

# PRELIMINARY PLAN

# ROSEWOOD VILLAGE

SWQ SAWMILL PARKWAY & CLARK-SHAW ROAD

POWELL, OH 43065

DELAWARE COUNTY

LIBERTY TOWNSHIP

22-20-S

**OWNER/DEVELOPER:**

METRO DEVELOPMENT  
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WESTERVILLE, OH 43082  
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**ENGINEER:**

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**SURVEYOR:**

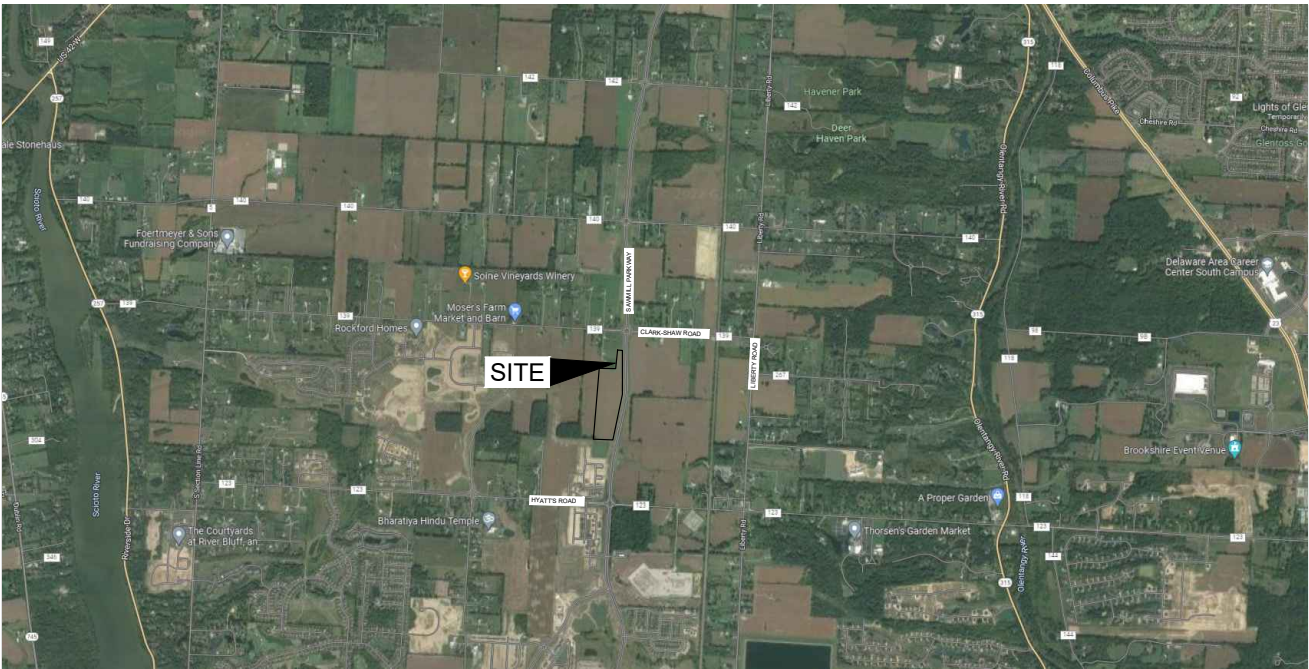
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**UTILITIES:**

WATER: DEL-CO WATER  
CONTACT: RUSTY GRIFFITH  
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SANITARY SEWER: DELAWARE COUNTY REGIONAL SEWER DISTRICT  
CONTACT: KELLY THIEL  
50 CHANNING STREET  
DELAWARE, OH 43015  
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EMAIL: KTHIEL@CO.DELAWARE.OH.US

ELECTRIC: AMERICAN ELECTRIC POWER (AEP)  
CONTACT: TRISTAN MULLANE  
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EMAIL: TTMULLANE@AEP.COM



**VICINITY MAP**

N.T.S.

**SITE COORDINATES:**

**LATITUDE: 40.224117° N**

**LONGITUDE: 83.096783° W**

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**SITE DATA**

PARCEL AREA (LIBERTY TOWNSHIP)	19.40 AC
LIMITS OF DISTURBANCE	28.18 AC
EXISTING IMPERVIOUS AREA (LIBERTY TOWNSHIP)	0.00 AC
PROPOSED IMPERVIOUS AREA (LIBERTY TOWNSHIP)	8.22 AC
EXISTING PERVIOUS AREA (LIBERTY TOWNSHIP)	19.40 AC
PROPOSED PERVIOUS AREA (LIBERTY TOWNSHIP)	11.18 AC

REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.



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PROJECT

**ROSEWOOD VILLAGE**

**SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065**

SHEET TITLE

**COVER SHEET**

DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

DRAWING

C100





N:\0367\26607 Rosewood Village\Docs\CAD\Civil\DWG-Set\C-101 General Notes.dwg, 11/23/2022 1:13 PM, bunner, taylor

GENERAL NOTES FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS WITH PRIVATE STORMWATER FACILITIES

- THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, LATEST EDITION, TOGETHER WITH THE CITY OF COLUMBUS (C.O.C.) CONSTRUCTION AND MATERIALS SPECIFICATIONS, LATEST EDITION, ALONG WITH THE DELAWARE COUNTY ENGINEER (DCEO) SUPPLEMENTAL SPECIFICATIONS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED.
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD AT THE COUNTY ENGINEER'S OFFICE BEFORE ANY WORK IS BEGUN. REPRESENTATIVES OF THE OWNER, DESIGN ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE. A SCHEDULE OF SEQUENCE OF EVENTS DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW PRIOR TO THIS MEETING.
- PROOF SURVEYS ARE REQUIRED TO BE PERFORMED BY THE OWNER IN ORDER TO DEMONSTRATE CONCLUSIVELY THAT THE FACILITIES ARE CONSTRUCTED TO THE CAPACITY, ELEVATIONS, SLOPES, GRADES AND SIZES SHOWN ON THE APPROVED PLANS. SUCH SURVEYS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL SURVEYOR, SHALL EMPLOY STANDARD TECHNIQUES, AND SHALL PRODUCE AND FURNISH FIELD NOTES TO THE COUNTY ENGINEER FOR REVIEW AND RECORD PURPOSES. REDUCTION OF NOTES AND ANY PLOTTING NECESSARY TO MAKE NOTES INTERPRETABLE SHALL BE COMPLETED BY THE SURVEYOR PERFORMING THE PROOF SURVEY. PROOF SURVEYS SHALL BE IN ADDITION TO, AND SEPARATE FROM, OTHER INSPECTIONS BY THE COUNTY ENGINEER. ALL DISCREPANCIES REVEALED IN THE AS-CONSTRUCTED FACILITIES BY THE PROOF SURVEY SHALL BE RECTIFIED BY THE OWNER AND THE PROOF SURVEY RE-PERFORMED IN ORDER TO DEMONSTRATE CONFORMANCE. THE PROOF SURVEY SHALL BE APPROVED BY THE COUNTY ENGINEER, IN WRITING, PRIOR TO THE RELEASE OF THE BUILDING PERMITS.
- BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS AS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE FORTY EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE ALL IMPROVEMENTS ACCORDING TO THE ENGINEERING PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT O.U.P.S. AT 1-800-362-2764.
- IF A DISCREPANCY EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE COUNTY ENGINEER AND THE OWNER'S ENGINEER SHALL BE NOTIFIED BEFORE WORK IS COMMENCED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE SAFETY PRECAUTIONS AND TO PROVIDE ALL SAFETY EQUIPMENT TO SAFEGUARD WORKMEN AND ALL PERSONS ON OR NEAR THE WORK SITE.
- THE CONTRACTOR SHALL EXAMINE THE WORK SITE AND SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED.
- HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING FEATURES WITHIN THIS SITE IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING FEATURES SHOWN ON PLANS, SUCH AS GAS LINES, WATER LINES AND FIELD TILE, TO PROPERLY EXECUTE THE WORK OF HIS CONTRACT. IT SHALL FURTHER BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE DUE CAUTION AROUND EXISTING COMPLETED WORK ON THE SITE.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT AT HIS OWN EXPENSE. ALL SAID WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND THE COUNTY ENGINEER.
- SITE CLEARING SHALL COMPLY WITH C.O.C. ITEM 201. REMOVAL OF EXISTING PIPE, PAVEMENT, STRUCTURES AND OTHER OBSTRUCTIONS SHALL COMPLY WITH C.O.C. ITEM 202.
- ALL MATERIAL DEEMED BY THE COUNTY ENGINEER SHALL BE REMOVED FROM THE PROPOSED RIGHT-OF-WAY, CONSTRUCTION LIMITS OR FOR ANY EXCAVATION FOR THE STORM SEWER SYSTEM. THE MATERIAL REMOVED INCLUDES, BUT IS NOT LIMITED TO, ORGANIC SOIL, TOPSOIL, VEGETATION, TREES, STUMPS, ROOTS OR EXCESSIVELY WET INORGANIC MATERIALS. THE MATERIAL SHALL BE REMOVED REGARDLESS OF THE AMOUNT OF EMBANKMENT TO BE CONSTRUCTED AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 203, EXCAVATION.
- THE DELAWARE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL OBSERVE AND APPROVE ALL SUB-BASE MATERIALS AND COMPACTION IN PUBLIC FILL AREAS.
- NON-ORGANIC SITE SOILS ARE ACCEPTABLE AS USE FOR STRUCTURAL FILL PROVIDED THEY MEET ALL REQUIREMENTS OF C.O.C. ITEM 203. MOISTURE ADJUSTMENT MAY BE REQUIRED AND SHALL BE PERFORMED BY THE CONTRACTOR.
- ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT (DCSWD) AND THE DELAWARE COUNTY ENGINEER (DCEO) PRIOR TO INSTALLATION. THE DCSWD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
- THE CONTRACTOR SHALL REFERENCE ALL IRON PINS AND MONUMENTS BEFORE EXCAVATING AT OR NEAR SAID IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPLACED BY A PROFESSIONAL LICENSED SURVEYOR OF OHIO AT THE COMPLETION OF THE PROJECT OR AT THE DIRECTION OF THE COUNTY ENGINEER AT NO EXPENSE TO THE OWNER. THE COST FOR THIS SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.
- ALL QUESTIONS SHALL BE DIRECTED TO THE DELAWARE COUNTY ENGINEER AT (740) 833-2400.

BACKFILLING FOR STORM SEWERS, CULVERTS AND UTILITIES

- UTILITY TRENCHES OUTSIDE THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH SOILS MEETING THE REQUIREMENTS OF ITEM 203 (100 PCF OR GREATER). THESE TRENCHES ARE TO BE COMPACTED IN ACCORDANCE TO STANDARD DRAWING DCD R-100 AT +/- 2% OF OPTIMUM MOISTURE.
- ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY RUNNING PARALLEL TO THE EDGE PAVEMENT AND NOT OVER FIVE FEET (5') IN DEPTH SHALL BE BACKFILLED ACCORDING TO STANDARD DRAWING DCD R-100.
- ALL UTILITY TRENCHES UNDER ROAD PAVEMENT WITHIN THE R-O-W, STARTING AT A DISTANCE OF FIVE FEET (5') FROM THE EDGE OF THE PAVEMENT AND EXTENDING ONE FOOT (1') IN DISTANCE FOR EACH ONE FOOT (1') IN DEPTH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIALS PER STANDARD DRAWING DCD R-100 OR LOW STRENGTH MORTAR BACKFILL. ALSO, THE TOP OF ALL UTILITY CONDUITS SHALL BE LOCATED AT LEAST ONE FOOT BELOW THE UNDERDRAINS.
- ALL UTILITY TRENCHES OVER FIVE FEET (5') IN DEPTH, WITHIN THE R-O-W, WHICH RUN PARALLEL TO THE EDGE OF PAVEMENT OR THE EDGE OF THE SIDEWALK OR INFLUENCE SHALL BE BACKFILLED AS PER STANDARD DRAWING DCD R-100.
- THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR UNDERGROUND UTILITY PIPE, ALL TRENCHING, BACKFILLING AS PER PLAN, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, STUMPS, ETC. WITHIN THE AREA OF EXCAVATION OF THE TRENCH.
- THE CONTRACTOR SHALL REFER TO THE UTILITY PLAN AND PROFILE SHEETS TO DETERMINE CRITICAL UTILITY CROSSINGS.
- IN PAVEMENT, SIDEWALK, AND UTILITY CROSSING AREAS THE BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL PER C.O.C. ITEM 304, AND ALL OTHER REMAINING AREAS SHALL BE BACKFILLED PER C.O.C. ITEM 603.08.

- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN THAT EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.
- CASING PIPE REQUIRED WITHIN THE RIGHT-OF-WAY SHALL BE SDR 21 OR SCHEDULE 40 FOR NON-PRESSURIZED LINES AND C-900 (LESS THAN 12-INCHES) OR C-905 (GREATER THAN 12-INCHES) FOR PRESSURIZED LINES.

STORM SEWERS

- THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 603, ALL TRENCHING, EXCAVATION AND BACKFILLING PER STANDARD DRAWING DCD R-100, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, STUMPS ETC. WITHIN THE AREA OF EXCAVATION OF THE TRENCH, UNLESS BID IN ITEM 203.
- THE PROPOSED ELEVATIONS AND LOCATIONS OF INLETS, CATCH BASINS, AND PIPES, AND THE ESTIMATED LENGTHS OF PIPES, MAY BE ADJUSTED BY THE ENGINEER DURING THE ENTIRE IMPROVEMENT OF THIS PROJECT. BASIS OF PAYMENT FOR POSSIBLE ADJUSTMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR VARIOUS STORM SEWERS TO BE ADJUSTED.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE AS HEREAFTER SPECIFIED:
  - ALL SIZES OF STORM SEWER LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE TYPES "A" OR "B" CONDUIT (C.O.C. 706.02 OR C.O.C. 706.04).
  - STORM SEWERS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE TYPE "C" CONDUIT (C.O.C. 706.02) OR HDPE COMPLYING WITH C.O.C. 720.12.
  - FOR ALL CONCRETE PIPE IN TYPE A, B, C AND D INSTALLATIONS, SEE THE CITY OF COLUMBUS SUPPLEMENTAL SPECIFICATIONS IN APPENDIX B OF THE DELAWARE COUNTY ENGINEERS DESIGN, CONSTRUCTION AND SURVEYING STANDARDS FOR THE MINIMUM CLASS OF PIPE THAT IS REQUIRED.
- ALL TYPE "A", "B", AND "C" CONDUIT SHALL HAVE JOINTS, PER CITY OF COLUMBUS 901.15 AND SHALL USE TYPE C BITUMINOUS PIPE JOINT FILLER.
- BEDDING SHALL BE PROVIDED FOR ALL TYPE "A", "B", AND "C" CONDUIT PER DELAWARE COUNTY STANDARD DRAWINGS DCD S-149, DCD S-151, DCD S-152, DCD S-153 AND DCD S-155. GRANULAR BEDDING SHALL BE LIMITED TO CLEAN #8 OR #57 STONE AGGREGATE.
- ALL PIPES OUTSIDE THE RIGHT-OF-WAY SHALL HAVE A COVER OF 1.5 FEET MINIMUM. WHEREVER THIS IS NOT THE CASE, EMBANKMENT SHALL BE PLACED TO PROVIDE A MINIMUM COVER PRIOR TO THE INSTALLATION OF THE STORM SEWER.
- OPENINGS SHALL BE PROVIDED IN THE DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. ANY UNDERDRAIN UNDERDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.

GRADING NOTES

- EXCAVATION AND EMBANKMENT SHALL COMPLY WITH C.O.C. ITEM 203 AND DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND EQUIPMENT TO COMPLETE ALL EXCAVATION, FILL AND GRADING IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS AND SPECIFICATIONS.
- EXCAVATION AND EMBANKMENT QUANTITIES DO NOT INCLUDE ANY PROVISION FOR UNDERCUTTING, FOOTINGS, OR UNSUITABLE MATERIAL.
- AFTER THE TOPSOIL IS REMOVED, PROOFROLL THE PUBLIC MAINTAINED PAVEMENT AREA SURROUNDING THE EXCAVATION. SOFT AREAS SHOULD BE UNDERCUT AND STABILIZED PRIOR TO FILLING OPERATIONS. RELATIVE DEPTH OF UNDERCUT WILL BE DETERMINED WHEN SOFT AREAS ARE DISCOVERED. THE DELAWARE COUNTY ENGINEER SHALL DETERMINE THE DEPTH AND EXTENT OF THE UNDERCUT.

EROSION AND SEDIMENTATION CONTROL NOTES

PLEASE CONTACT THE DELAWARE COUNTY STORMWATER DEPARTMENT AT 740-833-2434 PRIOR TO STARTING CONSTRUCTION.

- SILTATION AND EROSION SHALL BE CONTROLLED BY MINIMIZING THE TIME THE SITE IS DENUDED BY TEMPORARY SEEDING, PERMANENT SEEDING, AND THE USE OF VARIOUS EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). THESE DEVICES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. ONCE THE SITE AREA HAS BEEN STABILIZED, BEST MANAGEMENT PRACTICES SHALL BE REMOVED WITH THE APPROVAL OF THE COUNTY ENGINEER.
- ALL MEASURES SHALL BE MAINTAINED AS REQUIRED BY THE DELAWARE COUNTY STORM WATER DEPARTMENT UNTIL ALL CONSTRUCTION UNDER THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED BY THE COUNTY ENGINEER. MAINTENANCE SHALL INCLUDE ALL REPAIRS TO THOSE AREAS AND MEASURES DAMAGED BY EROSION, CONSTRUCTION EQUIPMENT, WEATHER, FIRE, AND/OR OTHER CAUSES INCLUDING "ACTS OF GOD."
- THE TEMPORARY CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A STATE THAT PREVENTS THE EROSION OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS WILL BE ACCOMPLISHED BY USE OF A GRAVEL CONSTRUCTION ENTRANCE AND THE REPAIR AND/OR CLEANOUT OF ANY DEVICES USED TO TRAP THE SEDIMENT. ANY MATERIALS SPILLED, DROPPED, OR TRACKED FROM THE CONSTRUCTION SITE ONTO THE ROADWAYS OR INTO THE STORM SYSTEM MUST BE REMOVED IMMEDIATELY.
- SEDIMENT DEPOSITS IN SEDIMENT TRAPS SHALL BE REMOVED AND THE MEASURES RESTORED TO THEIR ORIGINAL DESIGN PRIOR TO THE SEDIMENT OBTAINING THE ONE-HALF DESIGN HEIGHT OF THE DEVICE. ALL SEDIMENT MATERIAL SHALL BE DISPOSED OF BY AN ACCEPTABLE MEANS. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE MEASURES ARE NO LONGER REQUIRED SHALL BE PREPARED TO CONFORM TO THE FINAL GRADING PLANS, SEEDED AND MULCHED.
- THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR SEDIMENT CONTROL AT CATCH BASINS IMMEDIATELY AFTER THEIR CONSTRUCTION. THE COST FOR THIS WORK SHALL BE INCLUDED UNDER EROSION CONTROL. THE CONTRACTOR SHALL REMOVE INLET PROTECTION WHEN GRASS ESTABLISHMENT REACHES A MINIMUM OF 70% GROWTH DENSITY OVER THE ENTIRE DRAINAGE AREA FLOWING TO CATCH BASINS. THE COUNTY ENGINEER SHALL DIRECT SEDIMENT CONTROL AT ALL CATCH BASINS IF REQUIRED.
- TOPSOIL SHALL BE REMOVED FROM PROPOSED RIGHT-OF-WAY, MOUNDING AND EMBANKMENT AREAS PRIOR TO CONSTRUCTION OF PAVEMENT, MOUNDING, AND EMBANKMENT AREA. TOPSOIL SHALL BE STOCKPILED FOR RESPREADING.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE CONSTRUCTION LIMITS UNLESS AUTHORIZED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL DISPOSE OF STREET, STOCKPILE, AND OVERLOT EXCAVATION.
- THE SITE SHALL BE INSPECTED ON A WEEKLY BASIS FOR COMPLIANCE WITH THE SWPPP. FURTHERMORE, SEDIMENT CONTROL BMP'S SHALL BE INSPECTED IMMEDIATELY FOLLOWING EACH RAINFALL EVENT GREATER THAN ¼ INCH AND AT LEAST DAILY DURING PERIODS OF PROLONGED RAINFALL. INSPECTION LOGS SHALL BE FURNISHED TO DELAWARE COUNTY FOR EACH INSPECTION.
- CLOSE ATTENTION SHALL BE PAID TO THE PROPER INSTALLATION AND REPAIR OF PERIMETER CONTROLS TO PREVENT FAILURE.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF PERIMETER CONTROLS SHALL BE ACCOMPLISHED PROMPTLY.

- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE PERIMETER CONTROLS IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AS DIRECTED BY DELAWARE COUNTY.
- THE CONSTRUCTION ENTRANCE, SEDIMENT BASINS (TEMPORARY AND/OR PERMANENT), AND PERIMETER CONTROLS SHALL BE INSTALLED AS THE FIRST STEP OF THE CONSTRUCTION SEQUENCE.
- NO SITE WORK SHALL COMMENCE UNTIL THE EROSION AND SEDIMENT CONTROLS ARE APPROVED BY DELAWARE COUNTY.

SITE CLEANUP

- DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE OF ANY IMPROVEMENTS IN THE PUBLIC R/W, THE OWNER/DEVELOPER SHALL REMOVE OR CAUSE TO BE REMOVED ALL REFUSE, RUBBISH, UNUSED MATERIALS, EXCESS EARTH, FILL, ROCK, DEBRIS, AND FOREIGN MATTER FROM ALL PUBLIC RIGHTS OF WAY, AS WERE DEPOSITED, LEFT OR RESULTED FROM THE CONSTRUCTION OF IMPROVEMENTS OF ANY NATURE WITHIN THE DEVELOPMENT. SUCH REMOVAL SHALL TAKE PLACE WITHIN TWENTY-FOUR (24) HOURS AFTER BEING NOTIFIED BY THE COUNTY ENGINEER THAT SUCH WORK IS REQUIRED, AND SHALL BE COMPLETED TO THE SATISFACTION OF THE COUNTY ENGINEER.
- THIS WORK SHALL BE PERFORMED IN A MANNER WHICH PREVENTS EROSION AS WELL AS PREVENTS STORM WATER FROM ACCUMULATING OR PONDING ON THE SITE. THE WORK SHALL ALSO BE PERFORMED IN A MANNER THAT PREVENTS DISRUPTING OR IMPEDING SURFACE DRAINAGE FROM ONSITE OR OFFSITE SOURCES AND PREVENTS ANY NEGATIVE EFFECTS ON ADJACENT PROPERTIES. A SIX-INCH OVERLAY OF TOPSOIL SHALL BE PROVIDED AND SHALL BE SEEDED PER DELAWARE COUNTY STANDARDS.

SEEDING

- BASED ON CONSTRUCTION START-UP DATE AND CONTRACTOR'S SCHEDULE OF EVENTS, THE SEEDING MIXTURE AND SEDIMENT CONTROL MAY BE CHANGED TO COMPLY WITH DELAWARE COUNTY STANDARDS AND SUPPLEMENTAL SPECIFICATIONS, DUE TO A NON- GROWING SEASON AT THE TIME OF START-UP.
- THE CONTRACTOR SHALL APPLY TEMPORARY AND PERMANENT SEEDING, FERTILIZER, AND MULCHING TO THE SATISFACTION OF THE COUNTY ENGINEER.
- ALL SEEDING AND MULCHING SHALL BE BASED ON DELAWARE COUNTY STANDARDS AND SUPPLEMENTAL SPECIFICATIONS.

RETENTION/DETENTION BASINS

- ANTI-SLEEP COLLARS ARE REQUIRED FOR ALL RETENTION/DETENTION POND OUTLETS. A MINIMUM OF TWO COLLARS ARE REQUIRED. COLLARS MUST BE CONSTRUCTED (EXCAVATED) A MINIMUM OF 3.0' INTO UNDISTURBED SOIL ON ALL THREE SIDES. CLASS C CONCRETE PER CURRENT DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS SHALL BE USED FOR REPLACEMENT OF THE EXCAVATED MATERIAL. THE COLLARS MUST BE A MINIMUM OF 8 INCHES THICK.
- A CLAY CORE OF SUFFICIENT THICKNESS IS REQUIRED FOR ALL DETENTION AND RETENTION PONDS IN CUT AREAS. THE COUNTY ENGINEER SHALL FIELD APPROVE THE CORE THICKNESS OR THE CONDITION OF THE EXISTING SOILS AS A SUBSTITUTE FOR A CLAY CORE (E.G., EXISTING CLAY MATERIAL).
- TREES AND LANDSCAPING SHALL NOT BE PERMITTED ON EMBANKMENT SURFACES

DEL-CO WATER COMPANY  
GENERAL NOTES FOR WATER LINE CONSTRUCTION  
REVISED: JANUARY 17,2020

- GENERAL NOTES AS MODIFIED BY DEL-CO AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS SHALL SUPERSEDE THE REQUIREMENTS OF THE DEL-CO WATER COMPANY CONSTRUCTION STANDARDS MANUAL WHEREVER DISCREPANCIES OCCUR.
- STANDARD GENERAL NOTES:
  - WATER LINE DESIGN, MATERIALS, AND INSTALLATION METHODS SHALL CONFORM TO APPLICABLE SECTIONS OF RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES STANDARDS), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE DEL-CO WATER COMPANY CONSTRUCTION STANDARDS MANUAL. CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARDS AND HAVE IN THEIR POSSESSION AT ALL TIMES DURING CONSTRUCTION. COORDINATE WORK WITH DEL-CO WATER (740) 548-7746.
  - DEL-CO'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED WATER LINE IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS. DEL-CO WATER COMPANY TAKES NO RESPONSIBILITY, FINANCIAL OR OTHERWISE, REGARDING ERRORS IN THIS PLAN.
  - CORRECTION OF ERRORS SHALL BE TO THE APPLICABLE DEL-CO WATER COMPANY STANDARD, AND NOT THE RESPONSIBILITY OF THE DEVELOPER. ALL CORRECTIONS, OR REVISIONS THAT AFFECT DEL-CO'S WATER LINE PLANS, DIRECTLY OR INDIRECTLY SHALL BE SUBMITTED TO, AND APPROVED BY DEL-CO WATER COMPANY PRIOR TO REVISIONS BEING ISSUED.
  - GPS COORDINATES SHALL BE PROVIDED TO DEL-CO WATER AT THE COMPLETION OF THE WATERLINE INSTALLATION. THESE COORDINATES SHALL INCLUDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES SHALL BE OBTAINED AT THE COMPLETION OF THE WATER MAIN INSTALLATION AND SHALL INCLUDE ALL VALVES, TEES, FIRE HYDRANTS, BENDS, PLUGS, REDUCERS, TAPPED TEES, CURB STOPS, AIR RELEASES, 2' END OF LINE FIRE HYDRANTS, ENDS OF CASING PIPE, SERVICE SADDLES AND CORPORATIONS. ADDITIONAL GPS COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200' WHERE NO FITTINGS OR SERVICE SADDLES ARE TO BE INSTALLED.
  - GPS COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD) WITH THE NRSR2007 ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE NORTH COORDINATE SYSTEM, NORTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING AND ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDRETH. ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 0.6 FOOT OR LESS HORIZONTAL AND VERTICAL.
  - THE GPS COORDINATES SHALL BE SUBMITTED TO THE DEL-CO WATER ENGINEERING DEPARTMENT IN DIGITAL SPREADSHEET FORM AND SHALL INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING AND ELEVATION COORDINATES. THE ABOVE LISTED GPS COORDINATE INFORMATION SHALL BE SUBMITTED TO THE DEL-CO WATER ENGINEERING DEPARTMENT AS PART OF THE AS-BUILT DRAWING SUBMITTAL.
  - AS-BUILT DRAWINGS ARE REQUIRED FOLLOWING THE COMPLETION OF CONSTRUCTION. ONE SET OF DRAWINGS MARKED "AS-BUILT" SHALL BE SUBMITTED BY THE DEVELOPER TO DEL-CO'S INSPECTION DEPARTMENT FOR REVIEW AND APPROVAL. WATER MAINS CANNOT RECEIVE A FINAL ACCEPTANCE UNTIL AS-BUILT DRAWINGS HAVE BEEN APPROVED. PLEASE NOTE: TAPS MAY NOT BE PURCHASED NOR INSTALLED UNTIL WATER LINES HAVE RECEIVED A FINAL ACCEPTANCE.
  - WATER MAINS SHALL BECOME THE OWNERSHIP OF DEL-CO WATER UPON FINAL ACCEPTANCE.
  - WATER LINE CONSTRUCTION PLANS ARE APPROVED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE APPROVAL LETTER OR SIGNED PLANS. IF CONSTRUCTION HAS NOT STARTED WITHIN ONE YEAR OF THE DATE OF APPROVAL, PLANS SHALL BE RESUBMITTED TO DEL-CO WATER COMPANY FOR APPROVAL.

WATER LINE CONSTRUCTION:

- WATER LINES SHALL BE NSF 61 APPROVED, AND COMPLIANT WITH ASTM D2241 & OHIO EPA ENG-08-002 STANDARDS.
- USE THE FOLLOWING TYPE AND CLASS OF PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
  - 2-INCH WATER LINE PIPE: CLASS 200 SDR 21 YELOWINE PVC (RESTRAINED JOINT).
  - 4-INCH WATER LINE PIPE: CLASS 200 SDR 21 PVC.
  - 6-INCH WATER LINE PIPE: CLASS 200 SDR 21 PVC.
  - 8-INCH TO 12-INCH WATER LINE PIPE: CLASS 160 SDR 26 PVC.
  - 16-INCH AND LARGER WATER LINE PIPE: AWWA C151 CLASS 52 DIP.
  - 4-INCH PIPE AND LARGER USED FOR FIRE SERVICE: AWWA C900 DR 18 (150 PSI) PVC.
  - ALL SIZES OF DUCTILE IRON PIPE SHALL BE INSTALLED WITH POLYETHYLENE ENCASEMENT
  - ALL FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO AWWA C153.
  - CROSSES SHALL NOT BE USED WITHOUT APPROVAL OF DEL-CO WATER COMPANY.
  - ALL VALVES SHALL BE MECHANICAL JOINT CONFORMING TO AWWA WITH AISI 304 STAINLESS STEEL EXTERNAL HARDWARE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT-SEATED GATE VALVES PER AWWA C509 AND VALVES 16-INCH AND LARGER SHALL BE PRATT GROUNDHOG BUTTERFLY VALVES PER AWWA C504.
  - PROVIDE HEAVY-DUTY VALVE BOXES ON ALL HOT-TAPS AND AT VALVES LOCATED UNDER GRAVEL OR PAVEMENT SURFACES.
  - TOP OF VALVE BOX SHALL BE FLUSH WITH FINISHED GRADE IN PAVED AREAS, AND 4 INCHES ABOVE FINISHED GRADE IN NON-PAVED AREAS.
  - MAINTAIN A MINIMUM 10-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL SEPARATION BETWEEN WATER LINES AND SANITARY AND STORM SEWERS.
  - ALL OTHER BURIED UTILITIES SHALL MAINTAIN A MINIMUM 5-FOOT HORIZONTAL SEPARATION, AND 2-FOOT VERTICAL SEPARATION FROM THE CENTERLINE OF WATER LINES AS FINALLY LAID AND CONSTRUCTED.
  - PROVIDE CONCRETE THRUST BLOCKING FOR ALL FITTINGS, VALVES, ANCHOR TEES, AND HYDRANTS.
  - ALL WATER LINES A MINIMUM DEPTH OF 48-INCHES TO THE TOP OF PIPE.
  - ALL ENGINEERED FILL TO BE PLACED OVER OR UNDER DEL-CO WATER LINES SHALL BE IN PLACE PRIOR TO THE CONSTRUCTION OF THE WATER LINES.
  - PLACE A 5-FOOT STEEL FENCE POST OR 4'x4' WOOD POST AT VALVES AND THE ENDS OF LINES. PAINT BLUE.
  - TRACER WIRE:
    - INSTALL COPPERHEAD® OR EQUAL 12-GAUGE HIGH STRENGTH 452LB BREAK STRENGTH 30 MIL HOPE JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAINS AND SERVICE LINES INSTALLED BY TRENCHING METHOD.
    - INSTALL COPPERHEAD® OR EQUAL 12-GAUGE EXTRA HIGH STRENGTH 1150LB BREAK STRENGTH 45 MIL HOPE JACKET, COPPER-CLAD, STEEL REINFORCED TRACER WIRE ON ALL WATER MAINS AND SERVICE LINES INSTALLED BY BORING METHODS.
  - FASTENURE THE TRACER WIRE IN TWO PLACES PER PIPE SECTION. EXTEND TRACER WIRE TO GROUND SURFACE AT ALL VALVES AND HYDRANTS AS SHOWN IN THE DEL-CO STANDARD. SPLICE WIRES USING BURNBY COPPER SPLIT BOLT KS-15. THOROUGHLY WRAP THE CONNECTOR AND BARE WIRES WITH 3M TEMFLEX 2155 RUBBER SPLICING TAPE. COVER ENTIRE CONNECTION WITH SCOTCH SUPER 88 HEAVY DUTY GRADE ELECTRICAL TAPE.
  - CONNECT ALL SERVICE LINE WIRES TO MAIN LINE WIRES USING BURNBY COPPER SPLIT BOLT KS-15. THOROUGHLY WRAP THE CONNECTOR AND BARE WIRES WITH 3M TEMFLEX 2155 RUBBER SPLICING TAPE. COVER ENTIRE CONNECTION WITH SCOTCH SUPER 88 HEAVY DUTY GRADE ELECTRICAL TAPE.
  - CONTRACTOR SHALL TEST THE CONTINUITY OF TRACER WIRE USING A THIRD-PARTY TESTER.
    - CONTRACTOR SHALL CONTACT DEL-CO'S INSPECTION DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO TEST.
    - TESTER SHALL SEND A SIGNED REPORT TO DEL-CO WATER INSPECTION DEPARTMENT AFFIRMING ALL WIRE HAS CONTINUITY.
    - CONTRACTOR SHALL REPAIR ALL DEFICIENCIES.

WATER SERVICE CONSTRUCTION (BETWEEN MAIN LINE AND METER PIT):

- ALL WATER SERVICES SHALL BE CONSTRUCTED AND INSTALLED PER AWWA C800.
  - FOR METERS 1-INCH AND SMALLER, USE 1-INCH CLASS 200 SDR 7 IRON PIPE SIZE (IPS) POLYETHYLENE PIPE.
  - CONNECTIONS TO PVC PIPE SHALL BE MADE WITH APPROVED TAPPING SADDLE AND CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
  - CONNECTIONS TO DIP SHALL BE BY DIRECT TAP OR SADDLE AND APPROVED CORPORATION STOP PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL.
  - PROVIDE A CURB STOP WITH 1-INCH FEMALE IRON PIPE THREADS ON THE CUSTOMER SIDE AT THE END OF SERVICE LINES. LOCATE AT ROW, BUT A MINIMUM OF FIVE FEET FROM EDGE OF SIDEWALK UNLESS OTHERWISE APPROVED OR DIRECTED BY DEL-CO.
  - ALL SERVICE LINE VALVES 1/2-INCH AND LARGER SHALL BE MECHANICAL JOINT GATE VALVES, RESTRAINED WITH DUCT-LOCS AND GALVANIZED ALL THREAD ROD, OR ANCHOR TEES WHERE APPLICABLE.
  - MINIMUM DEPTH OF COVER SHALL BE 48 INCHES.
  - PLACE A 5-FOOT STEEL FENCE POST OR 4'x4' WOOD POST AT THE ENDS OF ALL SERVICE LINES, PAINT BLUE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SPECIAL BACKFILL MATERIAL FOR ALL LINES, INCLUDING THOSE INSTALLED BY DEL-CO WATER COMPANY, WHERE REQUIRED BY THE COUNTY OR CITY ENGINEER.
- FIRE HYDRANTS:
    - FIRE HYDRANTS SHALL CONFORM TO AWWA C502 FOR DRY BARREL HYDRANTS.
    - MAIN VALVE: 5.25-INCH COMPRESSION.
    - NOZZLES:
      - THREADING: CONFORM TO NFPA NATIONAL STANDARD FIRE HOSE THREADS.
      - 4.5-INCH STEAMER, EXCEPT IN THE FOLLOWING LOCATIONS PROVIDE AN INTEGRAL STORZ CONNECTION: HARRINGTON HH550 OR EQUAL; BERSHIRE, BERLIES TO THE, GENOA, PORTER, TRENTON, AND SODOTO TOWNSHIPS; CITY OF POWELL; AND THE VILLAGES OF SUNBURY AND GALENA.
    - 2.0 TO 2.5-INCH HOSE CONNECTIONS.
  - INLET CONNECTION: 6-INCH MECHANICAL JOINT.
  - OPERATING NUT: 1.5-INCH PENTAGON, TURN COUNTERCLOCKWISE TO OPEN.
  - PLACEMENT OF HYDRANT: 2 FEET FROM THE BACK OF CURB OR 8 FEET FROM THE EDGE OF PAVEMENT ON NON-CURBED STREETS.
  - EXTENSIONS AND PARTS: SHALL BE MANUFACTURED BY THE ORIGINAL EQUIPMENT MANUFACTURER.
  - APPROVED MANUFACTURERS: MUELLER SUPER CENTURION 200, AMERICAN FLOW CONTROL B84-B, CLOW MEdALLION, M&H MODEL 129M, AWK NOSTALGIC 2780, OR KENNEDY GUARDIAN K810.
  - PAINTING: RED-PAINT HYDRANTS AFTER INSTALLATION PER DEL-CO SUBDIVISION CONSTRUCTION STANDARDS MANUAL SECTION 02731, PART 2.06.
    - LIBERTY TOWNSHIP, POWELL, AND VILLAGE OF SUNBURY: SAFETY RED.
    - OTHER TOWNSHIPS: SAFETY YELLOW
    - FIRE HYDRANTS LOCATED ON PRIVATE WATER LINES SHALL BE PAINTED INDUSTRIAL GREEN.

- DISINFECT ALL WATER LINES IN ACCORDANCE WITH AWWA C651 AND DEL-CO SPECIFICATIONS.
- ALL PIPE INSTALLATION AND PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C605 FOR PLASTIC PIPE, AND DEL-CO SPECIFICATIONS.
  - CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO PERFORM PRESSURE TEST.
  - SCHEDULE TEST BETWEEN 8:00 AM AND 2:00 PM WEEKDAYS. NOTIFY DEL-CO 24 HOURS PRIOR TO TEST.
- OBTAIN WRITTEN APPROVAL OF MATERIAL AND MANUFACTURERS LIST FROM DEL-CO WATER PRIOR TO BEGINNING CONSTRUCTION.
- PROVIDE CASING PIPE FOR ALL ROAD CROSSINGS UNLESS OTHERWISE APPROVED BY DEL-CO. CASING PIPE SHALL BE STEEL PIPE WITH 0.375-INCH WALL THICKNESS, OR PVC C900 FOR WATER LINES 12-INCH DIA. OR LESS. CASINGS FOR WATER LINES LARGER THAN 12-INCH DIA. MAY BE AWWA C905.
- EASEMENTS SHALL BE PROVIDED TO DEL-CO WATER BEFORE PERMISSION WILL BE GIVEN TO MAKE NEW SERVICE LINE CONNECTIONS.
- CONNECTIONS TO EXISTING WATER LINES WILL BE MADE BY DEL-CO WATER AT THE CONTRACTOR'S EXPENSE OR PERFORMED BY CONTRACTORS WHO ARE APPROVED FOR MAKING CONNECTIONS. NOTIFY ALL PROPERTY OWNERS, AND DEL-CO WATER, IN WRITING 48 HOURS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL EXCAVATE TO DETERMINE THE LOCATION AND DEPTH OF EXISTING WATER LINES WHEREVER COVER OVER THE WATER LINES IS BEING REDUCED. IF THE FINAL DEPTH OF THE WATERLINE WILL BE BELOW DEL-CO WATER STANDARDS, CONTRACTOR SHALL SUBMIT A RELOCATION PLAN FOR APPROVAL BY DEL-CO WATER, AND RELOCATE THE WATER LINE AT THEIR EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING THE WATER LINE PRIOR TO FINAL ACCEPTANCE BY DEL-CO WATER, AND REPAIRING ALL DAMAGES FROM CONSTRUCTION ACTIVITY.
- DO NOT FILL NEW WATER LINES UNTIL APPROVED BY DEL-CO WATER CO.
- BOOSTER PUMPS ARE NOT ALLOWED ON INDIVIDUAL SERVICES.
- ALL WATER MAINS, INCLUDING THOSE NOT DESIGNED TO PROVIDE FIRE PROTECTION, SHALL BE DESIGNED TO MAINTAIN A MINIMUM WORKING PRESSURE. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL DESIGNED FLOW CONDITIONS. NORMAL WORKING PRESSURE IN THE DISTRIBUTION SYSTEM SHALL NOT BE LESS THAN 35 PSI.

SIGNAGE

- ALL SIGNS AND SIGN SUPPORTS SHALL CONFORM TO THE LATEST EDITION OF THE ODOT, ODOT STANDARD CONSTRUCTION DRAWINGS, AND THE 2016 ODOT OMS. IN ADDITION, ALL SIGNS LOCATED AT A COUNTY/TOWNSHIP INTERSECTION SHALL CONFORM TO STANDARD DRAWING DCD-R218. ANY DEVIATION FROM THE ABOVE REQUIREMENTS FOR SIGNS AND/OR SUPPORTS WITHIN THE SUBDIVISIONS SHALL REQUIRE WRITTEN APPROVAL FROM THE TOWNSHIP.

REVISION/DATE/DESCRIPTION

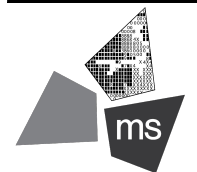
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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PROJECT

ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

GENERAL NOTES

DRAWN BY: TDB

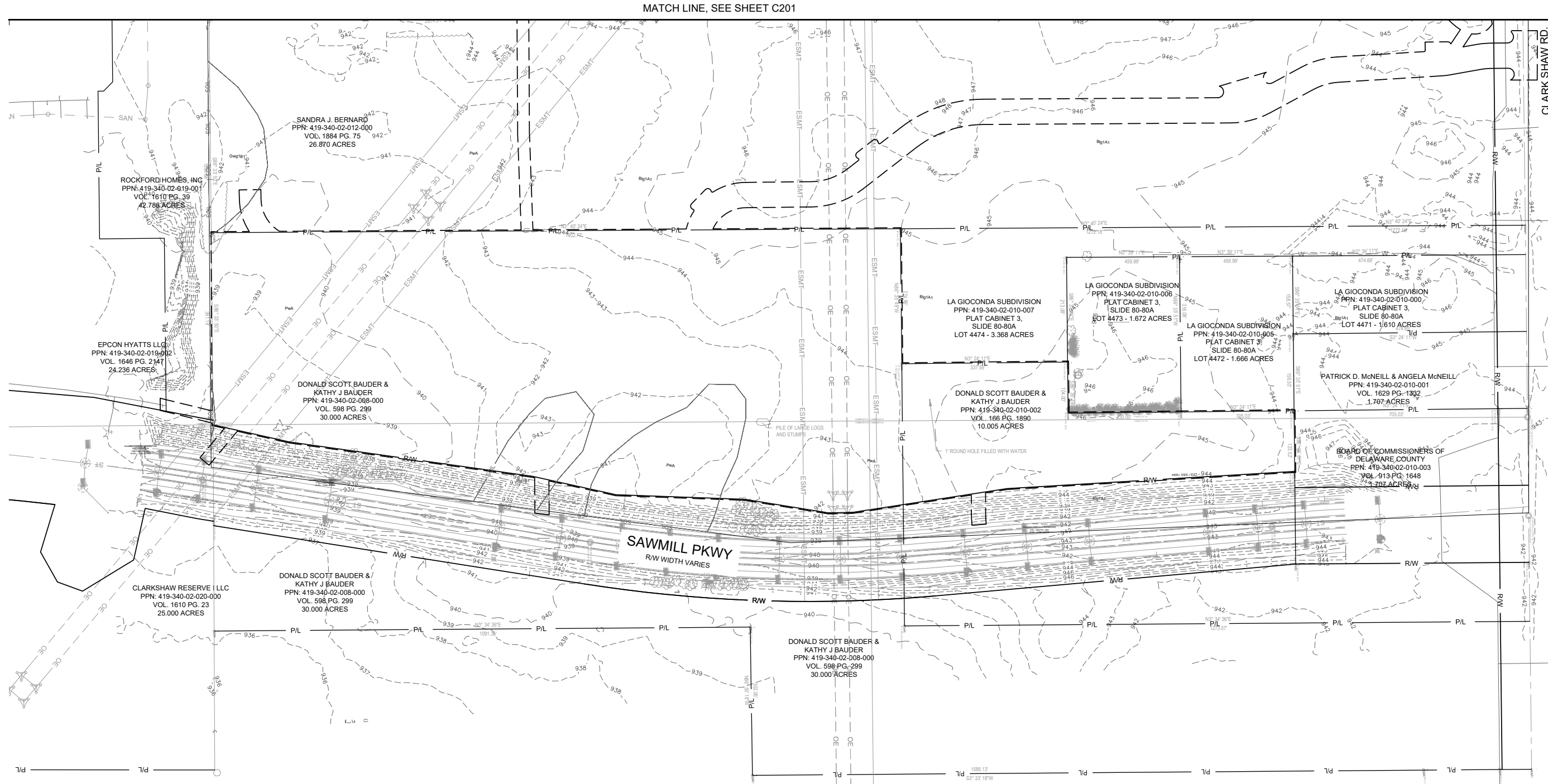
CHECKED BY: PGD/KPD

PROJECT NO: 26607

DRAWING



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Soil Types for the Project Site				
Symbol	Description	Slope	Hydrologic Soil Group	Hydric Rating
Big1A1	Blount silt loam, ground moraine	0-2%	D	N
Big1B1	Blount silt loam, ground moraine	2-4%	D	N
Gwg1B1	Glynwood silt loam, ground moraine	2-6%	D	Y
PwA	Pewamo silty clay loam	0-1%	C/D	Y

SITE DATA			
	SQ. FT.	ACRES	PERCENT
TOTAL SITE AREA	845064	19.40	-
TOTAL DISTURBED AREA - PHASE 1	1227640	28.18	-
EXISTING PERVIOUS	845064	19.40	100.0
EXISTING IMPERVIOUS	0	0.00	0.0
TOTAL PROPOSED PERVIOUS	486931	11.18	57.6
PROPOSED BUILDING USE	MULTI-FAMILY RESIDENTIAL		
CURRENT ZONING	POD - PLANNED OVERLAY DISTRICT SUB AREA A		

\*SURVEY COMPLETED BY ms CONSULTANTS, INC. ON OCTOBER 10TH, 2022. ADDITIONAL SURVEY TO BE COMPLETED DECEMBER 2022.

\*THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONSTRUCTION LIMITS
		ROAD CENTERLINE
		BACK OF CURB
		SIDEWALK
		EASEMENT
		WATER LINE
		FIRE HYDRANT
		WATER VALVE
		SANITARY SEWER
		SANITARY MANHOLE
		STORM SEWER LINE
		CATCH BASIN
		MANHOLE
		OVERHEAD ELECTRIC
		ELECTRICAL TOWER
		VEGETATION
		PAVEMENT EDGE
		MAJOR CONTOUR
		MINOR CONTOUR
		CENTER OF DITCH
		FENCE
		SOIL BOUNDARY

SCALE: 1"=100'

## REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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## PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

## SHEET TITLE

EXISTING  
CONDITIONS  
PLAN

DRAWN BY: TDB

CHECKED BY: PGD/KPD

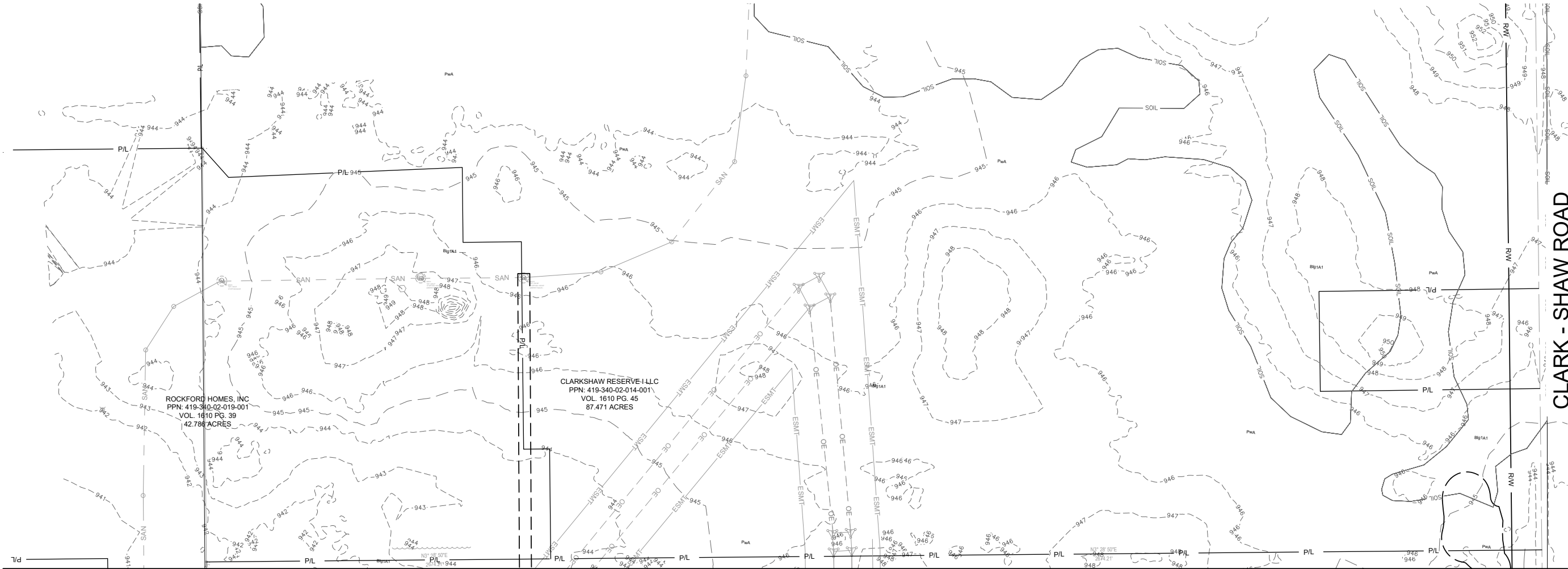
PROJECT NO: 26607

DRAWING

C200



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Soil Types for the Project Site				
Symbol	Description	Slope	Hydrologic Soil Group	Hydric Rating
Big1A1	Blount silt loam, ground moraine	0-2%	D	N
Big1B1	Blount silt loam, ground moraine	2-4%	D	N
Gwg1B1	Glynwood silt loam, ground moraine	2-6%	D	Y
PwA	Pewamo silty clay loam	0-1%	C/D	Y

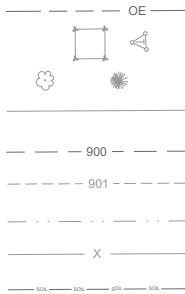
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EXISTING IMPERVIOUS	0	0.00	0.0
TOTAL PROPOSED PERVIOUS	486931	11.18	57.6
PROPOSED BUILDING USE	MULTI-FAMILY RESIDENTIAL		
CURRENT ZONING	POD - PLANNED OVERLAY DISTRICT SUB AREA A		

\*SURVEY COMPLETED BY ms CONSULTANTS, INC. ON OCTOBER 10TH, 2022. ADDITIONAL SURVEY TO BE COMPLETED DECEMBER 2022.

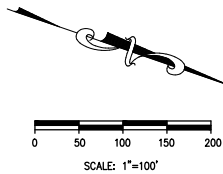
\*THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONSTRUCTION LIMITS
		ROAD CENTERLINE
		BACK OF CURB
		SIDEWALK
		EASEMENT
		WATER LINE
		FIRE HYDRANT
		WATER VALVE
		SANITARY SEWER
		SANITARY MANHOLE
		STORM SEWER LINE
		CATCH BASIN
		MANHOLE



OVERHEAD ELECTRIC  
ELECTRICAL TOWER  
VEGETATION  
PAVEMENT EDGE  
MAJOR CONTOUR  
MINOR CONTOUR  
CENTER OF DITCH  
FENCE  
SOIL BOUNDARY



## REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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## PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

## SHEET TITLE

EXISTING  
CONDITIONS  
PLAN

DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

DRAWING

C201

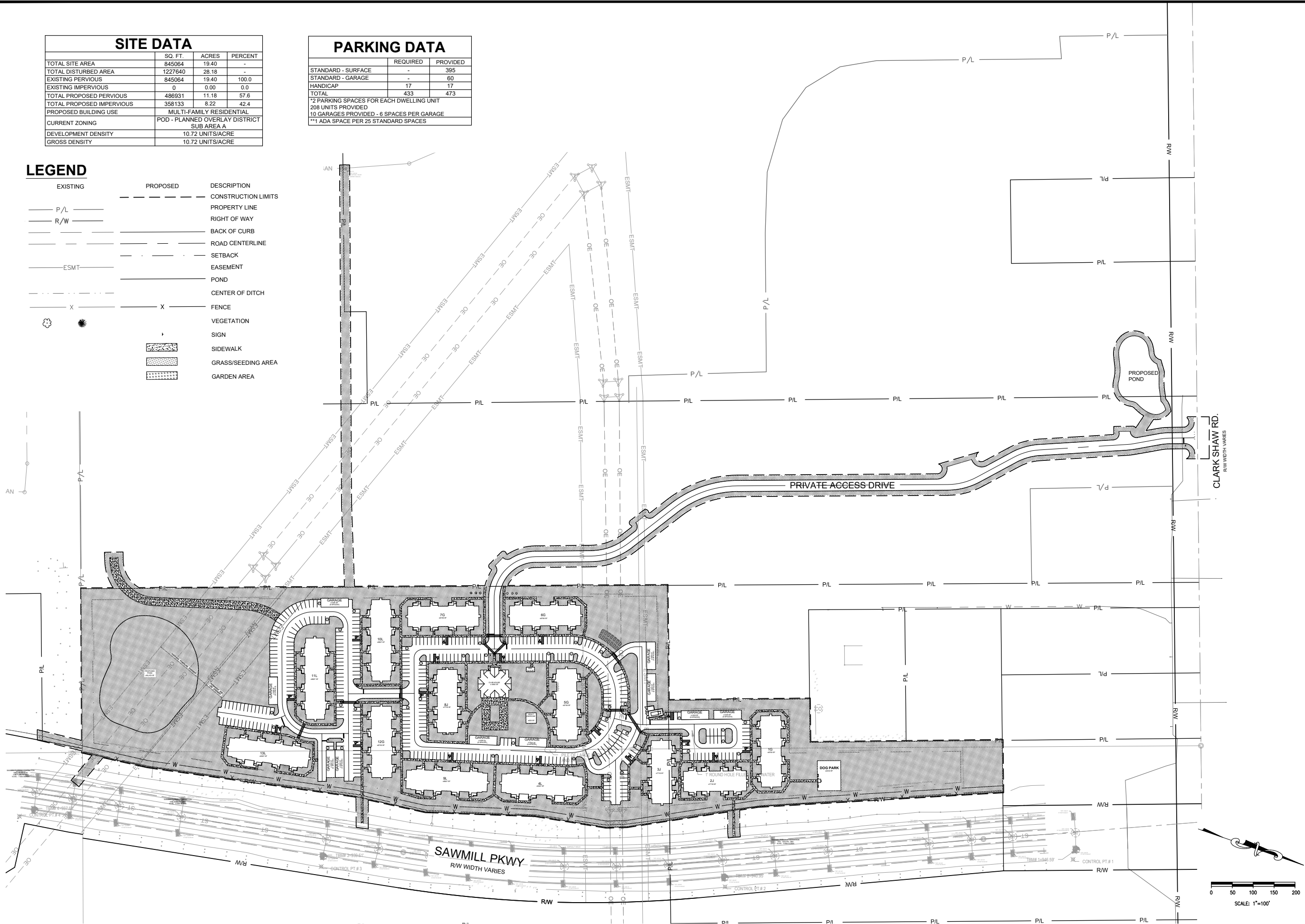


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EXISTING PERVIOUS	845064	19.40	100.0
EXISTING IMPERVIOUS	0	0.00	0.0
TOTAL PROPOSED PERVIOUS	486931	11.18	57.6
TOTAL PROPOSED IMPERVIOUS	358133	8.22	42.4
PROPOSED BUILDING USE	MULTI-FAMILY RESIDENTIAL		
CURRENT ZONING	POD - PLANNED OVERLAY DISTRICT SUB AREA A		
DEVELOPMENT DENSITY	10.72 UNITS/ACRE		
GROSS DENSITY	10.72 UNITS/ACRE		

PARKING DATA		
	REQUIRED	PROVIDED
STANDARD - SURFACE	-	395
STANDARD - GARAGE	-	60
HANDICAP	17	17
TOTAL	433	473
*2 PARKING SPACES FOR EACH DWELLING UNIT		
208 UNITS PROVIDED		
10 GARAGES PROVIDED - 6 SPACES PER GARAGE		
**1 ADA SPACE PER 25 STANDARD SPACES		

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
---	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
X	X	FENCE
☼		VEGETATION
		SIGN
		SIDEWALK
		GRASS/SEEDING AREA
		GARDEN AREA



## REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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## PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

## SHEET TITLE

**OVERALL SITE PLAN**

DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

DRAWING

**C300**








## KEYED NOTES:

1. PROPOSED PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
2. PROPOSED PAINTED HANDICAP PARKING SYMBOL (TYP.).
3. GENERAL CONTRACTOR TO PROVIDE AND INSTALL POLE-MOUNTED HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR SHALL MEET LOCAL REQUIREMENTS.
4. PROPOSED 6" CONCRETE CURB.
5. PROPOSED CROSSWALK STRIPING PER MUTCD.
6. PROPOSED SIDEWALK.
7. PROPOSED ADA CURB RAMP.
8. PROPOSED PARKING AREA PAVING.
9. PROPOSED STOP BAR MARKING.
10. PROPOSED STOP SIGN.
11. PROPOSED FENCE.
12. PROPOSED BOLLARDS.

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
_____ P/L _____	_____	CONSTRUCTION LIMITS
_____ R/W _____	_____	PROPERTY LINE
_____	_____	RIGHT OF WAY
_____	_____	BACK OF CURB
_____	_____	ROAD CENTERLINE
_____	_____	SETBACK
_____ ESMT _____	_____	EASEMENT
_____	_____	POND
_____	_____	CENTER OF DITCH
_____ X _____	_____ X _____	FENCE
		VEGETATION
		SIGN
		SIDEWALK

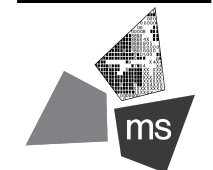
REVISION/DATE/DESCRIPTION	
SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

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PROJECT

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POWELL, OH 43065

SHEET TITLE

## SITE PLAN 1



DRAWN BY: TDB

CHECKED BY: PGD/KPD

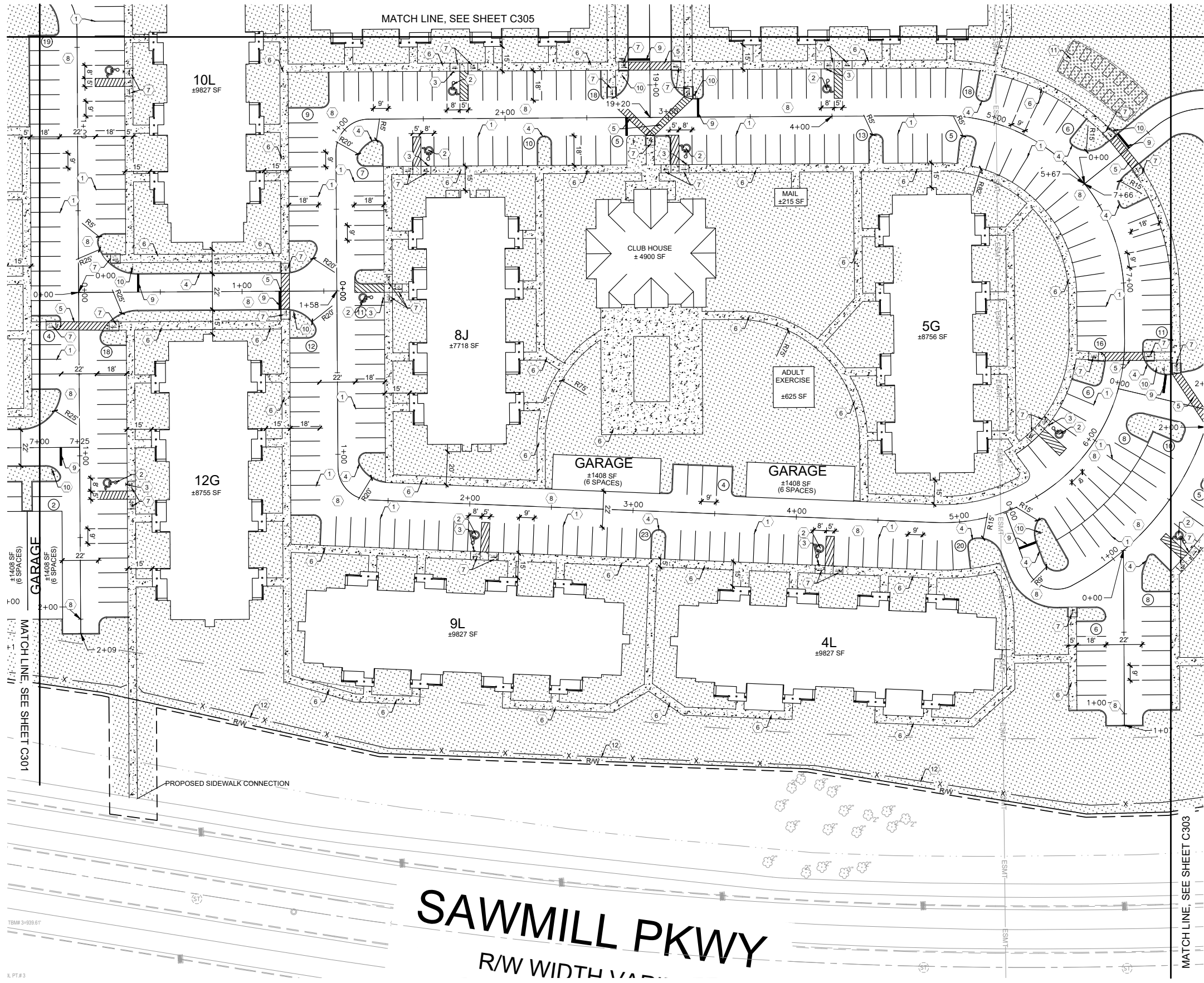
PROJECT NO: 26607

DRAWING

C301



N:\036726607 Rosewood Village\Docs\CAD\Civil\DWG-Set\C-301 Site Plans.dwg, 11/23/2022 1:16 PM, bummer, taylor



KEYED NOTES:

- 1 PROPOSED PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
- 2 PROPOSED PAINTED HANDICAP PARKING SYMBOL (TYP.).
- 3 GENERAL CONTRACTOR TO PROVIDE AND INSTALL POLE-MOUNTED HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR SHALL MEET LOCAL REQUIREMENTS.
- 4 PROPOSED 6" CONCRETE CURB.
- 5 PROPOSED CROSSWALK STRIPING PER MUTCD.
- 6 PROPOSED SIDEWALK.
- 7 PROPOSED ADA CURB RAMP.
- 8 PROPOSED PARKING AREA PAVING.
- 9 PROPOSED STOP BAR MARKING.
- 10 PROPOSED STOP SIGN.
- 11 PROPOSED GARDEN AREA.
- 12 PROPOSED FENCE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
---	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
---	---	FENCE
---	---	VEGETATION
---	---	SIGN
---	---	SIDEWALK
---	---	GRASS/SEEDING AREA

REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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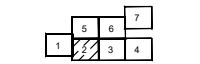
PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

**SITE PLAN 2**



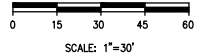
DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

DRAWING

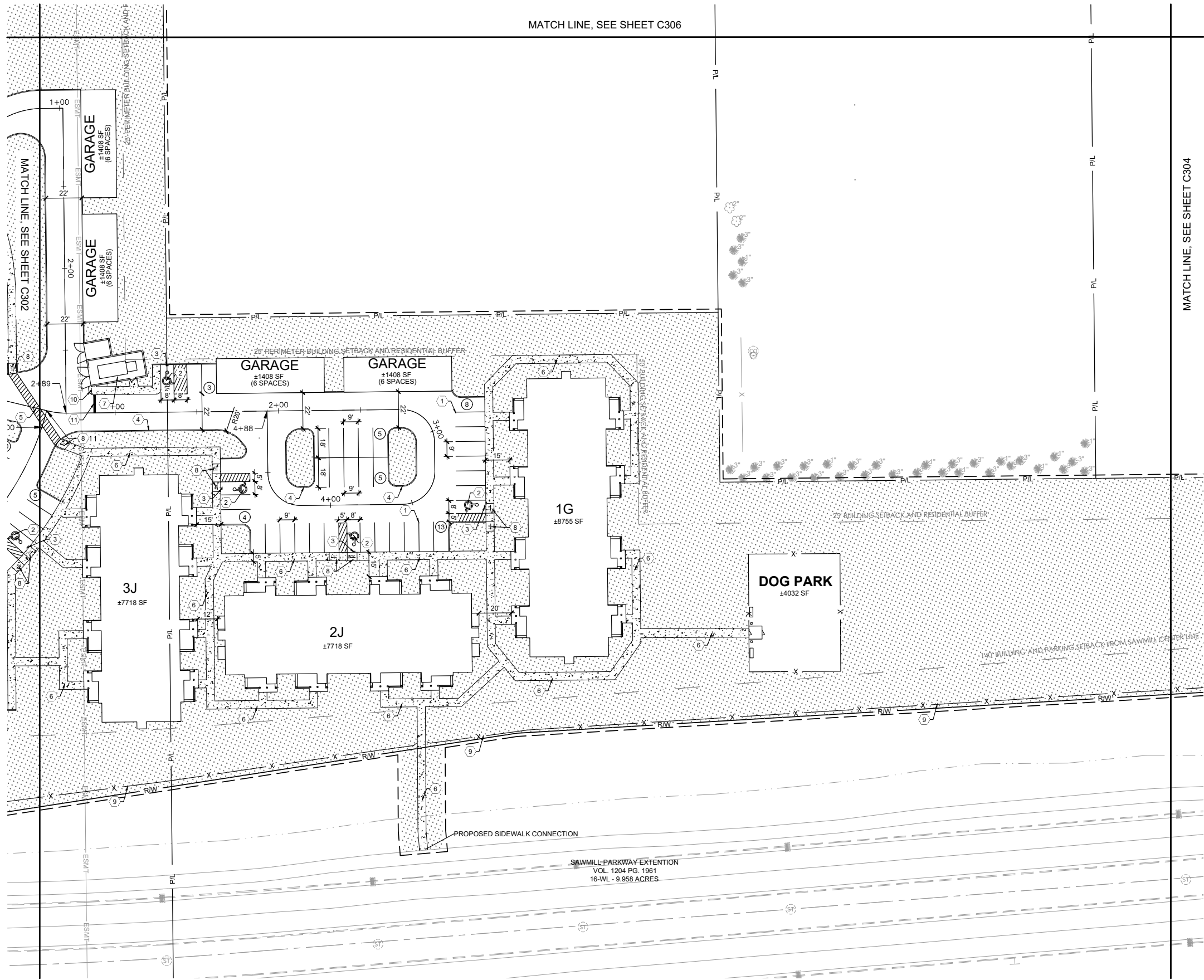
**C302**



SCALE: 1"=30'



N:\036726607 Rosewood Village\Docs\CAD\Civil\DWG-Set\C-301 Site Plans.dwg, 11/23/2022 1:16 PM, bummer, taylor

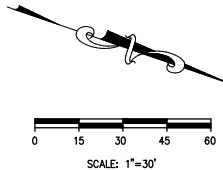


KEYED NOTES:

- 1 PROPOSED PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
- 2 PROPOSED PAINTED HANDICAP PARKING SYMBOL (TYP.).
- 3 GENERAL CONTRACTOR TO PROVIDE AND INSTALL POLE-MOUNTED HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR SHALL MEET LOCAL REQUIREMENTS.
- 4 PROPOSED 6" CONCRETE CURB.
- 5 PROPOSED CROSSWALK STRIPING PER MUTCD.
- 6 PROPOSED SIDEWALK.
- 7 PROPOSED DUMPSTER ACCESS
- 8 PROPOSED ADA CURB RAMP.
- 9 PROPOSED FENCE.
- 10 PROPOSED STOP BAR MARKING.
- 11 PROPOSED STOP SIGN.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
---	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
X	X	FENCE
🌳	🌳	VEGETATION
	🚶	SIGN
	🚶	SIDEWALK
	🌱	GRASS/SEEDING AREA



REVISION/DATE/DESCRIPTION

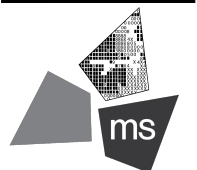
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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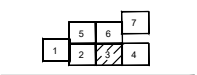
PROJECT

ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

SITE PLAN 3



DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

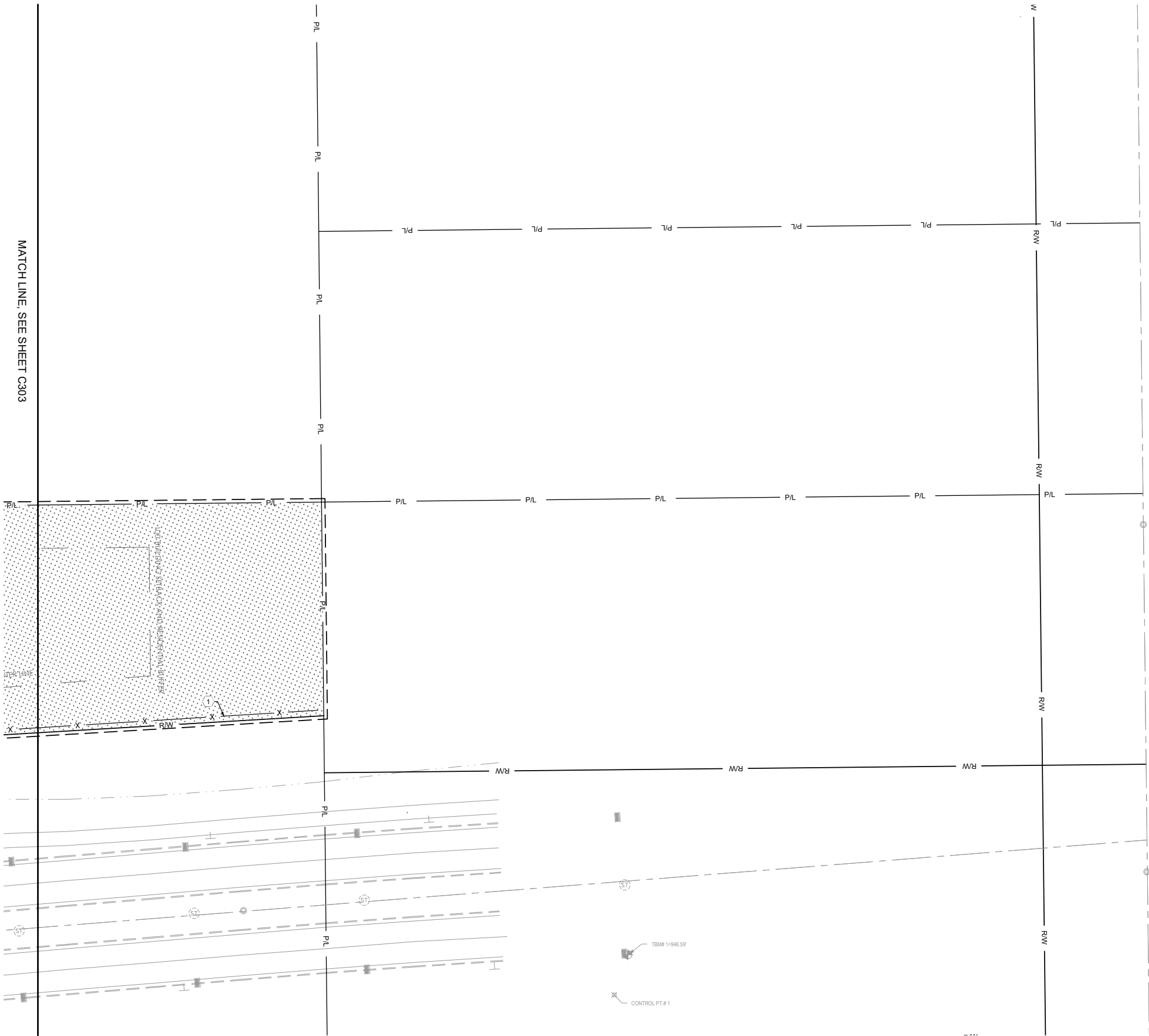
DRAWING

C303



N:\036726607 Rosewood Village\CAD\Civil\DWG-Set\C-301 Site Plans.dwg, 11/23/2022 1:16 PM, burner, taylor

MATCH LINE, SEE SHEET C303



## KEYED NOTES:

1 PROPOSED FENCE.

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
— P/L —	---	CONSTRUCTION LIMITS
— R/W —	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
--- ESMT ---	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
---	---	FENCE
---	---	VEGETATION
---	---	SIGN
---	---	SIDEWALK
---	---	GRASS/SEEDING AREA

0 15 30 45 60  
SCALE: 1"=30'

## REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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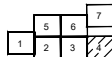
## PROJECT

## ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

## SHEET TITLE

## SITE PLAN 4



DRAWN BY: TDB

CHECKED BY: PGD/KPD

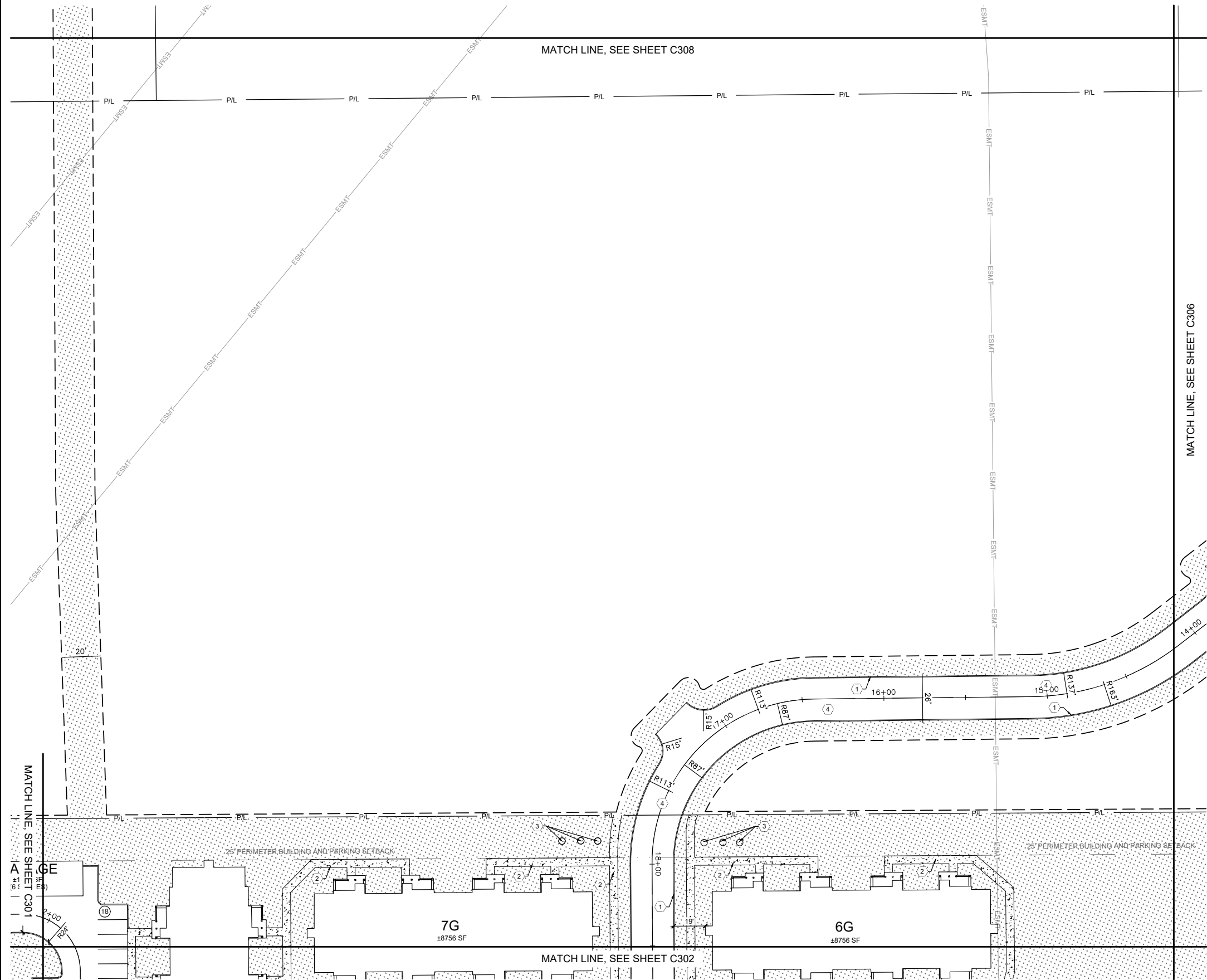
PROJECT NO: 26607

DRAWING

C304



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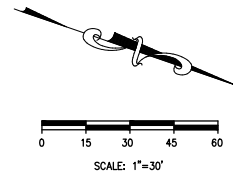


## KEYED NOTES:

- PROPOSED 6" CONCRETE CURB.
- PROPOSED SIDEWALK.
- PROPOSED FLAGPOLE.
- PROPOSED ACCESS DRIVE TO CLARK-SHAW RD.

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
— P/L —	---	CONSTRUCTION LIMITS
— R/W —	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
— ESMT —	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
— X —	— X —	FENCE
		VEGETATION
		SIGN
		SIDEWALK
		GRASS/SEEDING AREA



## REVISION/DATE/DESCRIPTION

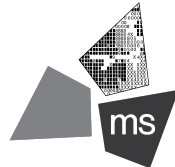
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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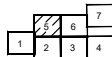
## PROJECT

## ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

## SHEET TITLE

## SITE PLAN 5



DRAWN BY: TDB

CHECKED BY: PGD/KPD

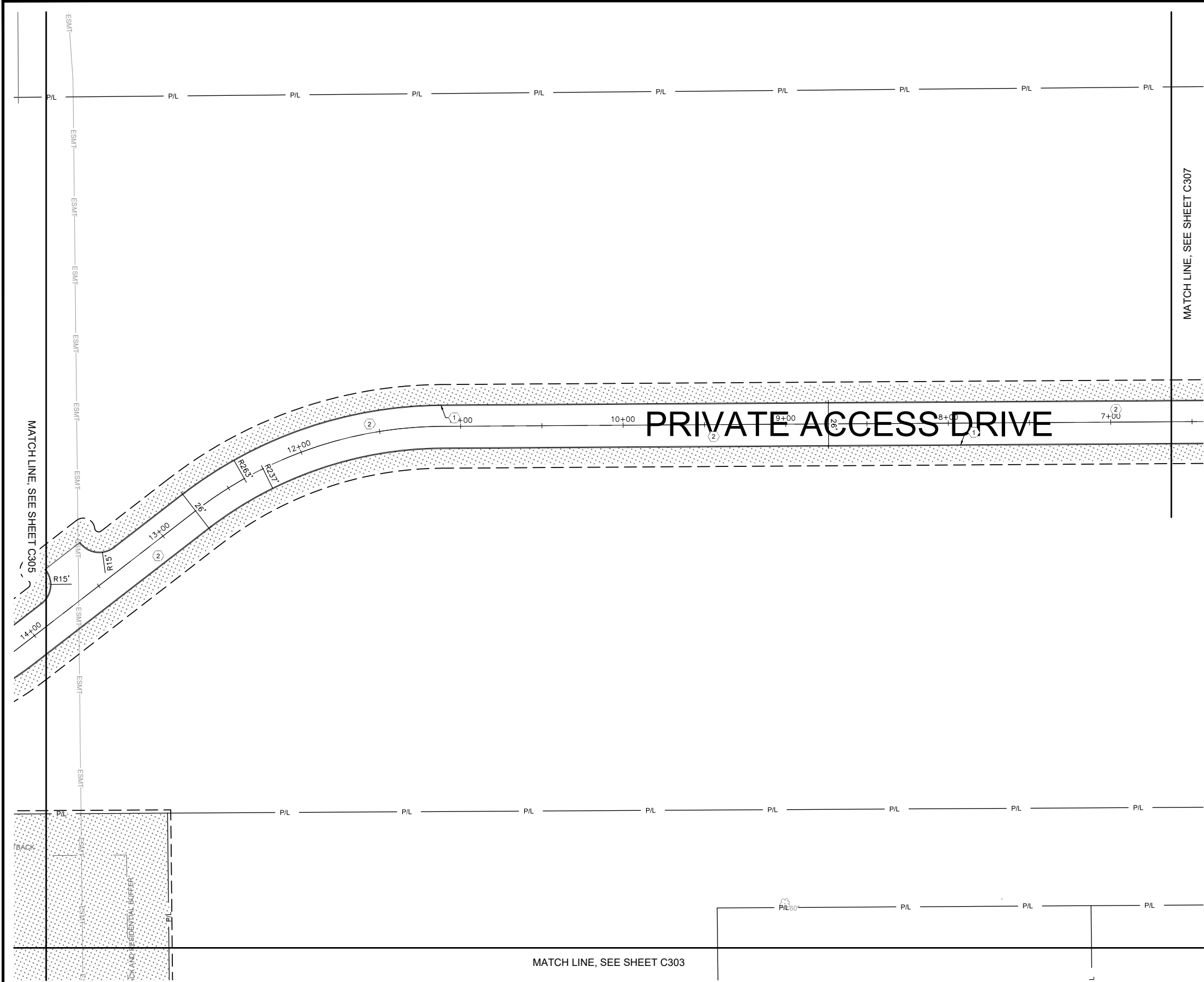
PROJECT NO: 26607

DRAWING

C305



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KEYED NOTES:

- 1 PROPOSED 6" CONCRETE CURB.
- 2 PROPOSED ACCESS DRIVE TO CLARK-SHAW RD.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
— P/L —	---	CONSTRUCTION LIMITS
— R/W —	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
---	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
---	---	FENCE
---	---	VEGETATION
---	---	SIGN
---	---	SIDEWALK
---	---	GRASS/SEEDING AREA

REVISION/DATE/DESCRIPTION

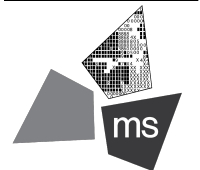
SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

NOTICE

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PROJECT

ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

SITE PLAN 6



DRAWN BY: TDB

CHECKED BY: PGD/KPD

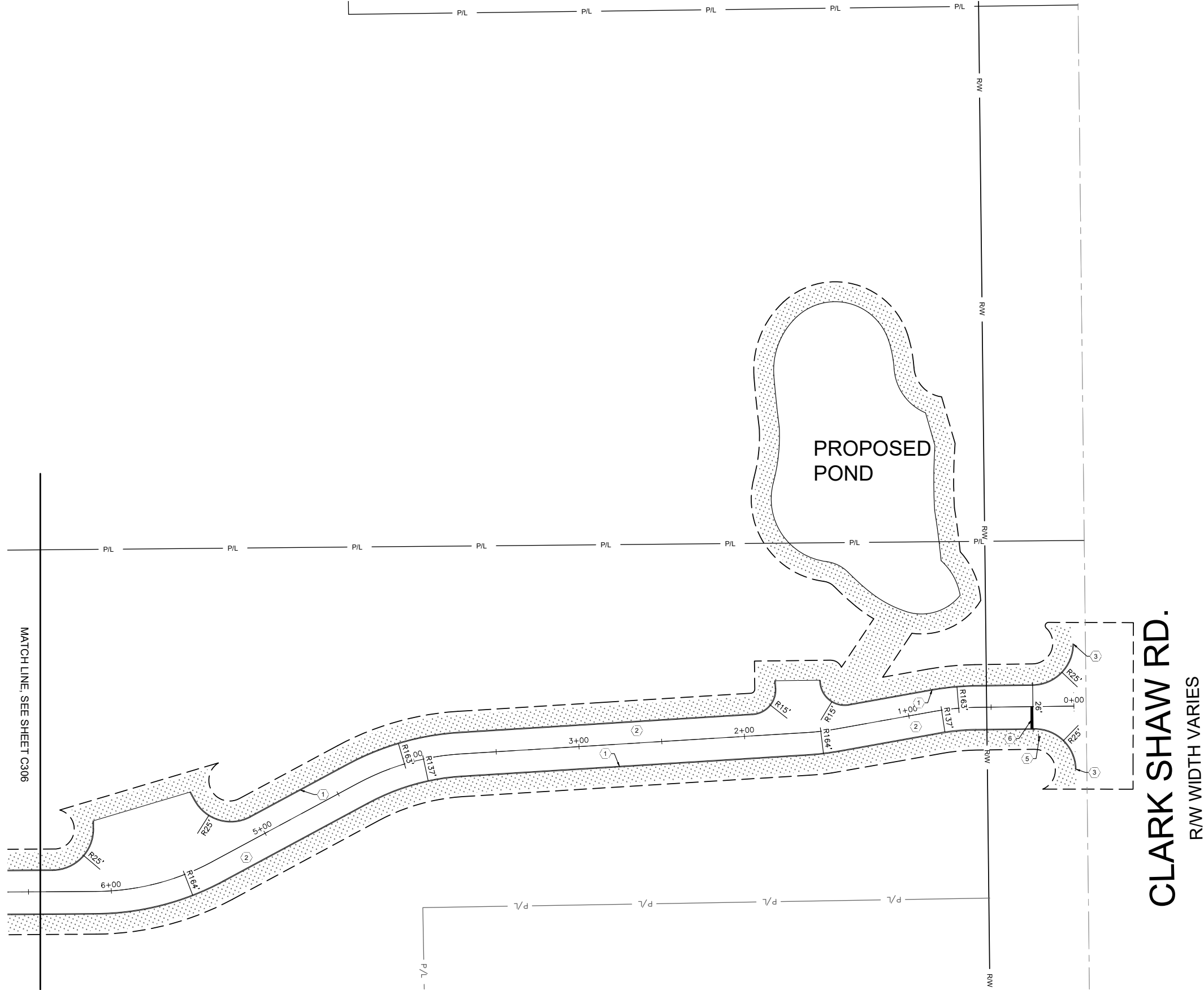
PROJECT NO: 26607

DRAWING

C306



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KEYED NOTES:

- 1 PROPOSED 6" CONCRETE CURB.
- 2 PROPOSED ACCESS DRIVE TO CLARK-SHAW RD.
- 3 PROPOSED CONNECTION TO EXISTING CURB.
- 4 PROPOSED STOP BAR MARKING.
- 5 PROPOSED STOP SIGN.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	BACK OF CURB
---	---	ROAD CENTERLINE
---	---	SETBACK
---	---	EASEMENT
---	---	POND
---	---	CENTER OF DITCH
---	---	FENCE
---	---	VEGETATION
---	---	SIGN
---	---	SIDEWALK
---	---	GRASS/SEEDING AREA

REVISION/DATE/DESCRIPTION

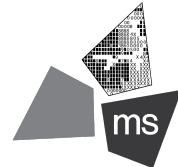
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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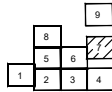
PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

SITE PLAN 7



DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

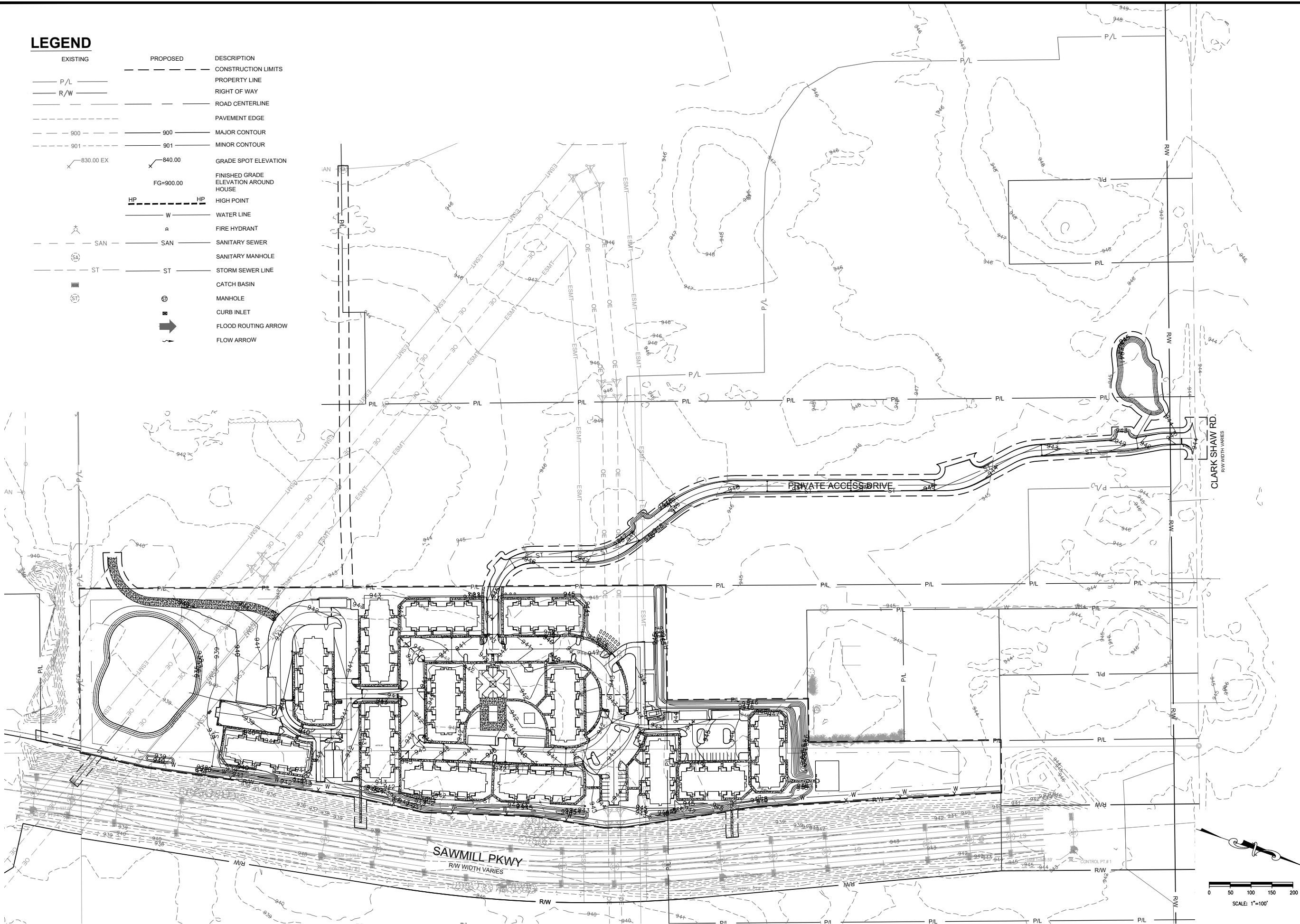
DRAWING

C307



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONSTRUCTION LIMITS
		PROPERTY LINE
		RIGHT OF WAY
		ROAD CENTERLINE
		PAVEMENT EDGE
		MAJOR CONTOUR
		MINOR CONTOUR
		GRADE SPOT ELEVATION
		FINISHED GRADE ELEVATION AROUND HOUSE
		HIGH POINT
		WATER LINE
		FIRE HYDRANT
		SANITARY SEWER
		SANITARY MANHOLE
		STORM SEWER LINE
		CATCH BASIN
		MANHOLE
		CURB INLET
		FLOOD ROUTING ARROW
		FLOW ARROW



REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

**OVERALL GRADING PLAN**

DRAWN BY: TDB

CHECKED BY: PGD/KPD

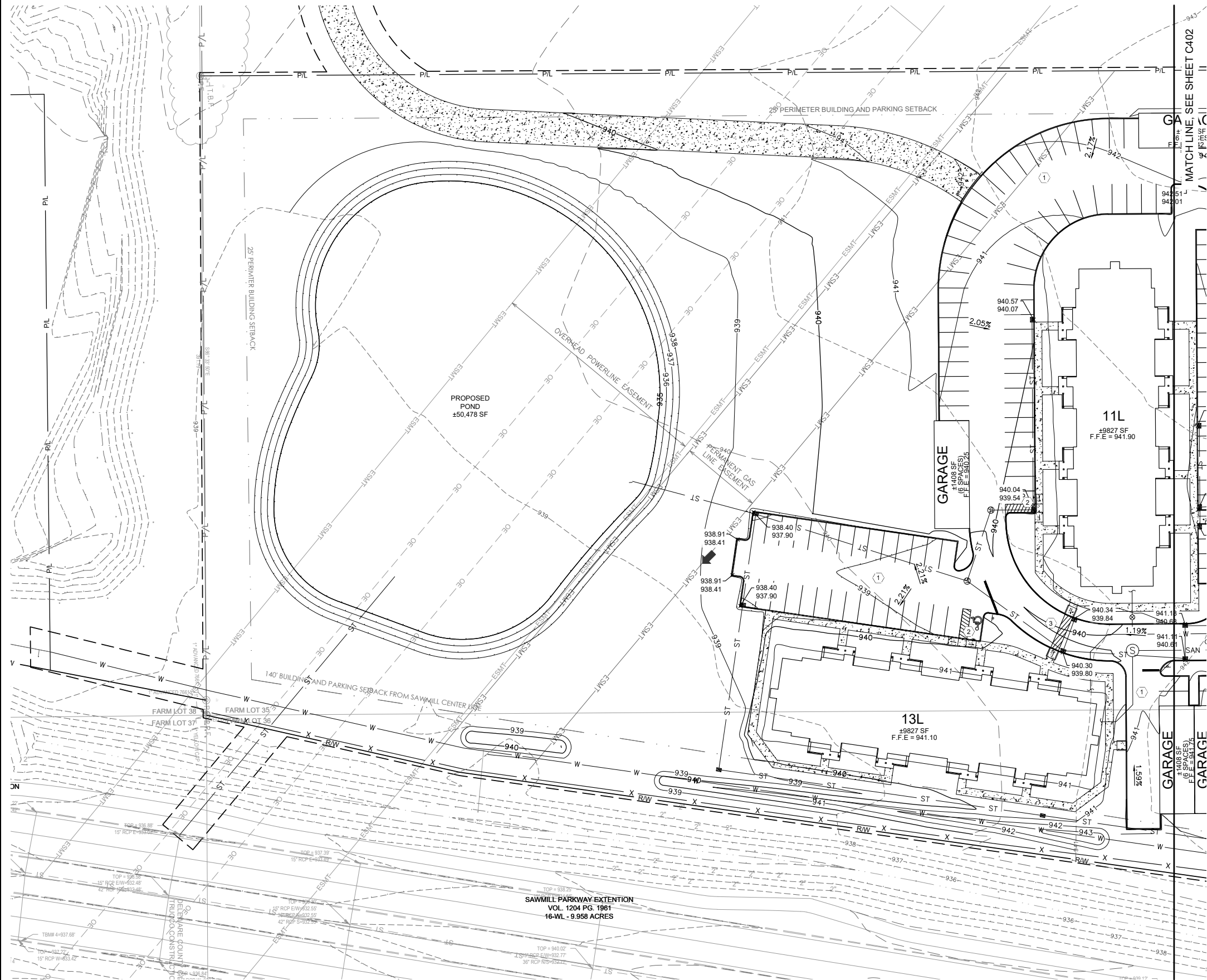
PROJECT NO: 26607

DRAWING

**C400**



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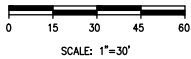


KEYED NOTES:

- 1 DRIVE CROWNED AT 2.00%.
- 2 CONTRACTOR TO MAINTAIN MAX 2.00% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
- 3 CONTRACTOR TO MAINTAIN 2.00% MAX CROSS SLOPE ON CROSSWALK.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L		CONSTRUCTION LIMITS
R/W		PROPERTY LINE
		RIGHT OF WAY
		ROAD CENTERLINE
		PAVEMENT EDGE
900	900	MAJOR CONTOUR
901	901	MINOR CONTOUR
830.00 EX	840.00	GRADE SPOT ELEVATION
	FG=900.00	FINISHED GRADE ELEVATION AROUND HOUSE
HP	HP	HIGH POINT
W	W	WATER LINE
	A	FIRE HYDRANT
SAN	SAN	SANITARY SEWER
	⊙	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
	⊙	CATCH BASIN
	⊙	MANHOLE
	■	CURB INLET
	➔	FLOOD ROUTING ARROW
	~	FLOW ARROW



REVISION/DATE/DESCRIPTION

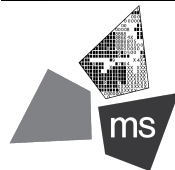
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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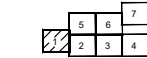
PROJECT

**ROSEWOOD VILLAGE**

**SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065**

SHEET TITLE

**GRADING PLAN 1**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

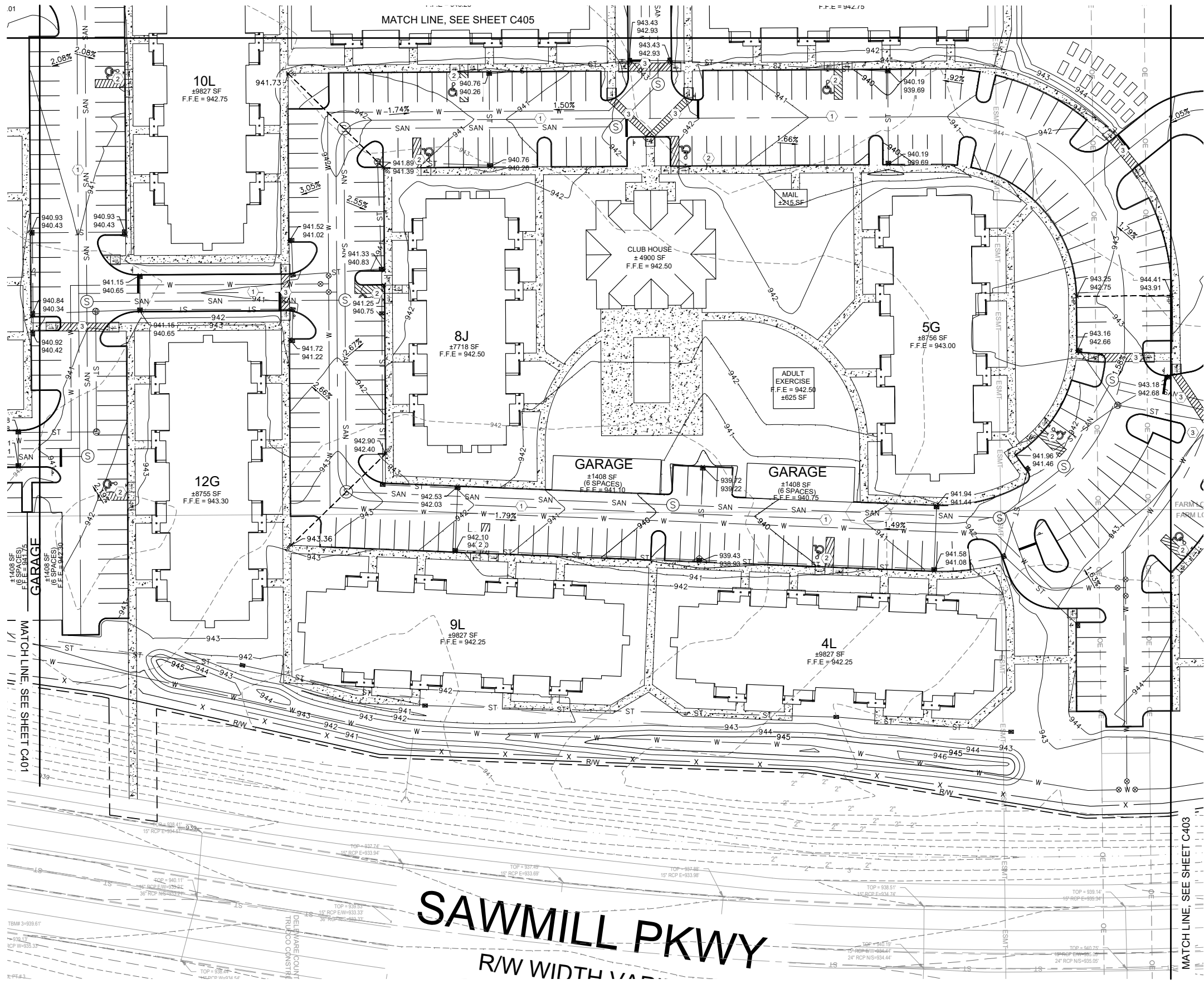
PROJECT NO: 26607

DRAWING

**C401**



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## KEYED NOTES:

- 1 DRIVE CROWNED AT 2.00%.
- 2 CONTRACTOR TO MAINTAIN MAX 2.00% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
- 3 CONTRACTOR TO MAINTAIN 2.00% MAX CROSS SLOPE ON CROSSWALK.

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	PAVEMENT EDGE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	GRADE SPOT ELEVATION
---	---	FINISHED GRADE ELEVATION AROUND HOUSE
HP	HP	HIGH POINT
W	W	WATER LINE
A	A	FIRE HYDRANT
SAN	SAN	SANITARY SEWER
SA	SA	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
CB	CB	CATCH BASIN
MANHOLE	MANHOLE	MANHOLE
CI	CI	CURB INLET
FR	FR	FLOOD ROUTING ARROW
FA	FA	FLOW ARROW

REVISION/DATE/DESCRIPTION

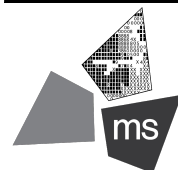
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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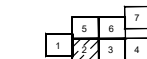
PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

**GRADING PLAN 2**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

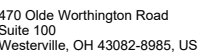
DRAWING

**C402**

SCALE: 1"=30'



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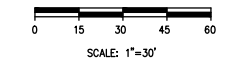


ROSEWOOD  
VILLAGE

### GRADING PLAN 3

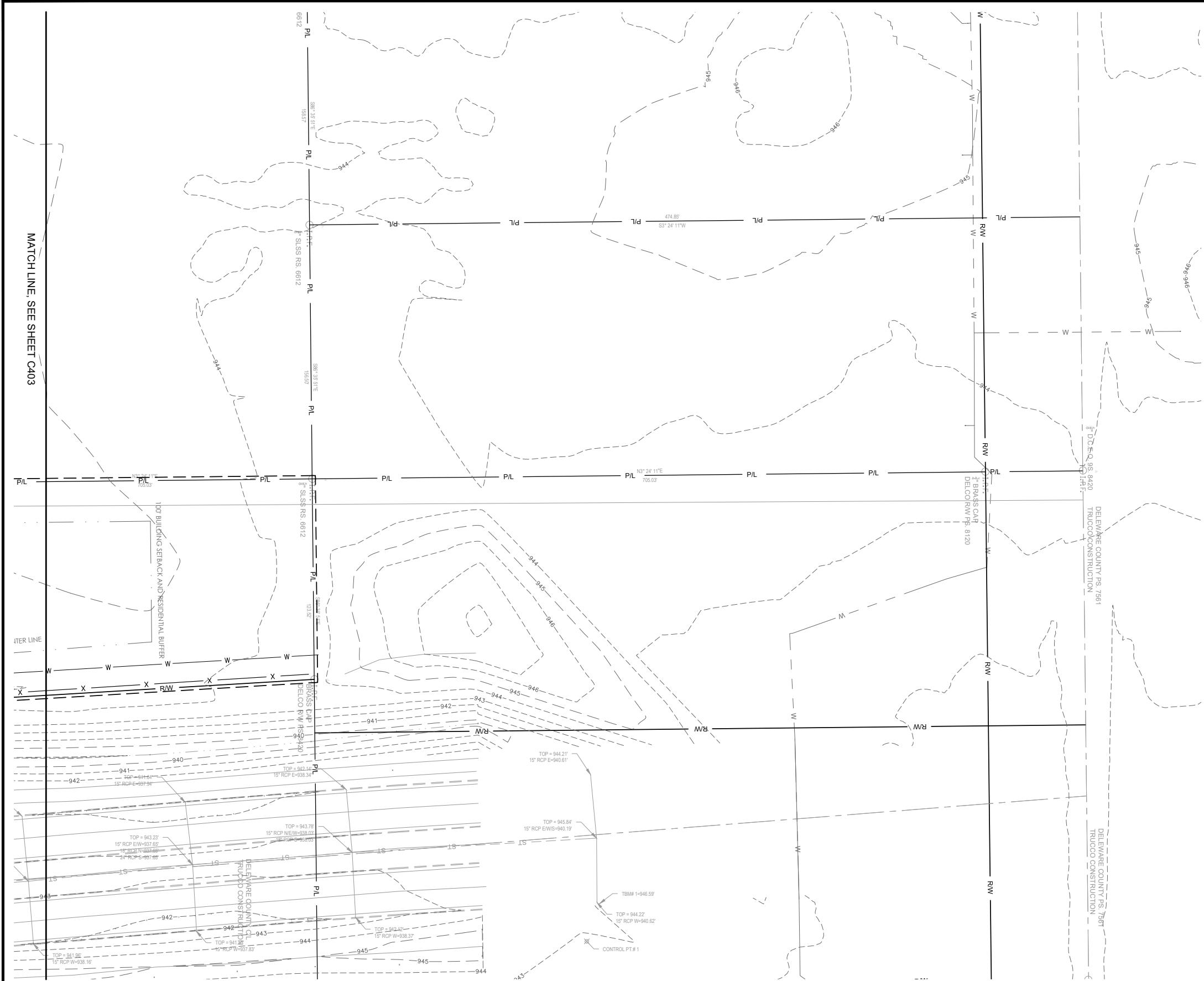


C403



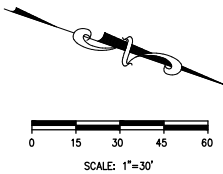


N:\036726607 Rosewood Village\Docs\CAD\Civil\DWG-Set(C-40). Grading Plans.dwg, 11/23/2022 1:22 PM, burner, taylor



LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L		CONSTRUCTION LIMITS
R/W		PROPERTY LINE
		RIGHT OF WAY
		ROAD CENTERLINE
		PAVEMENT EDGE
900	900	MAJOR CONTOUR
901	901	MINOR CONTOUR
830.00 EX	840.00	GRADE SPOT ELEVATION
	FG=900.00	FINISHED GRADE ELEVATION AROUND HOUSE
	HP	HIGH POINT
	W	WATER LINE
	F	FIRE HYDRANT
SAN	SAN	SANITARY SEWER
	SM	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
	CB	CATCH BASIN
	M	MANHOLE
	CI	CURB INLET
	FA	FLOOD ROUTING ARROW
	FL	FLOW ARROW

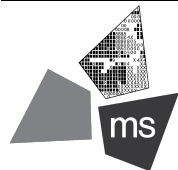


REVISION/DATE/DESCRIPTION	
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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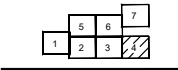
470 Olde Worthington Road  
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engineers, architects, planners  
2221 Schrock Road  
Columbus, Ohio 43229-1547  
phone 614.898.7100  
fax 614.898.7570

PROJECT  
**ROSEWOOD VILLAGE**  
SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE  
**GRADING PLAN 4**

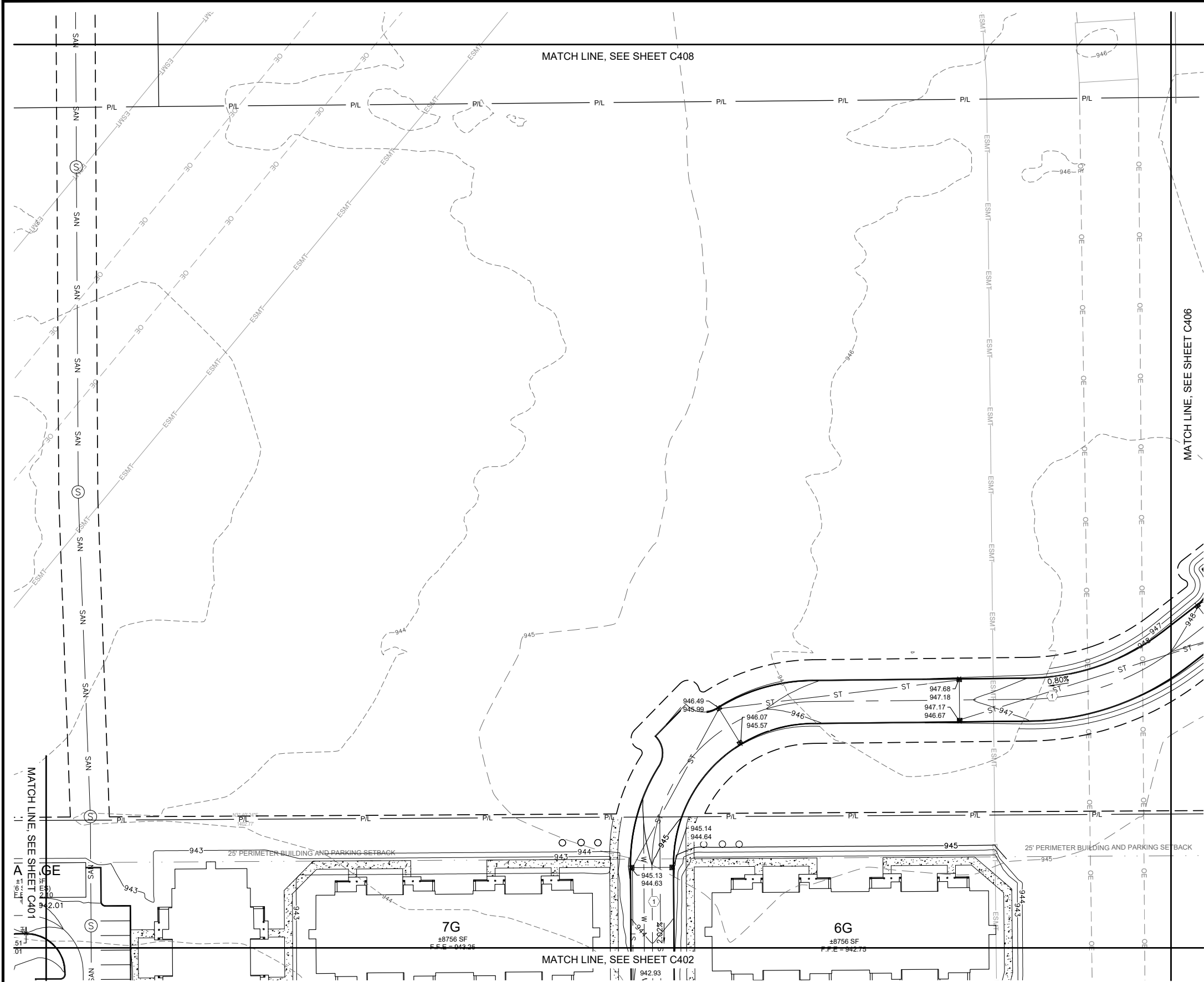


DRAWN BY:	TDB
CHECKED BY:	PGD/KPD
PROJECT NO:	26607
DRAWING	

C404



N:\036726607 Rosewood Village\CAD\Civil\DWG-Set\C-401 Grading Plans.dwg, 11/23/2022 1:23 PM, burner, taylor



KEYED NOTES:

1 DRIVE CROWNED AT 2.00%.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	PAVEMENT EDGE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	GRADE SPOT ELEVATION
---	---	FINISHED GRADE ELEVATION AROUND HOUSE
HP	HP	HIGH POINT
W	W	WATER LINE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET
---	---	FLOOD ROUTING ARROW
---	---	FLOW ARROW

SCALE: 1"=30'

REVISION/DATE/DESCRIPTION

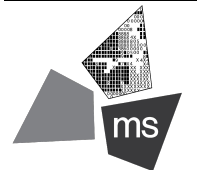
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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PROJECT

**ROSEWOOD VILLAGE**

**SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065**

SHEET TITLE

**GRADING PLAN 5**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

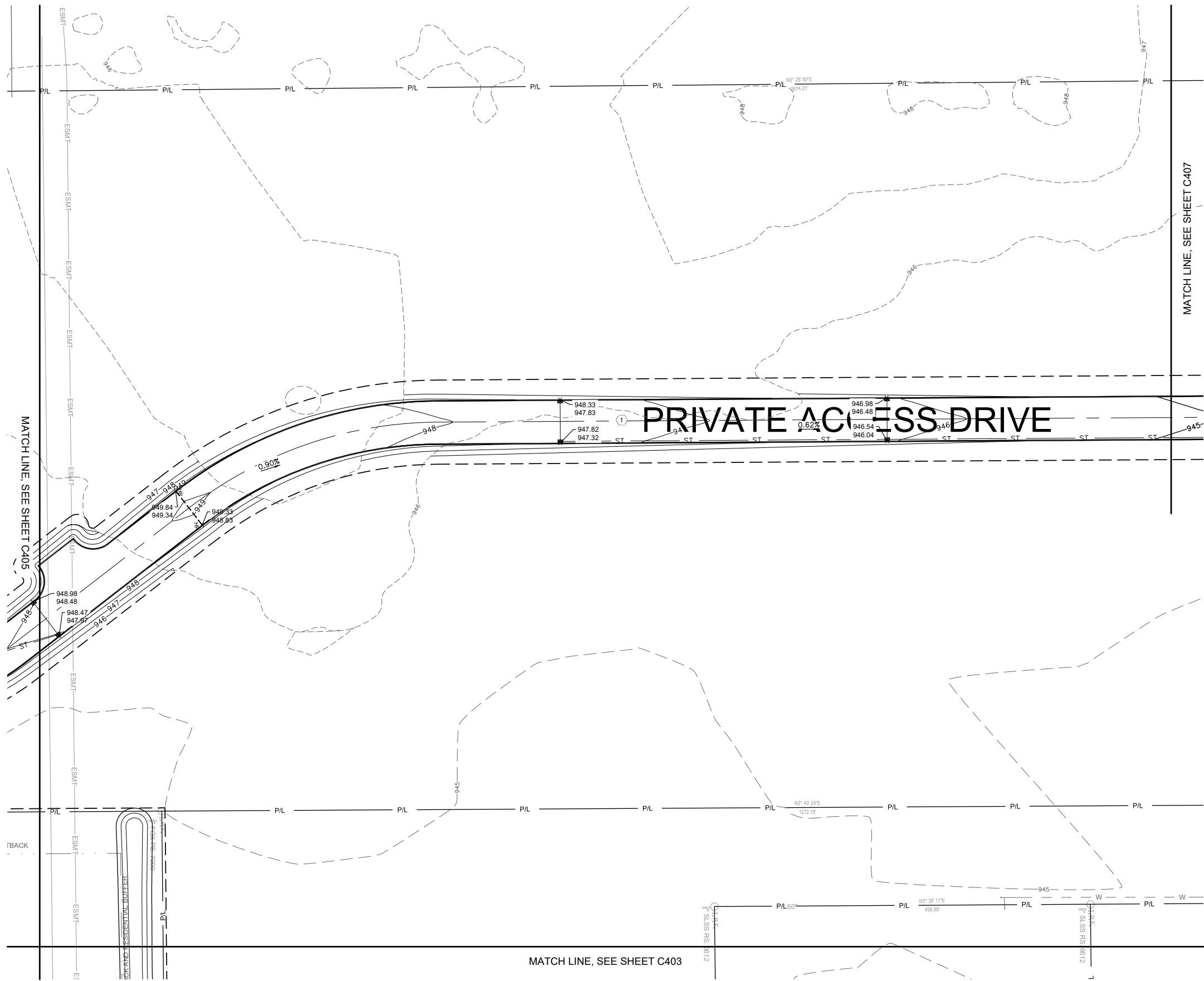
PROJECT NO: 26607

DRAWING

**C405**



N:\0367\26607 Rosewood Village\Docs\CAD\Civil\DWG-Set\C-407 Grading Plans.dwg, 11/23/2022 1:23 PM, burner, taylor



**KEYED NOTES:**

① DRIVE CROWNED AT 2.00%.

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	PAVEMENT EDGE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
830.00 EX	840.00	GRADE SPOT ELEVATION
	FG=900.00	FINISHED GRADE ELEVATION AROUND HOUSE
HP	HP	HIGH POINT
W	W	WATER LINE
⋈	⋈	FIRE HYDRANT
SAN	SAN	SANITARY SEWER
⊙	⊙	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
⊞	⊞	CATCH BASIN
⊞	⊞	MANHOLE
⊞	⊞	CURB INLET
➔	➔	FLOOD ROUTING ARROW
~	~	FLOW ARROW

REVISION/DATE/DESCRIPTION

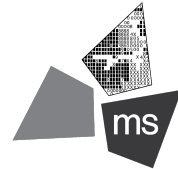
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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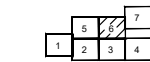
**PROJECT**

**ROSEWOOD VILLAGE**

**SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065**

**SHEET TITLE**

**GRADING PLAN 6**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

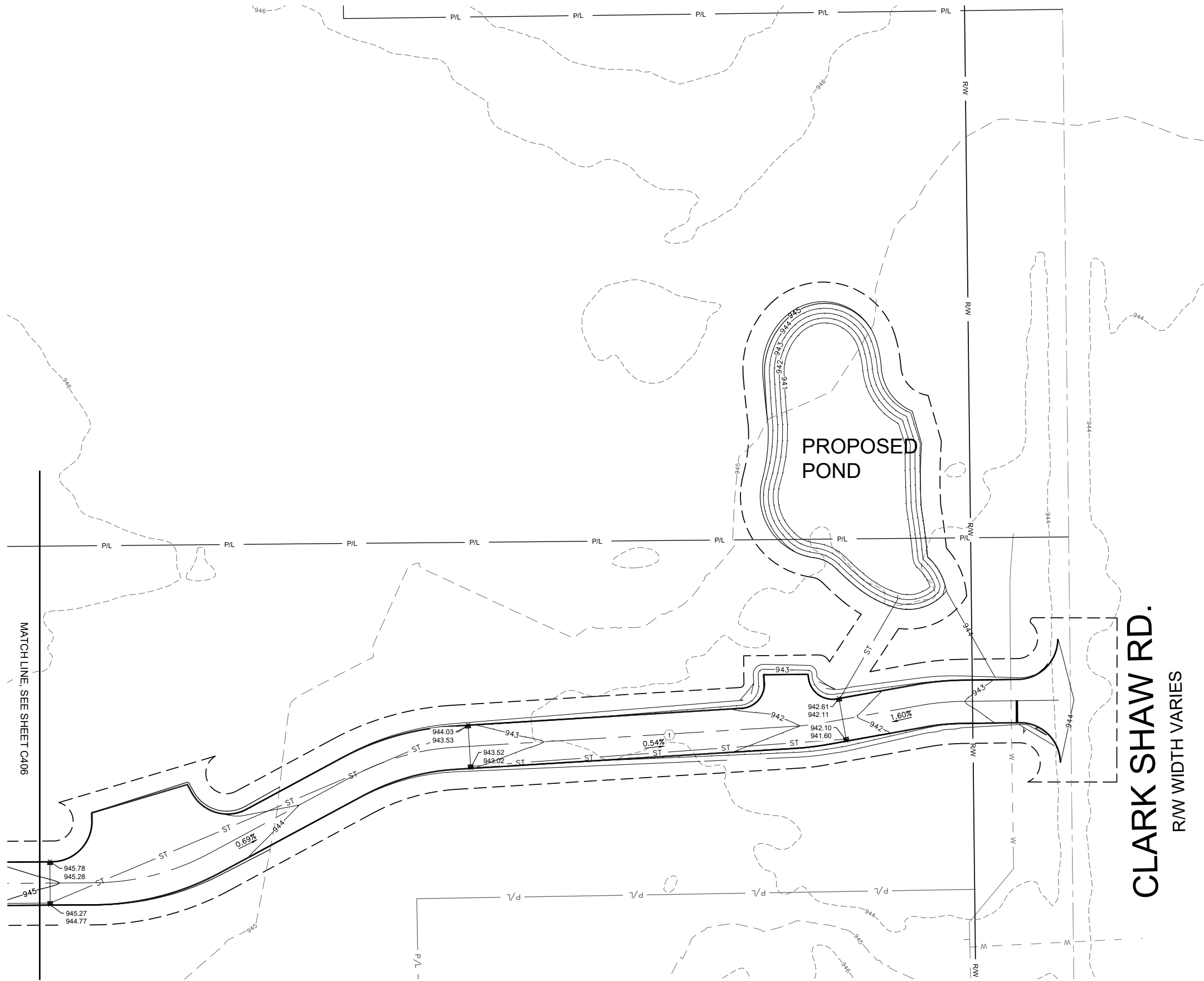
PROJECT NO: 26607

DRAWING

**C406**



N:\0367\26607 Rosewood Village\Docs\CAD\Civil\DWG-Set(C-40). Grading Plans.dwg, 11/23/2022 1:24 PM, burner, taylor



KEYED NOTES:

- 1 DRIVE CROWNED AT 2.00%.
- 2 CONTRACTOR TO MAINTAIN MAX 2.00% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
- 3 CONTRACTOR TO MAINTAIN 2.00% MAX CROSS SLOPE ON CROSSWALK.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	PAVEMENT EDGE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	GRADE SPOT ELEVATION
---	---	FINISHED GRADE ELEVATION AROUND HOUSE
---	---	HIGH POINT
---	---	WATER LINE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET
---	---	FLOOD ROUTING ARROW
---	---	FLOW ARROW

REVISION/DATE/DESCRIPTION

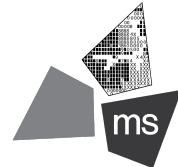
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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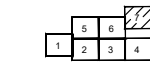
PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

GRADING PLAN 7



DRAWN BY: TDB

CHECKED BY: PGD/KPD

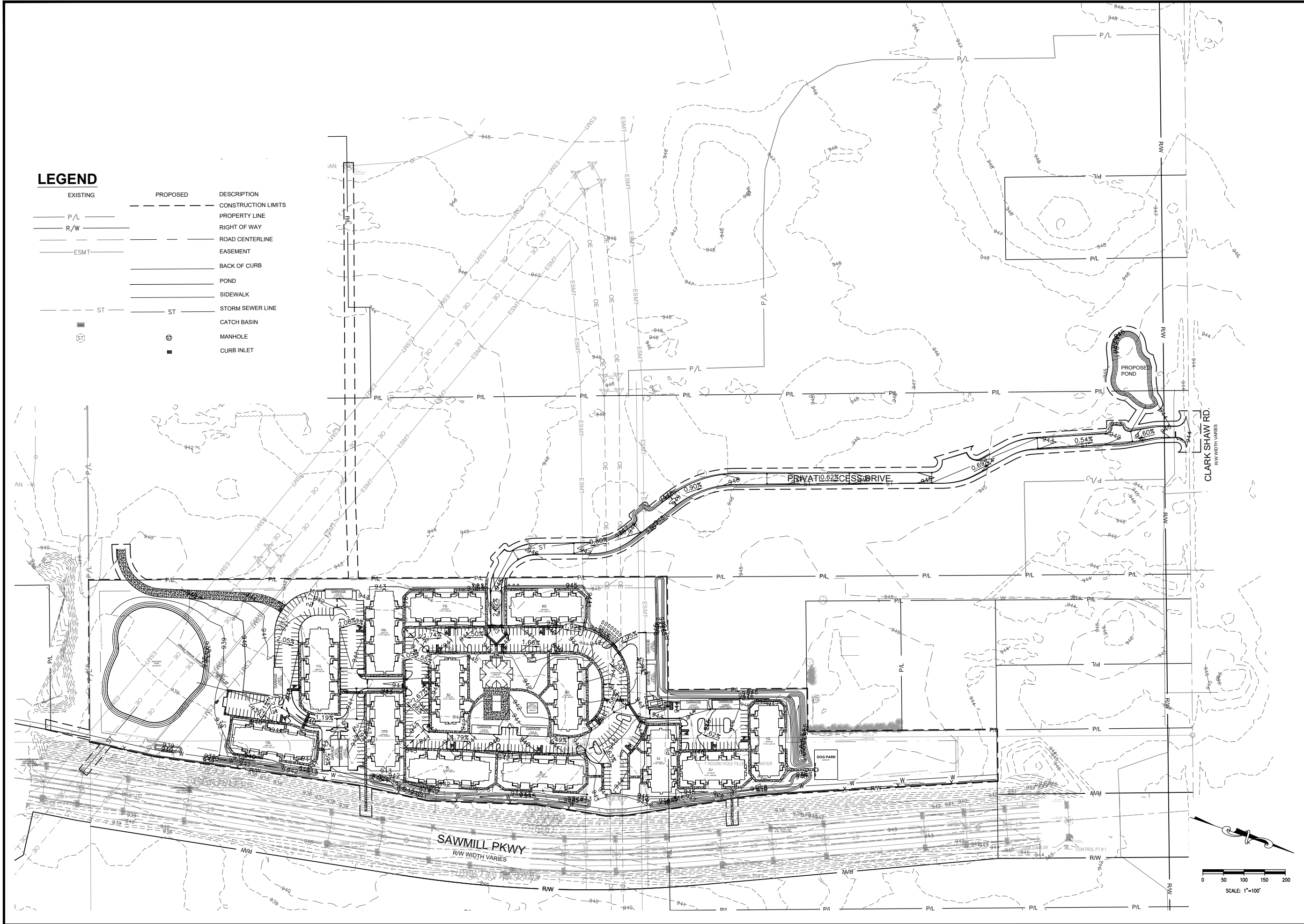
PROJECT NO: 26607

DRAWING

C407



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REVISION/DATE/DESCRIPTION

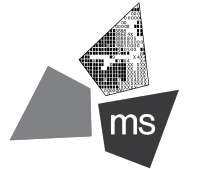
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

**OVERALL DRAINAGE PLAN**

DRAWN BY: TDB

CHECKED BY: PGD/KPD

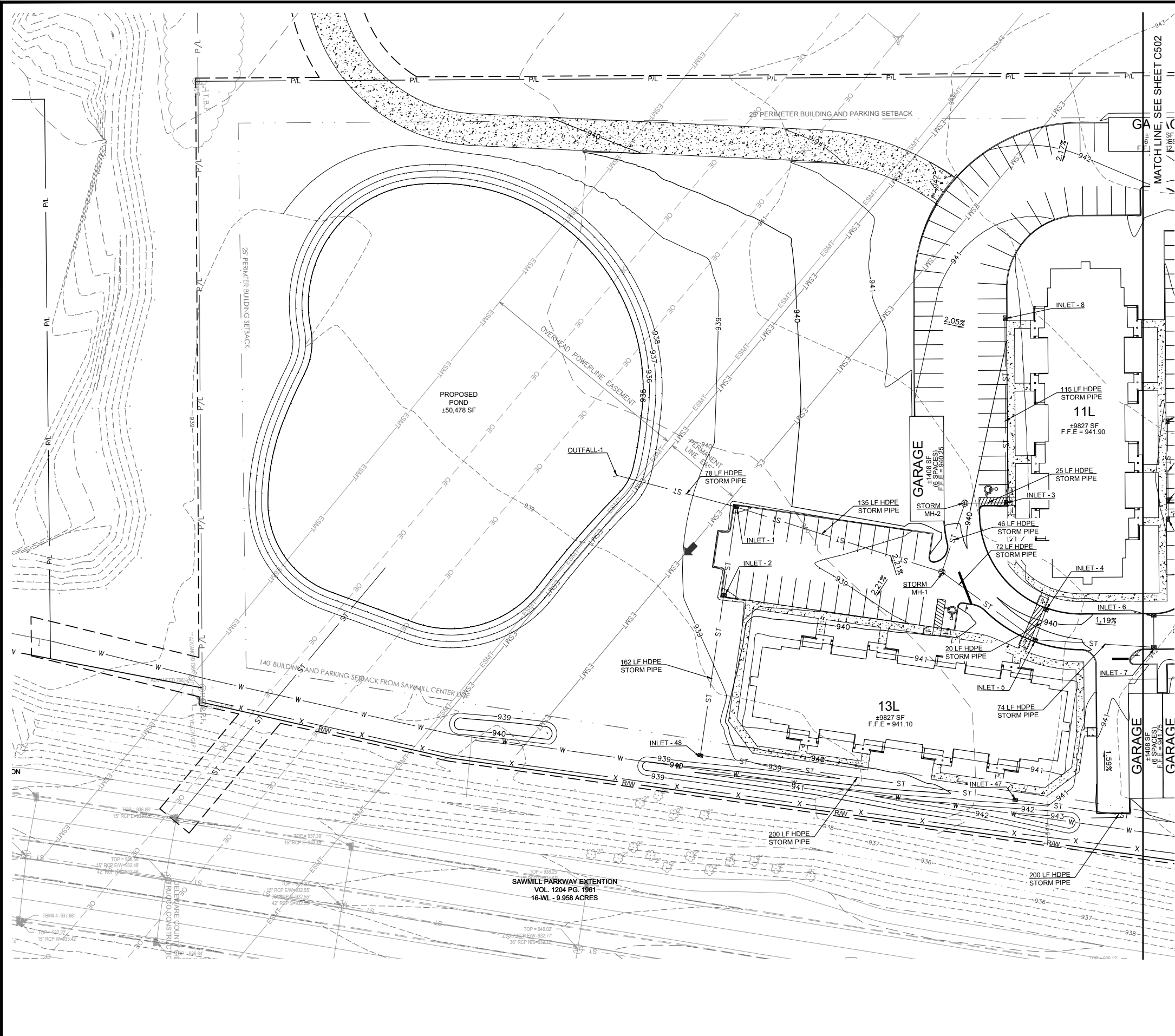
PROJECT NO: 26607

DRAWING

**C500**



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### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	EASEMENT
---	---	BACK OF CURB
---	---	POND
---	---	SIDEWALK
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET

### REVISION/DATE/DESCRIPTION

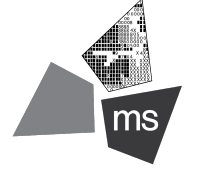
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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### PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

### SHEET TITLE

**DRAINAGE PLAN 1**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

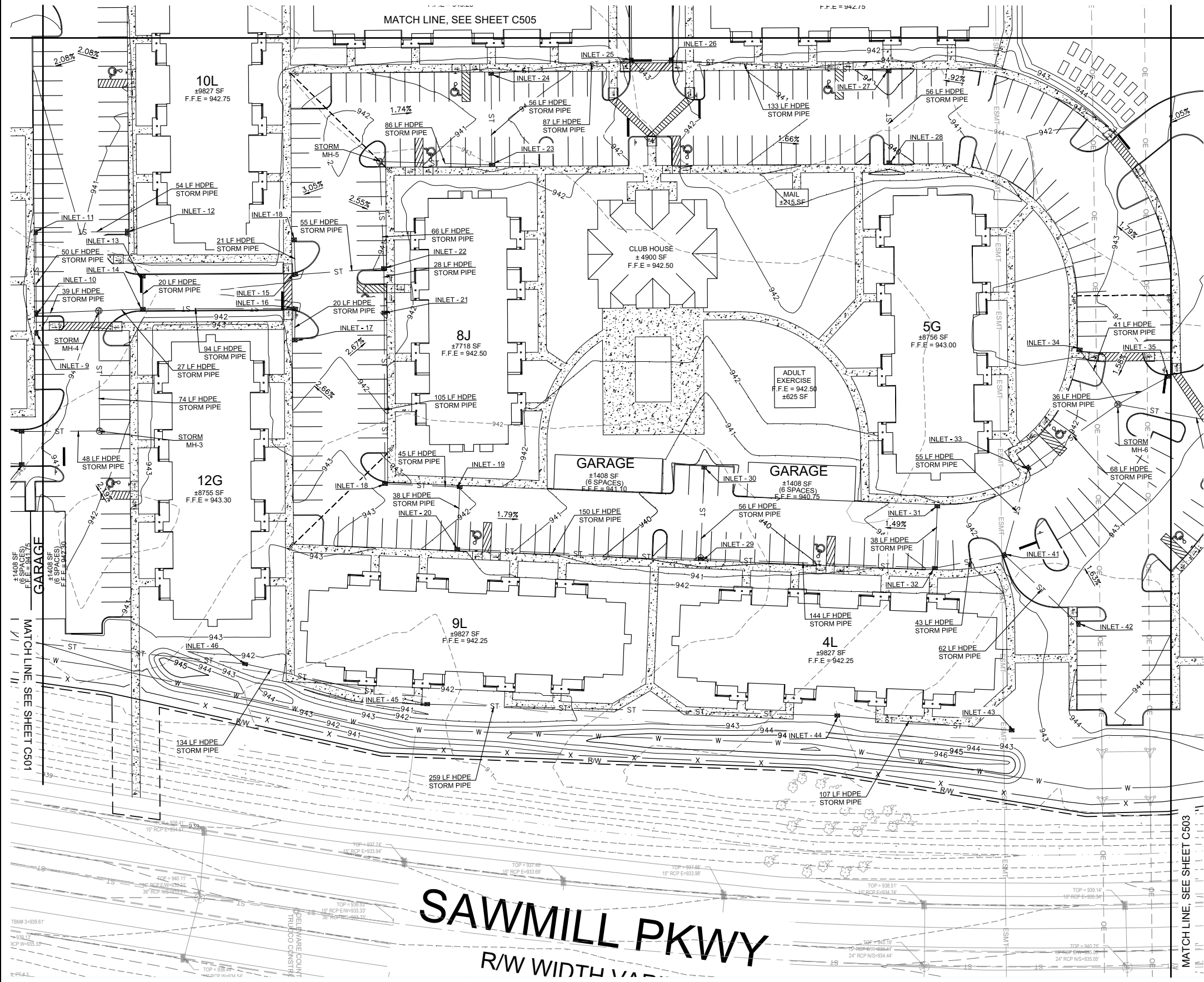
PROJECT NO: 26607

DRAWING

**C501**



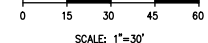
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
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---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	EASEMENT
---	---	BACK OF CURB
---	---	POND
---	---	SIDEWALK
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET

SAWMILL PKWY  
R/W WIDTH 110'



REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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fax 614.898.7570

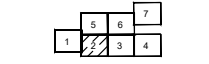
PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

DRAINAGE PLAN 2



DRAWN BY: TDB

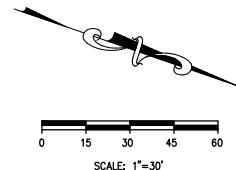
CHECKED BY: PGD/KPD

PROJECT NO: 26607

DRAINAGE

C502





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PROJECT  
ROSEWOOD  
VILLAGE  
SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

**DRAINAGE PLAN 3**

A 3x3 grid with the following values:

	5	6	7
1	2	3	4

DRAWN BY: TDB

---

CHECKED BY: PGD/KPD

---

PROJECT NO: 26607

---

DRAWING

C503



N:\0367\26607 Rosewood Village\Docs\CAD\Civil\DWG-Set\C-501 Drainage Plans.dwg, 11/23/2022 129 PM, burner, taylor



MATCH LINE, SEE SHEET C503

ITER LINE

100' BUILDING SETBACK AND RESIDENTIAL BUFFER

### LEGEND

EXISTING

PROPOSED

DESCRIPTION

P/L

R/W

ESMT

CONSTRUCTION LIMITS

PROPERTY LINE

RIGHT OF WAY

ROAD CENTERLINE

EASEMENT

BACK OF CURB

POND

SIDEWALK

STORM SEWER LINE

CATCH BASIN

MANHOLE

CURB INLET

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REVISION/DATE/DESCRIPTION

SKETCH PLAN 10/03/22

SUBMISSION

RPC SUBMISSION 11/23/22

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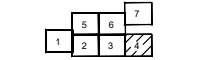
PROJECT

**ROSEWOOD VILLAGE**

**SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065**

SHEET TITLE

**DRAINAGE PLAN 4**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

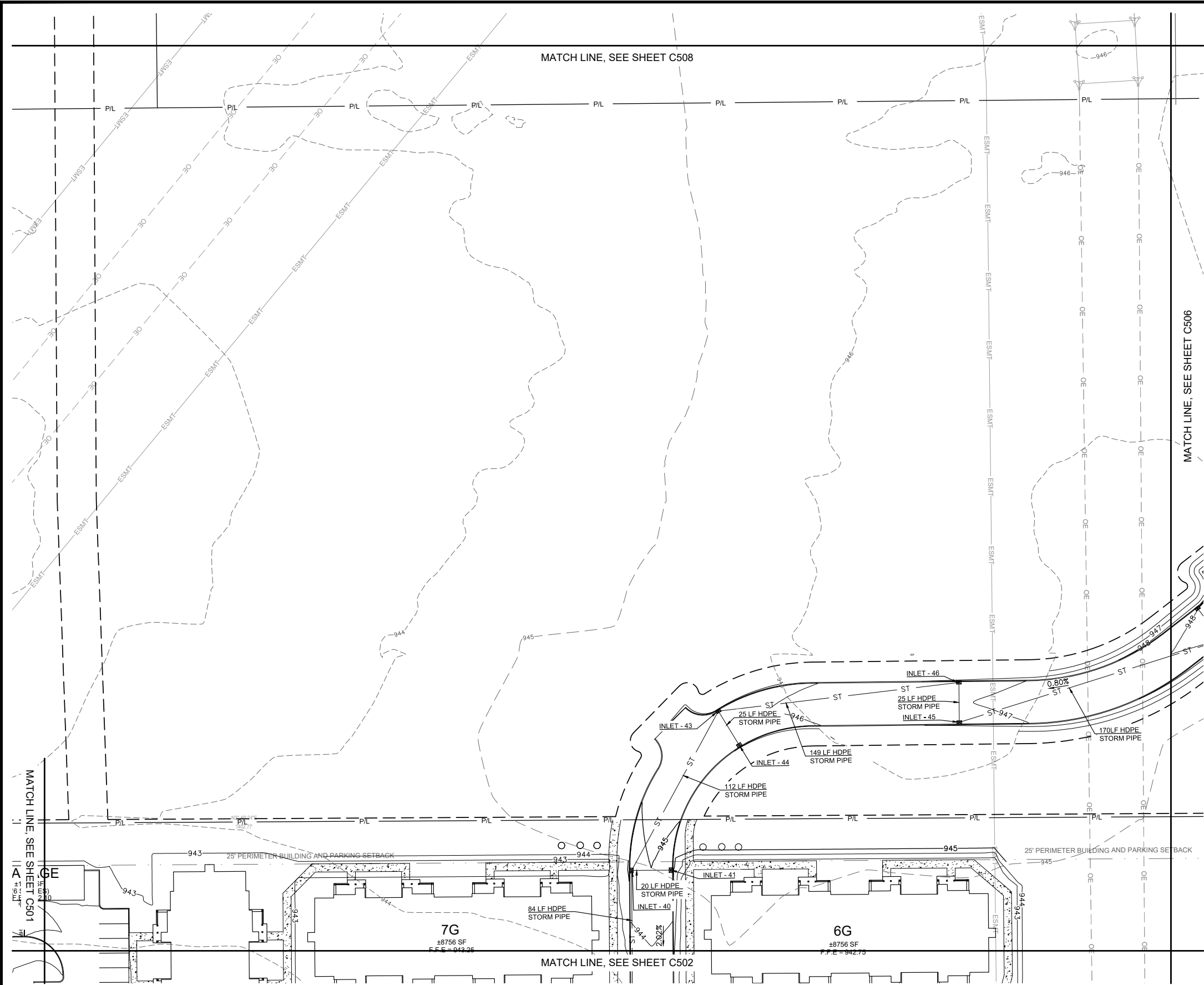
PROJECT NO: 26607

DRAWING

**C504**

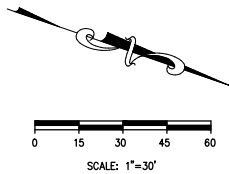


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LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	EASEMENT
---	---	BACK OF CURB
---	---	POND
---	---	SIDEWALK
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET



REVISION/DATE/DESCRIPTION	
SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

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phone 614.898.7100  
fax 614.898.7570

PROJECT  
**ROSEWOOD VILLAGE**  
  
SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE  
**DRAINAGE PLAN 5**

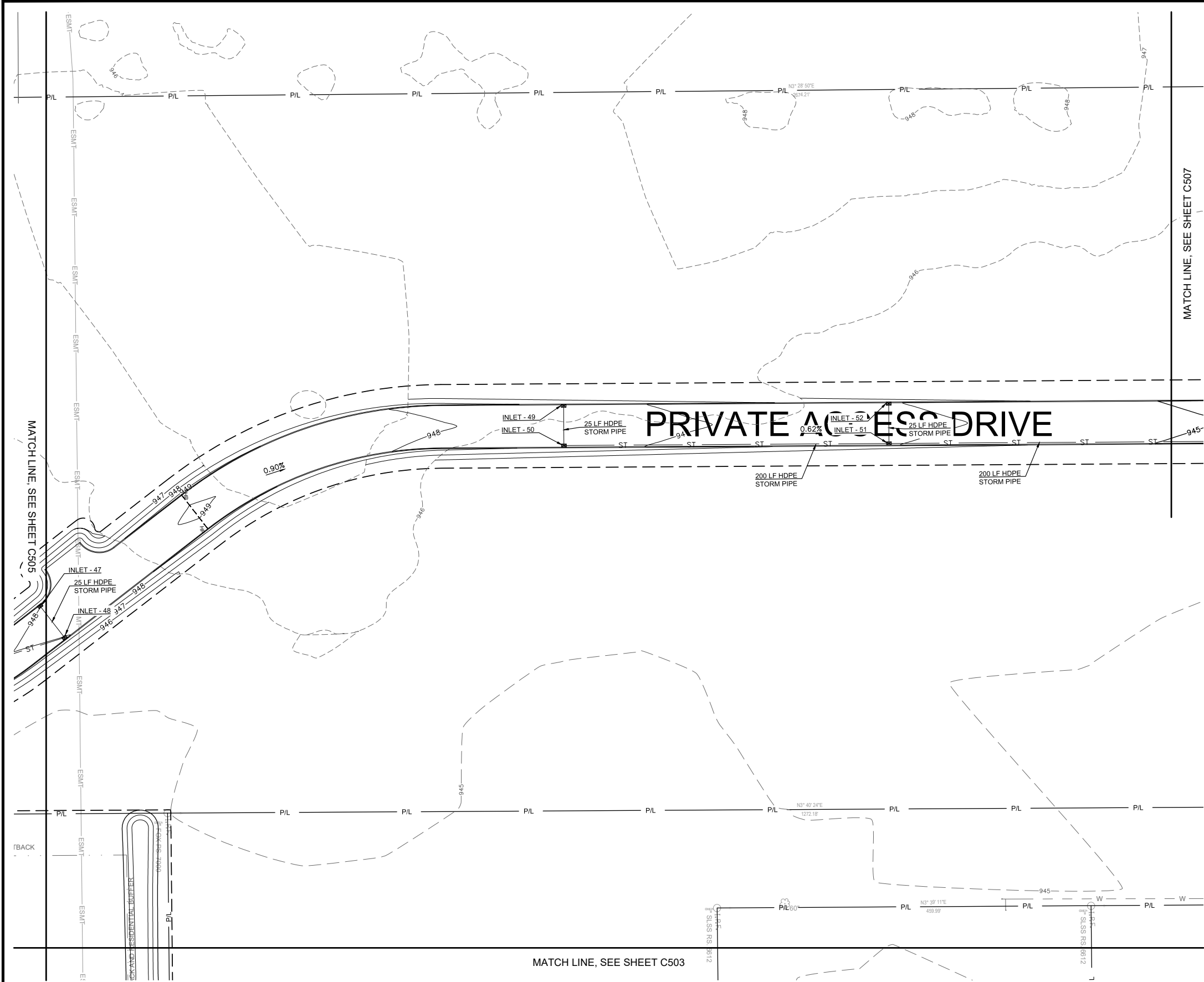


DRAWN BY:	TDB
CHECKED BY:	PGD/KPD
PROJECT NO:	26607

DRAWING  
**C505**



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LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	EASEMENT
---	---	BACK OF CURB
---	---	POND
---	---	SIDEWALK
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET

REVISION/DATE/DESCRIPTION	
SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

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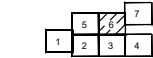


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phone 614.898.7100  
fax 614.898.7570

PROJECT  
**ROSEWOOD VILLAGE**  
  
SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065  
  
SHEET TITLE  
**DRAINAGE PLAN 6**

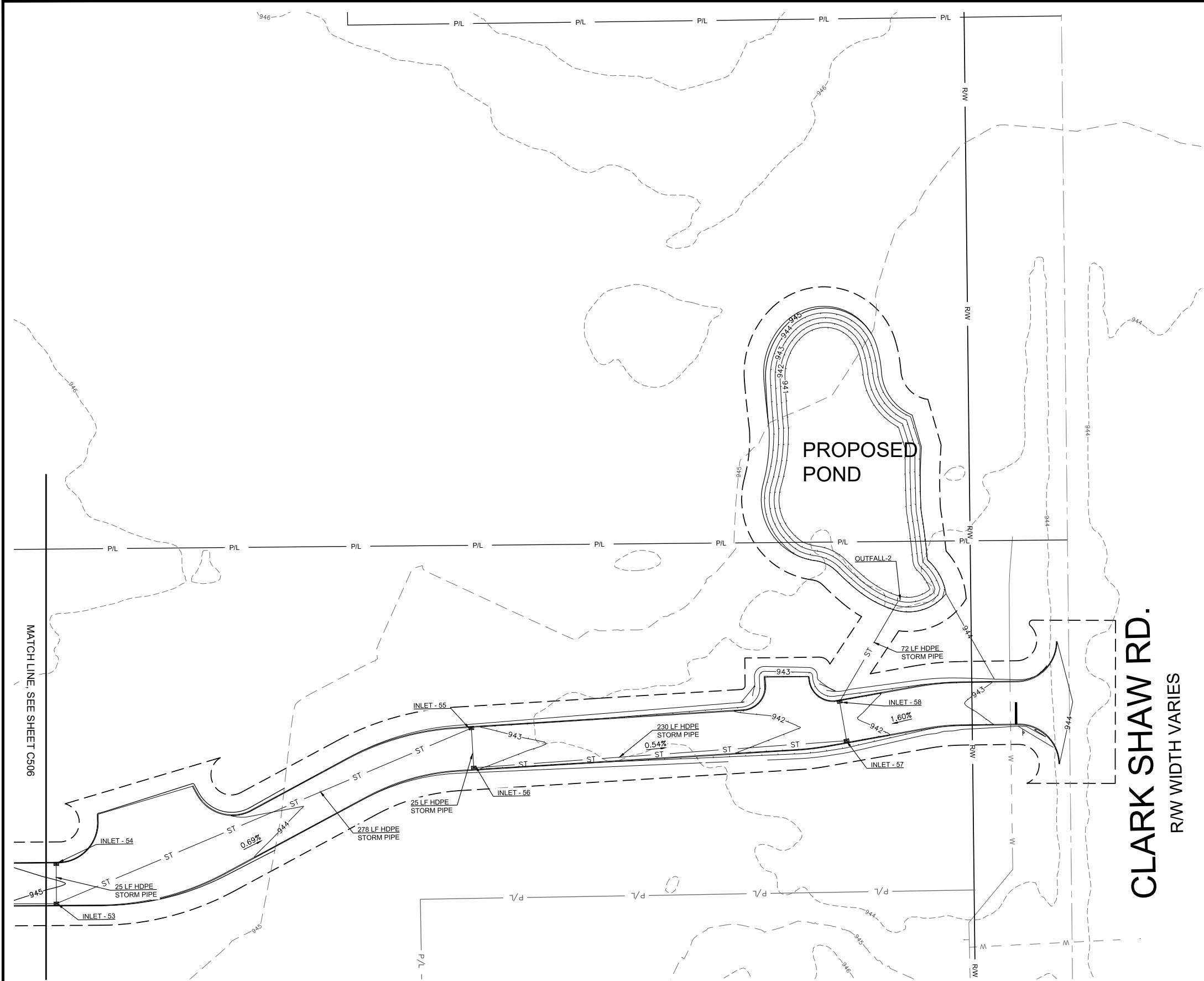


DRAWN BY:	TDB
CHECKED BY:	PGD/KPD
PROJECT NO:	26607
DRAWING	

C506

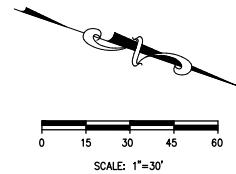


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**LEGEND**

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---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	EASEMENT
---	---	BACK OF CURB
---	---	POND
---	---	SIDEWALK
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET

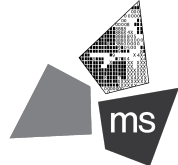


REVISION/DATE/DESCRIPTION	
SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

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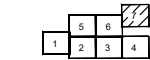
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PROJECT  
**ROSEWOOD VILLAGE**  
  
SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

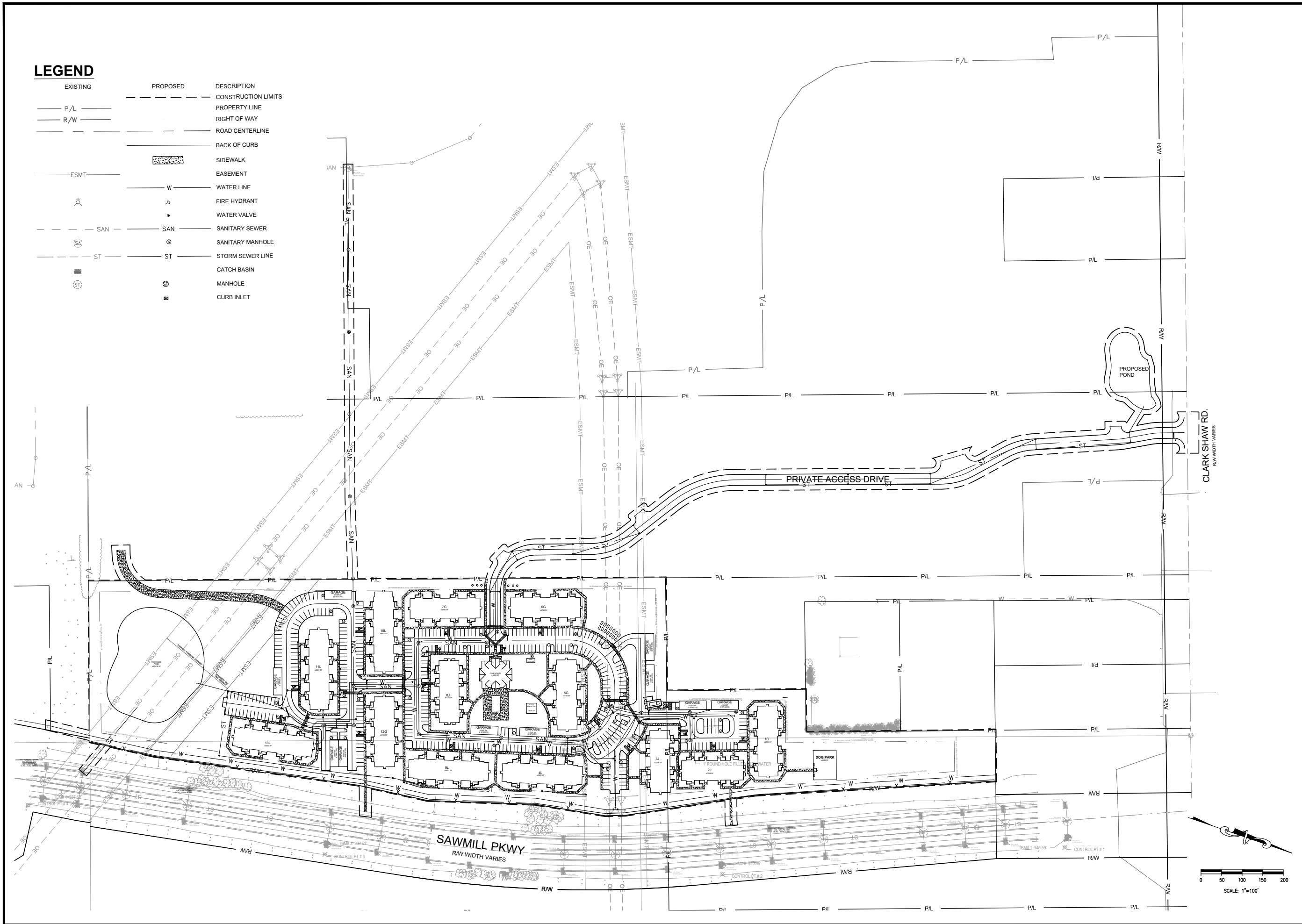
SHEET TITLE  
**DRAINAGE PLAN 7**



DRAWN BY:	TDB
CHECKED BY:	PGD/KPD
PROJECT NO:	26607
DRAWING	<b>C507</b>



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REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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fax 614.898.7570

PROJECT

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK SHAW RD  
POWELL, OH 43065

SHEET TITLE

**OVERALL UTILITY PLAN**

DRAWN BY: TDB

CHECKED BY: PGD/KPD

PROJECT NO: 26607

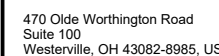
DRAWING

**C600**



1. PROPOSED WATER MAIN EXTENSION.
2. PROPOSED SEWER MANHOLE.
3. PROPOSED SANITARY SEWER SERVICE EXTENSION
4. PROPOSED WATER CONNECTION.
5. PROPOSED WATER VALVE.
6. PROPOSED BUILDING CONNECTION.

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ROSEWOOD  
VILLAGE

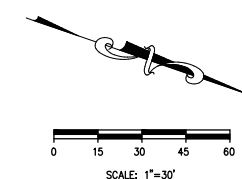
SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

UTILITY PLAN 1



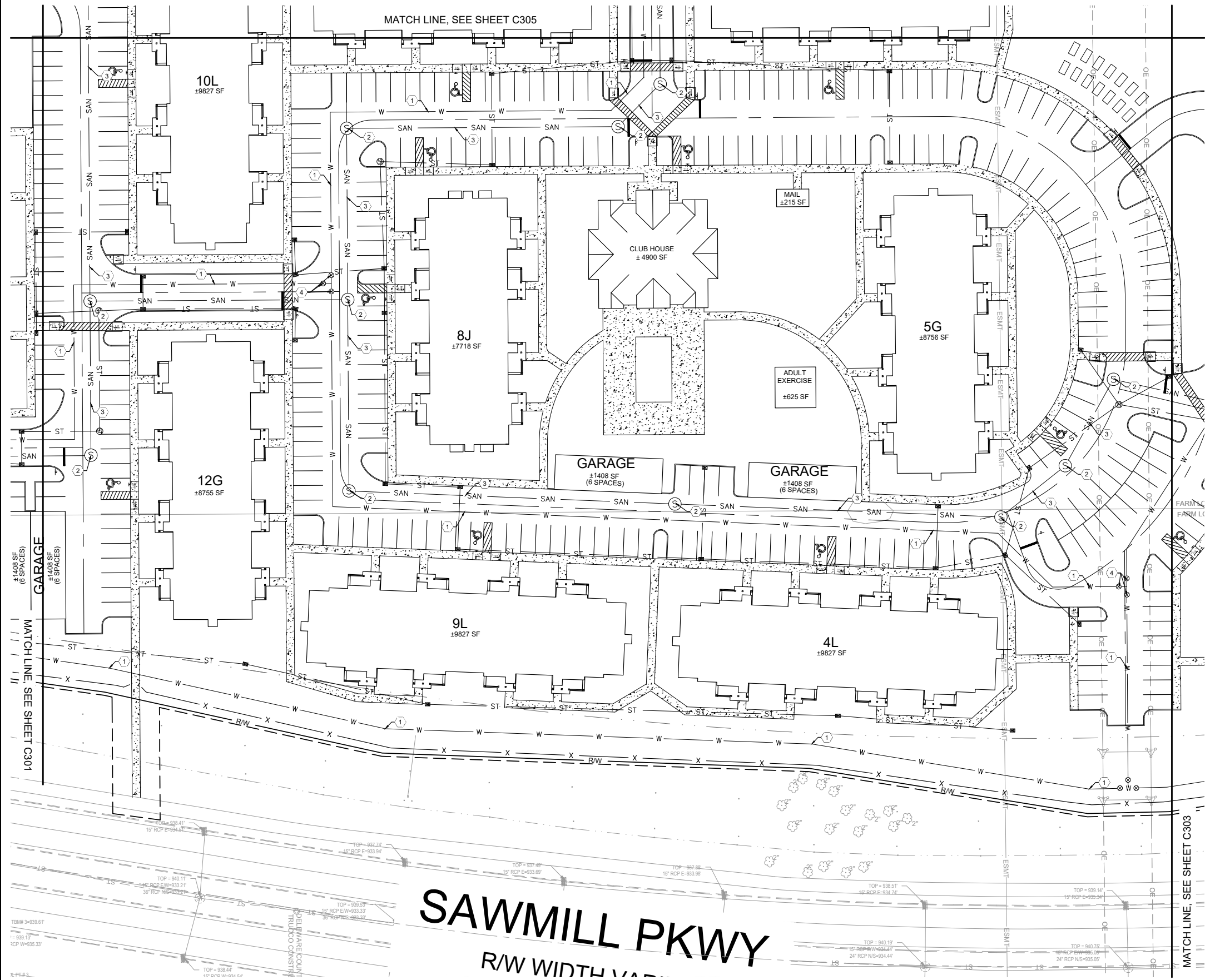
DRAWING

C601





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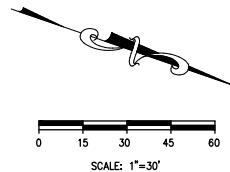


KEYED NOTES:

- 1 PROPOSED WATER MAIN EXTENSION.
- 2 PROPOSED SEWER MANHOLE.
- 3 PROPOSED SANITARY SEWER SERVICE EXTENSION.
- 4 PROPOSED WATER VALVE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
P/L	---	PROPERTY LINE
R/W	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	BACK OF CURB
ESMT	---	SIDEWALK
---	---	EASEMENT
---	W	WATER LINE
---	⋈	FIRE HYDRANT
---	•	WATER VALVE
SAN	SAN	SANITARY SEWER
SA	⊙	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
---	⊙	CATCH BASIN
---	⊙	MANHOLE
---	---	CURB INLET
---	---	HEADWALL
---	---	OVERHEAD ELECTRIC
---	---	CELL TOWER



REVISION/DATE/DESCRIPTION

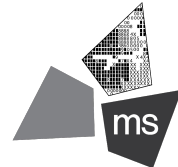
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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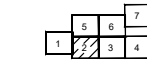
PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

UTILITY PLAN 2



DRAWN BY: TDB

CHECKED BY: PGD/KPD

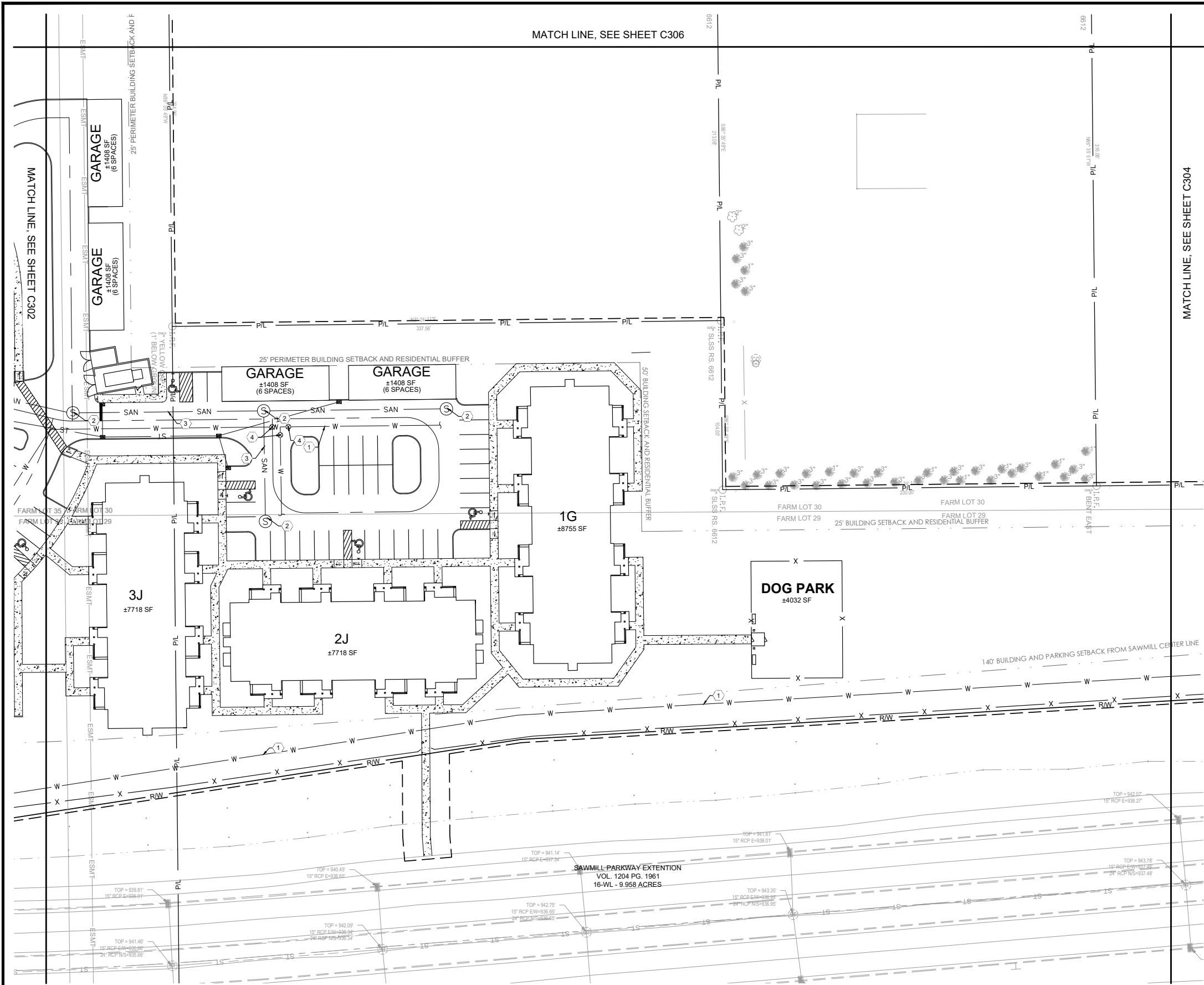
PROJECT NO: 26607

DRAWING

C602



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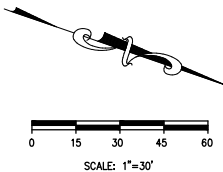


KEYED NOTES:

- 1 PROPOSED WATER MAIN EXTENSION.
- 2 PROPOSED SEWER MANHOLE.
- 3 PROPOSED SANITARY SEWER SERVICE EXTENSION.
- 4 PROPOSED WATER VALVE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L		CONSTRUCTION LIMITS
R/W		PROPERTY LINE
		RIGHT OF WAY
		ROAD CENTERLINE
		BACK OF CURB
ESMT		SIDEWALK
		EASEMENT
	W	WATER LINE
	⋈	FIRE HYDRANT
	•	WATER VALVE
	SAN	SANITARY SEWER
SA	⊙	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
	⊙	CATCH BASIN
	⊙	MANHOLE
	■	CURB INLET
		HEADWALL
		OVERHEAD ELECTRIC
		CELL TOWER



REVISION/DATE/DESCRIPTION

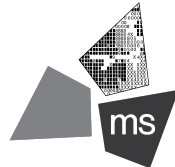
SKETCH PLAN	10/03/22
SUBMISSION	
RPC SUBMISSION	11/23/22

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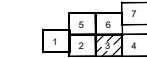
PROJECT

ROSEWOOD  
VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

UTILITY PLAN 3



DRAWN BY: TDB

CHECKED BY: PGD/KPD

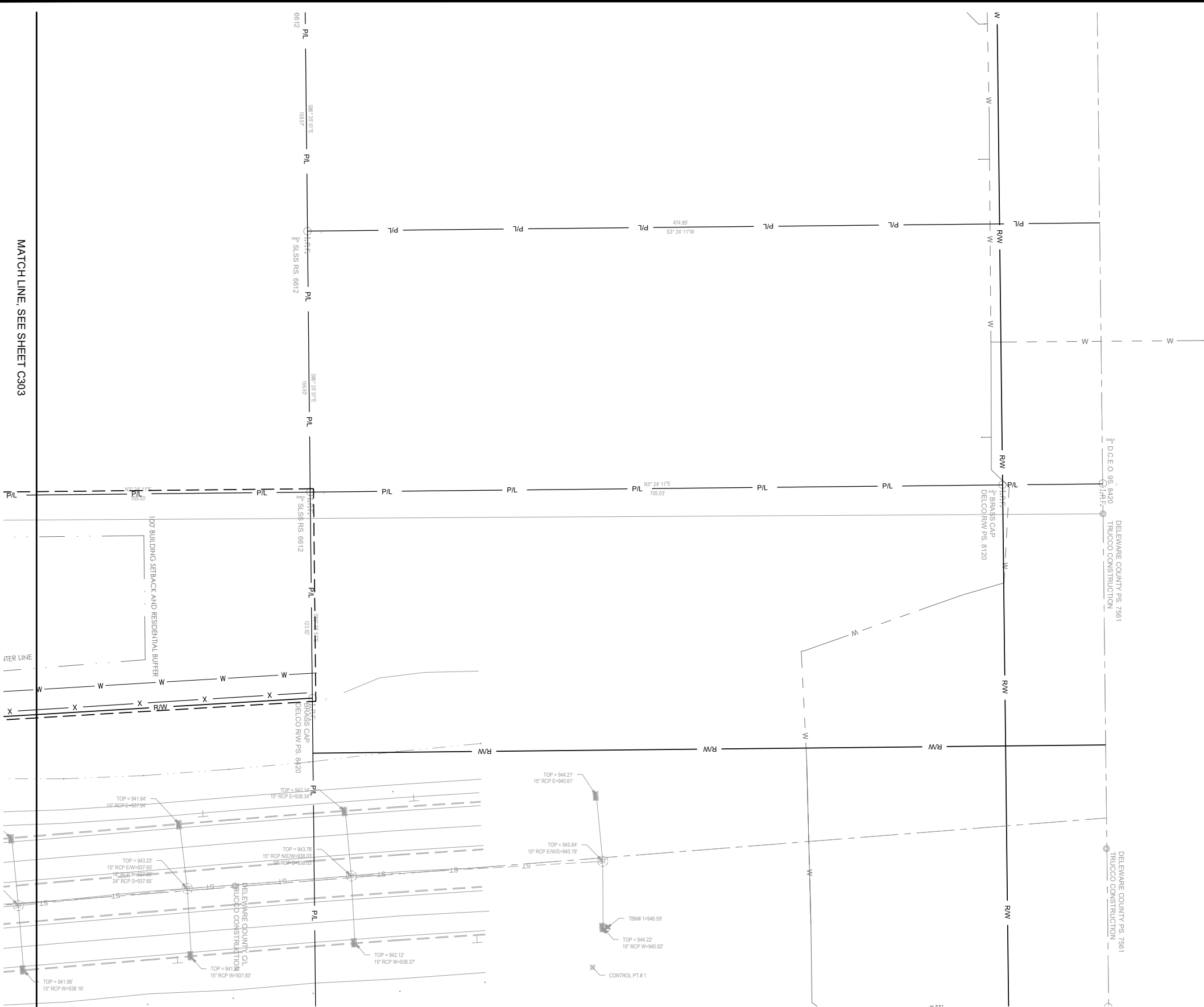
PROJECT NO: 26607

DRAWING

C603

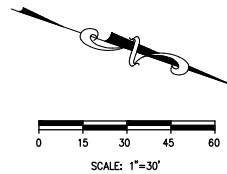


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## LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L	---	CONSTRUCTION LIMITS
R/W	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	BACK OF CURB
ESMT	---	SIDEWALK
---	---	EASEMENT
---	---	WATER LINE
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET
---	---	HEADWALL
---	---	OVERHEAD ELECTRIC
---	---	CELL TOWER



## REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
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RPC SUBMISSION	11/23/22

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fax 614.898.7570

## PROJECT

## ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

## SHEET TITLE

## UTILITY PLAN 4



DRAWN BY: TDB

CHECKED BY: PGD/KPD

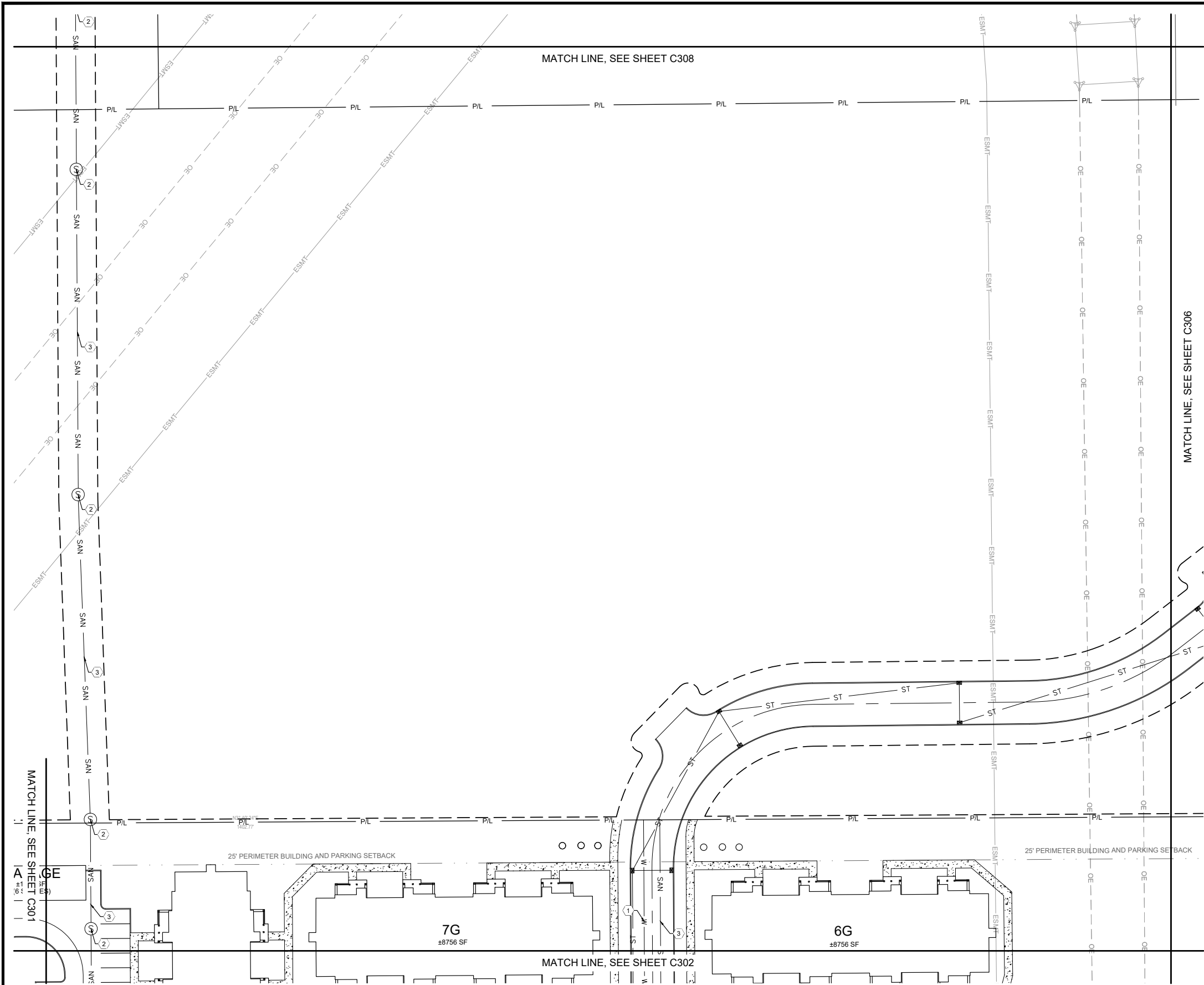
PROJECT NO: 26607

DRAWING

C604



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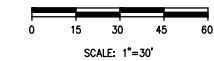


KEYED NOTES:

- 1 PROPOSED WATER MAIN EXTENSION.
- 2 PROPOSED SEWER MANHOLE.
- 3 PROPOSED SANITARY SEWER MAIN EXTENSION.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L		CONSTRUCTION LIMITS
R/W		PROPERTY LINE
		RIGHT OF WAY
		ROAD CENTERLINE
		BACK OF CURB
ESMT		SIDEWALK
		EASEMENT
	W	WATER LINE
	h	FIRE HYDRANT
	•	WATER VALVE
SAN	SAN	SANITARY SEWER
SA	⊙	SANITARY MANHOLE
ST	ST	STORM SEWER LINE
ST		CATCH BASIN
	⊙	MANHOLE
	■	CURB INLET
		HEADWALL
		OVERHEAD ELECTRIC
		CELL TOWER



REVISION/DATE/DESCRIPTION

SKETCH PLAN	10/03/22
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PROJECT

ROSEWOOD VILLAGE

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

SHEET TITLE

UTILITY PLAN 5



DRAWN BY: TDB

CHECKED BY: PGD/KPD

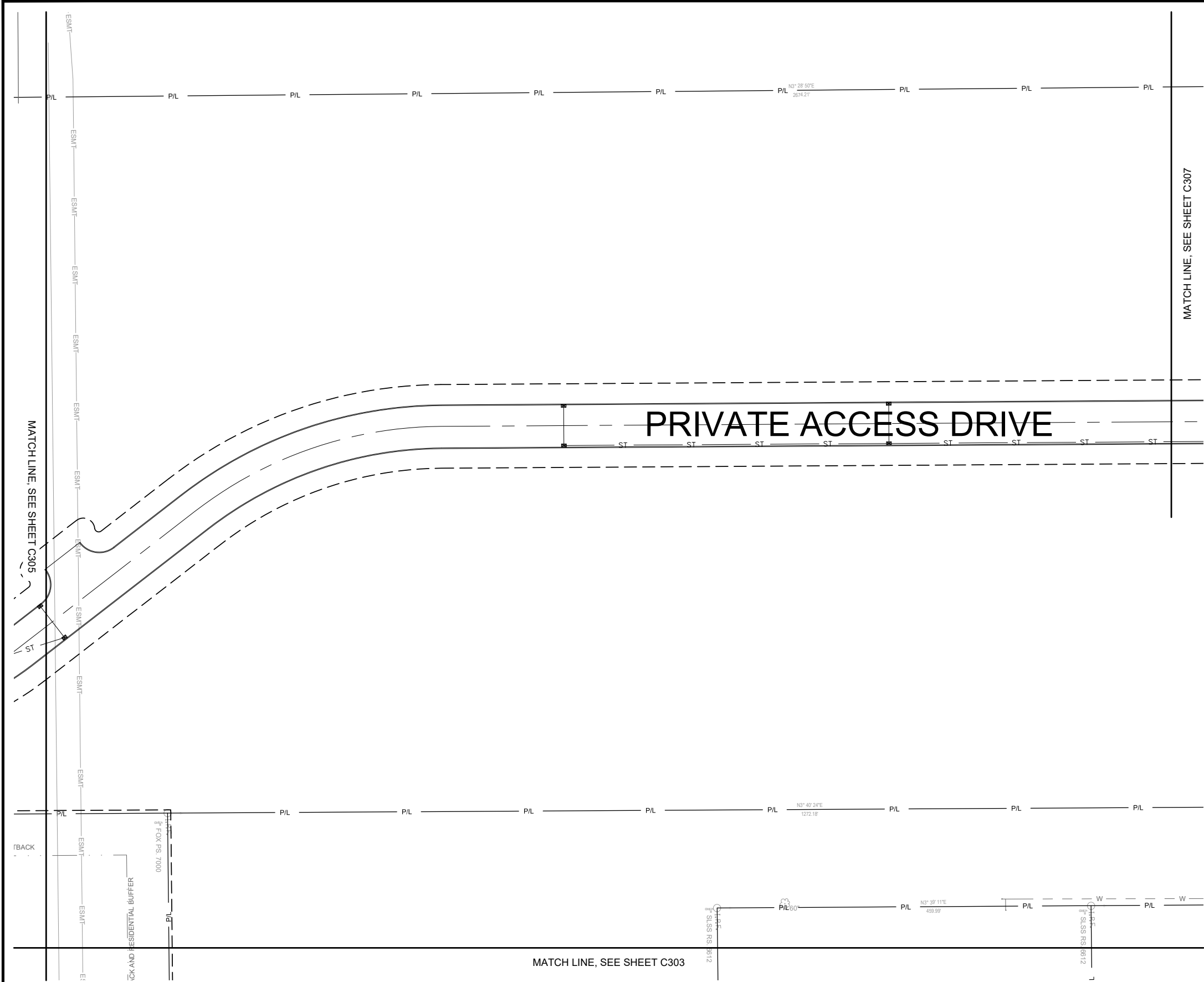
PROJECT NO: 26607

DRAWING

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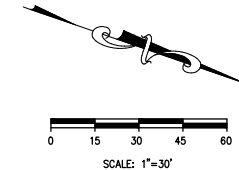


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### LEGEND

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---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	BACK OF CURB
---	---	SIDEWALK
---	---	EASEMENT
---	---	WATER LINE
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET
---	---	HEADWALL
---	---	OVERHEAD ELECTRIC
---	---	CELL TOWER



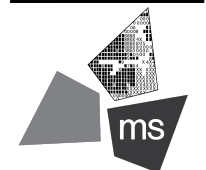
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SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

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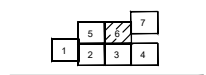
PROJECT

**ROSEWOOD VILLAGE**

**SWQ SAWMILL PKWY & CLARK-SHAW RD  
POWELL, OH 43065**

SHEET TITLE

**UTILITY PLAN 6**



DRAWN BY: TDB

CHECKED BY: PGD/KPD

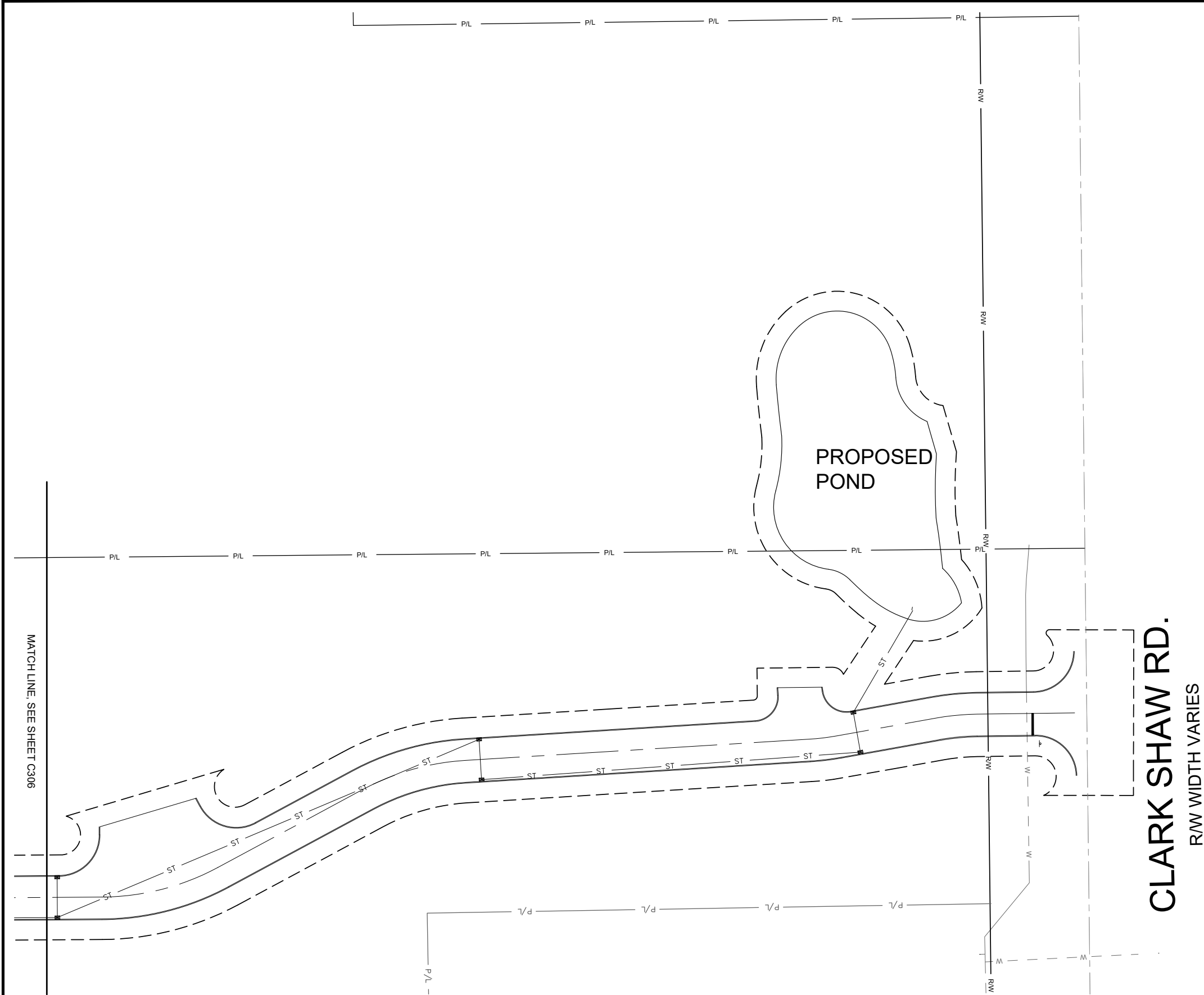
PROJECT NO: 26607

DRAWING

**C606**

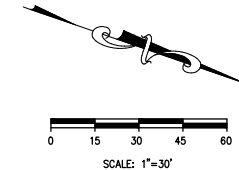


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### LEGEND

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---	---	RIGHT OF WAY
---	---	ROAD CENTERLINE
---	---	BACK OF CURB
---	---	SIDEWALK
---	---	EASEMENT
---	---	WATER LINE
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	STORM SEWER LINE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	CURB INLET
---	---	HEADWALL
---	---	OVERHEAD ELECTRIC
---	---	CELL TOWER



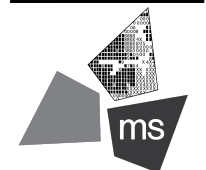
REVISION/DATE/DESCRIPTION	
SKETCH PLAN SUBMISSION	10/03/22
RPC SUBMISSION	11/23/22

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**PROJECT**

**ROSEWOOD VILLAGE**

SWQ SAWMILL PKWY &  
CLARK-SHAW RD  
POWELL, OH 43065

**SHEET TITLE**

**UTILITY PLAN 7**

A small diagram showing a grid of sheets. The grid is 4 sheets wide and 3 sheets high. The sheets are numbered 1 through 12. Sheet 7 is highlighted with a hatched pattern, indicating it is the current sheet.

**DRAWN BY:** TDB

**CHECKED BY:** PGD/KPD

**PROJECT NO:** 26607

**DRAWING**

**C607**