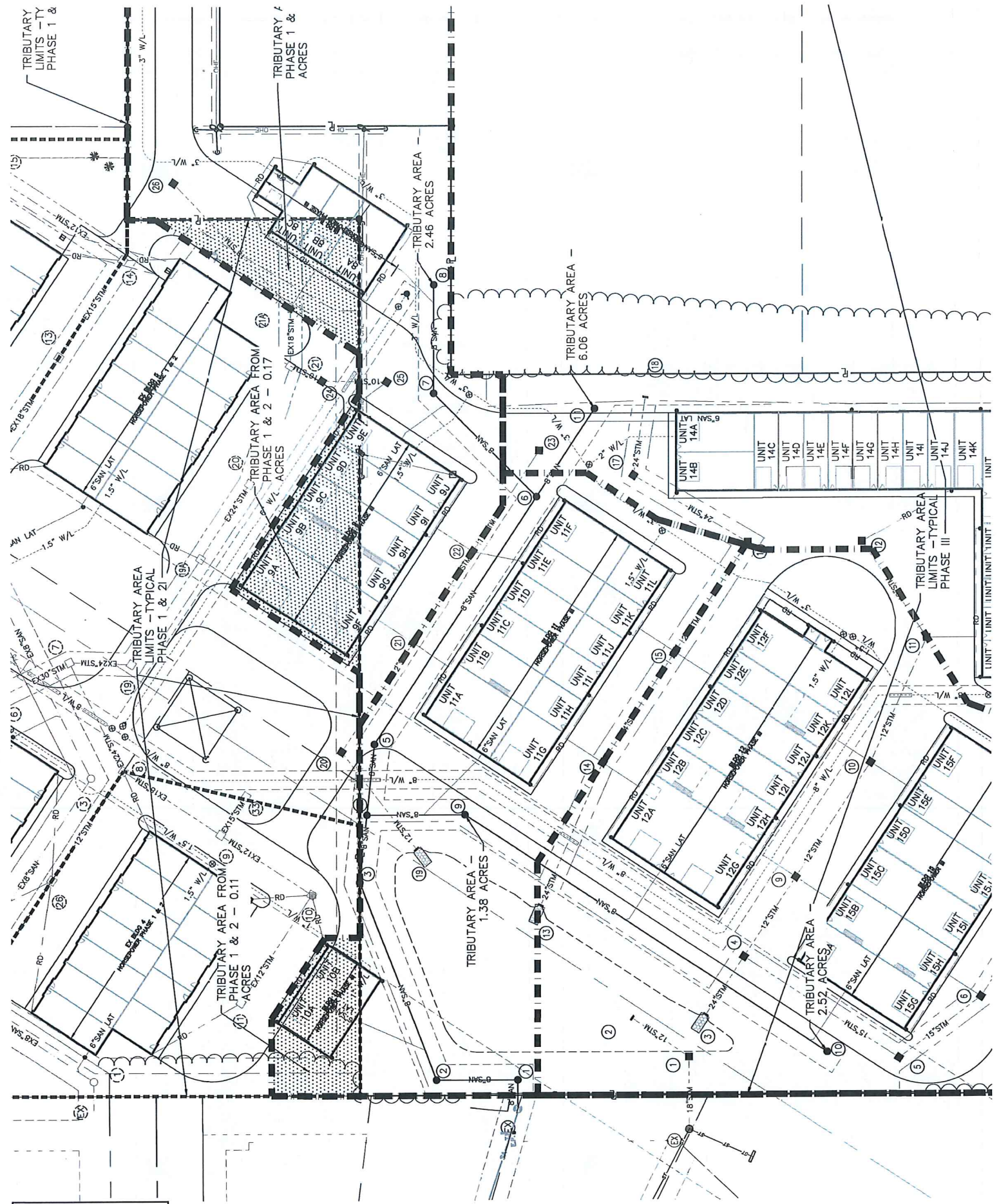
UTILITY	OWNER	TELEPHONE NO.
STORM SEWER	CITY OF POWELL	614-866-5380
SANITARY SEWER	DELAWARE COUNTY SANITARY ENGINEER	740-633-2240
WATER FACILITIES	DELCO WATER	740-548-7746
ELECTRIC TRANSMISSION	AMERICAN ELECTRIC POWER	614-552-1128

7. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, EXISTING RIGHTS-OF-WAY, CONSTRUCTION EASEMENTS AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE PROPERTY OWNER.
8. COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND APPLICABLE OSHA REGULATIONS IS REQUIRED OF ALL CONTRACTORS ON THE PROJECT. EACH CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, MAINTAINING, AND ENFORCING ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
9. THE WORKING OF THE CONTRACTOR AND DEBRIS UPON ANY PUBLIC ROADWAY IS PROHIBITED AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AND DEBRIS SHALL BE REMOVED FROM THE ROADWAY. THE CONTRACTOR SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES, AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE SANITARY ENGINEER.
10. ANY TREES OR LANDSCAPING IN EXISTING EASEMENTS OR PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND NOT IMPACTED BY CONSTRUCTION ACTIVITIES UNLESS PRIOR APPROVAL IS OBTAINED BY THE SANITARY ENGINEER. ANY TREES OR LANDSCAPING THAT ARE APPROVED TO BE REMOVED ARE REQUIRED TO BE REPLACED TO THE SATISFACTION OF THE SANITARY ENGINEER AND CITY OF POWELL.
11. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND REQUIREMENTS.
12. NOTE OMITTED.
13. PROHIBITED CONSTRUCTION ACTIVITIES ARE PROHIBITED ON THE PROJECT:
 - USING ANY SUBSTANCE OTHER THAN WATER TO CONTROL DUST.
 - TRACKING OF MUD, DIRT AND DEBRIS ONTO ANY PUBLIC ROADWAY.
 - OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT OR DISPOSING OF TREES AND STUMPS.
 - PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS, OR STORM SEWERS.
 - DISCHARGING POLLUTANTS, SUCH AS CHEMICALS, FUELS, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE RIVERS, STREAMS, IMPOUNDMENTS, OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.
 - STORING CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED FOR SAID PURPOSES.
 - DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL IN WETLANDS OR FLOODPLAINS, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.
 - INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDORS, WETLANDS, SURFACE WATERS, OR OUTSIDE THE EASEMENT AREA.
 - PERMANENT OR UNSPECIFIED ALTERATION OF THE FLOW LINE OF A STREAM.
 - REMOVAL OF TREES AND SHRUBS, OR DAMAGING VEGETATION OUTSIDE THE LIMITS OF THE CONSTRUCTION AREA.
 - DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN STREAM CORRIDORS, WETLANDS, SURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.
14. SEDIMENT AND EROSION CONTROL. THE CONTRACTOR SHALL SUBMIT A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE SANITARY ENGINEER THAT HAS BEEN APPROVED BY THE GOVERNING STORM WATER AUTHORITY (I.E. DELAWARE COUNTY ENGINEER'S OFFICE, CITY OF POWELL, VILLAGE OF SUNBURY, ETC.) PRIOR TO THE PRE-CONSTRUCTION MEETING FOR THE SANITARY SEWER. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED AT THE DISCRETION OF THE SANITARY ENGINEER BEFORE AND/OR DURING CONSTRUCTION ACTIVITIES.

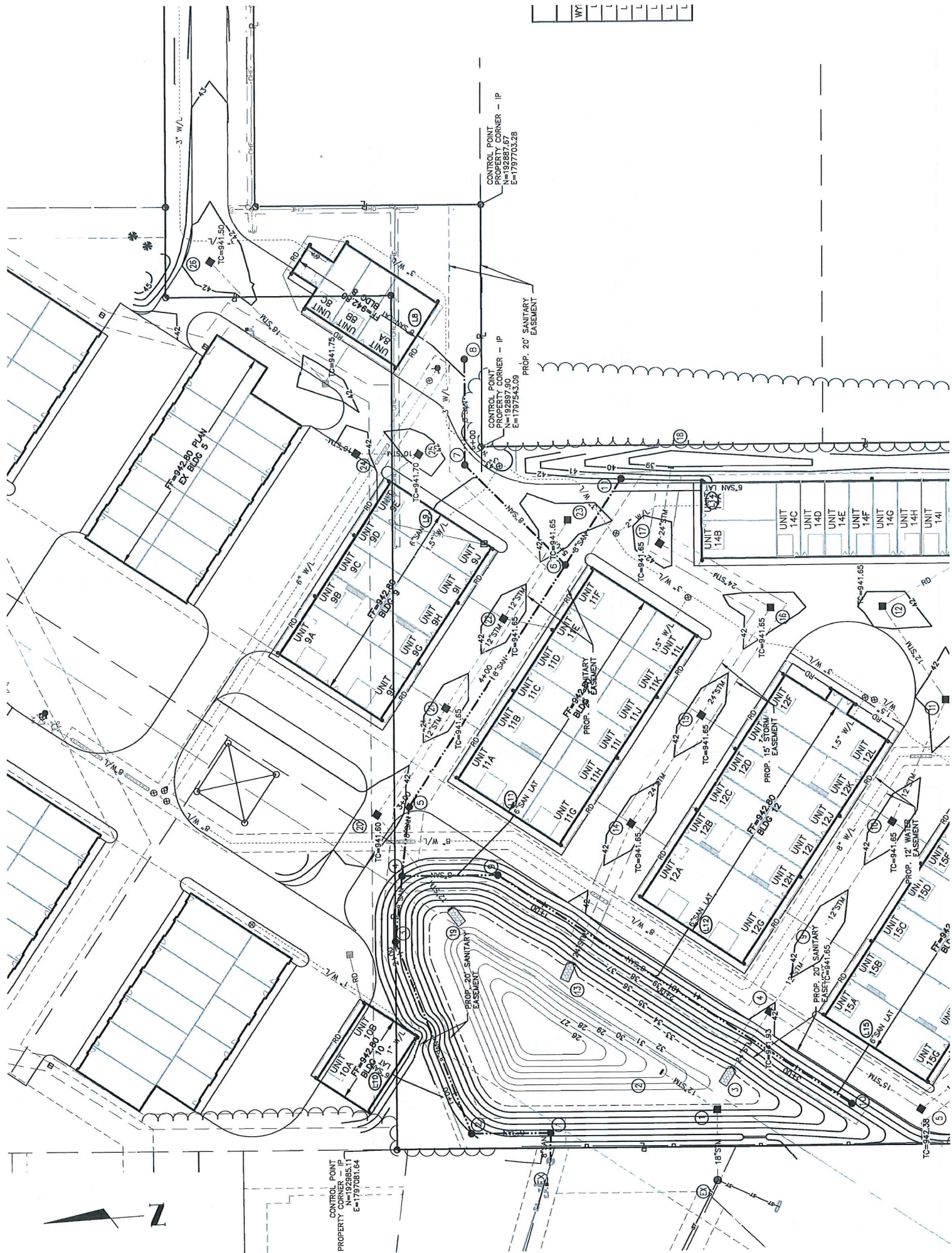
- SANITARY SEWER NOTES:**
1. ALL SANITARY SEWERS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY AND 1.5 FEET VERTICALLY FROM ALL WATER MAINS.
 2. WHEREVER A SANITARY SEWER MUST CROSS AN EXISTING WATER MAIN, THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 1.5 FEET MINIMUM, MEASURED BETWEEN THE OUTSIDE PIPE WALLS, BELOW THE BOTTOM OF THE WATER MAIN.
 3. ALL GRAVITY SANITARY MAINS (8 INCHES THROUGH 15 INCHES) AND SERVICES (6 INCH) SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-3034, SDR 35, CELL CLASS 12454, UNLESS OTHERWISE NOTED. PVC SEWER JOINTS SHALL MEET ASTM 3212 SPECIFICATIONS. PIPE SIZES 18 INCHES AND LARGER, PVC PIPE SHALL CONFORM TO ASTM F 679, WITH A CELL CLASSIFICATION OF 12454. PIPE AND FITTINGS SHALL BE SDR 26 OR PS 115 FOR DEPTHS GREATER THAN 20 FEET. FOR PIPES WITH DEPTHS GREATER THAN 28 FEET, PLEASE SEE THE DISTRICT OMS.
 4. THERE SHALL BE NO STORM OR CLEAN WATER CONNECTIONS TO THE SANITARY SEWER (ROOF DRAINS, FOOTER DRAINS, ETC.)
 5. ALL SANITARY SEWER WYE FITTINGS SHALL HAVE A 10-FOOT MINIMUM SERVICE EXTENSION INSTALLED PRIOR TO THE SERVICE BEING CAPPED AND BACKFILL BEING PLACED OVER THE MAINLINE AND LATERAL SEWER.
 6. TRENCH DAMS ARE REQUIRED FOR ALL SANITARY SERVICES AND SHALL BE CONSTRUCTED OF NATIVE CLAY OR IMPERVIOUS SOIL ACROSS AND BEHIND THE TRENCH. THE TRENCH DAM SHALL BE CONSTRUCTED TO RETARD AND RESIST THE MOVEMENT OF GROUNDWATER THROUGH THE TRENCH BEING OPENED. EACH TRENCH DAM SHALL BE CONSTRUCTED TO BE AT LEAST 10 FEET IN LENGTH, AS MEASURED ALONG THE SERVICE CENTERLINE TO A LIMIT OF 36 INCHES ABOVE THE TOP OF PIPE.
 7. SEWER TRENCHES SHALL BE DE-WATERED TO 2 INCHES BELOW THE BELL OF PIPE PRIOR TO INSTALLATION OF PIPE.
 8. THE CONTRACTOR SHALL PROVIDE AND INSTALL WYE POLES AT ALL WYE LOCATIONS AS CONSTRUCTED. WYE POLES SHALL EXTEND ABOVE THE

AREA UTILITY COMPANIES

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
ATTENTION: PAUL FAXTON
(614) 883-6831</p> <p>AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
ATTENTION: ROBIN HAND
(614) 883-6839</p> <p>WARNER COMMUNICATIONS
3770 EAST LIVINGSTON AVENUE
COLUMBUS, OHIO 43227
ATTENTION: RICK SMITH
(614) 236-1292</p> <p>DELAWARE COUNTY ENGINEER
CHRIS BAUSERMAN
50 CHANNING STREET
DELAWARE, OHIO 43015
(740) 833-2400</p> <p>DEL-CO WATER COMPANY, INC. 6773
OLENTANGY RIVER ROAD DELAWARE,
OHIO 43015
ATTENTION: RUSTY GRIFFITH
(740) 548-7746</p> <p>COLUMBIA GAS OF OHIO
920 W. GOODDALE AVE.
COLUMBUS, OHIO 43215
ATTENTION: DAVE KELLY
(614) 481-1058</p> <p>COLUMBIA GAS OF OHIO
920 W. GOODDALE AVE.
COLUMBUS, OHIO 43215
ATTENTION: MARK DUNLAP
(740) 365-3422</p> <p>DELAWARE COUNTY SANITARY ENGINEER
50 CHANNING STREET
DELAWARE, OHIO 43015
(740) 833-2240</p> <p>INSIGHT COMMUNICATIONS
3770 E. LIVINGSTON AVE.
COLUMBUS, OH 43227
ATTENTION: MIKE BATH
(614) 236-1292 EXT441</p> <p>SUBURBAN NATURAL GAS
2626 LEWIS CENTER ROAD
LEWIS CENTER, OH 43035
ATTENTION: AARON ROLL</p> | <p>(740) 548-2450 EXT1213
WIDE OPEN WEST
ATTENTION: JAYTEE NOVARIA
CONSTRUCTION MANAGER
(614) 668-7632</p> <p>FRONTIER
1300 COLUMBUS SANDUSKY ROAD
MARION, OH 43302
ATTENTION: CHRIS AVERY
(740) 383-0551</p> <p>AEP
850 TECH CENTER DR.
GAHANNA, OH 43230
ATTENTION: RICK ECKLE
(614) 883-6829</p> <p>AT&T
111 NORTH 4TH ST. ROOM 802
COLUMBUS, OH
(614) 223-7276</p> <p>COLUMBUS FIBERNET
1810 ARLINGATE LANE
COLUMBUS, OH 43228
(614) 274-8100</p> <p>CONSOLIDATED ELECTRIC
4993 SR 521
PO BOX 630
DELAWARE, OH 43015
(740) 369-0704 EXT 3139</p> <p>FIRST ENERGY/OE
1040 SOUTH PROSPECT ST.
MARION, OH 43302
(740) 382-7101</p> <p>SPRINT
441 WEST BROAD ST.
PATASKALA, OH 43062
(740) 927-8282</p> <p>TIME WARNER
1266 DUBLIN RD.
COLUMBUS, OH 43215
(614) 481-5262</p> <p>UNION RURAL ELECTRIC
15461 U. S. 36
MARTYSVILLE, OH 43040
(937) 603-6591</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



WY L L L L L L L L L L



CONTROL POINT
PROPERTY CORNER - IP
N=192985.11
E=1797081.54

CONTROL POINT
PROPERTY CORNER - IP
N=192887.67
E=1797703.28

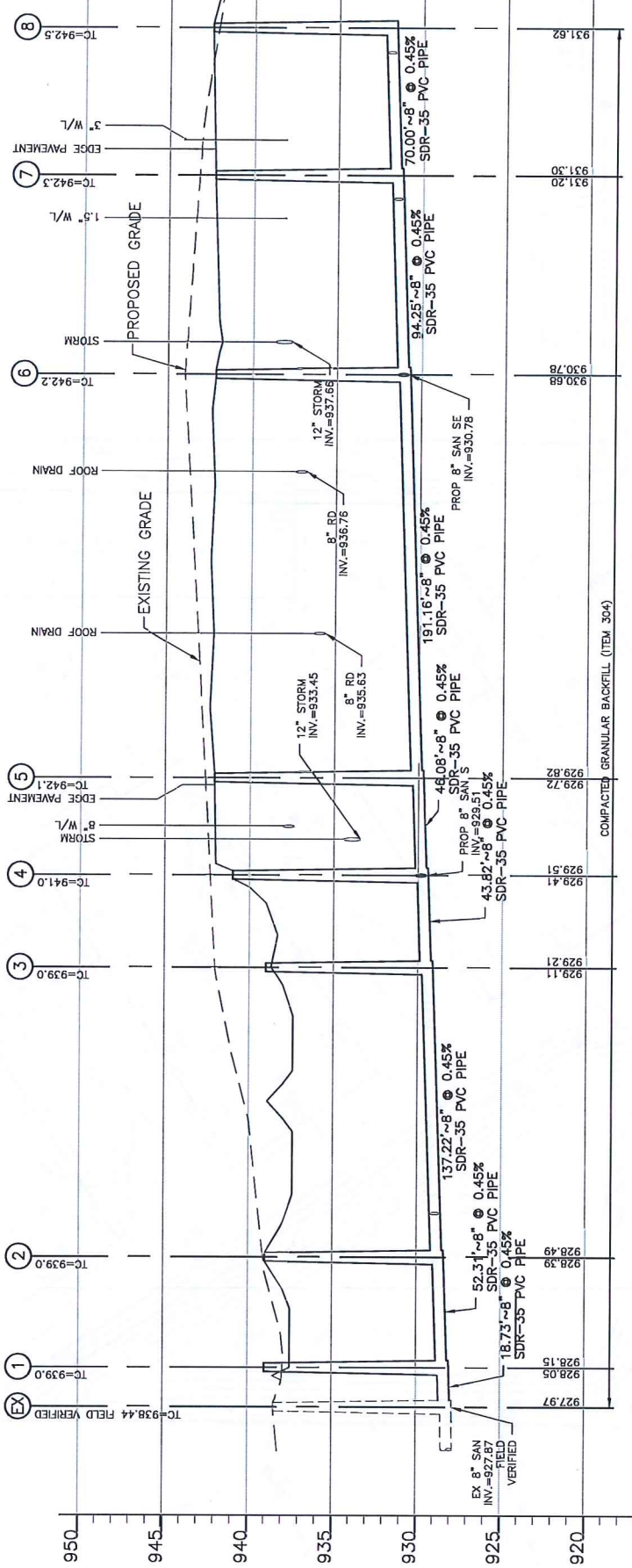
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E=1797543.09

UNIT 14C
UNIT 14D
UNIT 14E
UNIT 14F
UNIT 14G
UNIT 14H
UNIT 14I

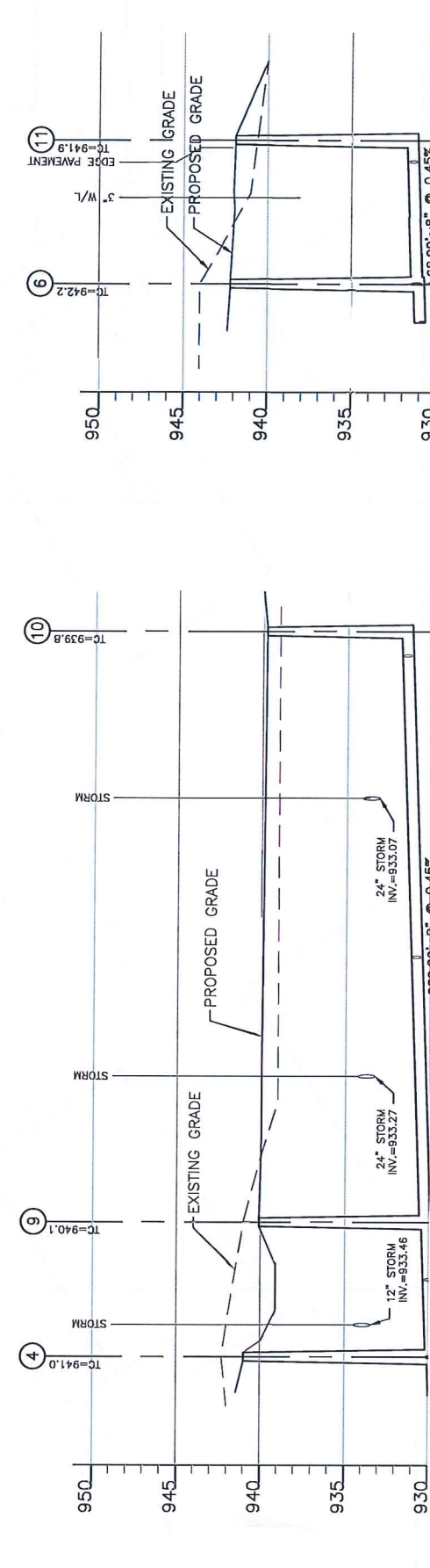
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PROPERTY CORNER - IP
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E=1797081.54

CONTROL POINT
PROPERTY CORNER - IP
N=192887.67
E=1797703.28

CONTROL POINT
PROPERTY CORNER - IP
N=192897.90
E=1797543.09



Station	Proposed	Existing
928.00	+00.00 EX. MANHOLE	927.97
928.15	W/Sa.S-5 LD	928.15
928.39	MANHOLE Sa.S-3	928.39
928.49	W/Sa.S-5 LD	928.49
928.51	+18.75 ~ 8" SDR-35 PVC PIPE	928.51
929.11	MANHOLE Sa.S-3	929.11
929.21	W/Sa.S-5 LD	929.21
929.41	MANHOLE Sa.S-3	929.41
929.51	W/Sa.S-5 LD	929.51
929.72	MANHOLE Sa.S-3	929.72
929.82	W/Sa.S-5 LD	929.82
930.68	MANHOLE Sa.S-3	930.68
930.78	W/Sa.S-5 LD	930.78
931.20	MANHOLE Sa.S-3	931.20
931.50	W/Sa.S-5 LD	931.50
931.82	MANHOLE Sa.S-3	931.82



- LANDSCAPE PLAN 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 THE OWNER 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. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
 9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

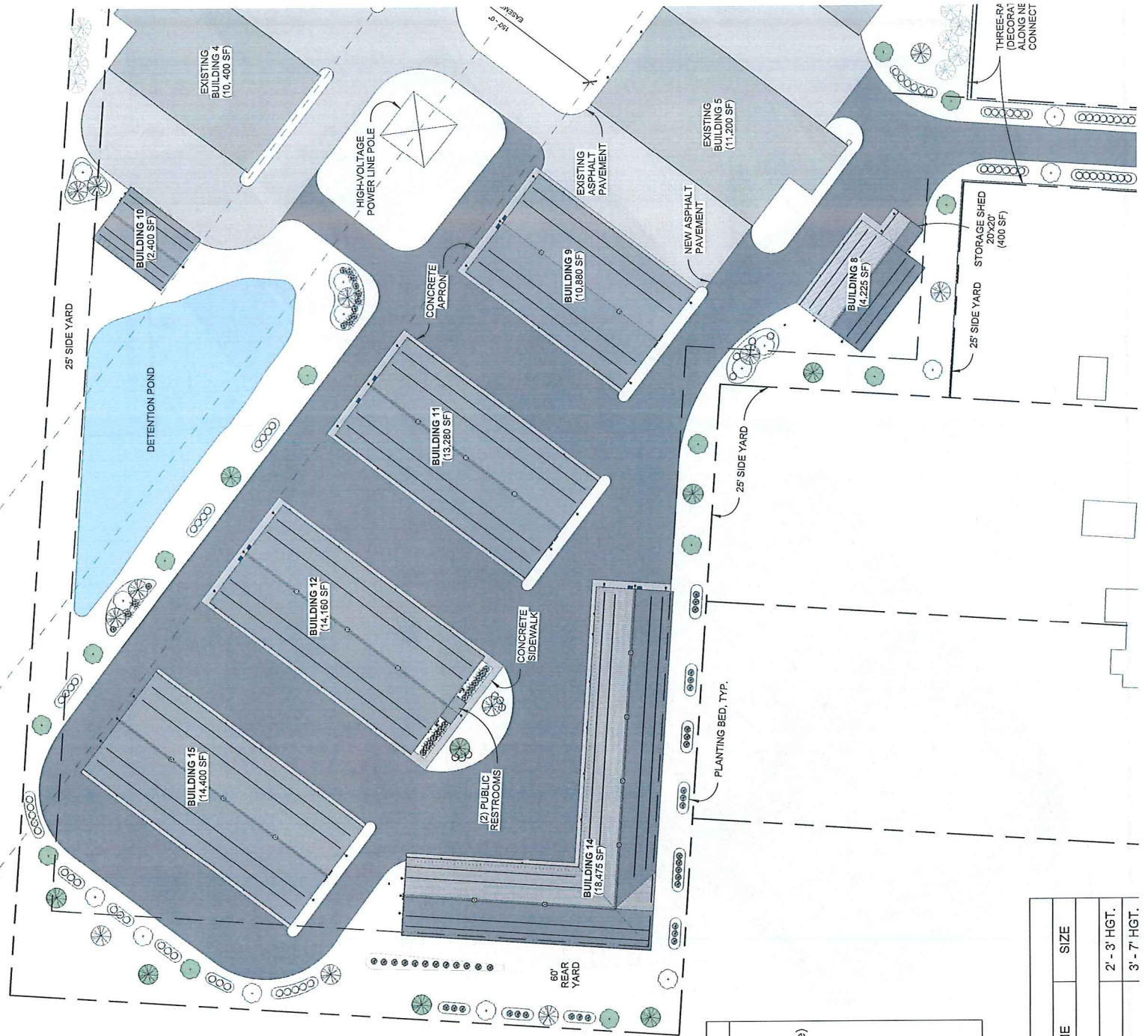
SITE DATA

Total Site Area	688,872.39 sf (15.814 acres)
Buildings	137,672 sf (19.99 % of site)
Pavement	226,214 sf (32.84 % of site)
Total Impervious	363,886 sf (52.83 % of site)
Total Pervious	324,986.36 sf (47.17 % of site)

- LANDSCAPING LEGEND**
- ✱ Rhus Aromatica Gro-Low Sumac (lower bed shrub)
 - Miscanthus Sinensis 'Gracillimus' (ornamental grass)
 - Viburnum Dentatum 'Christom' (deciduous shrub - hedge style)
 - Pteris X Acarifolia 'Bloodgood' (deciduous shade tree)
 - Acer X Freemanii 'Sienna' (deciduous shade tree)
 - Picea Abies (evergreen tree)
 - Picea Glauca (evergreen tree)
 - Three-rail Horse Fence, Painted Black (Decorative Fencing)
 - Existing Landscaping (half-toned)

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE
22	Rhus Aromatica Gro-Low Sumac	Fragrant Sumac	2' - 3' HGT.
54	Miscanthus Sinensis 'Gracillimus'	Chinese Silver Grass	3' - 7' HGT.



GENERAL NOTES

- BOUNDARY TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY BRH GROUP, INC. (1500 W. THIRD AVE., SUITE 102 COLUMBUS, OH / (614) 220-9122. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY ARCHITECT & CIVIL ENGINEER OF ANY DISCREPANCIES.
- NEW WORK INCLUDES: 67 UNITS, 1 STORAGE SHED, & TWO PUBLIC ADA ACCESSIBLE RESTROOM UNITS WITH AN ASTERISK ARE TO HAVE A MEZZANINE.
- USING EXISTING DUMPSTERS & CLUBHOUSE.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.

SITE DATA

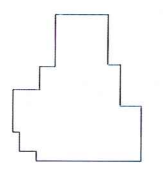
Total Site Area - 666,872.39 sf (15.814 acres)
Buildings - 137,672 sf (19.99 % of site)
Pavement - 226,214 sf (32.84 % of site)
Total Impervious - 363,886 sf (52.83 % of site)
Total Pervious - 324,986.36 sf (47.17 % of site)

SITE PLAN LEGEND

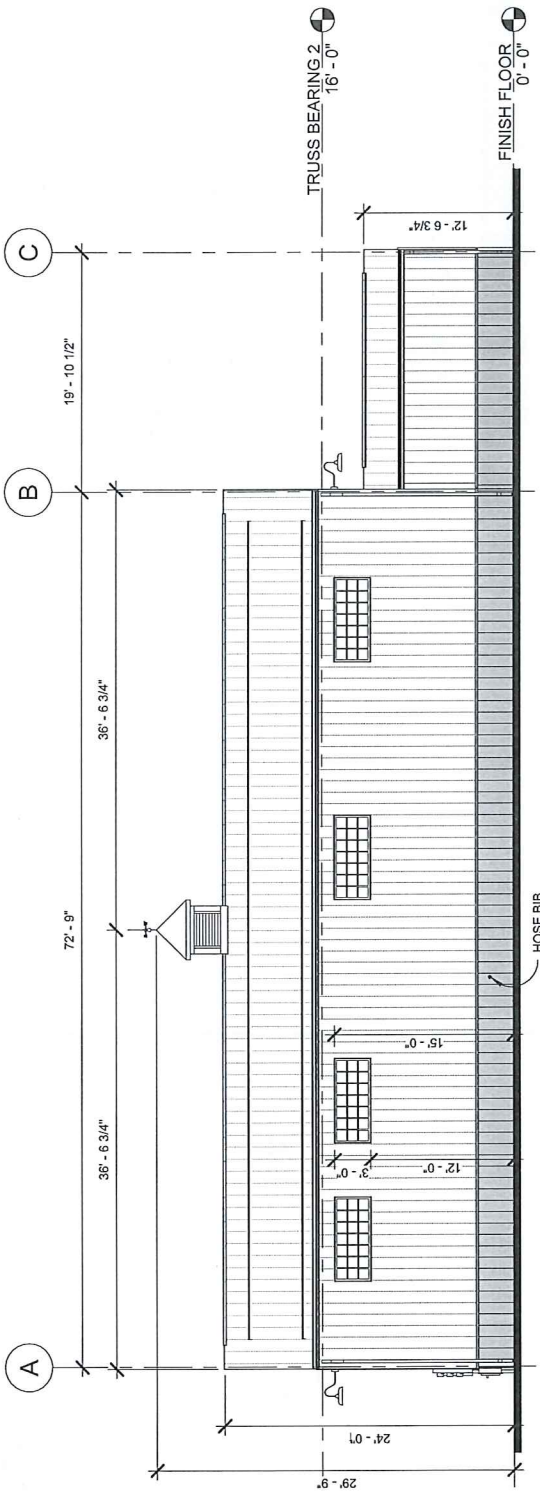
- #X* ASTERISK'S SYMBOL MEANS THE UNIT INCLUDES A MEZZANINE
- HOSE BIB LOCATION
- FIRE HYDRANT LOCATION

LANDSCAPING LEGEND

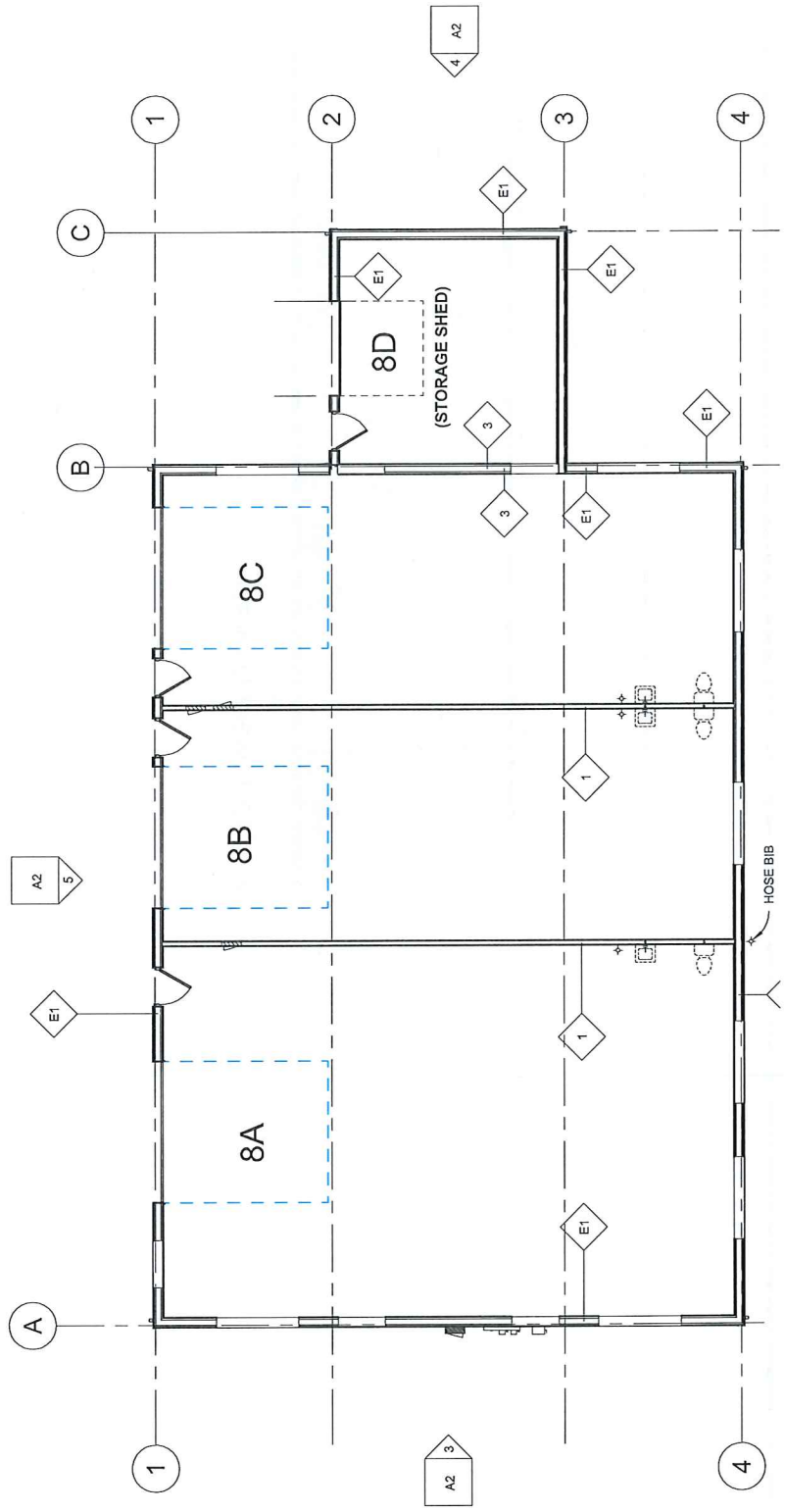
- Rhus Aromatica Gro-Low Sumac (lower bed shrub)
- Miscanthus Sinensis 'Gracillimus' (ornamental grass)
- Viburnum Dentatum 'Christom' (deciduous shrub - hedge style)
- Platanus X Acerifolia 'Bloodgood' (deciduous shade tree)
- Acer X Freemanii 'Sienna' (deciduous shade tree)
- Picea Abies (evergreen tree)
- Picea Glauca (evergreen tree)
- Three-rail Horse Fence, Painted Black (Decorative Fencing)
- Existing Landscaping (half-toned)



ALL SUPPLIERS AND SUPPLEMENTALS ARE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THE DRAWING. THE DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSE.

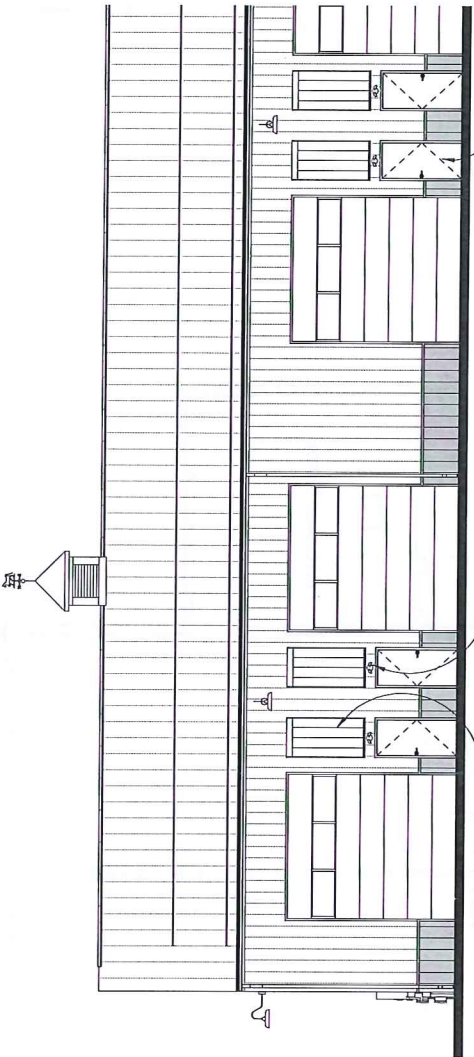


2 Southwest Elevation
SCALE: 1/8" = 1'-0"

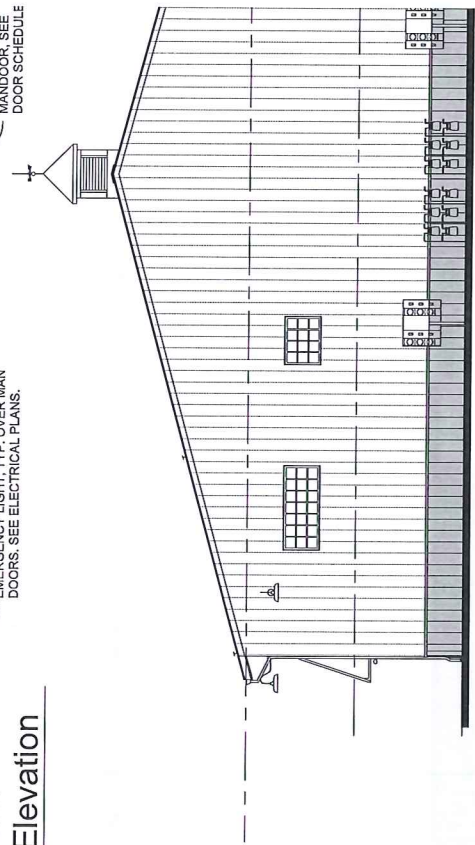


4

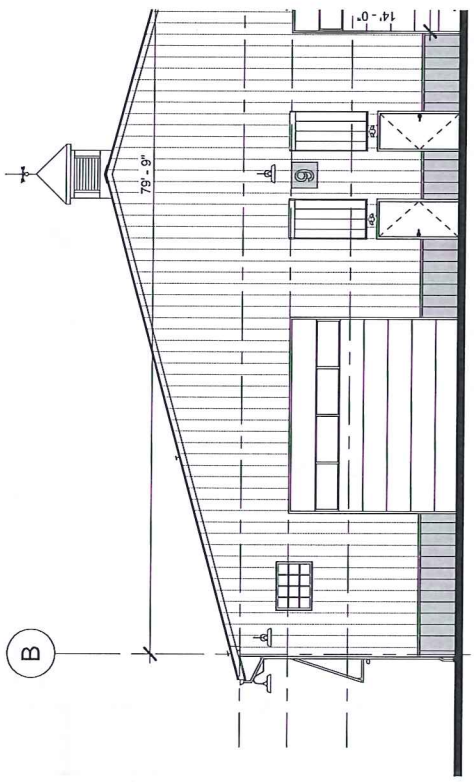
ALL UNIT DETAILS AND SUPPLEMENTAL NOTES ARE ASSUMED TO BE INCORPORATED INTO THE CONTRACT DOCUMENTS. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT FOR DISTRIBUTION OUTSIDE THE PROJECT. IF THERE IS A UNIT



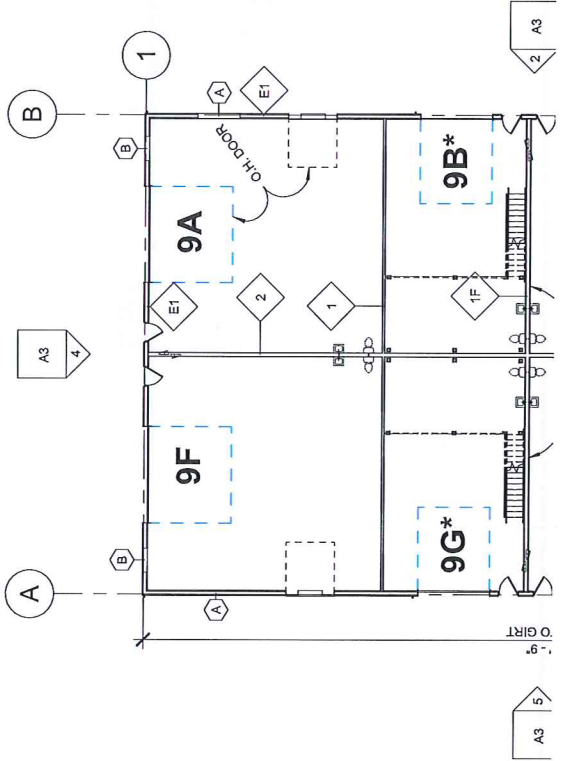
2 Northwest Elevation
SCALE: 1/8" = 1'-0"

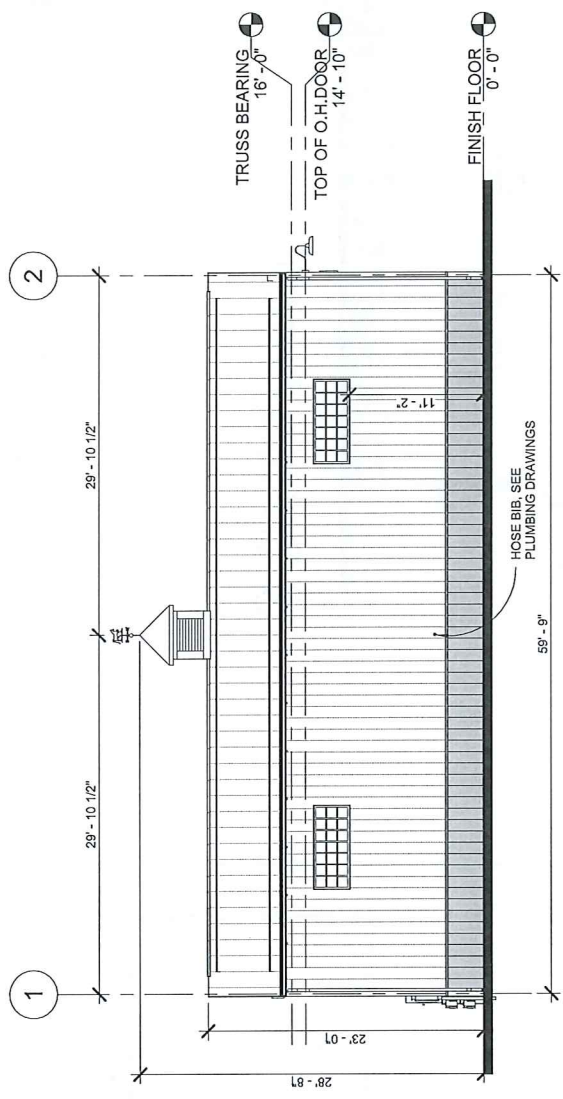


3 Southwest Elevation
SCALE: 1/8" = 1'-0"

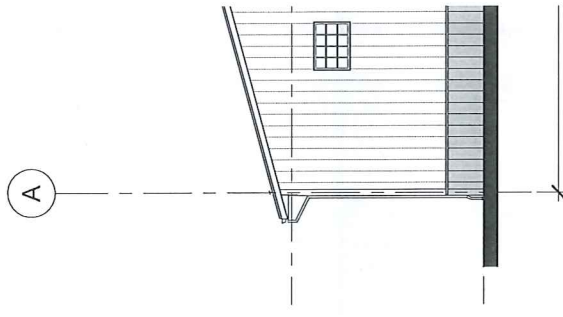


DIMENSION FLOOR PLAN NOTES
UNITS WITH AN ASTERISK (*)
SYMBOL TO HAVE FUTURE MEZZANINES

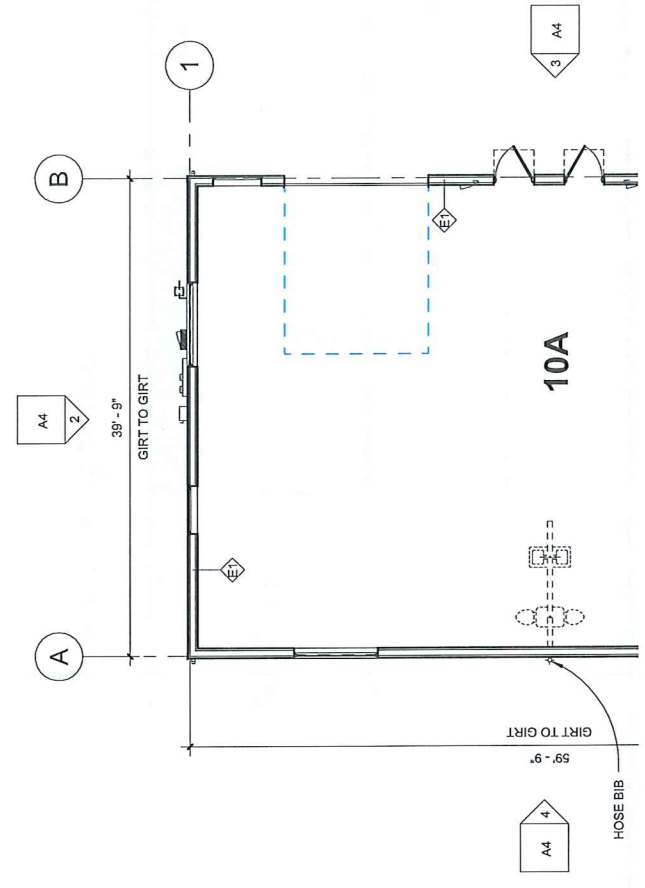




4 Southeast Elevation
SCALE: 1/8" = 1'-0"



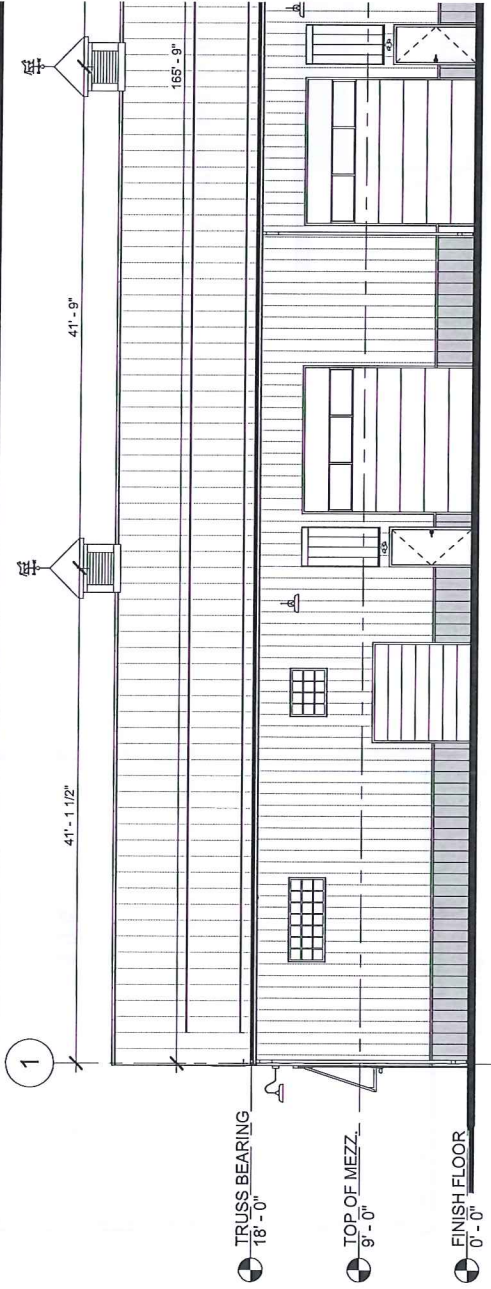
5 Southwest Elevation
SCALE: 1/8" = 1'-0"



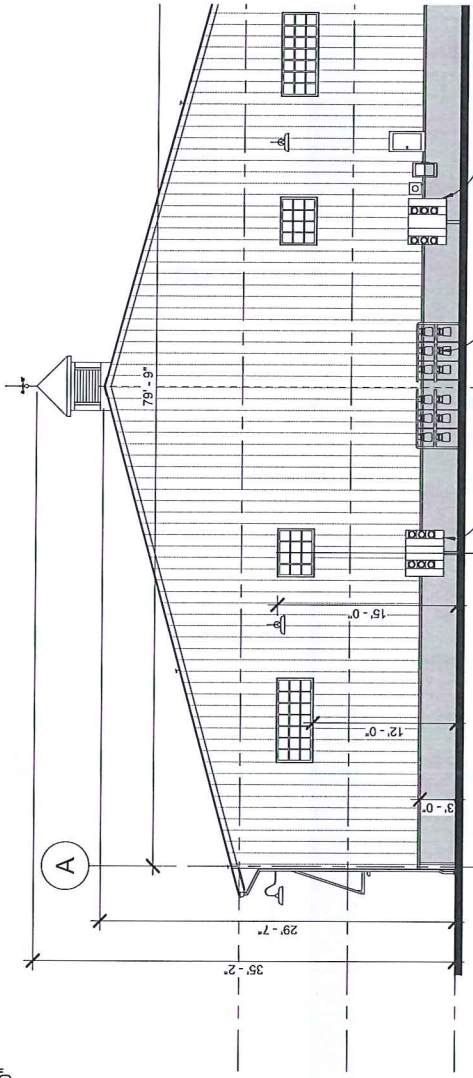
2 Northeast Elevation
SCALE: 1/8" = 1'-0"

GAS METERS, SEE MECHANICAL DRAWINGS

ALL DIMENSIONS AND SUPPLEMENTARY NOTES ARE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THE COMPLETE CONSTRUCTION DOCUMENT SET, INCLUDING SPECIFICATIONS, PRINTS, AND SCHEDULES. IF YOU HAVE AN INCOMPLETE CONSTRUCTION DOCUMENT SET, THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

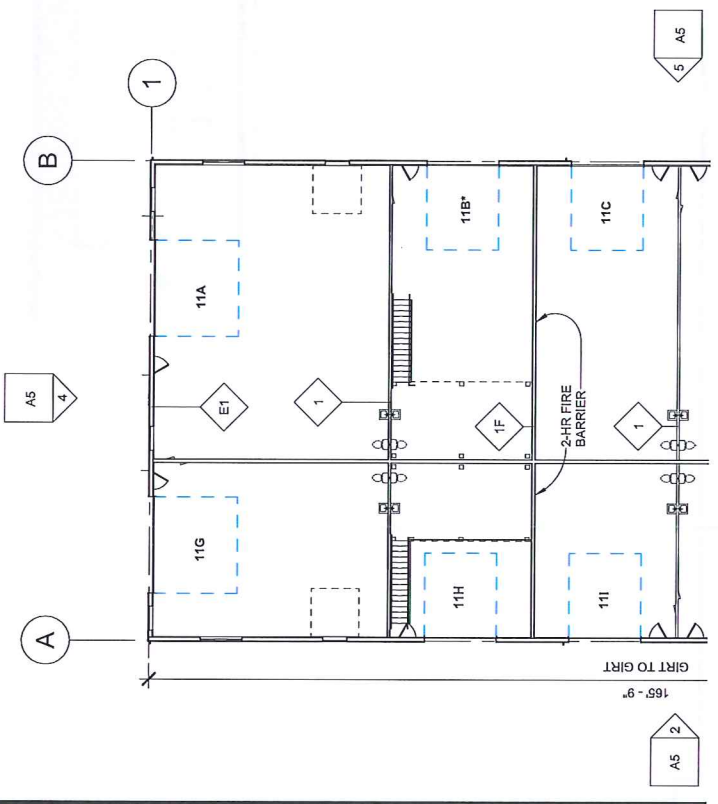


2 Southeast Elevation
SCALE: 1/8" = 1'-0"



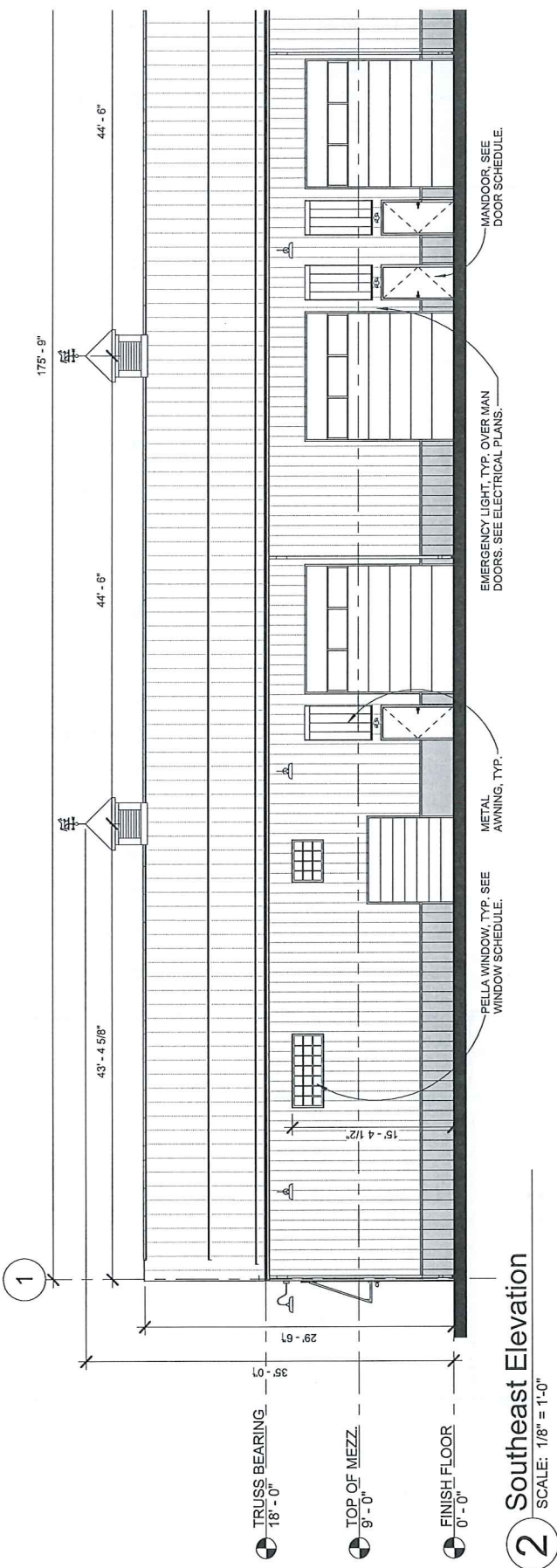
3 Southwest Elevation
SCALE: 1/8" = 1'-0"

DIMENSION FLOOR PLAN NOTES
UNITS WITH AN ASTERISK (*)
SYMBOL TO HAVE FUTURE MEZZANINES

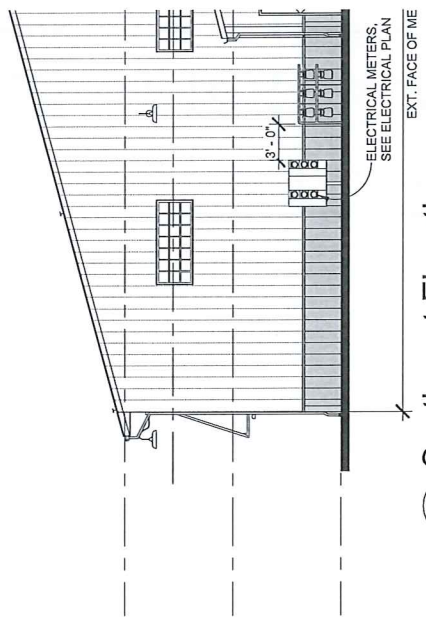


GIRT TO GIRT
165'-9"

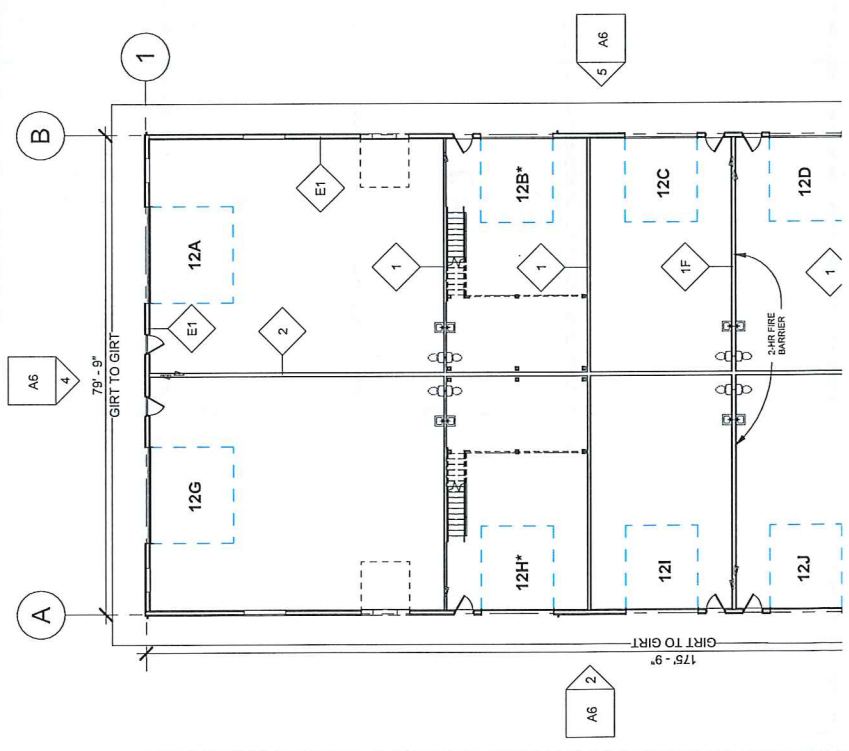
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2 Southeast Elevation
SCALE: 1/8" = 1'-0"



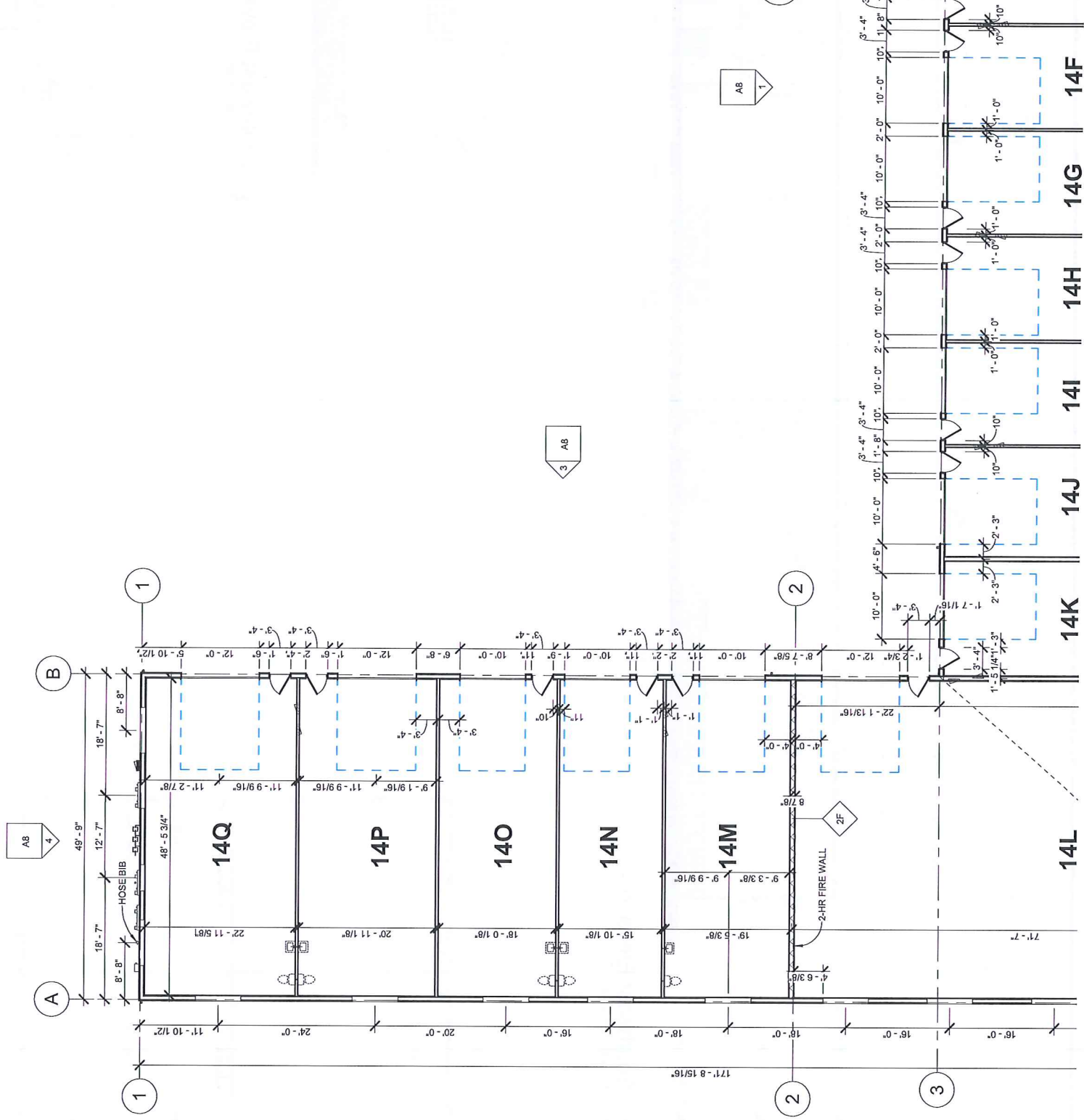
3 Southwest Elevation
SCALE: 1/8" = 1'-0"

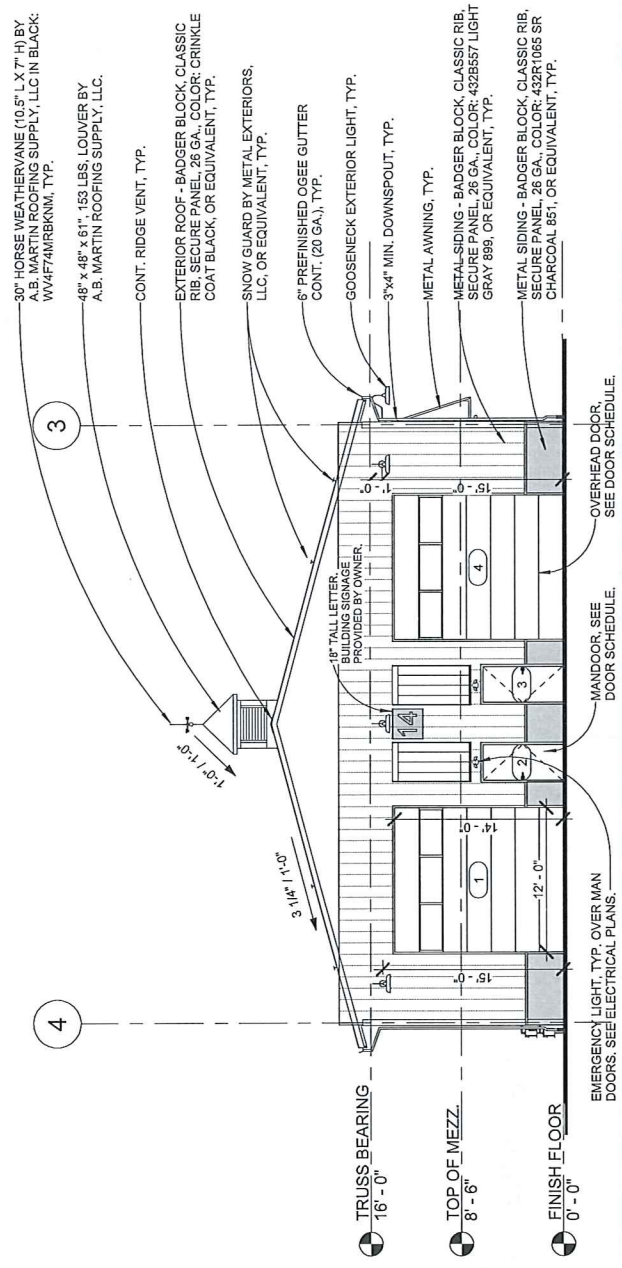


EXTERIOR WALLS	
TYPE	CORE/STUD WIDTH
◊E1	5-1/2"
NOTES:	
<ul style="list-style-type: none"> - 3/4" LIGHT GAUGE METAL, - 2X6 WOOD GIRTS (EXTERIOR), - WEATHER RESISTANT BAR - INSULATION GUIDELINE - 2X6 WOOD GIRTS (INTERIOR), - CAVITY FILLED WITH INSULATION, - 2X4 WOOD GIRTS (INTERIOR) - VAPOR BARRIER - 5/8" GYPSUM WALL BOARD 	
* USE F.R.P. 12'-0" FROM F.F.	

INTERIOR PARTITION	
TYPE	UL DESIGN NO.
◊1F	UL1419 (2 HR)
NOTES:	
<ul style="list-style-type: none"> - TWO LAYERS OF 5/8" TYPE X @ 24" C/C UP TO 21' HIG - 5" X 1-5/8" METAL STUDS @ 24" C/C FOR 24'-0" HIG - 12" C/C FOR 24'-0" HIG - TWO LAYERS OF 5/8" TYPE X 	
◊2F	UB06 (2 HR)
NOTES:	
<ul style="list-style-type: none"> - 5/8" TYPE X GYPSUM WALL B - 7-5/8" CONCRETE MASONRY - 5/8" TYPE X GYPSUM WALL B 	

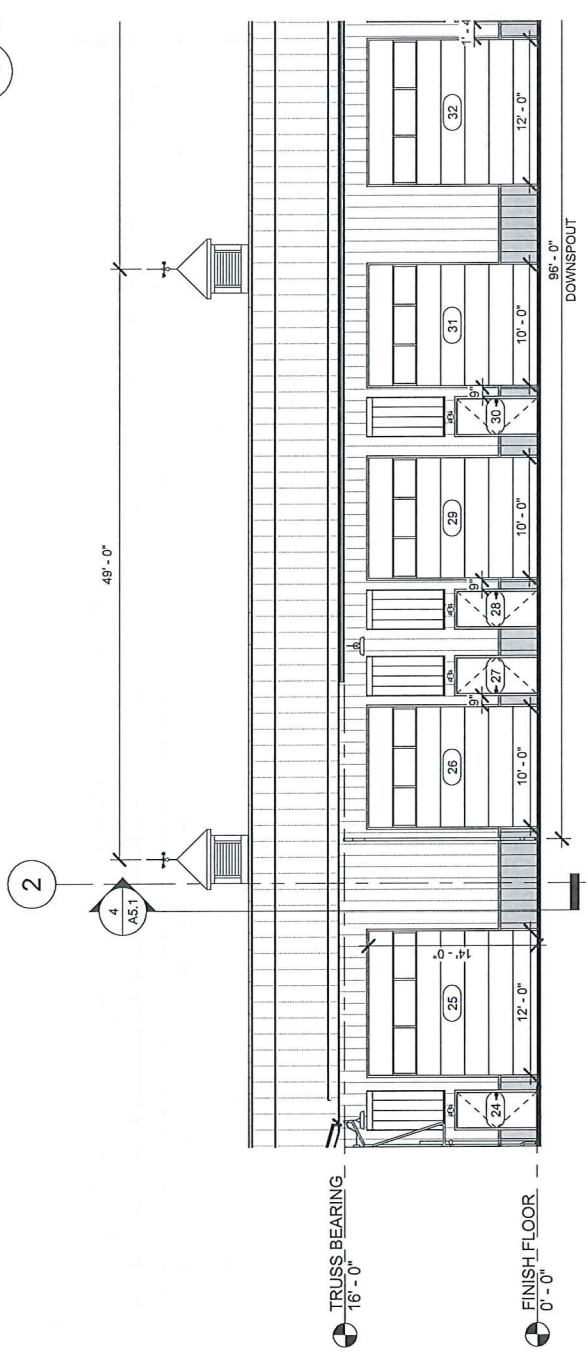
2 Wall Type: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"





2 Building 14 - North Elevation
SCALE: 1/8" = 1'-0"

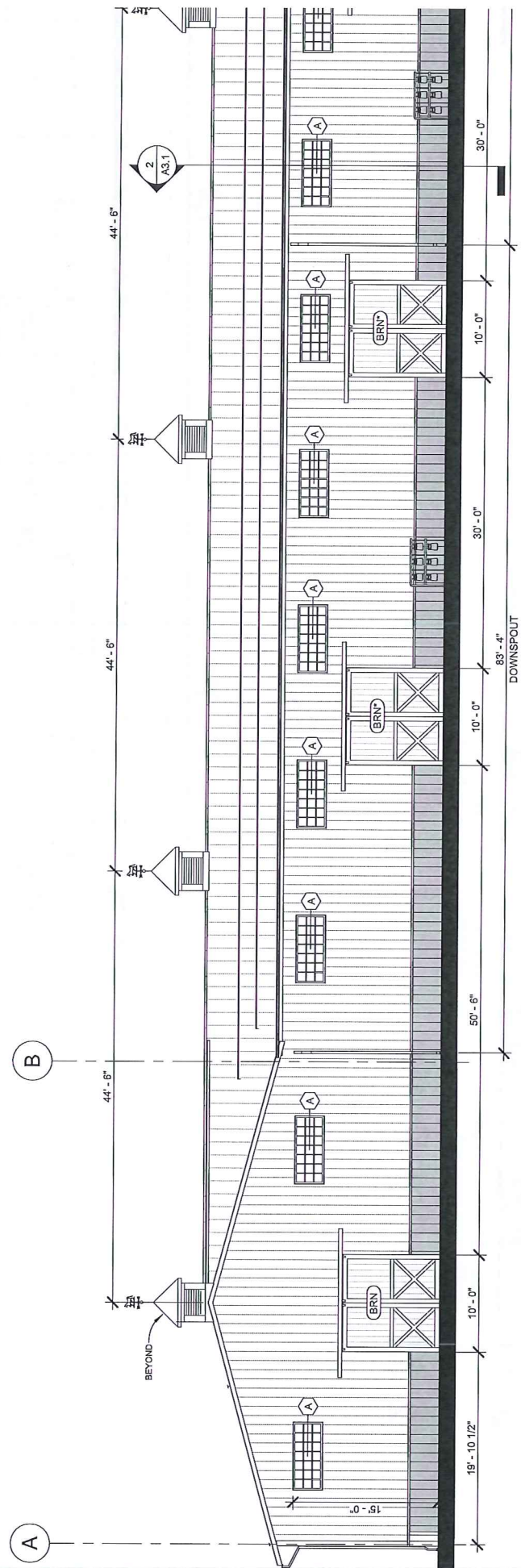
4 E
S



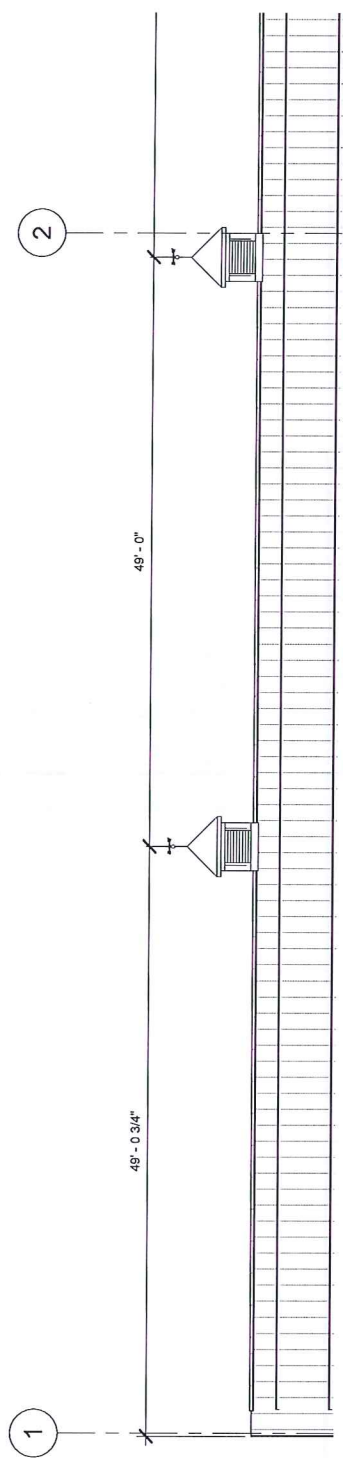
3 Building 14 - South Elevation
SCALE: 1/8" = 1'-0"

C

ALL DIMENSIONS AND SUBSTITUTIONS ARE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THE COMPLETE CONSTRUCTION DOCUMENT SET, INCLUDING SPECIFICATIONS, PRINTS, AND SCHEDULES. IF YOU HAVE ANY INQUIRIES OR COMMENTS, PLEASE CONTACT THE ARCHITECT AT THE ADDRESS ABOVE.



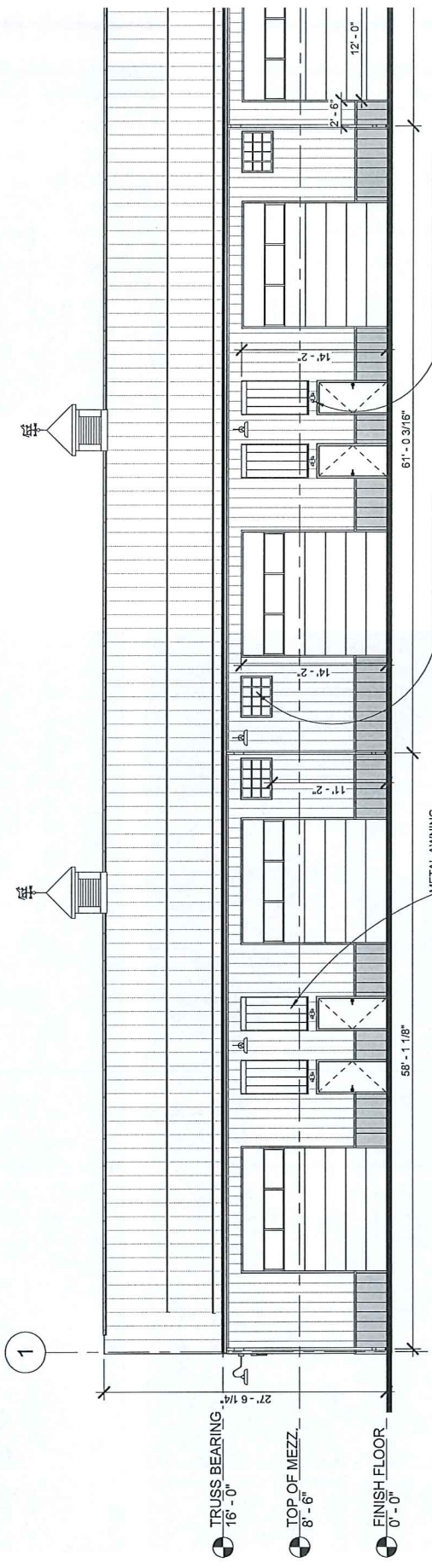
1 West Elevation - Rear
SCALE: 1/8" = 1'-0"



1

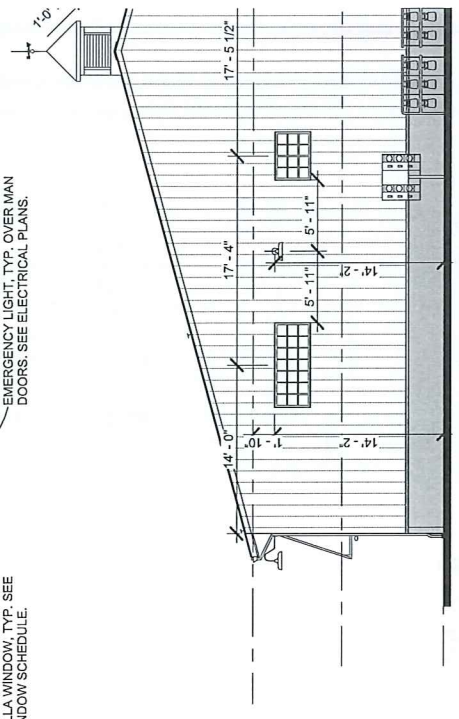
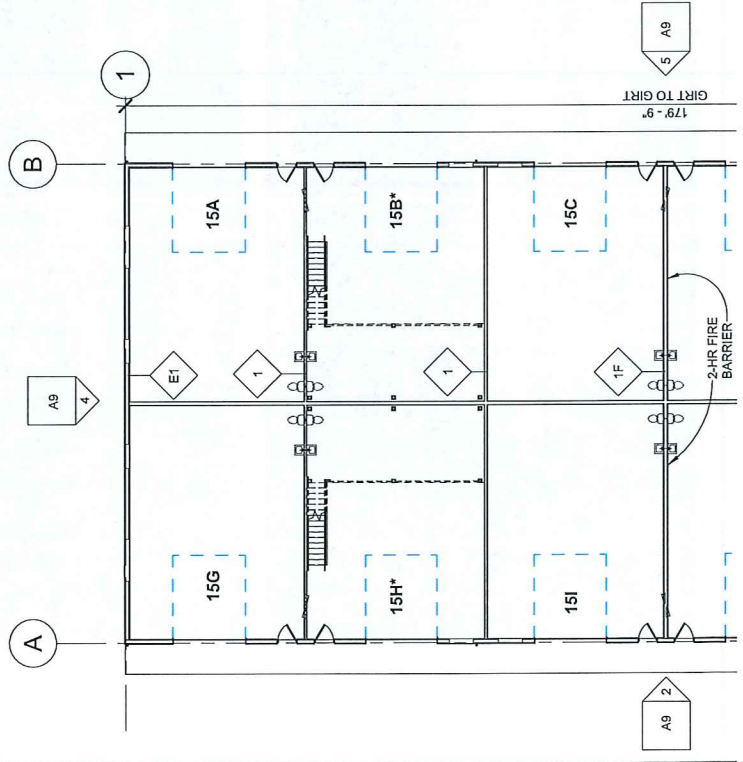
2

ALL DIMENSIONS AND SUPPLEMENTALS ARE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THE COMPLETE DOCUMENT SET, INCLUDING SPECIFICATIONS, TYPICALS, FRONTS, AND ELEVATIONS. SEE SUPPLEMENTALS FOR ALL INFORMATION. IF THERE IS A CONFLICT, THE SUPPLEMENTALS SHALL PREVAIL.

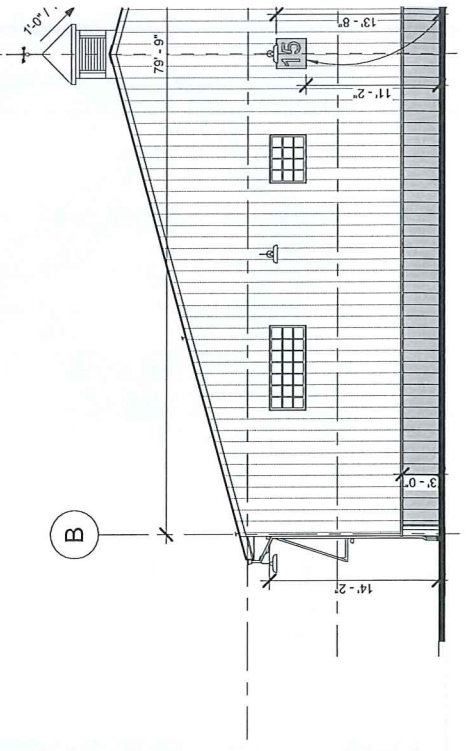


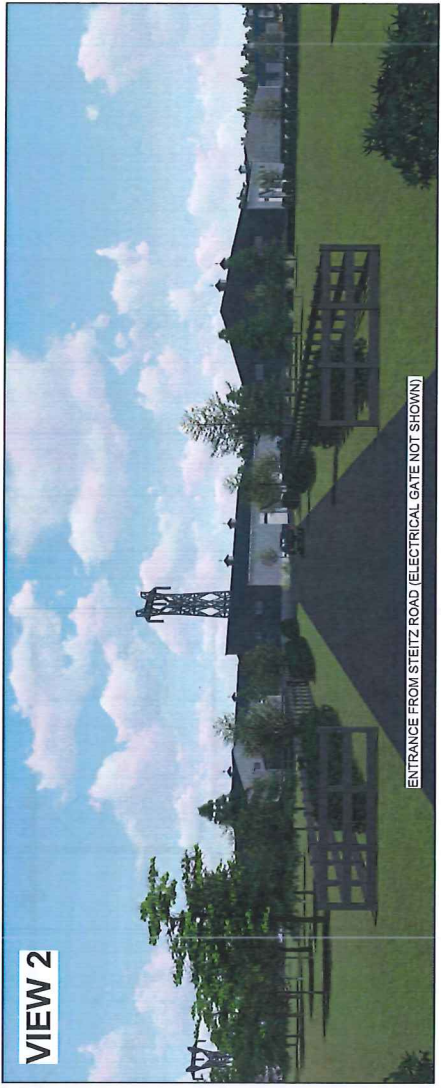
2 Building 15 - Southeast Elevation
SCALE: 1/8" = 1'-0"

DIMENSION FLOOR PLAN NOTES
UNITS WITH AN ASTERISK'S (*)
SYMBOL TO HAVE FUTURE MEZZANINES



3 Building 15 - Southwest Elevation
SCALE: 1/8" = 1'-0"





VIEW 2

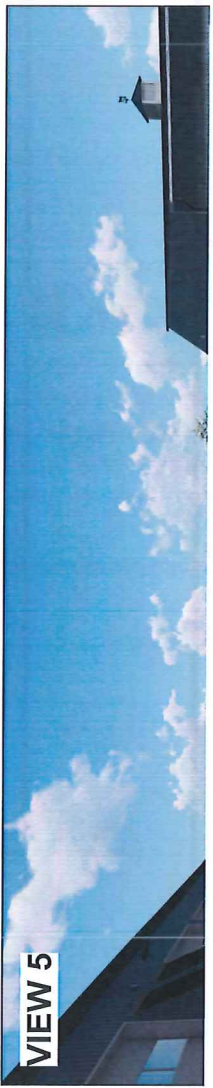
ENTRANCE FROM STEITZ ROAD (ELECTRICAL GATE NOT SHOWN)



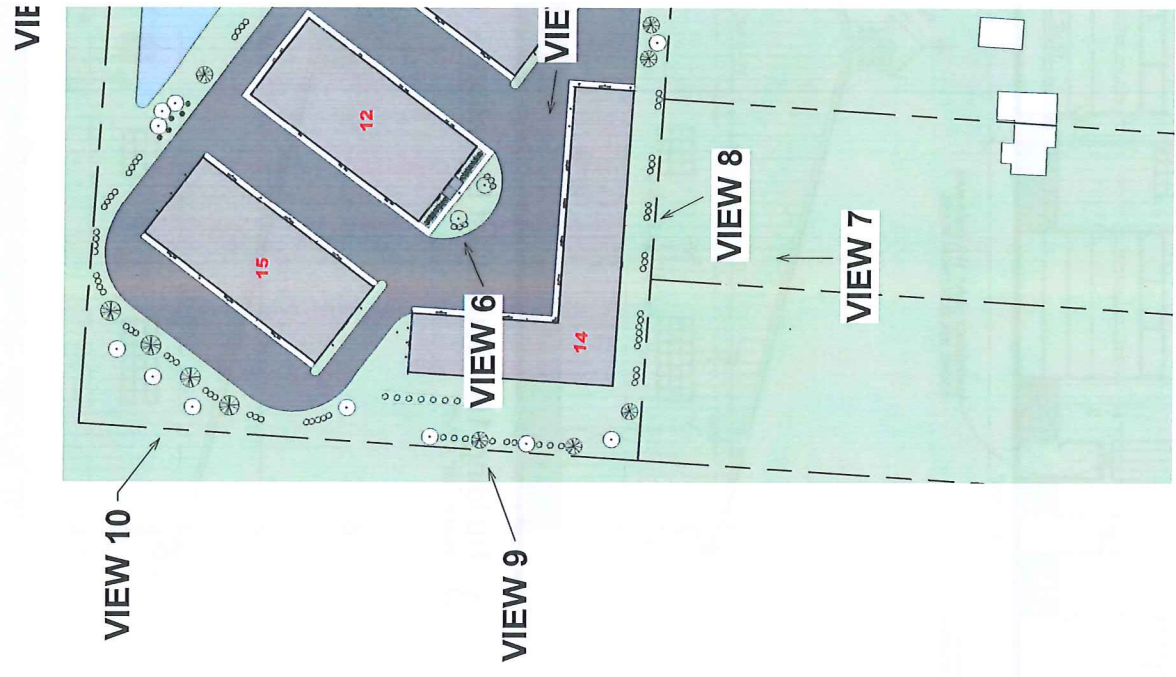
VIEW 3



VIEW 4

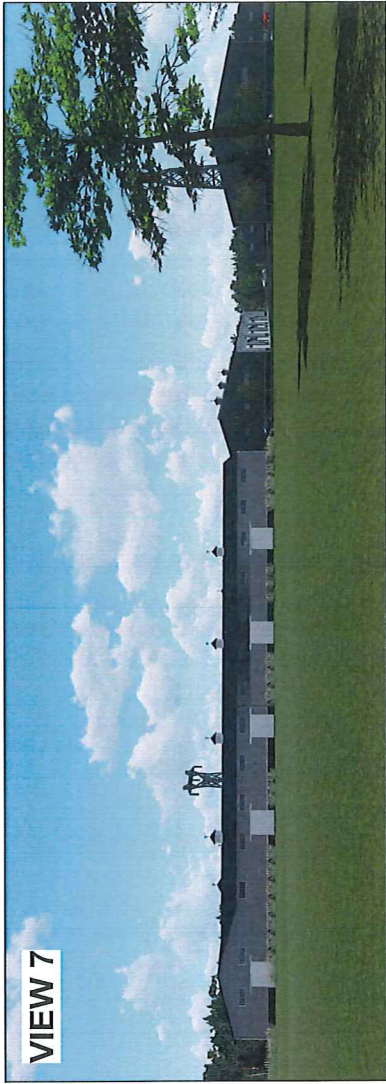


VIEW 5



VIEW 1

VIEW



VIEW 7



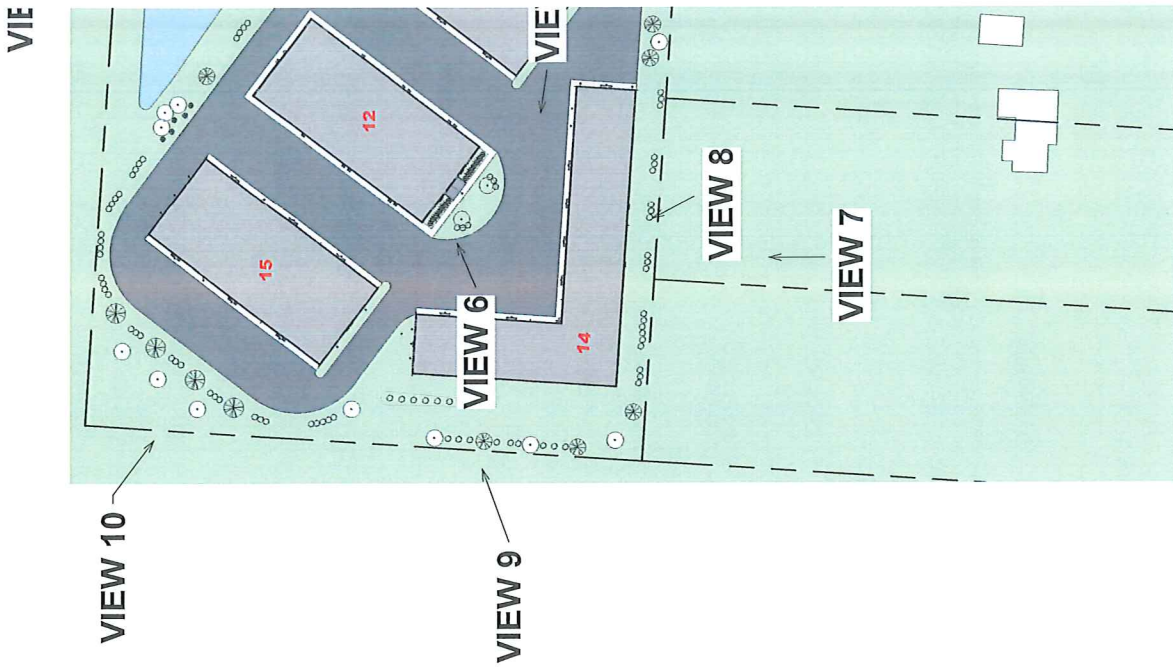
VIEW 8



VIEW 9



VIEW 10



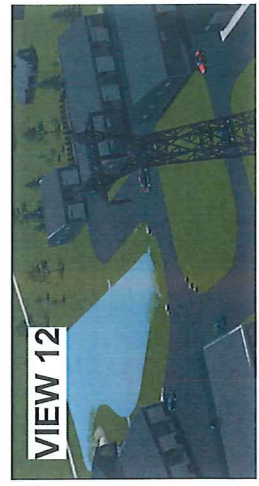
VIEW 10

VIEW 9

VIEW 8

VIEW 7

VIEW 6



VIEW 12

VIEW

Statement of Compatibility

Background

Applicant owns and/or developed 15.81 +/- acres of real property located on the south side of Home Road, located west of Stietz Road, east of Triple Crown Xing, and north of Rutherford Road (the "Property"). A 9.575 acre portion of the Property was annexed into the City of Powell on November 20, 2007, and has remained in the FR-1, Farm Residence District, under the Liberty Township Zoning Resolution. The City of Powell Board of Zoning Appeals subsequently approved a Conditional Use Permit for "Sportsmen Club" in accordance with the standards and procedure of the Liberty Township Zoning Resolution. Applicant has constructed seven (7) garage condominium buildings and one (1) clubhouse on the Property for the storage of vehicles, boats, recreational vehicles, and accessory items. This unique real estate experience has sold fifty-two (52) customizable garage condominium units and has the demand for expansion.

Applicant recently purchased the remaining 6.357 acres of the Property and is in the process of annexing the land into the City of Powell. Applicant desires to rezone the Property to: (i) expand the Horsepower Farms operations, and (ii) provide one (1) comprehensive zoning district and development plan that is subject to the City of Powell Planning and Zoning Code. Applicant is proposing to construct seven (7) additional garage condominium buildings (consisting of sixty-seven (67) total units), accessory storage sheds (connected to units), landscaping, and an access drive connecting to Steitz Road. The new access drive will include an entry gate, decorative fencing, and landscaping. The proposed development will connect to, and complement, the existing development on the Property. The proposed landscaping will surround the new development on the Property and will screen and buffer the adjacent residential properties.

Compatibility

The Property is recommended for single-family residential development under the City of Powell Land Use Plan. Applicant offers a unique product that avoids the traffic, noise, and lighting issues caused by commercial uses. The proposed use is residential in nature and effectively functions as a garage without a principal structure. The traffic count and noise on site will be minimal. Further, the development will increase property tax revenue while providing zero (0) additional schoolchildren and minimal need for public services. Applicant is proposing a responsible extension of a thriving local product that provides a service to local residents. The surrounding properties will be screened by a twenty-five foot (25') building setback (code requires ten feet (10')) and significant landscaping. Buildings 8, 10A, and 14, which are closest to the adjacent properties, will not permit garage door openings on the side of the buildings facing the adjacent properties.

The proposed development is compatible with, and respectful to, the adjacent single-family residential properties. Most of the properties on Stietz Road contain significant rear yard setbacks. The proposed side yard setbacks on the Property are more than required by the City of Powell Zoning Code and will not injure the enjoyment or value of adjacent properties. The existing development has already enhanced the Home Road streetscape with the extension of the shared-use path on the Property.

HORSEPOWER FARMS DEVELOPMENT TEXT

Property Location: 15.81 +/- acres located at 4301 Home Road, Powell, Ohio 43065 (the “Property”).

Delaware County Auditor Tax Parcel Id. No.: See Exhibit A

Owners: See Exhibit A.

Applicant: Horsepower Farms LLC c/o Chip Vance

Present Zoning District: FR-1, Farm Residence District under the Liberty Township Zoning Resolution.

Proposed Zoning District: PRD, Planned Residence District.

Date of Text: 1/25/2024

Application Numbers:

I. BACKGROUND:

This Development Text (the “Text”) relates to the PR, Planned Residence District, Zoning Amendment Application and Final Development Plan Application filed by Horsepower Farms LLC and involving the Property, which is located on the south side of Home Road, west side of Stietz Road, east of Triple Crown Xing, and north of Rutherford Road. The Property is encumbered by a 150’ wide electric easement containing a high-voltage power pole and lines.

A 9.575 acre portion of the Property (note: some land has been dedicated as additional right-of-way) was annexed into the City of Powell on November 20, 2007. A Conditional Use Permit for a “Sportsmen Club” use on the Property was subsequently approved by the City of Powell Board of Zoning Appeals (in accordance with the Liberty Township Zoning Resolution). Applicant has constructed seven (7) garage condominium buildings and one (1) clubhouse/office building on the Property. The buildings consist of garage units that are sold to end-users for the storage of vehicles, boats, recreational vehicles, and accessory items.

Applicant is proposing to expand the current facilities by annexing and developing the 6.357 +/- acre portion of the Property located at 7560 Stietz Road, Powell, Ohio 43065. The new development will consist of seven (7) new condominium buildings with the same design and concept as the existing buildings. The new development will connect and interact with the existing development and provide additional access to Steitz Road.

II. GENERAL STANDARDS:

The development standards contained within this Text and the Final Development Plan that accompanies this application are intended to govern the proposed development. The PR, Planned Residence District, is being used as the base zoning category for development. In the event of a conflict between the standards in this Text and those found in the City of Powell Planning and Zoning Code (the “Zoning Code”), the standards in this Text shall govern. In the event a development standard is not otherwise provided for in this Text or the Final Development Plan, the applicable development standards set forth in Chapter 1145 (Supplementary Regulations), Chapter 1147 (Special Regulations), Chapter 1149 (Off-Street Parking and Loading, and Chapter 1151 (Signs) of the Zoning Code shall govern.

All references to the “City of Powell Planning and Zoning Code” or the “Zoning Code” are references to the City of Powell Planning and Zoning Code as of the date of the ordinance approving this Text.

III. PERMITTED USES:

- A. The following uses shall be permitted on the Property:
 - a. Parking lots or storage areas for vehicles, boats, and recreational vehicles;
 - b. General office;
 - c. Accessory storage (enclosed); and
 - d. Other uses similar to the enumerated uses in this Section III(A) which are approved by City Council.
 - e. All uses contained in the Zoning Code, Section 1143.13 – Planned Residence District, shall be permitted uses and conditional uses as outlined in the Code, except as otherwise permitted in this Development Text.

- B. All other uses not set forth in this Section III(A) or the Zoning Code shall be prohibited.

IV. DENSITY, LOT, AND SETBACK REQUIREMENTS:

- A. Density/Height.
 - a. Maximum lot coverage is 20% with a maximum building height of 35’.

- B. Setbacks.
 - a. Home Road: A minimum 60’ building setback shall be provided from the right-of-way.
 - b. Home Road: A minimum 15’ parking setback shall be provided from the right-of-way.
 - c. Minimum distance between buildings: A minimum distance of 35’ shall be provided between buildings on the Property.

V. TRAFFIC, CIRCULATION, AND PARKING REQUIREMENTS.

- A. Off-Street Parking. A minimum of sixteen (16) parking spaces shall be provided on the Property, as generally depicted on the Final Development Plan. Additionally, unit owners and their guests may park in front of their respective units.

- B. Sidewalks; Leisure Paths. A shared-use path has been provided along Home Road; therefore, sidewalks are not required to be installed on the Property.

- C. Vehicular Access. One (1) vehicular access to and from the Property shall be provided from and to Home Road. One (1) vehicular access to the Property shall be provided from and to Steitz Road.

VI. ARCHITECTURE.

- A. Architectural Character. The architectural character of the buildings to be constructed on the Property shall be consistent with the exhibits that accompany this Text.

VII. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING.

- A. Open Space. Subject to final engineering, the open space (non-impervious surface area excluding public easement areas) will consist of a minimum of 20% of the gross site area. All open space shall be passive landscaped areas, detention ponds, or a shared-use path.
- B. Parking Landscape Areas. Required parking lot landscaping includes one (1) deciduous tree within a planting bay per eight (8) parking spaces. The Final Development Plan includes two (2) trees within the parking field.
- C. Screening along Residential District. A landscape buffer shall be provided on the Property at locations generally depicted on the Final Development Plan and in accordance with the Landscape Plan included with this Text.
- D. Fencing. A three-rail horse fence was previously installed along Home Road. A new three-rail horse fence shall be installed along Steitz Road in accordance with the Final Development Plan.
- E. Gate. An entry gate shall be installed along the access drive connecting the Property to Steitz Road.

VIII. MISCELLANEOUS.

- A. Waste and Refuse. A common dumpster enclosure shall be provided on the Property, as generally depicted on the Final Development Plan.
- B. Utilities. All new utilities constructed or installed on the Property shall be underground.
- C. Minor Changes. Any minor deviation from the approved Final Development Plan may be reviewed and approved by the City of Powell Zoning Administrator. A “minor deviation” shall mean slight adjustments to the Final Development Plan to reflect engineering, topographical, or other data that arises after the approval of the Final Development Plan.

IX. DEVIATIONS

Below is a table detailing the development guidelines under the PR, Planned Residence District, as it relates to this development:

Zoning Code Standard	Zoning Code Requirement	Proposed	Meets Regulations?
Minimum street frontage	300'	Approx. 920'	Yes
Minimum distance between buildings	30'	35'	Yes
Minimum side yard setback	10'	25'	Yes
Minimum front yard setback	60' from ROW line	60'	Yes
Minimum rear yard setback	40'	60'	Yes
Maximum lot coverage	20%	20%	Yes
Maximum building height (principal building)	35'	35'	Yes
Minimum open space	Minimum 20%	20%	Yes
Landscaping in parking areas	In all parking areas with more than 10 parking spaces, there shall be at least 1 deciduous tree for every 8 parking spaces.	2 parking area landscaping trees and area.	Yes
Minimum parking lot aisle width	22'	24'	Yes
Minimum access drive width	20'	24'	Yes
Parking	Except for single-family and two-family residences, no parking shall be permitted in a required front yard.	The existing parking lot is approximately 15' from the Home Road right-of-way.	No (legal, non-conforming)
Minimum parking setback	15' from ROW line	15'	Yes



4301 Home Road
Powell Ohio 43065

Working with our design team, we made the following updates to our plans following the September 13, 2023 Sketch Plan Review with the City of Powell.

We have increased the required setbacks from 10' to 25' on the side and from 40' to 60' in the rear.

We have added mounding on the South and East side of the property.

We have lowered the roofline of the buildings on the perimeter of the development by 2 feet.

We have added rising temperature sensors to all buildings that will alert the fire department in the event of rapidly increasing temperature.

We have added additional decorative trim to the outward facing part of buildings in the form of "faux" doors that increase the "Farm Vibe" of the development creating 9 "door openings" on the backside of buildings.

All development lighting is downward and inward facing creating "0" lumens of light spilling over the property boundary.

We have added additional evergreen landscaping, well in excess of what is required by code.

We moved our member restroom to a more central location on Building

We have met with neighbors to gather input on boundary maintenance and grounds management adding sections of 3 rail cedar fencing to create a congruous border on the site between natural barriers. Neighbors to the West wanted the property line to be maintained where for many years it was a farm and was not mowed. We agreed to seed grass on the border and will keep the grass fertilized and cut.

From: [Elizabeth Bailik](#)
To: [Claudia Husak](#)
Subject: Fwd: Horsepower Farms Zoning Map Amendment hearing February 15, 2024
Date: Monday, February 5, 2024 9:44:47 PM

Claudia,

Please see the attached comments submitted for the February 15th P & Z meeting.

Thanks - Beth

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From: bailik@cityofpowell.us <bailik@cityofpowell.us>
Sent: Monday, February 5, 2024 9:42:42 PM
To: Diane <dcaukland@gmail.com>
Subject: Re: Horsepower Farms Zoning Map Amendment hearing February 15, 2024

Good evening, Diane,

Thank you for submitting comments for the **February 15th** Planning & Zoning Commission meeting. They will be included in the public comment file.

Please feel free to reach out if you have any additional comments or questions.

Sincerely,
Beth

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From: Diane <dcaukland@gmail.com>
Sent: Monday, February 5, 2024 1:19:22 PM
To: Bailik@cityofpowell.us <Bailik@cityofpowell.us>; macguidwin@cityofpowell.us <macguidwin@cityofpowell.us>; Herchenroether@cityofpowell.us <Herchenroether@cityofpowell.us>; Simpson@cityofpowell.us <Simpson@cityofpowell.us>; Lester@cityofpowell.us <Lester@cityofpowell.us>; Griffin@cityofpowell.us <Griffin@cityofpowell.us>; Ahmed@cityofpowell.us <Ahmed@cityofpowell.us>
Cc: W Robert <woskobnickrobert@gmail.com>
Subject: Horsepower Farms Zoning Map Amendment hearing February 15, 2024

We support the zoning amendment and development plan but are unable to attend the meeting.

I have attached a letter indicating our support.

Thank you,

Diane Clevenger and Bob Woskobnick

From: [Elizabeth Bailik](#)
To: [Claudia Husak](#)
Subject: Fwd: Horsepower Farms -Feb 15 Re-zoning Hearing- City of Powell
Date: Tuesday, February 6, 2024 10:17:00 PM

Claudia,

Please see the attached comments for the February 15th P&Z meeting.

Thanks - Beth

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From: bailik@cityofpowell.us <bailik@cityofpowell.us>
Sent: Tuesday, February 6, 2024 10:14 PM
To: Gydosh, Paul <paul.gydosh@Kensingtonwealth.com>
Subject: Re: Horsepower Farms -Feb 15 Re-zoning Hearing- City of Powell

Good evening, Paul,

Thank you for submitting comments for the **February 15th** Planning & Zoning Commission meeting. They will be included in the public comment file.

Please feel free to reach out if you have any additional comments or questions.

Sincerely,
Beth

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From: Gydosh, Paul <paul.gydosh@Kensingtonwealth.com>
Sent: Tuesday, February 6, 2024 4:45:56 PM
Subject: Horsepower Farms -Feb 15 Re-zoning Hearing- City of Powell

Madame Chair and other leaders of the City of Powell:

I write you in support of the zoning map amendment and preliminary/final development plan for Horsepower Farms.

I am a current owner in Horsepower Farms and believe that this zoning change from farm residential to residential is in the best interest of the City of Powell, the nearby property owners, and the owners of our development.

I am writing to you today as I am unable to attend the February 15th meeting in person.

Thank you, in advance, for your consideration and approval of the amendment.

Sincerely,

Paul Gydosh
Unit #3F
Horsepower Farms
4301 Home Rd
Powell, OH 43065

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From: [Elizabeth Bailik](#)
To: [Claudia Husak](#)
Subject: Fwd: Feb 3rd P&Z Meeting / update
Date: Monday, February 5, 2024 9:58:50 AM

Claudia,

Please see the attached comments for the February 15th P & Z meeting.

Thanks - Beth

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From: bailik@cityofpowell.us <bailik@cityofpowell.us>
Sent: Monday, February 5, 2024 9:55 AM
To: steve@southard.com <steve@southard.com>
Subject: Re: Feb 3rd P&Z Meeting / update

Good morning, Steve,

Thank you for submitting comments for the **February 15th** Planning & Zoning Commission meeting. They will be included in the public comment file.

Please feel free to reach out if you have any additional comments or questions.

Sincerely,
Beth

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From: steve@southard.com <steve@southard.com>
Sent: Monday, February 5, 2024 9:18 AM
To: Bailik@cityofpowell.us <Bailik@cityofpowell.us>; MacGuidwin@cityofpowell.us <MacGuidwin@cityofpowell.us>; Herchenroether@cityofpowell.us <Herchenroether@cityofpowell.us>; Simpson@cityofpowell.us <Simpson@cityofpowell.us>; Lester@cityofpowell.us <Lester@cityofpowell.us>; Griffin@cityofpowell.us <Griffin@cityofpowell.us>; Ahmed@cityofpowell.us <Ahmed@cityofpowell.us>
Subject: Feb 3rd P&Z Meeting

To Whom It May Concern

We are unable to attend Wednesday's review of Horsepower Farms ZONING MAP AMENDMENT and PRELIMINARY/FINAL DEVELOPMENT PLAN. We would like to express our support for this Zoning Map Amendment and the Preliminary/Final Development Plan for Horsepower Farms.

We have lived in Powell for many years and currently live just south of the development off Steitz Rd. It makes sense that agricultural property be rezoned as

residential before commercial especially since there is no commercial activity other than the library surrounding this property.

Thank you for your time and efforts for Powell.

Steve & Martha Southard

HORSEPOWER FARMS

OWNER : POWELL CONDOS

PROJECT SITE: 4301 HOME ROAD, POWELL, OHIO 43065

ARCHITECT

McCall Sharp Architecture, Ltd.
14 East Main Street, Suite 201
Springfield, OH 45502
(937) 323-4300

CONTRACTOR

3C Industries
605 Miami Street
Urbana, OH 43078
(937) 652-4759

DRAWING SHEET INDEX

GENERAL

- G1 - COVER PAGE
- G2 - PHOTOMETRICS PLAN
- G3 - PHOTOMETRICS PLAN
- G4 - PHOTOMETRICS PLAN

CIVIL

- SITE IMPROVEMENT PLANS (12 PAGES)
- SANITARY SEWER IMPROVEMENTS (6 PAGES)

LANDSCAPING

- L1 - LANDSCAPING PLAN

ARCHITECTURAL

- A1 - ARCHITECTURAL SITE PLAN
- A2 - BUILDING 8 FLOOR PLAN & EXT. ELEVATIONS
- A3 - BUILDING 9 FLOOR PLAN & EXT. ELEVATIONS
- A4 - BUILDING 10 FLOOR PLAN & EXT. ELEVATIONS
- A5 - BUILDING 11 FLOOR PLAN & EXT. ELEVATIONS
- A6 - BUILDING 12 FLOOR PLAN & EXT. ELEVATIONS
- A7 - BUILDING 14 FLOOR PLAN
- A8 - BUILDING 14 EXT. ELEVATIONS
- A9 - BUILDING 14 EXT. ELEVATIONS
- A10 - BUILDING 15 FLOOR PLAN & EXT. ELEVATIONS
- A11 - EXTERIOR RENDERINGS
- A12 - EXTERIOR RENDERINGS

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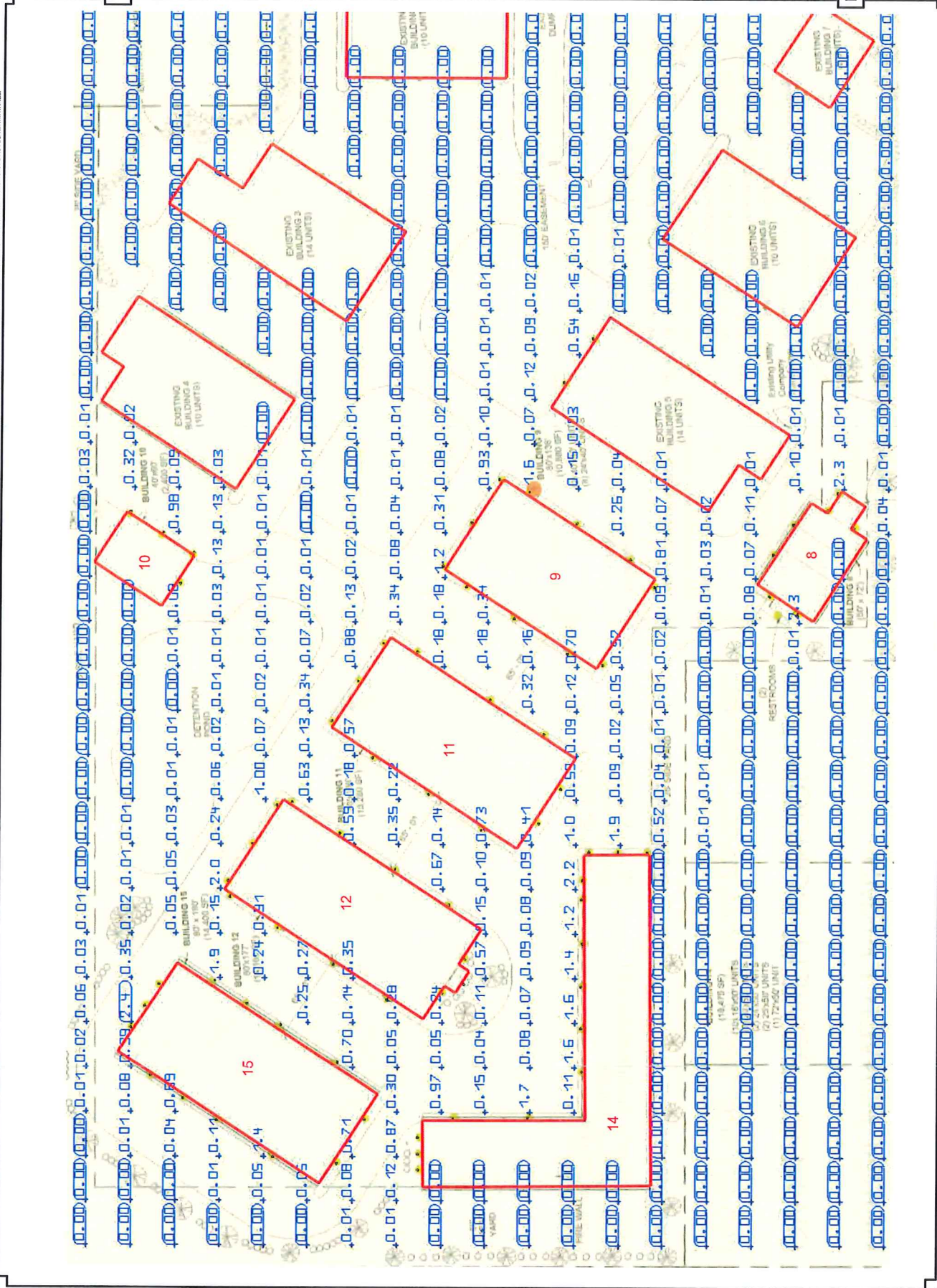
HORSEPOWER FARMS
FOR
POWELL CONDOS
4301 HOME ROAD, POWELL, OHIO 43065
COVER PAGE

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G1

DATE: 01-25-2016



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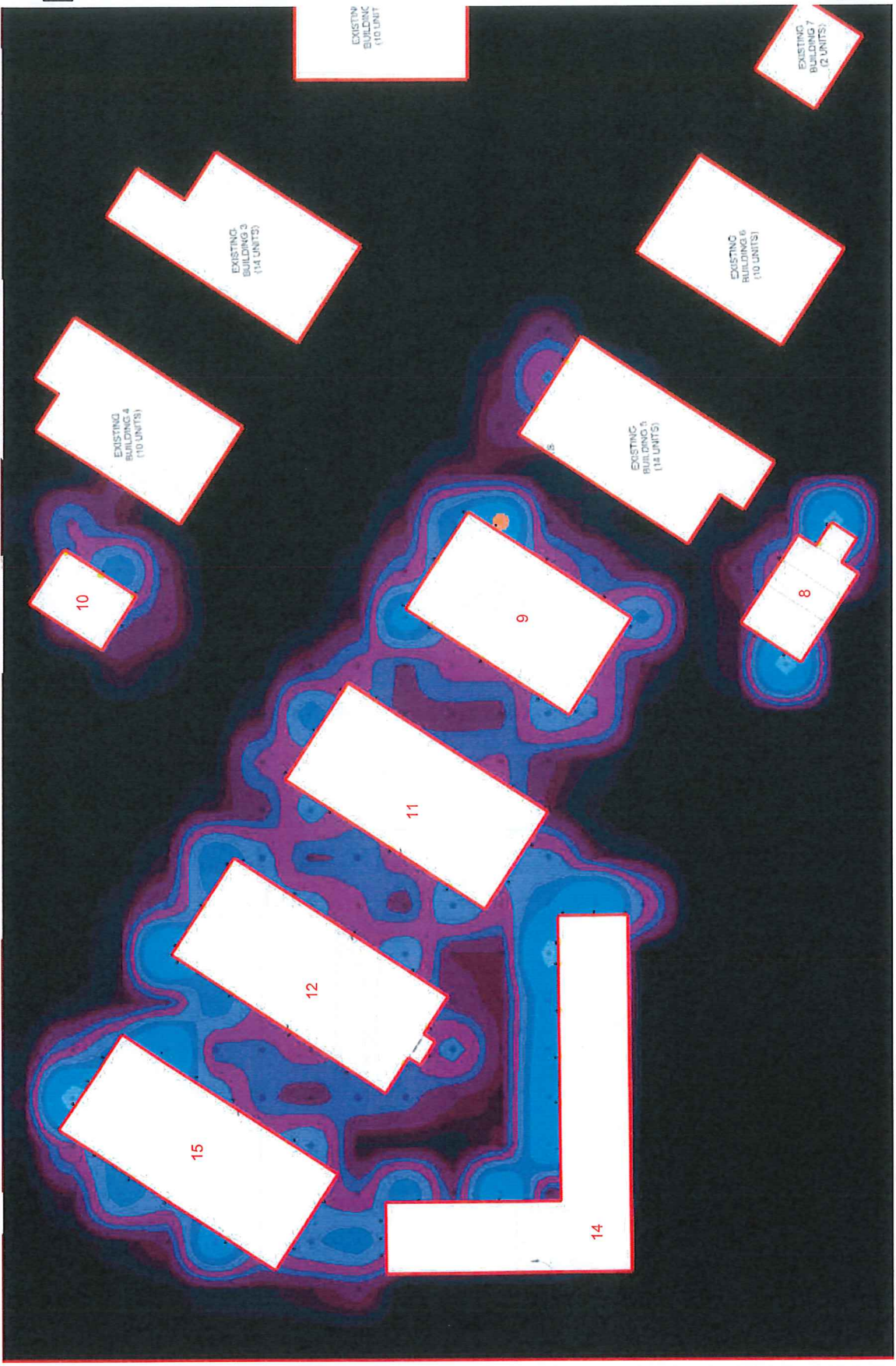
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PHOTOMETRICS PLAN

HORSEPOWER FARMS
FOR
POWELL CONDOS
4301 HOME ROAD, POWELL, OHIO 43065

JOB NO: 2316
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CHECKED BY: JSM
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G3
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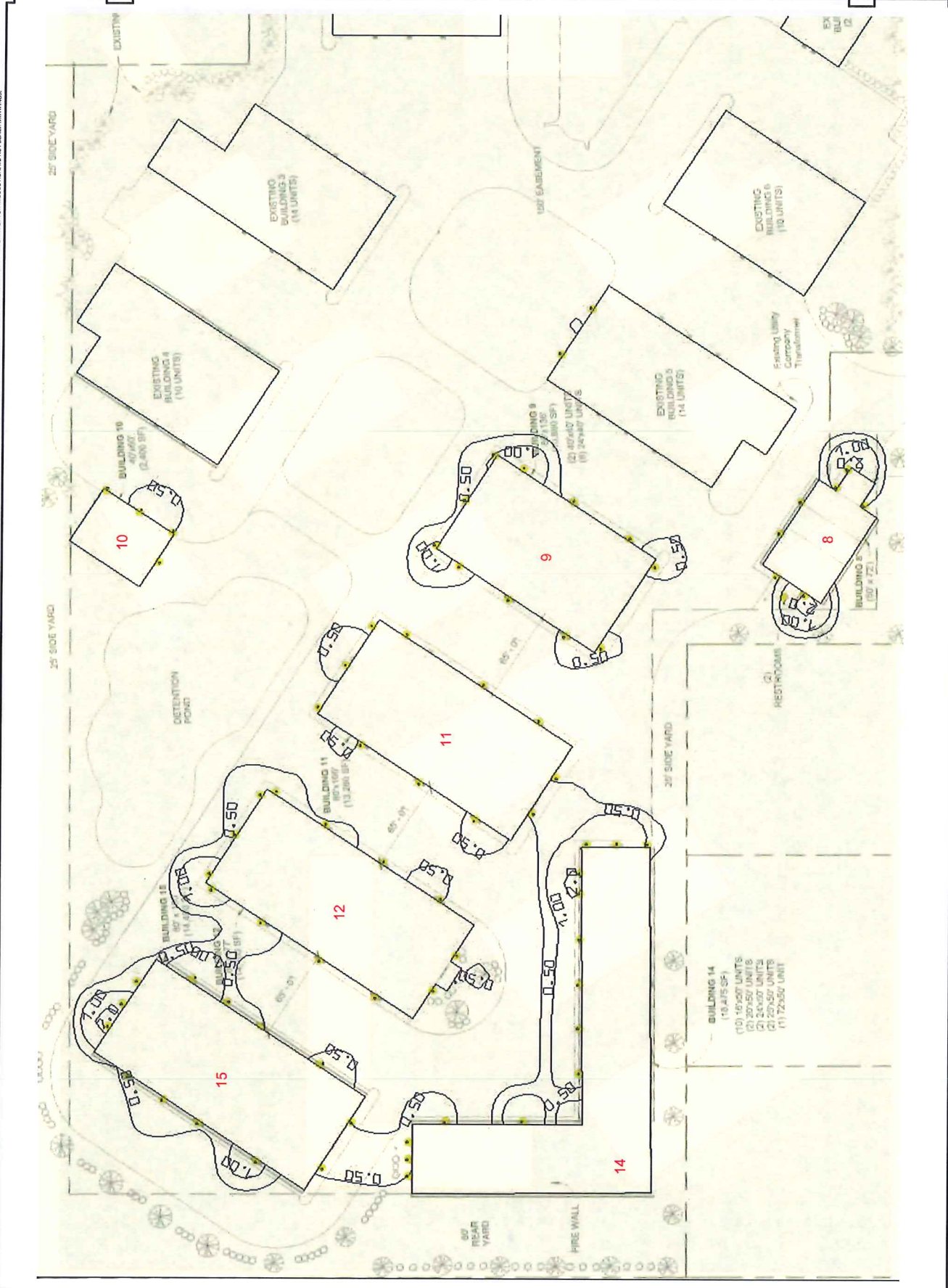
McCall SHARP ARCHITECTURE
 3C INDUSTRIES
 4301 HOMIE ROAD, POWELL, OHIO 43065

HORSEPOWER FARMS
 POWELL CONDOS
 PHOTOMETRICS PLAN

JOB NO: 2116

PREPARED BY: JEM
 CHECKED BY: JEM
 CONSTRUCTION DOCUMENTS

G4
 DATE: 01-25-2024

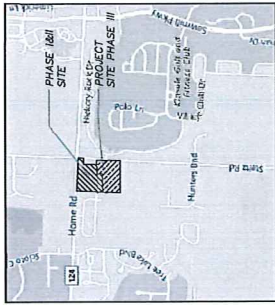


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SITE IMPROVEMENT PLANS FOR: HORSEPOWER FARMS PHASE III 4301 HOME ROAD THE CITY OF POWELL

OWNER/DEVELOPER:
GHP VANCE
C/O HORSEPOWER FARMS
256 W. CLEVELAND STREET
POWELL, OHIO 43065
ehp@vnc.com



VICINITY MAP
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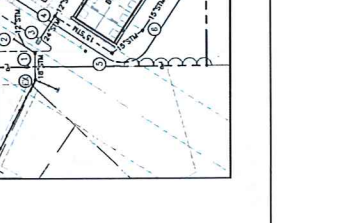
ESTIMATE OF QUANTITIES

ITEM	UNIT	QUANTITY	DESCRIPTION	ITEM	UNIT	QUANTITY	DESCRIPTION
201	EA	1	CONCRETE DRIVEWAY	1A	EA	7	WATER SERVICE
337	TON	22	ASPHALT CONCRETE BASE COURSE	1A	EA	1	METER WATER METER FOR J. METRO
448	TON	5.4	ASPHALT CONCRETE SURFACE COURSE (ASPH/10/35)	1A	EA	3	HYDRANT ASSEMBLY - COMPLETE
448	TON	7.8	ASPHALT CONCRETE INTERMEDIATE COURSE (ASPH/10/35)	1A	EA	3	HYDRANT ASSEMBLY - COMPLETE
				1A	EA	3	3" WATER SERVICE DISTRIBUTION PIPE

ESTIMATE OF QUANTITIES (continued)

150	L.F.	1480	6" GUY WIRE				
207	EA	30	CONCRETE MANHOLE				
207	EA	30	CONCRETE MANHOLE				
308	EA	24	ASPHALT CONCRETE DRIVEWAY				
448	TON	854	ASPHALT CONCRETE SURFACE COURSE (ASPH/10/35)				
448	TON	854	ASPHALT CONCRETE INTERMEDIATE COURSE (ASPH/10/35)				
601	EA	12	30" CHAMBER				
601	EA	8	CATCH BASIN				
604	EA	1	CATCH BASIN				
604	EA	1	CATCH BASIN				
604	EA	2	MANHOLE				
604	EA	1	ENDWALL				
608	EA	2	24" ENDWALL				
608	EA	15	CONCRETE 4" R/W				
601	L.F.	287	15" CONDUIT				
601	L.F.	168	15" CONDUIT				
601	L.F.	451	24" CONDUIT				
601	L.F.	778	6" MANHOLE				
601	L.F.	2	6" GUY WIRE				

ESTIMATE QUANTITIES ARE SHOWN AS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND MAKE NECESSARY ADJUSTMENTS TO CORRECT FOR DIFFERENCES IN FIELD CONDITIONS.



UNDERGROUND UTILITIES

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

STANDARD DRAWINGS
THE CITY OF POWELL'S STANDARD DRAWINGS
DRAWINGS LISTED BELOW SHALL BE CONSIDERED A
PART OF THESE PLANS:

AA-5102 AA-5113
AA-5107 AA-5114
AA-5108 AA-5115
AA-5109 AA-5116
AA-5130 AA-5133A
AA-5112 AA-5138

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10	SEWER MAIN & BRANCH
11	SEWER MAIN & BRANCH
12	PAVEMENT & STRIPING PLAN

Contractors on this plan strictly acknowledge with the general contractor and the City of Powell, Ohio, that they accept full responsibility for the design and construction of the project. The general contractor shall be responsible for the design and construction of the project. The City of Powell, Ohio, is not responsible for the design and construction of the project.

By: _____ Date: _____
CITY ENGINEER, CITY OF POWELL

By: _____ Date: _____
DIRECTOR OF DEVELOPMENT, CITY OF POWELL

By: _____ Date: _____
LAWYER, CITY OF POWELL

By: _____ Date: _____
LIBERTY TOWNSHIP FIRE DEPARTMENT

By: _____ Date: _____
CHIEF, LIBERTY TOWNSHIP FIRE DEPARTMENT

By: _____ Date: _____
DEPUTY GENERAL MANAGER, DELCO WATER COMPANY

PLAN PREPARED BY:
BRIH Group, Inc.
Civil/Site Engineering
17000 Lakeside Blvd.
Lima, OH 43032
Phone: (614) 250-4132
Fax: (614) 250-4132
Email: info@brhgroup.com

By: _____ Date: _____
Registered Engineer

C-1
1
OF 12
SHEET

- GENERAL NOTES**
- THE BOUNDARIES OF THE CITY OF POWELL, OHIO AND DELAWARE COUNTY, OHIO SHALL BE SHOWN WITH THE CONSTRUCTION AND MAINTENANCE PLANS. ALL WORK SHALL BE PERFORMED WITHIN THE BOUNDARIES OF THE CITY OF POWELL, OHIO AND DELAWARE COUNTY, OHIO. ALL MAJOR AND MINOR WORK SHALL BE PERFORMED WITHIN THE BOUNDARIES OF THE CITY OF POWELL, OHIO AND DELAWARE COUNTY, OHIO.
 - ALL CHANGES TO THIS PLAN SHALL BE MADE BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER AND THE CITY COMMISSIONERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF POWELL, OHIO AND DELAWARE COUNTY, OHIO.
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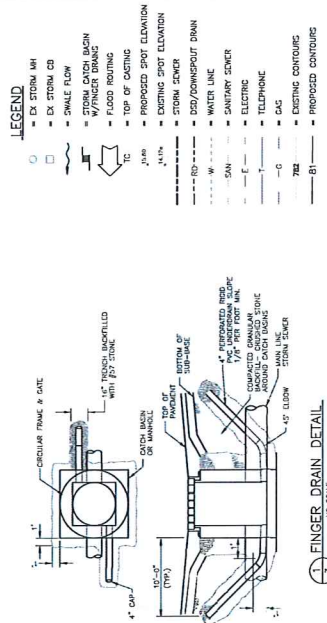
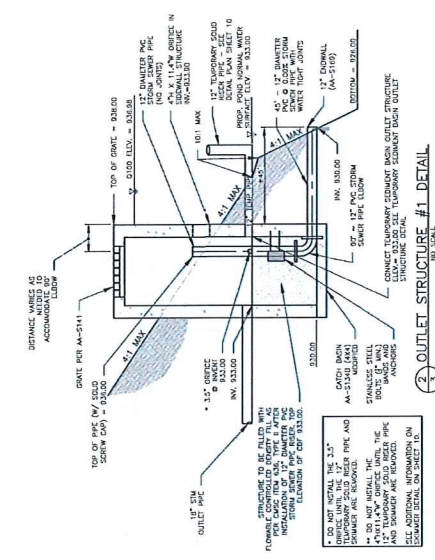
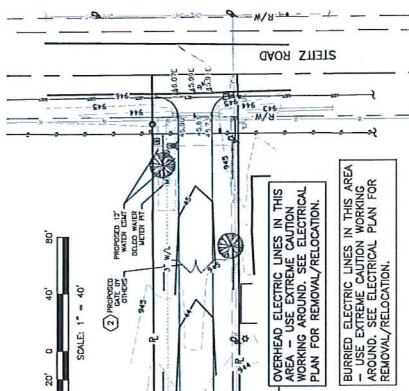
**SITE IMPROVEMENT PLANS FOR:
 HORSEPOWER FARMS PHASE III
 STORM SEWER DRAINAGE PLAN
 THE CITY OF POWELL**

NO.	REVISIONS	DATE
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POND EARTHWORK
 SOIL BORINGS DISCLOSED CLAY MATERIAL 20 FEET DEEP AND SANDY SILT 15 FEET DEEP. SAND AND GRAVEL LAYERS WERE DISCOVERED IN THE AREA OF THE POND. THE POND SHALL BE CONSTRUCTED TO BE OVER-CAPACITATED BY 2 FEET AND CLAY LINER SHALL BE INSTALLED AT THE BOTTOM OF THE POND TO PREVENT SEEPAGE. THE POND SHALL BE CONSTRUCTED DURING CONSTRUCTION. REFER TO SOILS REPORT FOR MORE INFORMATION.

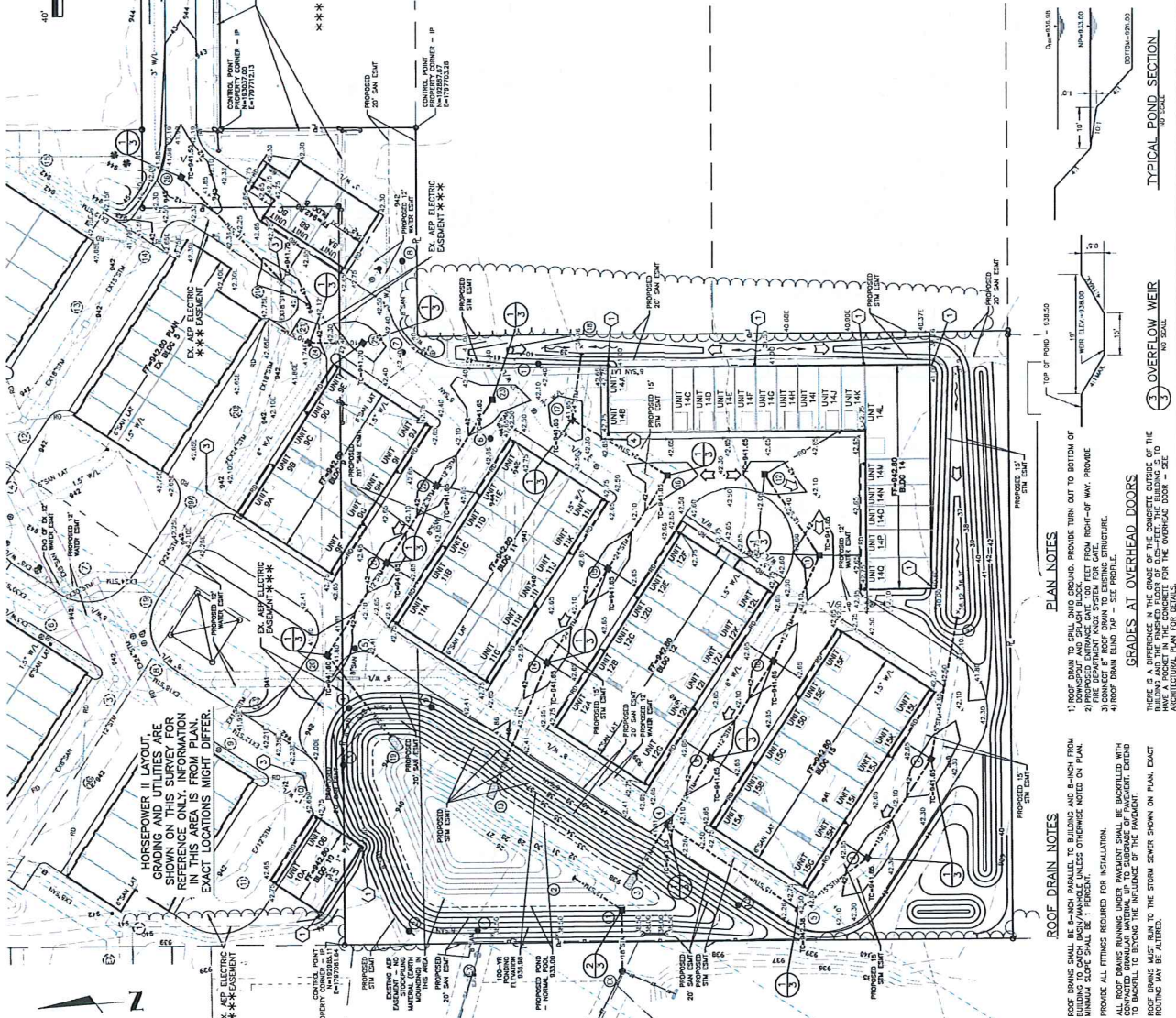
SEE PLAN SHEET FOR STRUCTURE LOCATIONS (COORDINATES)

OVERHEAD ELECTRIC LINES IN THIS AREA USE EXTREME CAUTION AROUND. SEE ELECTRICAL PLAN FOR REMOVAL/RELOCATION.
 BURIED ELECTRIC LINES IN THIS AREA USE EXTREME CAUTION WORKING AROUND. SEE ELECTRICAL PLAN FOR REMOVAL/RELOCATION.



- LEGEND**
- EX STORM MH
 - EX STORM CB
 - SMALL FLOW
 - STORM CATCH BASIN W/FINGER DRAINS
 - FLOOD ROUTING
 - TOP OF COATING
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - STORM SEWER
 - DESIGN DOWNSPOUT DRAIN
 - WATER LINE
 - SANITARY SEWER
 - ELECTRIC
 - TELEPHONE
 - CAS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS

NOTE: MINIMUM SLOPE FOR DOWNSPOUT DRAIN IS 1:12
 ALL ELEVATIONS ARE TOP OF PROPOSED PAVEMENT UNLESS NOTED OTHERWISE. ELEVATIONS TO MATCH USGS DATA.



HORSEPOWER II LAYOUT ARE GRADING AND UTILITIES ARE SHOWN ON THIS SURVEY FOR REFERENCE ONLY. INFORMATION IN THIS AREA IS FROM PLAN. EXACT LOCATIONS MIGHT DIFFER.

PLAN NOTES
 1) ROOF DRAIN TO CALL OUT BEARING. PROVIDE TURN OUT TO BOTTOM OF DOWNSPOUT AND DRAIN BLOCK.
 2) PROVIDE DRAINAGE VALVE FOR EACH RIGHT-OF-WAY. PROVIDE 3) CONNECT TO ROOF DRAIN TO EXISTING STRUCTURE.
 4) ROOF DRAIN RINGS 10' - SEE PROFILE.

GRADES AT OVERHEAD DOORS
 THERE IS A DIFFERENCE IN THE GRADE OF THE CONCRETE OUTSIDE OF THE OVERHEAD DOORS AND THE GRADE OF THE CONCRETE FOR THE OVERHEAD DOOR. SEE ARCHITECTURAL PLAN FOR DETAILS.

ROOF DRAIN NOTES
 ALL ROOF DRAINERS SHALL BE BUILT AND SLOPE FROM BUILDING TO CATCH BASIN UNLESS OTHERWISE NOTED ON PLAN. PROVIDE ALL FITTINGS REQUIRED FOR INSTALLATION.
 ALL ROOF DRAINING UNDER PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO BRING THE SURFACE TO THE FINISHED ELEVATION. PROVIDE ALL FITTINGS REQUIRED FOR INSTALLATION.
 ROOF DRAINING UNDER PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO BRING THE SURFACE TO THE FINISHED ELEVATION. PROVIDE ALL FITTINGS REQUIRED FOR INSTALLATION.

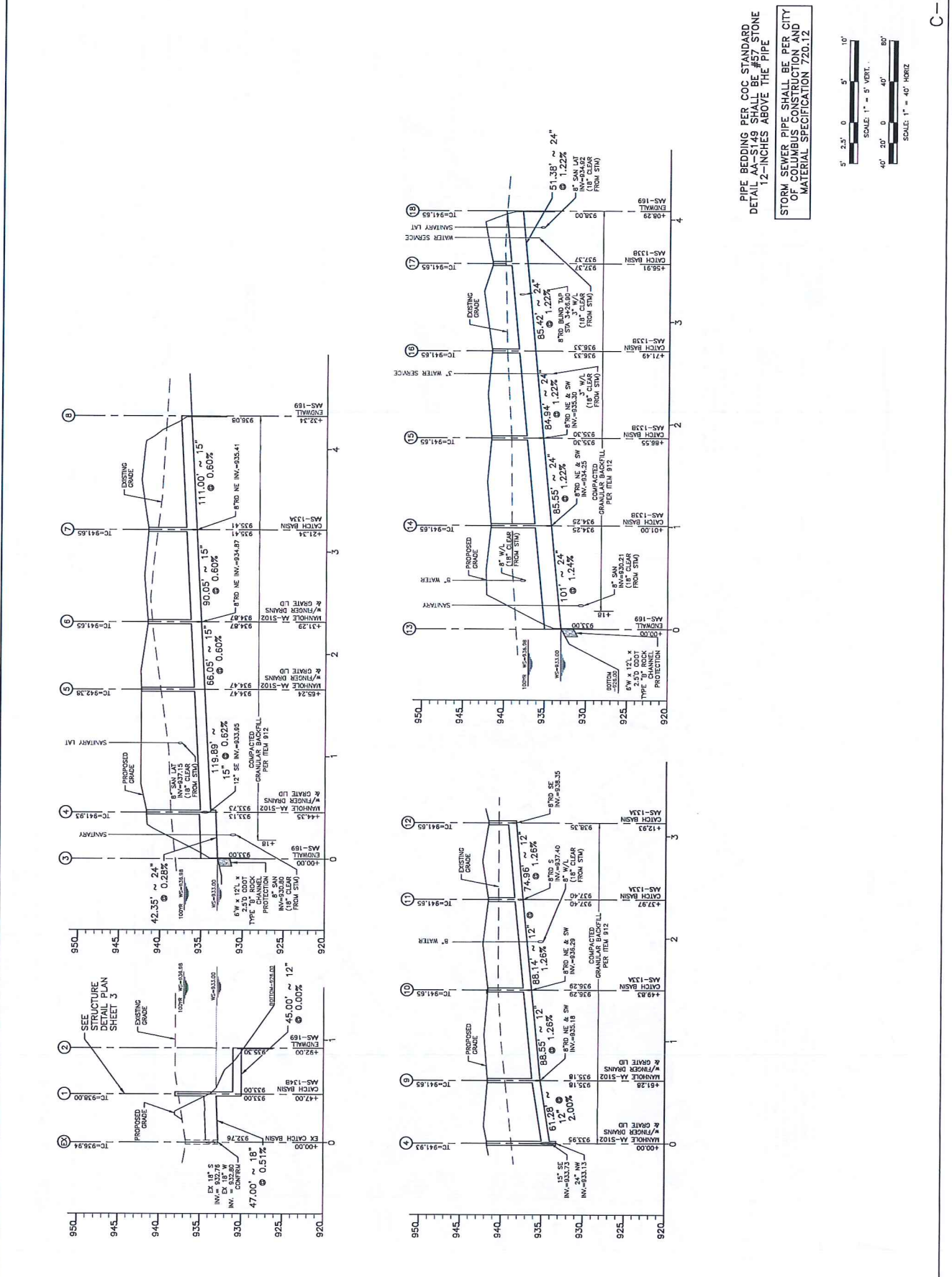


SEE PLAN SHEET FOR STRUCTURE LOCATIONS (COORDINATES)

OVERHEAD ELECTRIC LINES IN THIS AREA USE EXTREME CAUTION AROUND. SEE ELECTRICAL PLAN FOR REMOVAL/RELOCATION.
 BURIED ELECTRIC LINES IN THIS AREA USE EXTREME CAUTION WORKING AROUND. SEE ELECTRICAL PLAN FOR REMOVAL/RELOCATION.

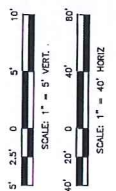
**SITE IMPROVEMENT PLANS FOR
 HORSEPOWER FARMS PHASE III
 STORM SEWER PROFILES**
 THE CITY OF PORTLAND

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PIPE BEDDING PER COC STANDARD
 DETAIL AA-S149 SHALL BE #57 STONE
 12-INCHES ABOVE THE PIPE

STORM SEWER PIPE SHALL BE PER CITY
 OF COLUMBUS CONSTRUCTION AND
 MATERIAL SPECIFICATION 720.12

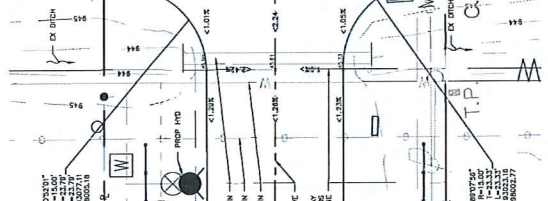
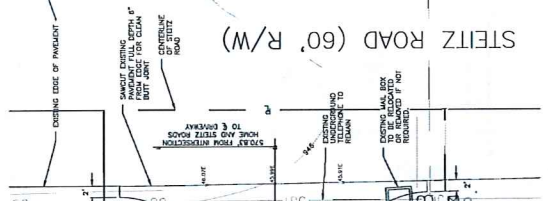
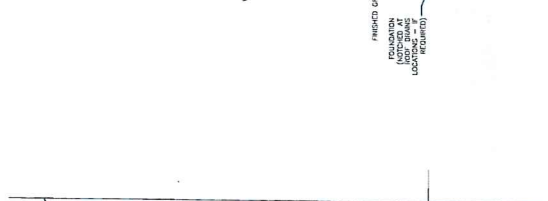
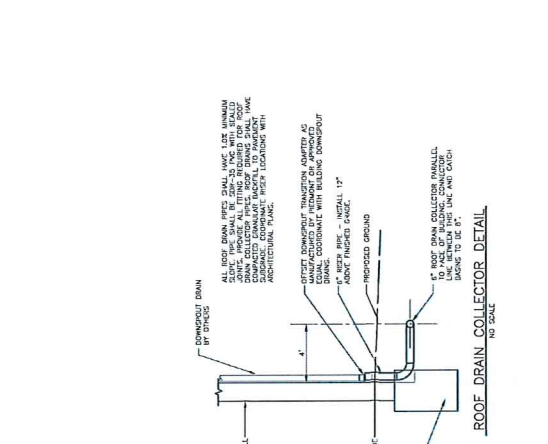
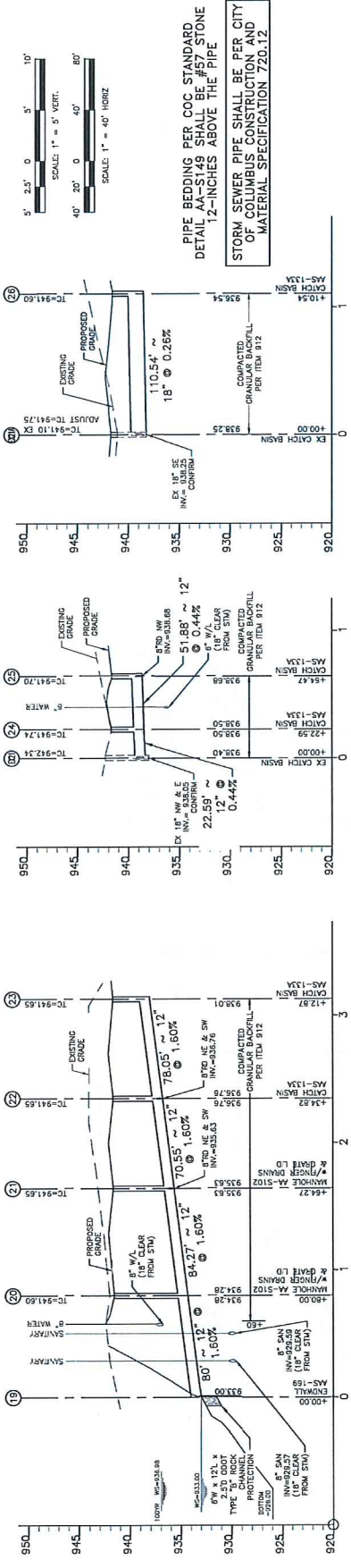


**SITE IMPROVEMENT PLANS FOR
 HORSEPOWER FARMS PHASE III
 STORM SEWER PROFILES
 THE CITY OF POWELL**

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CHECKED BY	
DESIGNED BY	
DRAWN BY	
FIELD BOOK	
SCALE	1"=2'-0"
SCALE	1"=4"
SHEET	5

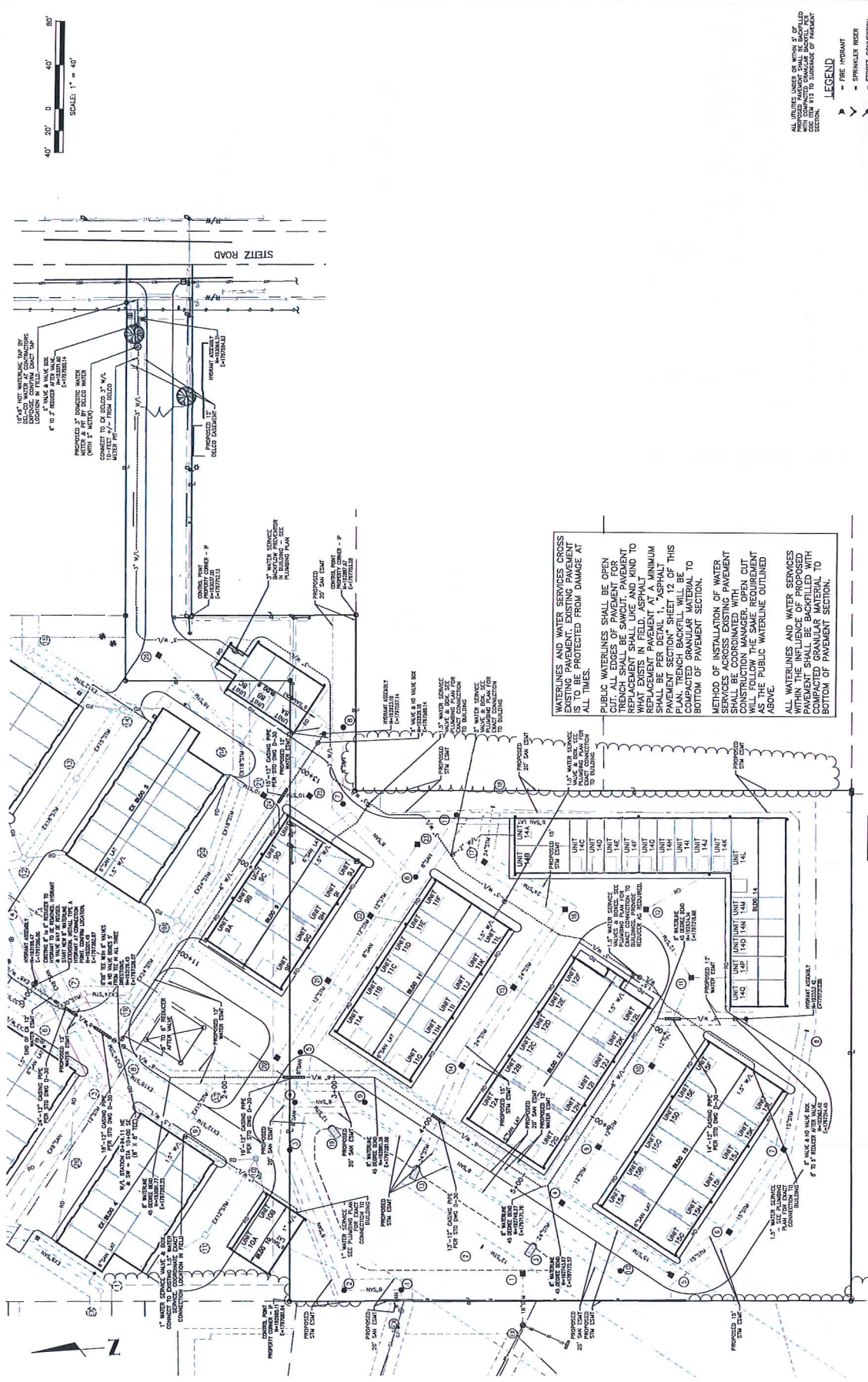
C-5

OF 12



GRADING BLOWUP LEGEND
 J=1.50 = PROPOSED SPOT ELEVATION
 J=1.12 = EXISTING SPOT ELEVATION
 <1.22% = PROPOSED PAVEMENT SLOPE

DATE	REVISIONS



LEGEND

- ▲ FIRE HYDRANT
- SPRINKLER RISER
- STURTZ CONNECTION
- VALVE
- STORM CENTER
- GDS/DOWNPOUT DRAIN
- WATER LINE
- SANITARY SEWER
- ELECTRICAL
- TELEPHONE
- GAS

SCALE: 1" = 40'
0' 20' 40' 80'

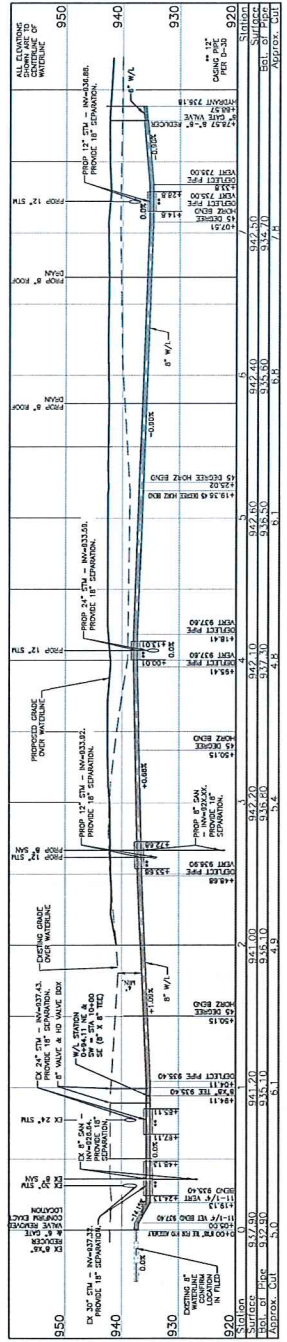
WATERLINES AND WATER SERVICES CROSS EXISTING PAVEMENT. EXISTING PAVEMENT SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES.

PUBLIC WATERLINES SHALL BE OPEN AND REPLACEMENT SHALL BE SAWCUT. PAVEMENT TRENCH SHALL BE FILL WITH ASPHALT MICHIGAN BEAM EXISTING IN FIELD. ASPHALT MINIMUM SHALL BE PER DETAIL 1, "ASPHALT PAVEMENT SECTION" SHEET 12 OF THIS PLAN. TRENCH BACKFILL SHALL BE AS PER DETAIL 1, "ASPHALT PAVEMENT SECTION" SHEET 12 OF THIS PLAN.

METHOD OF INSTALLATION OF WATER SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER. OPEN CUT SHALL FOLLOW THE SAME REQUIREMENT AS ABOVE.

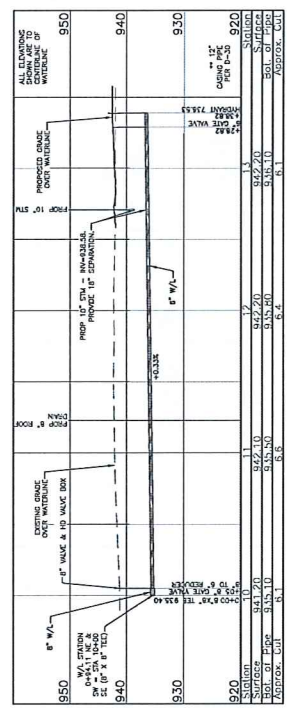
ALL WATERLINES AND WATER SERVICES WITHIN THE PAVEMENT SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL TO BOTTOM OF PAVEMENT SECTION.

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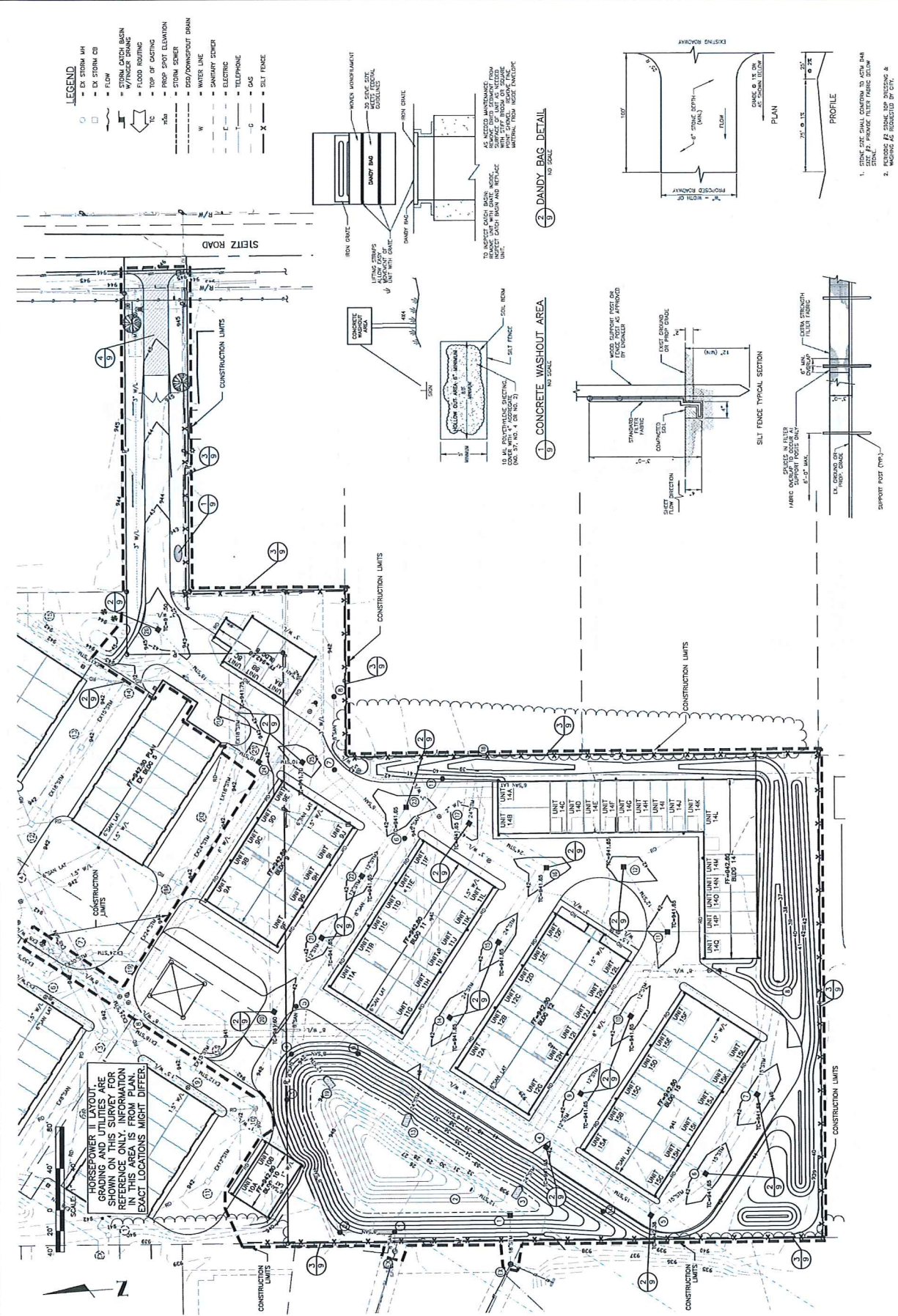
DELCO WATERLINE PROFILE
SCALE: 1"=40' / 1"=10'

ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

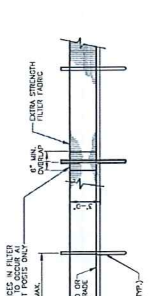
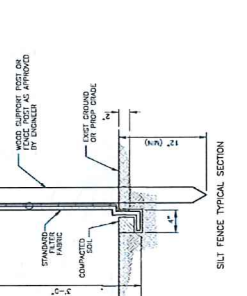
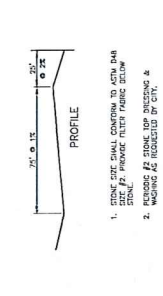
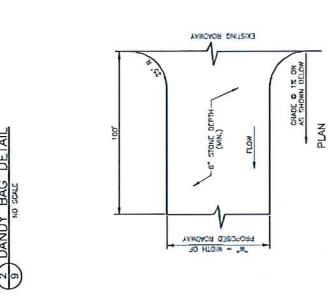
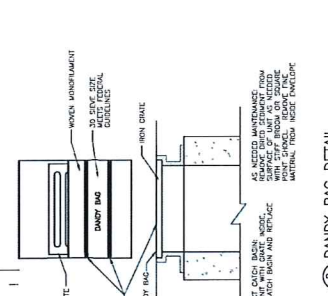


DELCO WATERLINE PROFILE
SCALE: 1"=40' / 1"=10'

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- LEGEND**
- EX STORM MH
 - EX STORM CB
 - FLOW
 - STORM CATCH BASIN
 - F/FRIGER BASIN
 - FLOOD ROOFING
 - TOP OF GRADING
 - T.C.
 - PREP SPOT ELEVATION
 - STORM ZONER
 - CSD/DOWNSPOT BRAIN
 - WATER LINE
 - SANITARY ZONER
 - ELECTRIC
 - TELEPHONE
 - GAS
 - SILT FENCE



1. STAKE SIZE SHALL CONTAIN TO ASTM A48
 2. FIBERGLASS FABRIC SHALL BE 16" WIDE BY 6' HIGH
 3. FABRIC SHALL BE 1.5" MIN. TENSILE STRENGTH
 4. STAKES SHALL BE 12" DIA. 16" LONG
 5. FABRIC SHALL BE 1.5" MIN. TENSILE STRENGTH
 6. GRAVEL SHALL BE 3/4" MIN. SIZE
 7. FABRIC SHALL BE 1.5" MIN. TENSILE STRENGTH
 8. GRAVEL SHALL BE 3/4" MIN. SIZE

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 8. GRAVEL SHALL BE 3/4" MIN. SIZE

SEDIMENTATION & EROSION CONTROL NOTES

1. DESIGN AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSTALLED AS A FIRST STEP IN THE DEVELOPMENT OF A CONSTRUCTION SCHEDULE AND SHALL BE FUNCTIONAL THROUGHOUT DURING THE ACTIVE PHASES OF THE CONSTRUCTION PROJECT.
2. ALL TRENCH EXCAVATION SHALL BE DEGRADED THROUGH A SEDIMENTATION BASIN OR OTHER SETTING BASIN.
3. SLOTTED RAIN EXHAUST TO DRAINAGE AREAS SHALL BE COVERED TO AN APPROXIMATE SETTING STRUCTURE.
4. ALL TRENCH EXCAVATION SHALL BE DEGRADED THROUGH A SEDIMENTATION BASIN OR OTHER SETTING BASIN.
5. ALL TRENCH EXCAVATION SHALL BE DEGRADED THROUGH A SEDIMENTATION BASIN OR OTHER SETTING BASIN.
6. ALL TRENCH EXCAVATION SHALL BE DEGRADED THROUGH A SEDIMENTATION BASIN OR OTHER SETTING BASIN.
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10. ALL TRENCH EXCAVATION SHALL BE DEGRADED THROUGH A SEDIMENTATION BASIN OR OTHER SETTING BASIN.

EROSION AND SEDIMENT CONTROL NARRATIVE

CEPA PERMIT NUMBER: 4G009698*AG

1. THE PROJECT IS FOR CONSTRUCTION OF A COMMERCIAL COMPLEX AT 4301 LOCK ROAD IN THE CITY OF FOWELL, VA. ACTIVITIES INCLUDING BUILDING CONSTRUCTION, SITE GRADING, UTILITY INSTALLATION, PAVING AND SIDING.

2. THE PROJECT AREA APPROXIMATELY 1.5 ACRES OF LAND. 8.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.

3. THE PROJECT AREA APPROXIMATELY 1.5 ACRES OF LAND. 8.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.

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7. THE PROJECT AREA APPROXIMATELY 1.5 ACRES OF LAND. 8.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.

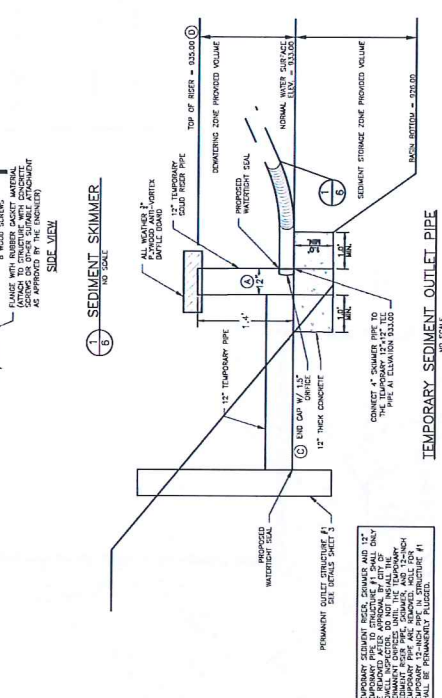
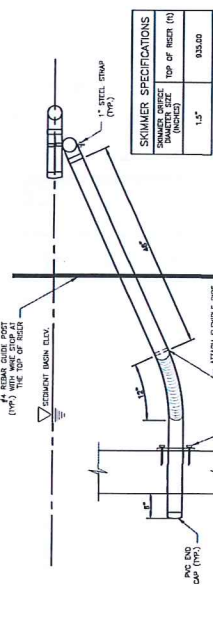
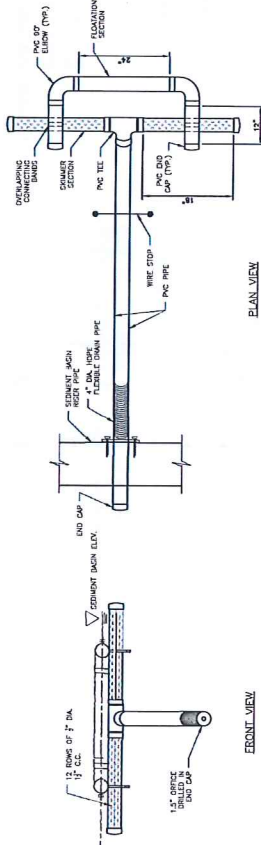
8. THE PROJECT AREA APPROXIMATELY 1.5 ACRES OF LAND. 8.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.

9. THE PROJECT AREA APPROXIMATELY 1.5 ACRES OF LAND. 8.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.

10. THE PROJECT AREA APPROXIMATELY 1.5 ACRES OF LAND. 8.9 +/- ACRES IS BEING DISTURBED BY THIS PROJECT.

SITE CONSTRUCTION SEQUENCING NOTES

1. INITIAL CONSTRUCTION DISTURBANCE AND OTHER SEDIMENT CONTROL SHALL BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
2. CONSTRUCTION ACTIVITIES SHALL BE SEQUENCED TO MINIMIZE DISTURBANCE AND TO MAINTAIN THE MOST PROTECTIVE SEDIMENTATION AND EROSION CONTROL PRACTICES IN PLACE AT ALL TIMES.
3. CONSTRUCTION ACTIVITIES SHALL BE SEQUENCED TO MINIMIZE DISTURBANCE AND TO MAINTAIN THE MOST PROTECTIVE SEDIMENTATION AND EROSION CONTROL PRACTICES IN PLACE AT ALL TIMES.
4. CONSTRUCTION ACTIVITIES SHALL BE SEQUENCED TO MINIMIZE DISTURBANCE AND TO MAINTAIN THE MOST PROTECTIVE SEDIMENTATION AND EROSION CONTROL PRACTICES IN PLACE AT ALL TIMES.
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SEEDING MIXTURES

PERMANENT SEED MIX	TEMPORARY SEED MIX
PERMANENT SEED MIX	TEMPORARY SEED MIX
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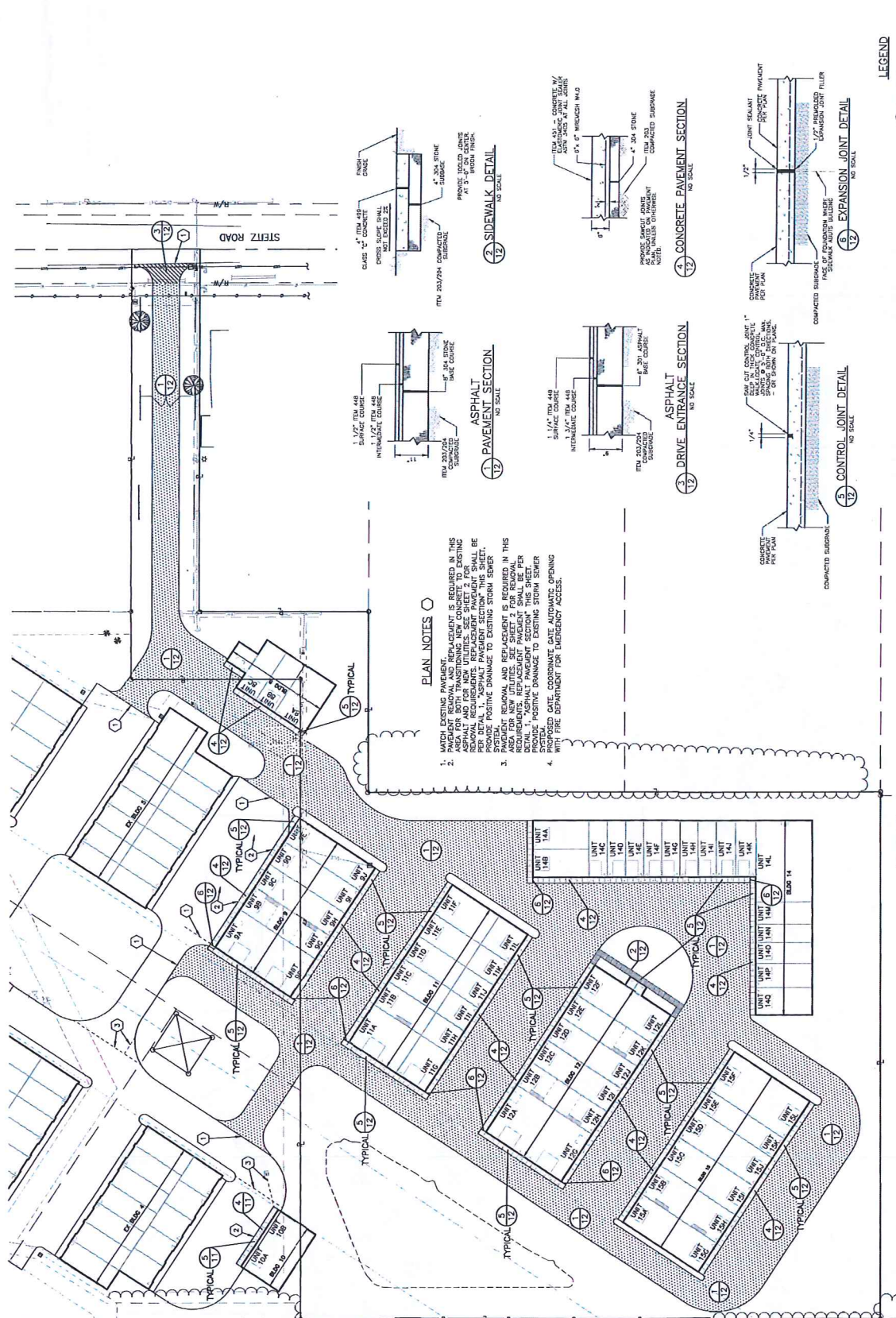
PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
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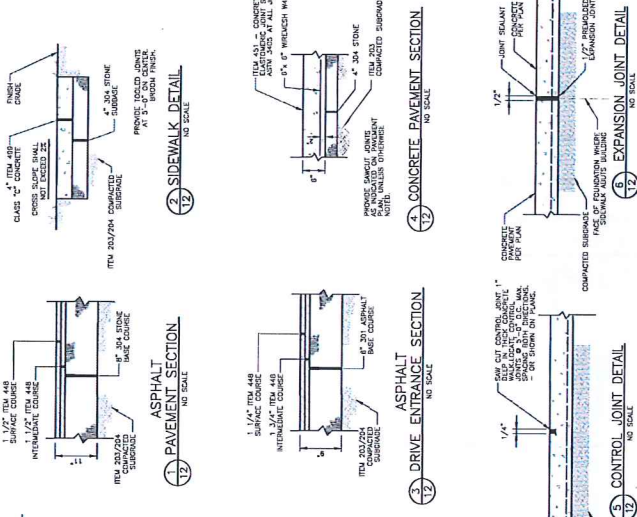
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SITE IMPROVEMENT PLANS FOR
 HORSEPOWER FARMS PHASE III
 PAVEMENT & STRIPING PLAN
 THE CITY OF POWELL

DATE	
REVISIONS	
NO.	1
DESCRIPTION	
DRAWN BY	SKB
CHECKED BY	SKB
SCALE	1"=2'-0"
SHEET	12



- PLAN NOTES**
1. MATCH EXISTING PAVEMENT.
 2. PAVEMENT REMOVAL AND REPLACEMENT IS REQUIRED IN THIS AREA FOR THE REMOVAL OF EXISTING DRIVEWAYS AND DRIVE ENTRANCES AND FOR NEW UTILITIES. SEE SHEET 2 FOR REMOVAL REQUIREMENTS. REPLACEMENT PAVEMENT SHALL BE ASPHALT PER THE PROPOSED PAVEMENT SECTION. PROVIDE POSITIVE DRAINAGE TO EXISTING STORM SEWER.
 3. PAVEMENT REMOVAL AND REPLACEMENT IS REQUIRED IN THIS AREA FOR NEW UTILITIES. SEE SHEET 2 FOR REMOVAL REQUIREMENTS. REPLACEMENT PAVEMENT SHALL BE ASPHALT PER THE PROPOSED PAVEMENT SECTION. PROVIDE POSITIVE DRAINAGE TO EXISTING STORM SEWER.
 4. PROPOSED GATE, COORDINATE GATE AUTOMATIC OPENING WITH FIRE DEPARTMENT FOR EMERGENCY ACCESS.



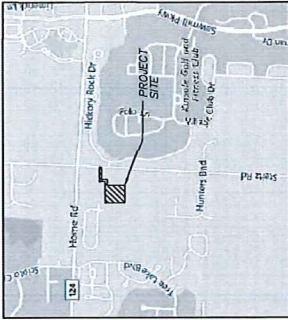
LEGEND

1	ASPHALT PAVEMENT
2	ASPHALT DRIVE ENTRANCE
3	ASPHALT DRIVE ENTRANCE
4	CONCRETE DRIVE ENTRANCE
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6	CONCRETE DRIVE ENTRANCE
7	CONCRETE DRIVE ENTRANCE
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15	CONCRETE DRIVE ENTRANCE
16	CONCRETE DRIVE ENTRANCE
17	CONCRETE DRIVE ENTRANCE

NOTES: PAVEMENT SECTIONS SHOWN ON THIS PLAN WERE PROVIDED BY THE OWNER. WHERE NEW PAVEMENT UNITS EXISTING PAVEMENT THE EXISTING PAVEMENT. FULL DEPTH. THE VERTICAL EDGE SHALL BE FINISHED PRIOR TO PLACING NEW ASPHALT.

SANITARY SEWER IMPROVEMENT FOR: HORSEPOWER FARM PHASE III 4301 HOME ROAD THE CITY OF POWELL

2024
FARM LOT 13 AND 14, SECTION 2,
TOWNSHIP 3, RANGE 19, UNITED STATES
MILITARY LANDS



UNDERGROUND UTILITIES

2 WORKING DAYS
BEFORE YOU DIG CALL
CALL TOLL FREE 1-800-362-2764

OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

STANDARD DRAWINGS

THE DELAWARE COUNTY STANDARD CONSTRUCTION DRAWINGS LISTED BELOW ARE CONSIDERED A PART OF THESE PLANS.

So. S-1 So. S-5 So. S-11
So. S-2 So. S-6 So. S-16
So. S-3 So. S-7

PROJECT PHASING

THIS PROJECT IS TO BE CONSTRUCTED IN TWO PHASES.

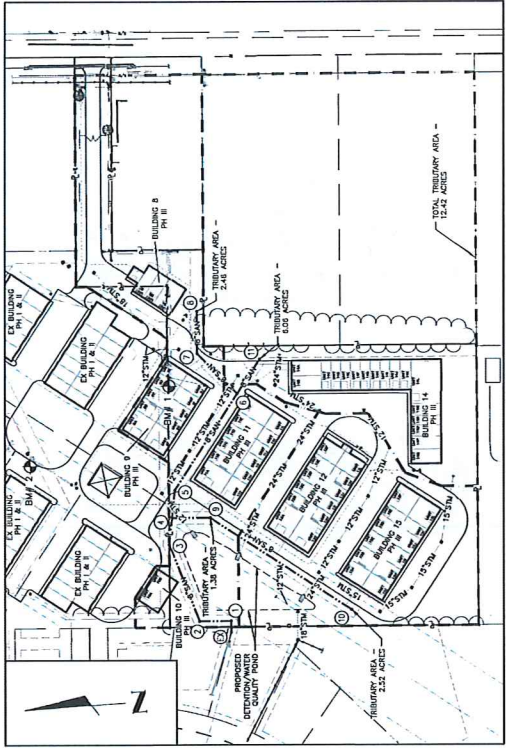
PHASE I WILL CONSTRUCT BENCHMARK #1, #2, OFFICE AND ASSOCIATED INFRASTRUCTURE AROUND THESE BUILDINGS, AND OVERALL MASS EXISTING. SEE APPROXIMATE PHASE I OUTLINE ON PLAN AND OUTLINE BELOW ON UTILITIES.

PHASE II (APPROXIMATE LIMIT SHOWN) WILL CONSTRUCT BUILDINGS #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, #101, #102, #103, #104, #105, #106, #107, #108, #109, #110, #111, #112, #113, #114, #115, #116, #117, #118, #119, #120, #121, #122, #123, #124, #125, #126, #127, #128, #129, #130, #131, #132, #133, #134, #135, #136, #137, #138, #139, #140, #141, #142, #143, #144, #145, #146, #147, #148, #149, #150, #151, #152, #153, #154, #155, #156, #157, #158, #159, #160, #161, #162, #163, #164, #165, #166, #167, #168, #169, #170, #171, #172, #173, #174, #175, #176, 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OWNER/DEVELOPER
HORSEPOWER FARMS
C/O CHIP WANCE STREET
POWELL, OHIO 43085
wance@ymail.com

PROJECT BENCHMARK:
BM# TOP OF JMB SET ON
C/O CHIP WANCE STREET
ELEVATION = 944.20
BM# SOUTH FLANGE BEST OF
EXT. FIRE HYDRANT
ELEVATION = 944.69

VERTICAL DATUM
NUMBER (128) BASED ON GPS OBSERVATIONS.
REFERENCED TO THE CDDT VRS.



INDEX OF SHEETS

1	TITLE
2	GENERAL NOTES
3	GENERAL NOTES
4	MISCELLANEOUS DETAILS
5	CONCRETE DETAILS
6	SANITARY SEWER PROFILE

Signatures on this plan signify only concurrence with the general purposes and general location of project. All drawings are the property of BRIH Group, Inc. and shall remain the property of the professional engineer preparing the plan.
CITY OF POWELL:

By _____ Date _____
CITY ENGINEER, CITY OF POWELL

By _____ Date _____
DIRECTOR OF DEVELOPMENT, CITY OF POWELL

By _____ Date _____
MAYOR, CITY OF POWELL

By _____ Date _____
DELAWARE COUNTY SANITARY ENGINEER

By _____ Date _____
DELAWARE COUNTY SANITARY ENGINEER

By _____ Date _____
DELAWARE COUNTY COMMISSIONERS:

By _____ Date _____

By _____ Date _____

By _____ Date _____

PLAN PREPARED BY:

BRIH
Group, Inc.

Civil/Site Engineering
1000
Suite 102 • Ohio 43213
Phone: (614) 250-0122
Email: info@brihgroup.com

Registered Engineer _____ Date _____
I, _____, a duly Licensed Professional Engineer in the State of Ohio, hereby certify that the above described project has been reviewed and approved by me in accordance with the provisions of the Engineering Code of the State of Ohio, and that I am duly Licensed and qualified to prepare and seal the above described project. My license number is _____ and expires on _____.

ESTIMATE OF QUANTITIES
SANITARY SEWER

ITEM	UNIT	QUANT	DESCRIPTION
604	EA	11	48" SANITARY MANHOLE, TYPE A
601	L.F.	1,028	12" P SANITARY SEWER PIPE (SD-15 PVC) #5/CLASS A BEDDING
602	L.F.	1,028	12" P SANITARY SEWER PIPE (SD-15 PVC) #5/CLASS A BEDDING
603	L.F.	381	6" SANITARY LATERAL PIPES

ESTIMATED QUANTITIES ARE SHOWN AS REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES REQUIRED TO COMPLETE THIS PROJECT AS SHOWN ON THESE PLANS.

AREA UTILITY COMPANIES

- AMERICAN ELECTRIC POWER
1000 WEST BROAD ST.
COLUMBUS, OHIO 43220
ATTENTION: JAYTEE NOVAKA
CONSTRUCTION MANAGER
(614) 868-7532
- FRONTIER ELECTRIC POWER
1000 WEST BROAD ST.
COLUMBUS, OHIO 43220
ATTENTION: CHRIS AVERY
(740) 358-0261
- WASHER COMMUNICATIONS
3770 EAST LIVINGSTON AVENUE
COLUMBUS, OHIO 43227
ATTENTION: JAMES SMITH
(614) 238-1292
- DELAWARE COUNTY ENGINEER
CHRIS BAUSEMAN
111 NORTH 4TH ST., ROOM 802
COLUMBUS, OH
(614) 233-7278
- DEL-CO WATER COMPANY, INC. 8773
OLENTANCY RIVER ROAD DELAWARE,
OHIO 43015
ATTENTION: RUSTY GRIFFITH
(740) 348-7746
- COLUMBIA GAS OF OHIO
4893 SR 521
COLUMBUS, OHIO 43215
ATTENTION: DAVE KELLY
(614) 481-1058
- COLUMBIA GAS OF OHIO
FIRST ENERGY/GE
14000 SUD OH 43052
COLUMBUS, OHIO 43215
ATTENTION: MARK DUNLAP
(740) 382-7101
- SPRINT
441 WEST BROAD ST.
COLUMBUS, OHIO 43227
(740) 827-8282
- TIME WARNER
1266 DUBLIN RD.
COLUMBUS, OH 43215
(614) 461-5624
- UNION RURAL ELECTRIC
1000 WEST BROAD ST.
PO BOX 383
COLUMBUS, OHIO 43227
(637) 843-4381
- INSERT COMMUNICATIONS
1000 WEST BROAD ST.
COLUMBUS, OH 43227
ATTENTION: MIKE BATH
(614) 238-1292 EXT 1411
- SUBURBAN NATURAL GAS
1000 WEST BROAD ST.
COLUMBUS, OHIO 43225
ATTENTION: ANDREW ROLL
(740) 833-2440

DELAWARE COUNTY REGIONAL SEWER DISTRICT (DCRSD)
STANDARD SANITARY NOTES

THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVING NECESSARY MODIFICATIONS TO THE PLANS TO BE SUBMITTED TO THE CITY OF POWELL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVING NECESSARY MODIFICATIONS TO THE PLANS TO BE SUBMITTED TO THE CITY OF POWELL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVING NECESSARY MODIFICATIONS TO THE PLANS TO BE SUBMITTED TO THE CITY OF POWELL.

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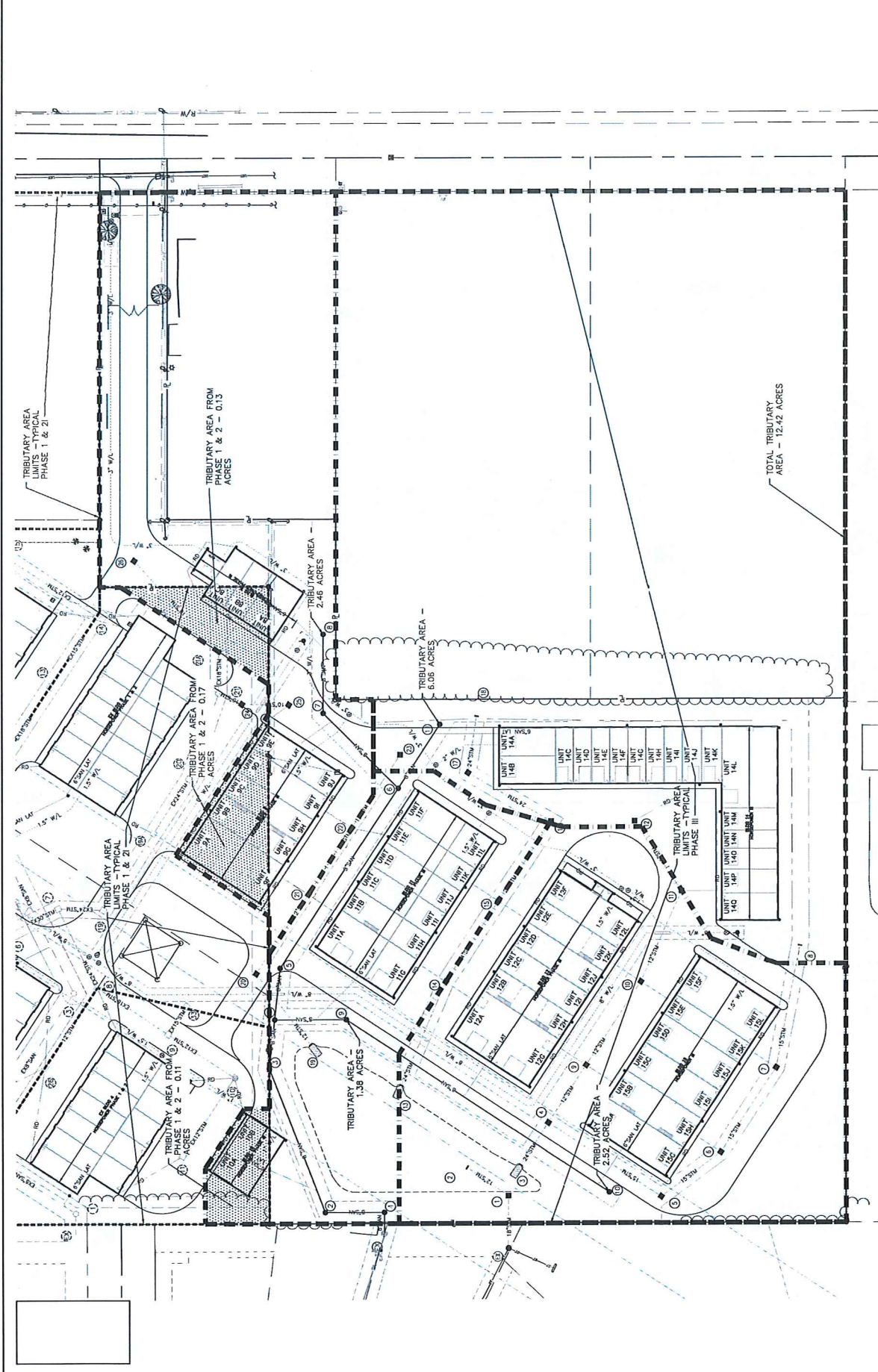
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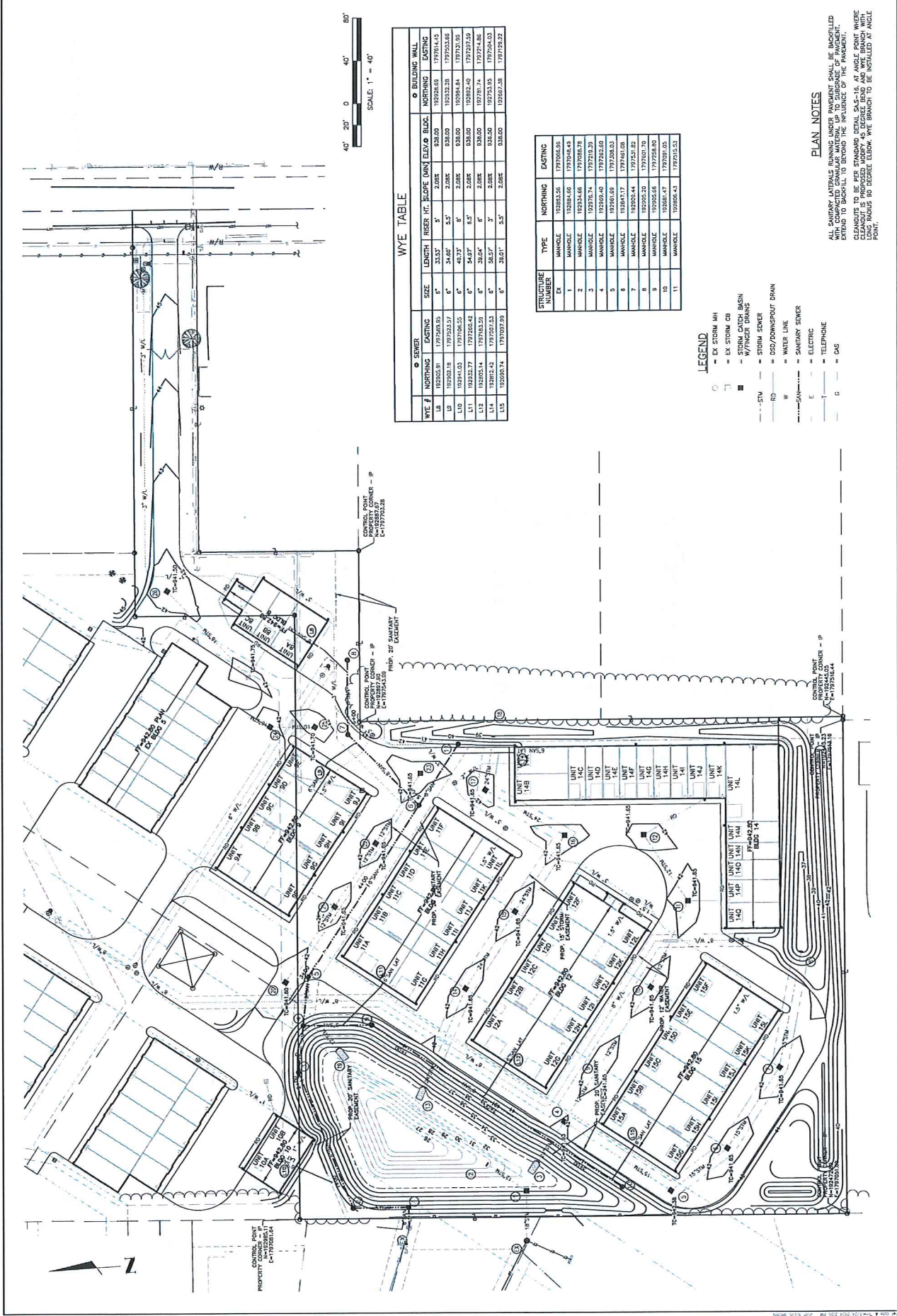
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TRIBUTARY AREA MAP
 SCALE 1"=40'

DATE	REVISIONS



WYE TABLE

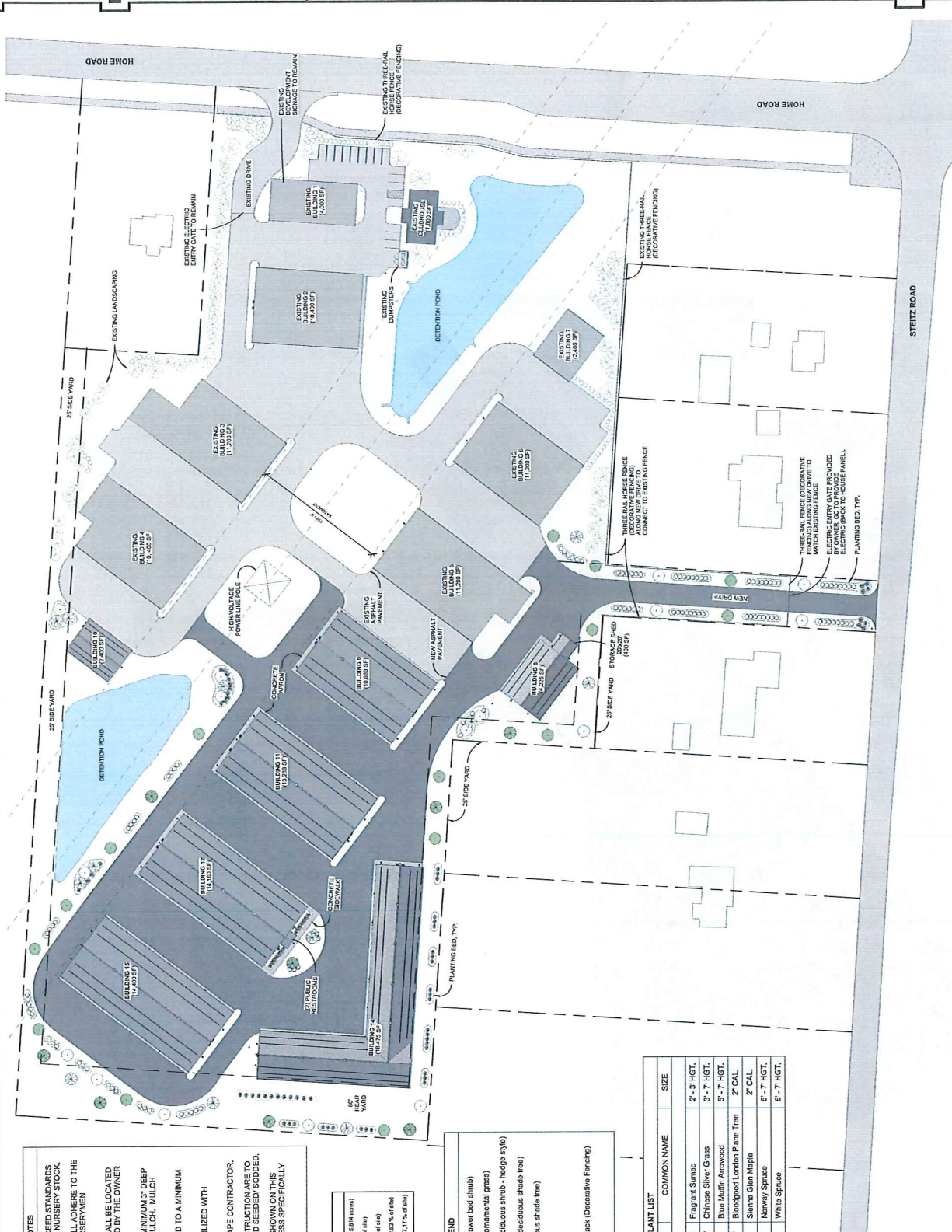
SEWER				BUILDING WALL							
WYE #	NORTHING	EASTING	SIZE	LENGTH	RISER HT.	SLOPE	MAN ELEV.	WALL ELEV.	BLOC.	NORTHING	EASTING
1A	192252.01	1972548.05	6"	33.53'	2.08%	0.00	938.00	192254.09	197254.43	192254.09	197254.43
1B	192252.18	1972523.57	6"	34.60'	2.08%	0.00	938.00	192322.29	1972523.56	192322.29	1972523.56
1C	192252.18	1972523.57	6"	42.73'	8"	2.08%	938.00	192384.84	1972523.56	192384.84	1972523.56
1D	192252.18	1972523.57	6"	54.97'	8"	2.08%	938.00	192452.49	1972523.56	192452.49	1972523.56
1E	192252.18	1972523.57	6"	30.24'	8"	2.08%	938.00	192384.84	1972523.56	192384.84	1972523.56
1F	192252.18	1972523.57	6"	58.57'	3"	2.08%	938.00	192523.93	1972523.56	192523.93	1972523.56
1G	192252.18	1972523.57	6"	35.01'	5.3"	2.08%	938.00	192507.38	1972523.56	192507.38	1972523.56

STRUCTURE NUMBER	TYPE	NORTHING	EASTING
1	MANHOLE	192263.25	1972566.05
2	MANHOLE	192263.46	1972566.43
3	MANHOLE	192254.66	1972585.78
4	MANHOLE	192276.74	1972713.39
5	MANHOLE	192259.00	1972522.00
6	MANHOLE	192263.25	1972566.05
7	MANHOLE	192252.18	1972523.57
8	MANHOLE	192252.18	1972523.57
9	MANHOLE	192252.18	1972523.57
10	MANHOLE	192252.18	1972523.57
11	MANHOLE	192266.43	1972515.51

- LEGEND**
- EX STORM MH
 - EX STORM CB
 - STORM CATCH BASIN
 - ▨ W/FINGER DRAINS
 - STW
 - RD
 - W
 - SAN
 - E
 - T
 - G
- STW = STORM SEWER
 RD = ROAD/DOWNSPOUT DRAIN
 W = WATER LINE
 SAN = SANITARY SEWER
 E = ELECTRIC
 T = TELEPHONE
 G = GAS

PLAN NOTES
 ALL SANITARY LATERALS RUNNING UNDER PAVEMENT SHALL BE BACKFILLED TO THE FINISH GRADE OF THE PAVEMENT. CLEANOUTS TO BE PER STANDARD DETAIL S&S-15. AT ANGLE POINT WHERE CLEANOUTS PROPOSED ABOVE 45 DEGREE BEND AND WYE BRANCH W/IT SHALL BE DOUBLE CLEANOUTS. WYE BRANCH TO BE ANCHORED AT ANGLE POINT.

ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THIS COMPLETE CONSTRUCTION DOCUMENT SET, INCLUDING SPECIFICATIONS, FRONT END, AND CONTRACTS. IF YOU HAVE AN INQUIRY, CONTACT THE ARCHITECT. IF THERE IS A CONFLICT BETWEEN DRAWINGS, DETAILS, AND/OR SPECIFICATIONS, CONTACT THE ARCHITECT FOR RESOLUTION. DO NOT SCALE DRAWINGS.



- LANDSCAPE PLAN 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 STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY THE OWNER 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. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
 8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED SOODED.
 9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

SITE DATA

Total Site Area	888,872.39 sf (15.14 acres)
Buildings	137,272 sf (2.50 % of site)
Pavement	208,214 sf (23.34 % of site)
Total Impervious	345,486 sf (38.92 % of site)
Total Porous	543,386 sf (61.08 % of site)

- LANDSCAPING LEGEND**
- Rhus Aramicaida (Low Shrub, (lower bed shrub))
 - Miscanthus Shirotae 'Gracillimus' (ornamental grass)
 - Viburnum Dentatum 'Chisdom' (deciduous shrub - hedge style)
 - Ptilanther X Acerifolia 'Bloodgood' (deciduous shade tree)
 - Acer X Freemanii 'Sierria' (deciduous shade tree)
 - Picea Abies (evergreen tree)
 - Picea Glauca (evergreen tree)
 - Threstral Iron Fence, Painted Black (Decorative Fencing)
 - Existing Landscaping (trial-located)

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE
22	Rhus Aramicaida (Low Shrub)	Flammul Sumac	2'-3' HGT.
54	Miscanthus Shirotae 'Gracillimus'	Chinese Silver Grass	3'-7' HGT.
110	Viburnum Dentatum 'Chisdom'	Blue Multiflora Dogwood	5'-7' HGT.
15	Ptilanther X Acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" CAL.
16	Acer X Freemanii 'Sierria'	Sierria Glen Maple	2" CAL.
8	Picea Abies	Norway Spruce	6'-7' HGT.
12	Picea Glauca	White Spruce	6'-7' HGT.

1 LANDSCAPE PLAN
SCALE: 1" = 50'-0"

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McCall SHARP ARCHITECTURE
30 INDUSTRIES

BUILDING 8 FLOOR PLAN & EXT. ELEVATIONS
4301 HOME ROAD, POWELL, OHIO 43065

HORSEPOWER FARMS
FOR
POWELL CONDOS

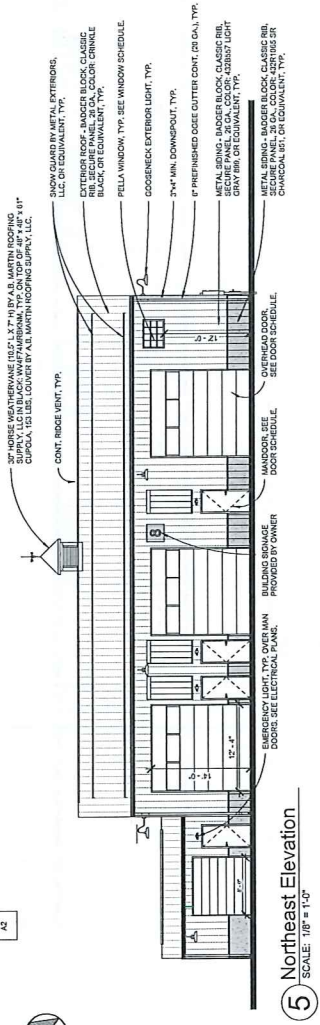
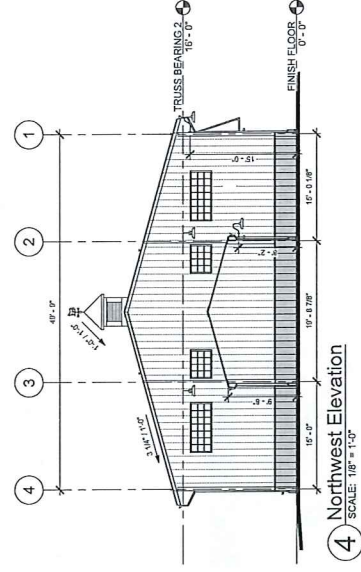
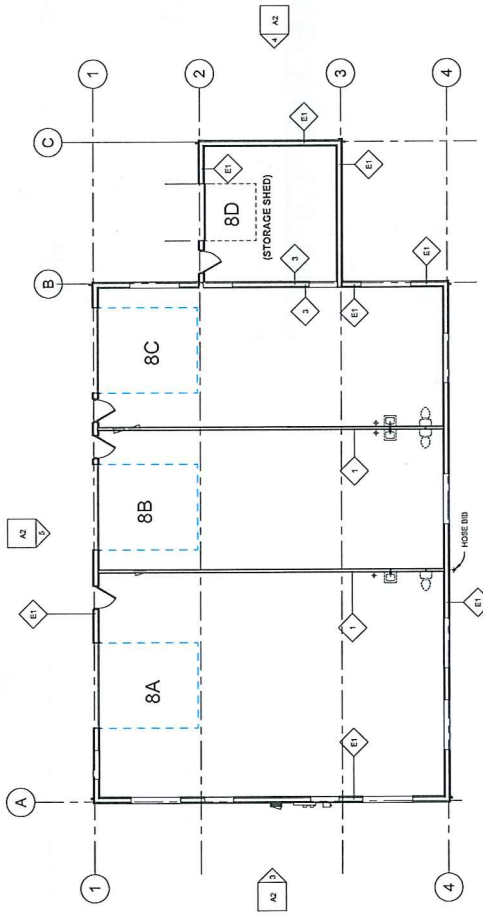
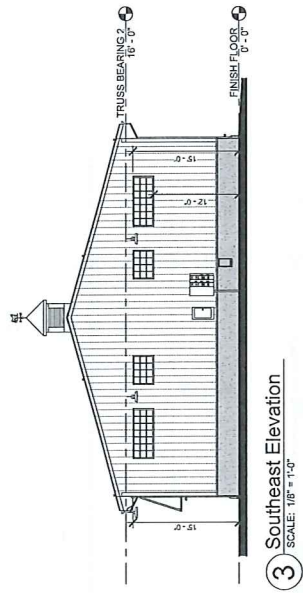
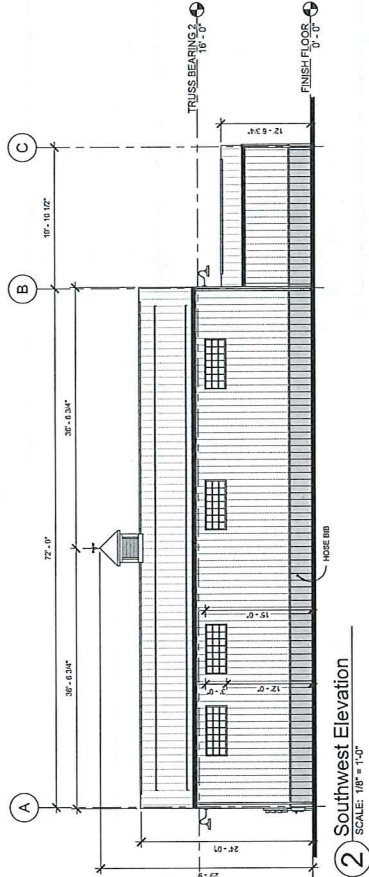
JOB NO: 2316
DRAWN BY: EAM
CHECKED BY: BEK
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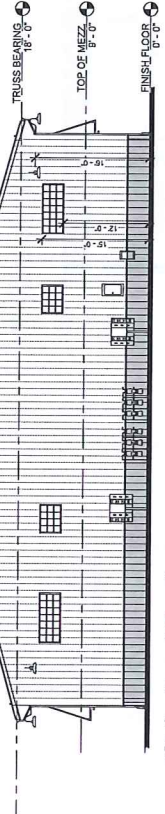


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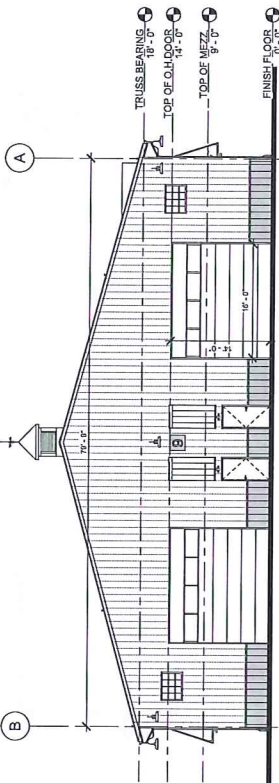
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- 3" HORSE WEATHERVANE (12" x 7" x 7") BY MCM FABRICATION, INC. DIMENSIONS IN BLACK. MCM FABRICATION, INC. DIMENSIONS IN BLACK. 3" HORSE WEATHERVANE (12" x 7" x 7") BY MCM FABRICATION, INC. DIMENSIONS IN BLACK. MCM FABRICATION, INC. DIMENSIONS IN BLACK.
- CONT. ROSE VENT, TYP.
- INTERIOR ROOF - BROWN BLOCK, CLASSIC REE, CONT. BLACK, OR EQUIVALENT, TYP.
- SNOW GUARD BY METAL EXTERIORS, LLC, OR EQUIVALENT, TYP.
- 2" PENINSULAR GLOBE OUTTER, CONT. (20 GA.), TYP.
- OODNECKER EXTERIOR LIGHT, TYP.
- 3" x 4" MIN. DOWNSPOUT, TYP.
- METAL SPRING - BROWN BLOCK, CLASSIC REE, CONT. BLACK, OR EQUIVALENT, TYP.
- METAL SPRING - BROWN BLOCK, CLASSIC REE, CONT. BLACK, OR EQUIVALENT, TYP.
- METAL SPRING - BROWN BLOCK, CLASSIC REE, CONT. BLACK, OR EQUIVALENT, TYP.
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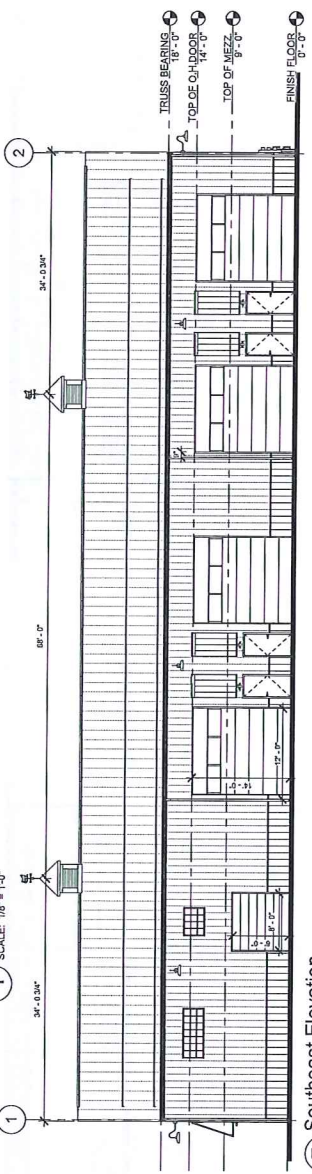
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SCALE: 1/8" = 1'-0"



3 Southwest Elevation
SCALE: 1/8" = 1'-0"

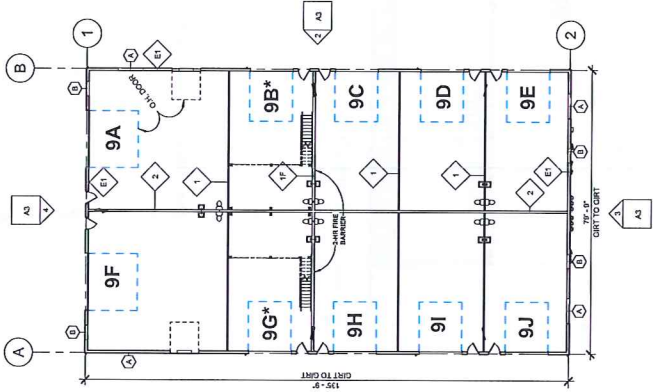


4 Northeast Elevation
SCALE: 1/8" = 1'-0"



5 Southeast Elevation
SCALE: 1/8" = 1'-0"

DIMENSION FLOOR PLAN NOTES
UNITS WITH AN ASTERISK'S (*)
SYMBOL TO HAVE FUTURE MEZZANINES



1 Floor Plan
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION



McCall SHARP ARCHITECTURE
3C INDUSTRIES
4301 HOME ROAD, POWER, OHIO 43065
BUILDING 9 FLOOR PLAN & EXT. ELEVATIONS

HORSEPOWER FARMS
FOR
POWER CONDOS
4301 HOME ROAD, POWER, OHIO 43065
JOB NO. 2316

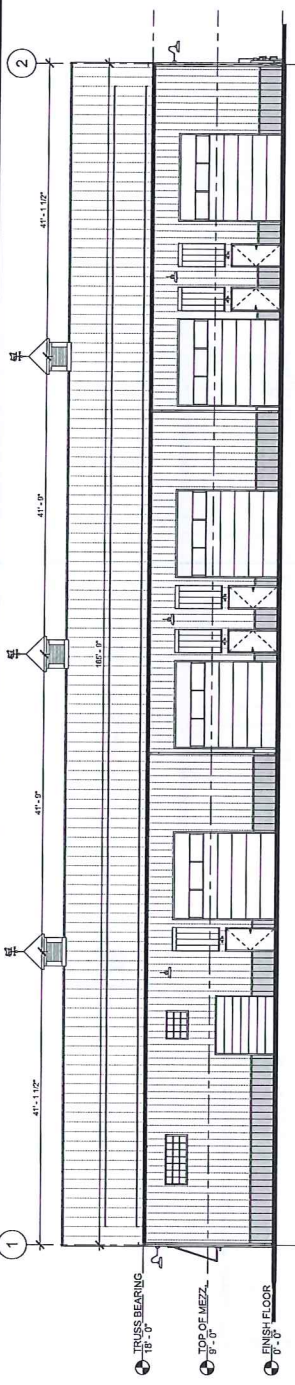
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CHECKED BY: SEM
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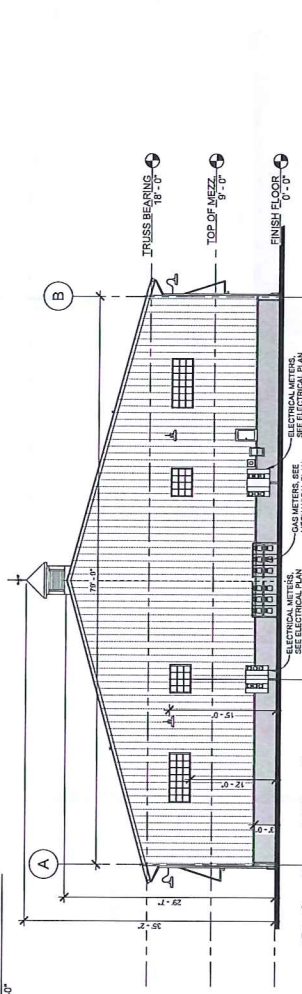
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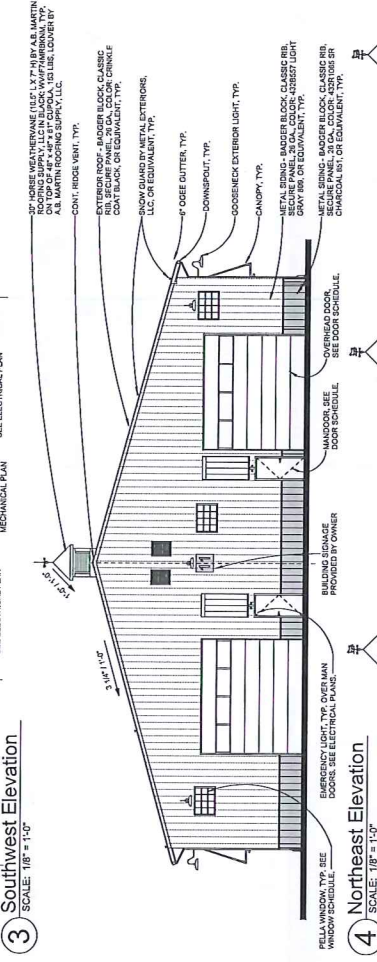
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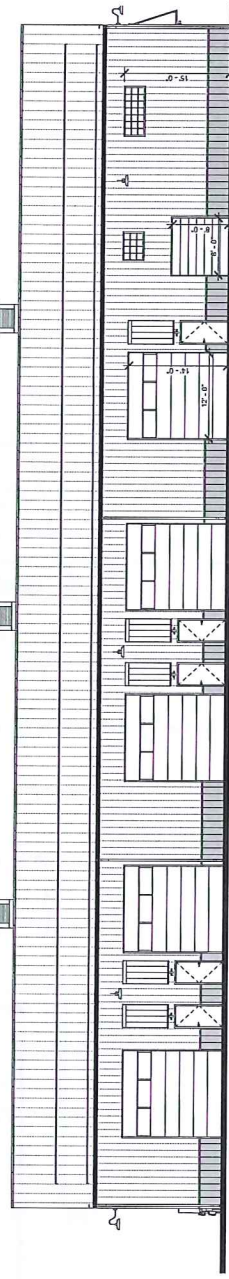
2 Southeast Elevation
SCALE: 1/8" = 1'-0"



3 Southwest Elevation
SCALE: 1/8" = 1'-0"

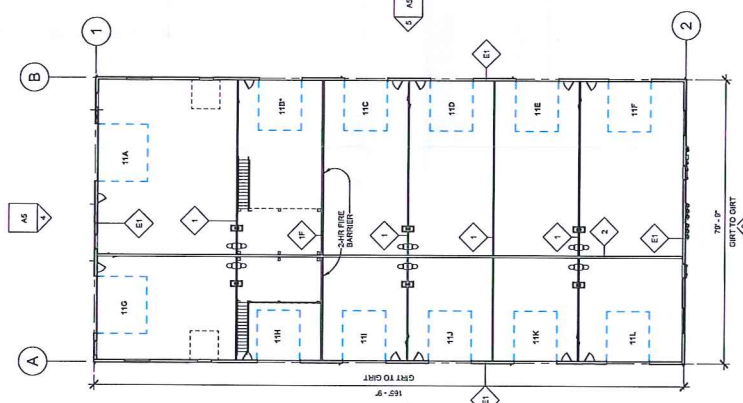


4 Northeast Elevation
SCALE: 1/8" = 1'-0"



5 Northwest Elevation
SCALE: 1/8" = 1'-0"

DIMENSION FLOOR PLAN NOTES
UNITS WITH AN ASTERISK (*) SYMBOL TO PART OF MEZZANINES



1 Floor Plan
SCALE: 1/16" = 1'-0"

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NO.	DATE	DESCRIPTION



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MCCAILL SHARP ARCHITECTURE
 3C INDUSTRIES
 4301 HOME ROAD, POWER, OHIO 43065
 BUILDING 11 FLOOR PLAN & EXT. ELEVATIONS

HORSEPOWER FARMS
 POWELL CONDOS
 4301 HOME ROAD, POWER, OHIO 43065
 JOB NO.: 2316

PREPARED BY: SEM
 CHECKED BY: SEM
 CONSTRUCTION DOCUMENTS
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McCall SHARP ARCHITECTURE

HORSEPOWER FARMS
FOR
POWELL CONDOS
4301 HOME ROAD, POWELL, OHIO 43065
BUILDING 14 FLOOR PLAN

JOB NO. 2316

DRAWN BY: KIM GIBSON
CHECKED BY: KEVIN SHARP
CONSTRUCTION DOCUMENTS

A7
DATE: 01-25-2025

INTERIOR PARTITIONS (NON RATED)			
TYPE	CORED STUD WIDTH	WALL WIDTH	DETAIL (PLAN VIEW)
1	3-5/8"	4-7/8"	

NOTES:
 - 3/4" 20 GAUGE STEEL STUDS @ 16" O.C.
 - 2x4 WOOD ORTS EXTENDING @ 24" O.C.
 - 1/2" TYPE X GYPSUM WALL BOARD EACH SIDE
 - 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE
 - USE F.R.P. 1/2" FROM F.F. OVER TOP OF 5/8" MOISTURE RESISTANT DRYWALL

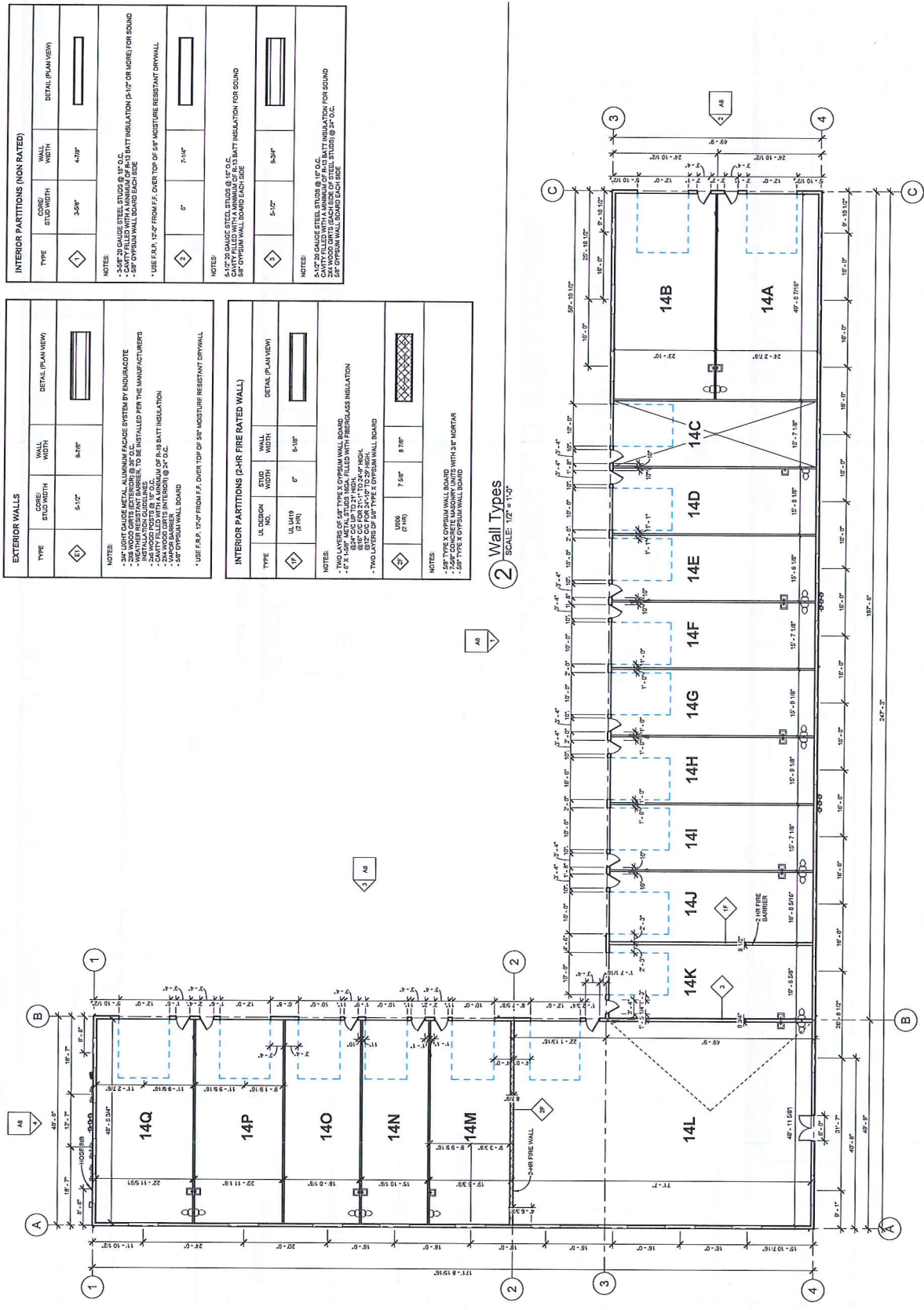
EXTERIOR WALLS			
TYPE	CORED STUD WIDTH	WALL WIDTH	DETAIL (PLAN VIEW)
4	5-1/2"	6-3/8"	

NOTES:
 - 3/4" LIGHT GAUGE METAL ALUMINUM FINISH SYSTEM BY ENDURACOTE
 - 2x4 WOOD ORTS EXTENDING @ 24" O.C.
 - 1/2" TYPE X GYPSUM WALL BOARD EACH SIDE
 - INSTALLATION GUIDELINES
 - CAVITY FILLED WITH A MINIMUM OF R-19 BATT INSULATION
 - 1/2" TYPE X GYPSUM WALL BOARD
 - 5/8" TYPE X GYPSUM WALL BOARD
 - USE F.R.P. 1/2" FROM F.F. OVER TOP OF 5/8" MOISTURE RESISTANT DRYWALL

INTERIOR PARTITIONS (2-HR FIRE RATED WALL)			
UL DESIGN NO.	STUD WIDTH	WALL WIDTH	DETAIL (PLAN VIEW)
1	5"	6-1/8"	

NOTES:
 - 1/2" TYPE X GYPSUM WALL BOARD
 - 2x4 WOOD ORTS EXTENDING @ 24" O.C.
 - 1/2" TYPE X GYPSUM WALL BOARD
 - 1/2" TYPE X GYPSUM WALL BOARD WITH 3/8" MORTAR
 - 5/8" TYPE X GYPSUM WALL BOARD
 - 5/8" TYPE X GYPSUM WALL BOARD
 - TWO 1/2" TYPE X GYPSUM WALL BOARD
 - TWO 1/2" TYPE X GYPSUM WALL BOARD

2 Wall Types
SCALE: 1/8" = 1'-0"

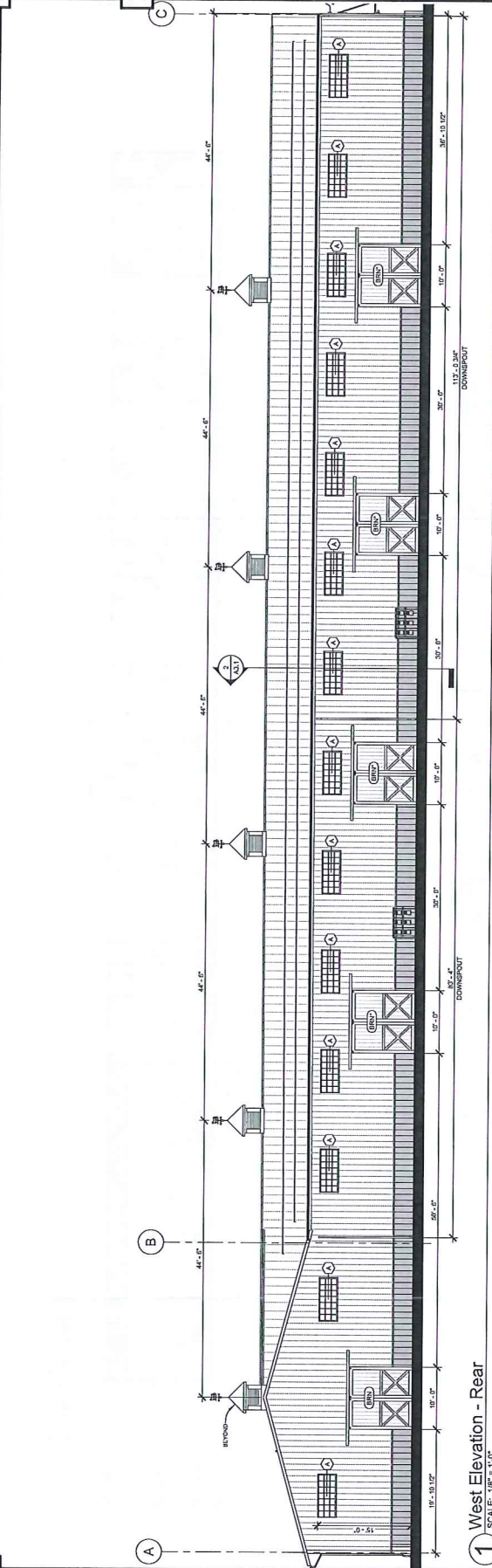


1 Floor Plan
SCALE: 3/32" = 1'-0"

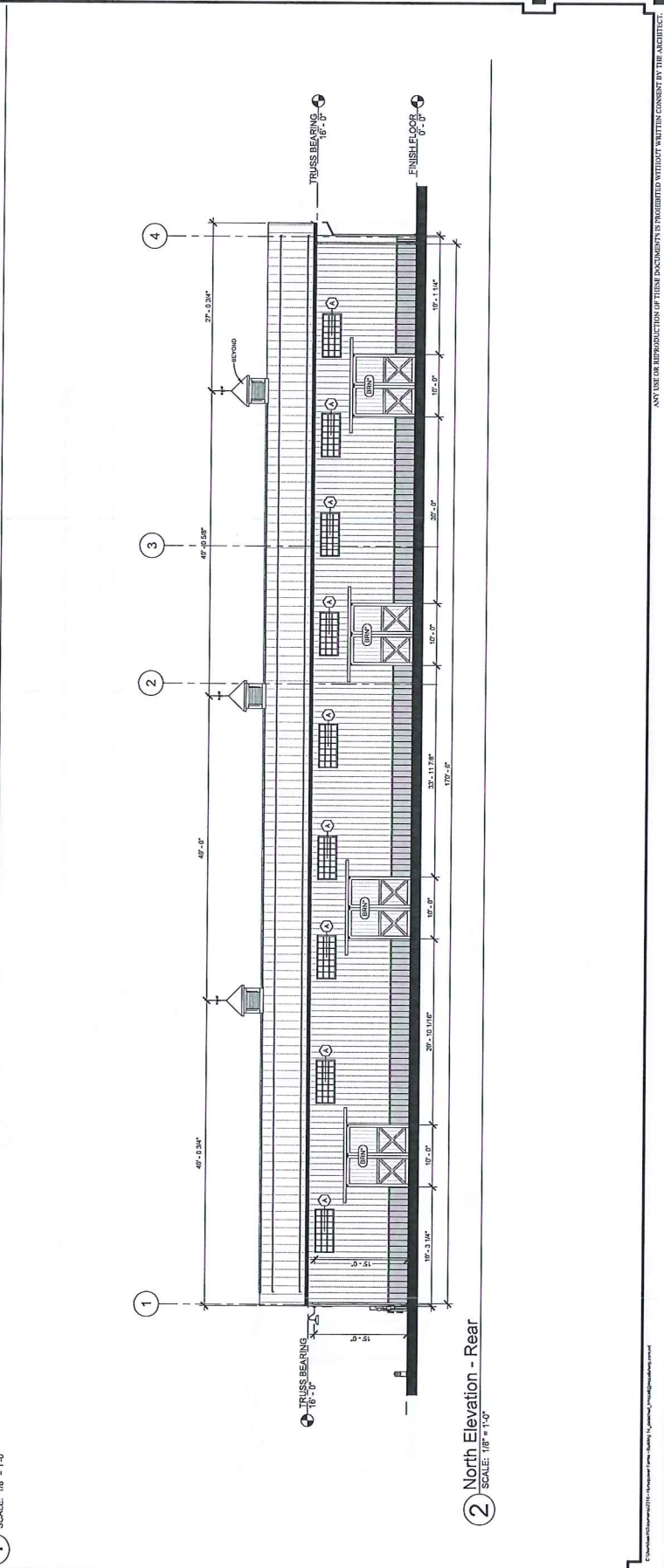
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<p>NOT FOR CONSTRUCTION</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION					 <p>McCall SHARP ARCHITECTURE</p>	<p>FOR HORSEPOWER FARMS</p> <p>POWELL CONDOS</p> <p>4301 HOME ROAD, POWELL, OHIO 43065</p> <p>BUILDING 14 EXT. ELEVATIONS</p>	<p>JOB NO.: 2316</p> <p>DRAWN BY: KIM</p> <p>CHECKED BY: JACOB</p> <p>DATE: 01-25-2024</p>
		NO.	DATE	DESCRIPTION							
<p>CONSTRUCTION DOCUMENTS</p> <p>A9</p>											



1 West Elevation - Rear
SCALE: 1/8" = 1'-0"



2 North Elevation - Rear
SCALE: 1/8" = 1'-0"

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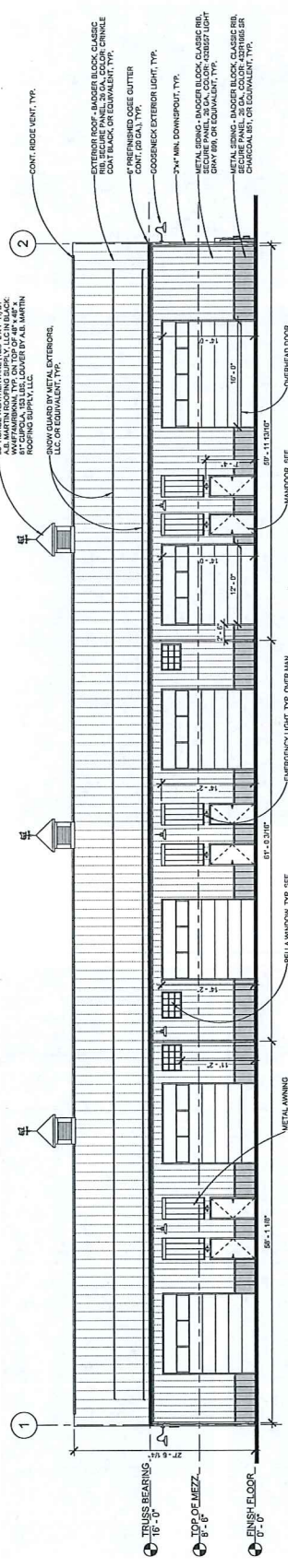
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McCall SHARP ARCHITECTURE
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 HORSEPOWER FARMS FOR POWELL CONDOS

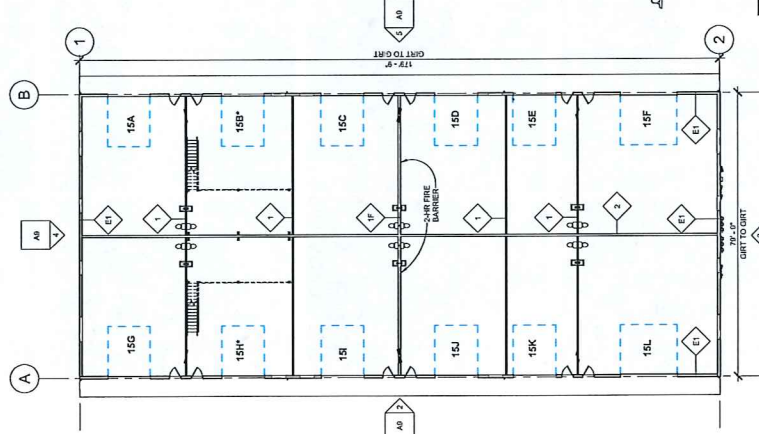
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 CHECKED BY: FELIX
 DATE: 01-25-2024
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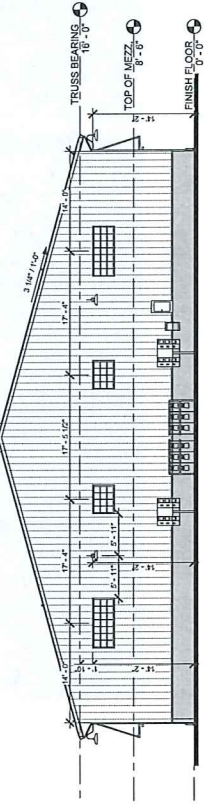


2 Building 15 - Southeast Elevation
 SCALE: 1/8" = 1'-0"

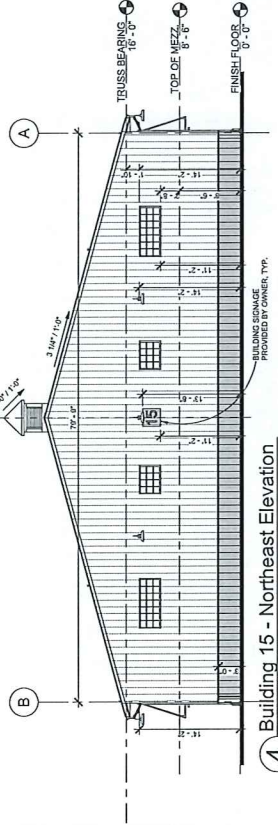
DIMENSION FLOOR PLAN NOTES
 UNITS WITH AN ASTERISKS (*) SYMBOL TO HAVE FUTURE MEZZANINES



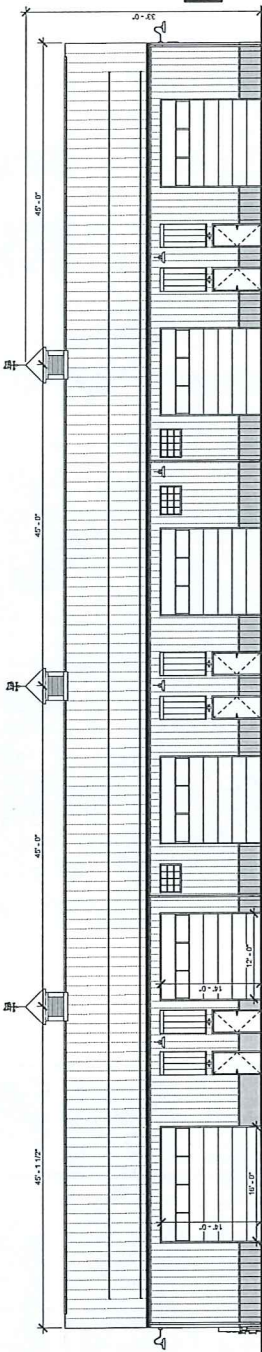
1 Floor Plan
 SCALE: 1/16" = 1'-0"



3 Building 15 - Southwest Elevation
 SCALE: 1/8" = 1'-0"



4 Building 15 - Northeast Elevation
 SCALE: 1/8" = 1'-0"



5 Building 15 - Northwest Elevation
 SCALE: 1/8" = 1'-0"

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VIEW 2



VIEW 3



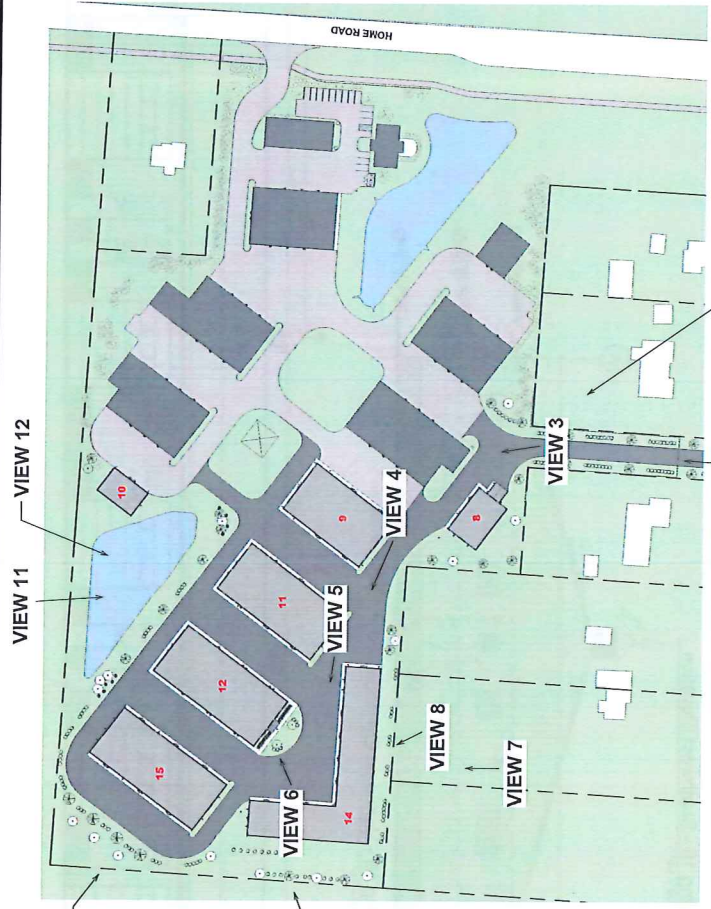
VIEW 4



VIEW 5



VIEW 6



VIEW 1

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NO.	DATE	DESCRIPTION



McCall SHARP ARCHITECTURE
 4301 HOME ROAD, POWELL, OHIO 43065

HORSEPOWER FARMS
 FOR
 POWELL CONDOS
 4301 HOME ROAD, POWELL, OHIO 43065
 RENDERINGS

JOB NO.: 2316
 DRAWN BY: KIM
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VIEW 7



VIEW 8



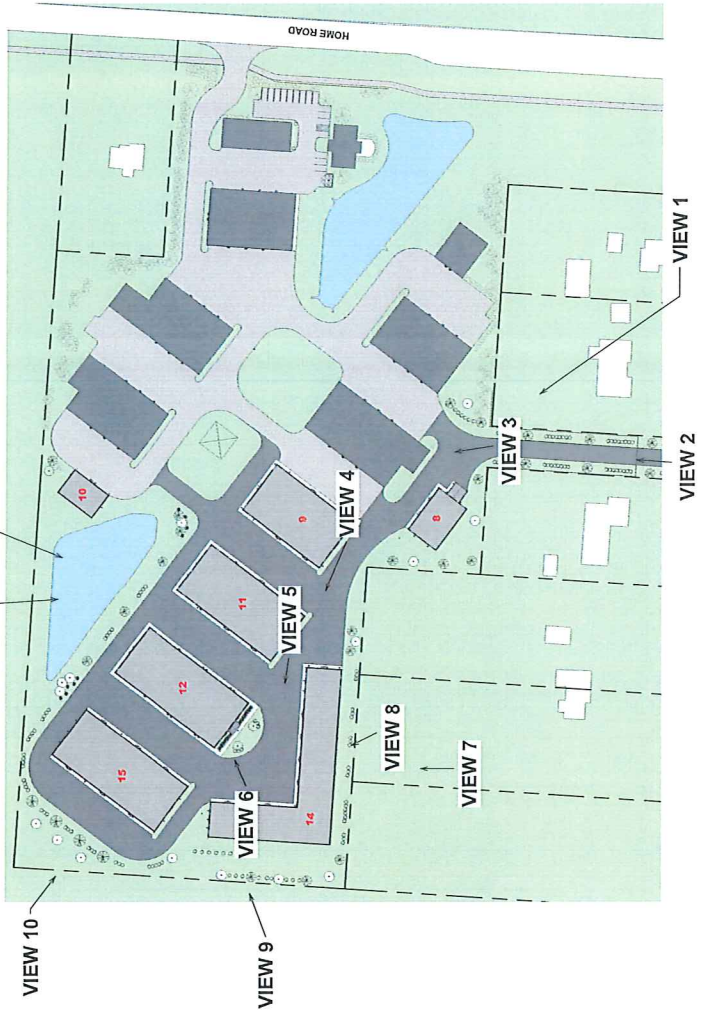
VIEW 9



VIEW 10



VIEW 11



VIEW 12

NO.	DATE	DESCRIPTION

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HORSEPOWER FARMS
 FOR
 POWELL CONDOS
 4301 HOME ROAD, POWELL, OHIO 43065

JOB NO. 2316

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DATE: 01-25-2024

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