Powell
OHIO

OFFICE OF THE CITY MANAGER
47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

MEMO

From: Andrew D. White, City Manager

To: Powell City Council

Initiated By: Yazan Ashrawi, Law Director

Re: Resolution 2026-59

Date: November 4, 2026

Summary:

Resolution 2026-59 would authorize the City Manager to execute a Development and Property Conveyance Agreement ("Agreement") between the City and Cohiba Properties, LLC ("Cohiba"), to coordinate public infrastructure improvements with private revitalization in downtown Powell. Specifically, the Agreement would facilitate the conveyance of property from Cohiba to the City to support the City's Scioto Street Extension and Parking project ("Project"), facilitate conveyance of property from the City to Cohiba to support Cohiba's revitalization project, and would create benchmark incentives for Cohiba to redevelop its properties at 28 and 36 N. Liberty St.

This is a critical step for the Project, which calls for extending Scioto Street east to Grace Drive, creating increased traffic flow around the four corners intersection, public parking, pedestrian facilities, regional stormwater drainage facilities, and other infrastructure needed to support downtown development.

As for Cohiba's revitalization project, the City would provide Cohiba with milestone-based payments tied to the conveyance of property to the City and progress on its private development. The payments would be made in seven $50,000 installments as the developer meets specified milestones, including obtaining plan approvals, beginning construction, completing required work and securing a qualifying restaurant, retail, or entertainment tenant.

Coordinating the public and private projects would allow roadway access, parking, utilities, and stormwater infrastructure to be planned together, helping ensure the improvements work in conjunction with the proposed redevelopment.

The Agreement also outlines plans for a future public plaza that would occupy portions of Cohiba's property and City-owned property to the north. Cohiba would grant a public access and use easement for the portion of the plaza located on its property. The City and Cohiba would negotiate a separate agreement addressing the plaza's design, construction, and reimbursement arrangements.

The proposed Agreement is one step in the broader effort to extend Scioto Street, support downtown revitalization and encourage future development and annexation. The City has been working with property owners to explore arrangements that meet public infrastructure needs while accounting for private development plans.

Legal Review

The Law Director has approved the resolution and agreement as to form.

Financial Review:

The Finance Director has reviewed the resolution and supports staff recommendations.

Recommendation:

Staff recommends approval of Resolution 2026-59.

Powell
OHIO

RESOLUTION 2026-59

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AND PROPERTY CONVEYANCE AGREEMENT WITH COHIBA PROPERTIES, LLC.

WHEREAS, Cohiba Properties, LLC ("Owner") owns the parcels located at 36 N. Liberty Street and 28 N. Liberty Street, Powell, OH 43065, which are made up of the following four Delaware County Auditor Parcel Numbers 319-425-13-061-000, 319-425-13-062-000, 319-425-13-063-000 and 319-425-13-064-000 ("Property"); and

WHEREAS, as part of the City's Scioto Street Extension and Parking Project ("Project"), the City needs to acquire certain portions of the Property; and

WHEREAS, the Owner is seeking to collaborate with the City to invest private dollars into the development and improvement of the Property ("Project") in conjunction with the City's Scioto Street Extension Project ("Public Project"), which will result in the creation of entrepreneurial opportunities and economic development within the City; and

Whereas, the City has determined that it would be in the best interest of the City to enter into a development and property conveyance agreement with the Owner to secure the necessary property interests for the Project while simultaneously supporting development for the benefit of the community.

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

Section 1: The City hereby authorizes the City Manager or his designee to execute a development and property conveyance agreement with the Owner on behalf of the City, in substantially the same form as attached as Exhibit A, including any necessary changes to the agreement made in the City's best interests.

Section 2: Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Resolution without further legislation being required.

City Council
Heather Karr, Mayor
Kurt Ramsey Leif Carlson David Lester Tom Counts Tyler Herrmann Carlos Crawford

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including the Charter of the City of Powell and Section 121.22 of the Ohio Revised Code.

Section 4: This Resolution shall be in full force and effect immediately upon adoption.

Heather Karr 11/4/26
Heather Karr Date
Mayor

Elaine McCloskey 11/4/2026
Elaine McCloskey Date
City Clerk

ADOPTED DATE: November 4, 2026
EFFECTIVE DATE: November 4, 2026

This legislation has been posted in accordance with the City Charter on this date 11/5/2026
E McCloskey City Clerk

DEVELOPMENT AND PROPERTY CONVEYANCE AGREEMENT

This Development and Property Conveyance Agreement ("Agreement") is made by and between the **City of Powell, Ohio** ("City"), a municipal corporation duly organized and validly existing under the Constitution and the laws of the State of Ohio and its Charter, with an office located at 47 Hall Street, Powell, Ohio 43065 and **Cohiba Properties, LLC**, an Ohio limited liability company ("Cohiba"). The City and Cohiba may be referred to together as the "Parties" or individually as a "Party."

WITNESSETH:

WHEREAS, Cohiba owns certain property identified as Delaware County parcel numbers 319-425-13-061-000, 319-425-13-062-000, 319-425-13-063-000 and 319-425-13-064-000, located at 36 N Liberty St and 28 N Liberty St, respectively, in Powell, Ohio (together, the "Property") as described and depicted in Exhibit A; and

WHEREAS, the Property is currently improved with two buildings and a parking lot, which Cohiba is seeking to renovate and improve; and

WHEREAS, Cohiba is seeking to collaborate with the City to invest private dollars into the development and improvement of the Property ("Project") in conjunction with the City's Scioto Street Extension Project ("Public Project"), which will result in the creation of entrepreneurial opportunities and economic development within the City, consistent with the rendering and concept included as Exhibit G; and

WHEREAS, the overall Public Project includes extending Scioto Street east to Grace Drive, construction of public parking facilities, necessary utilities, which would require the City to acquire certain property and property rights from private property owners, including Cohiba; and

WHEREAS, Cohiba will also need property from the City, specifically, a portion of Delaware County Parcel Number 319-425-13-065-000, in order to facilitate and complete its private Project, and the City agrees to the conveyance of such parcel to Cohiba in good faith as part of the consideration contemplated herein; and

WHEREAS, to facilitate the Project simultaneously with the Public Project, the Parties seek to work collaboratively for the efficient use of resources and exchange of consideration for the benefit of all Parties; and

WHEREAS, the City has determined that it would be in the best interest of the City to incentivize Cohiba's development of the Project through various avenues in exchange for Cohiba conveying the necessary rights and property to the City for its Public Project.

NOW THEREFORE, for good and valuable consideration received, the receipt and sufficiency of which is hereby acknowledged, the Parties agree that the recitals above shall be incorporated as terms in this Agreement and shall further agree as follows:

I. Right of Entry and Future Conveyance of Property.

A. Right of Entry. Cohiba hereby grants the City the right to enter upon the Property to perform necessary grading and construction work for the Public Project, upon not less than five (5) business days' prior written notice to Cohiba (except in cases of emergency), which includes without limitation roadway extension construction, underground stormwater infrastructure, parking infrastructure, the burial of existing overhead utilities, and other related utilities, as identified in the City's most recent plans. The City shall be responsible for repairing any damage to Cohiba's existing improvements on the Property caused by the City's construction activities, and shall restore any portions of the Property not being conveyed to the City to substantially their pre-construction condition. A copy of the plans for the Public Project is attached as Exhibit B and may be updated and revised from time to time.

The City shall maintain a copy of the most recent Public Project plans and shall make said plans available to Cohiba at Cohiba's request.

The City's right to enter the Property shall commence upon the date last executed by the parties ("Effective Date") and shall terminate on the date on which Cohiba conveys the necessary property interests from the Property to City for the Public Project ("Property Conveyance").

B. Conveyance of Property. Cohiba agrees to convey the necessary property interest, which are described and depicted in Exhibit A. from the Property to the City as mutually agreed upon by the Parties based on the City's final design and construction plans, provided that such conveyance shall not exceed the area reasonably necessary for the Public Project as depicted on Exhibit B. Nothing herein shall eliminate the City's legal right and authority to acquire the necessary property interests from the Property by eminent domain. The City acknowledges that Cohiba is entitled to compensation for the Property Conveyance, and the Parties agree that the City's compensation for the Property Conveyance, which includes various forms of compensation, including, but not limited to development incentives and property transfers, is defined and included below in Paragraphs II and III. For clarity, the compensation for the Property Conveyance is included in the consideration and Incentive Payment (as defined below) of Three Hundred and Fifty Thousand Dollars ($350,000). The Property Conveyance shall be effectuated by general warranty deed, free and clear of all liens, encumbrances, easements, restrictions, and other title defects, except for those matters mutually agreed upon by to the Parties as permitted exceptions ("Permitted Exceptions"). A form general warranty deed for the Property Conveyance to be used is attached as Exhibit D.

The City shall convey to Cohiba that portion of Parcel No. 319-425-13-065-000 depicted on Exhibit E by quit claim deed, for no additional consideration, concurrently with the Property Conveyance. The City's conveyance shall not reduce, offset, or be credited against the Incentive Payment, which shall be paid to Cohiba in accordance with the Milestone Schedule and Section II below.

II. **Consideration.** The City shall: (1) pay Cohiba the sum of Three Hundred and Fifty Thousand Dollars ($350,000.00) ("Incentive Payment") consistent with the milestone schedule below ("Milestone Schedule"); and (2) agree to negotiate additional reimbursements and incentives for Cohiba's private development and Project in good faith ("Future Incentives"). The Incentive Payment represents the City's commitment to providing incentives and reimbursement of certain professional services incurred by Cohiba as part of its Project as well as compensation for the Property Conveyance to the City and the City's conveyance of property Cohiba needs for its Project.

III. **Milestone Schedule.** The City shall pay Cohiba the following amounts within thirty (30) days of: Cohiba's satisfaction of each milestone; written notification from Cohiba to the City of the satisfaction. The City's milestone payment obligations are based on the following milestone schedule:

Payment	**Milestone Requirements**
$50,000	Upon execution of this Agreement
$50,000	Upon conveyance of necessary Property to the City for the Public Project
$50,000	Upon acceptance by the City of a development plan submission that is deemed complete and in compliance with all City requirements for consideration of final development plan approval
$50,000	Upon approval of development plan, including any required rezoning
$50,000	Upon obtaining approved building permit and commencing construction of Private Development.
$50,000	Upon obtaining final occupancy permit for all spaces and permits for all associated site work.
$50,000	Upon securing a restaurant, retail, or entertainment tenant or similar type use

	that fulfills the community's goal for Downtown Powell.

IV. **Future Incentives**. Cohiba shall work in good faith in pursuit of its private development Project and shall coordinate with the City's economic development department, planning department, engineering department, and other officials to submit necessary applications and project plans for formal approval of its Project. In conjunction with its private development Project, Cohiba shall submit a Project Incentives Application ("Incentive Application") to the City. A copy of the Incentive Application is attached as Exhibit C. Nothing in this Agreement, however, guarantees zoning, development, or incentive approvals. Each request is subject to the City's legislative and administrative processes, regulations, laws, and guidelines. City Council, City staff, and the City's other boards, committees, and commissions will consider each request in accordance with law and process.

The City shall review the Project documents as well as a completed Incentive Application and shall work with Cohiba in good faith to determine, provide, or facilitate additional financial incentives, including, but not limited to: Tax Increment Financing (TIF) incentives for reimbursement of related public infrastructure; Community Reinvestment Abatement ("CRA") opportunities or agreements; Powell Development Corporation grants; conveyance of City-owned property to assist with private development; and waiver of certain development fees.

The Parties agree and acknowledge that Cohiba is not currently entitled to any future incentives beyond the Incentive Payment, subject to compliance with respective milestone, and that Future Incentives are dependent on Cohiba's private development Project commitments and formal actions of the City's legislative and administrative bodies; provided, however, that the City shall use good faith efforts to pursue and recommend approval of such incentives where Cohiba has satisfied the applicable requirements.

The Incentive Payment shall be paid in cash or cash equivalent. Any Future Incentives and any other form of payment or reimbursement from the City to Cohiba may be in the form of cash or cash equivalent using the available funds from the Downtown TIF Fund or any other source mutually agreed upon by the Parties, including, but not limited to, the City's approval of CRA abatements, TIF reimbursements, or grants. Future Incentives for private development may also take the form of certain limited reserved parking for future residential tenants.

V. **Public Plaza and Public Adjacent Public Infrastructure.** The Parties agree to negotiate and agree in good faith to a future infrastructure development and reimbursement agreement to include, among other terms, the construction of a plaza to be located on the Property and on the City's public property situated north of the Property, and reimbursement and other terms related thereto. The overarching purposes of this future infrastructure development and reimbursement agreement is to ensure seamless and cohesive design and construction of public features that integrate into the Cohiba private development, to coordinate the private and public construction,

and to allow for access and staging during various construction phases. To that end, Cohiba agrees to convey to the City a public access and use easement in a form similar to that attached as Exhibit F, across its private property in the location where the plaza will be constructed, to ensure the public is able to utilize the entire public plaza on both Cohiba's property and the City's property.

VI. General Provisions.

A. Breach and Opportunity to Cure.

1. *Breach.* The Parties agree that any material violations of or noncompliance with any of the terms and conditions of this Agreement shall constitute a breach of contract, and, subject to the notification and cure provisions outlined below, the Parties shall have the right to stop work forthwith and seek any and all remedies available at law or equity.

2. *Opportunity to Cure.* Prior to any Party acting to stop its work in connection with an alleged breach of this Agreement, the non-breaching party shall provide a written notice to the breaching party, which written notice shall set forth the alleged material violations of, or noncompliance with, any material term(s) and condition(s) of this Agreement.

   The breaching party shall have thirty (30) calendar days after receiving the written notice to cure the alleged breach. If the breach is not cured within that time period, the non-breaching party may act to stop the breaching parties' work in connection with this Agreement and seek any and all remedies available at law or equity.

   Notwithstanding the foregoing, if the nature of the breach is such that it cannot be reasonably cured within said thirty (30) calendar day period, then the breaching party may have a reasonable amount of time to cure, so long as the cure is commenced within said thirty (30) day period, is diligently prosecuted to completion thereafter, and provided that such additional time period does not create an imminent risk to public health, safety, or welfare as reasonably determined.

B. Indemnification. Cohiba shall indemnify and hold harmless the City, and all of its elected officials, officers, employees and agents from and against all claims, losses, suits, actions and expenses (including reasonable attorneys' fees) that arise due to the wrongful or negligent performance or non-performance of Cohiba, its contractors, subcontractors or its agents or employees, under the terms of this Agreement, including any and all proceedings which may originate from or on account of any death, injuries or damages to persons or property received or sustained as a consequence of any actions or omissions of any contractor, subcontractor or agent, from any material, including explosives, or any method used in said work or by or on account of any accident caused by negligence or any other act or omission of any contractor, subcontractor or its agents or employees.

C. **Insurance.**

1. Cohiba shall secure and maintain, at its own expense, General Liability insurance in an amount not less than One Million Dollars ($1,000,000.00) per occurrence.

2. The above referenced insurance shall be maintained in full force and effect during the life of this Agreement and for one year beyond, where specified. The City may request that certificates showing that Cohiba is carrying the above referenced insurance in at least the above specified minimum at any time. All such Certificates shall clearly reflect that the City of Powell is an "Additional Insured". The City shall require its contractors performing work on the Property to maintain comparable insurance coverage and to name Cohiba as an "Additional Insured" on such policies, and shall provide certificates of such insurance to Cohiba upon request.

D. **Notices**. All notices, demands, or other communications required or permitted under this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon confirmed delivery by a nationally recognized overnight courier service, upon delivery by certified mail, return receipt requested, or by electronic mail to the physical or email addresses set forth below, or to such other address as a Party may designate in writing.

To the City of Powell, Ohio:	c/o City Manager 47 Hall Street Powell, Ohio 43065 awhite@cityofpowell.us
With a Copy to:	c/o Law Director Yazan S. Ashrawi, FBT Gibbons LLP 10 W. Broad St., Suite 2300 Columbus, Ohio 43215 yashrawi@fbtgibbons.com
To Cohiba:	_____ _____ _____

E. **Representations**. All representations and warranties of the Parties herein shall be binding upon the Parties, their successors and assignees, and shall survive the execution and delivery of this Agreement.

1. *Cohiba Representations*. Cohiba represents and warrants that the execution and delivery of this Agreement and the compliance by Cohiba with all of the provisions herein (i) are within Cohiba's authority and power; (ii) will not conflict with or result in any breach of any of the provisions of, or constitute default under, any agreement, its articles of organization or operating agreement, or other instrument to which Cohiba, or any of its affiliates, is a party or by which it may be bound, or, to Cohiba's knowledge, any license, judgment, decree, law, statute, order, rule or regulation or any court or governmental agency or body having jurisdiction over Cohiba or any of its activities or properties; and (iii) have been duly authorized by all necessary action on Cohiba's part.

2. *City Representations*. The City hereby represents and warrants that (i) execution of this Agreement has been authorized by Resolution No. _____, passed by City Council on November 4, 2026, and (ii) the City has full power and authority to enter into this Agreement, to carry out its terms and to perform its obligations hereunder.

F. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

G. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures transmitted by facsimile or electronic means shall be deemed original signatures.

H. **Severability.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, such provision shall be modified to the minimum extent necessary to make it valid, legal, and enforceable, and the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

I. **Waiver.** The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of such Party's right to enforce such provision or any other provision of this Agreement.

J. **Council Approval.** The City shall not be obligated to this Agreement until receiving any necessary authorization from the Powell City Council, if necessary. The City shall use reasonable efforts to obtain such authorization within sixty (60) days of execution of this Agreement. If such authorization is not obtained within that period, either Party may terminate this Agreement upon written notice, and neither Party shall have any further obligations hereunder.

K. **Captions.** The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections in this Agreement.

The Parties hereto have executed this Agreement on the date(s) indicated immediately below their respective signatures.

{Signatures on the following page}

IN WITNESS WHEREOF, the parties, each by a duly authorized representative, have executed this Agreement on the dates below.

City of Powell, Ohio

_____
Andrew White
City Manager

_____
Date

Cohiba Properties LLC

_____
Member

Date: _____

Approved as to Form:

_____
Yazan S. Ashrawi
Law Director

CERTIFICATE OF AVAILABILITY OF FUNDS

I certify that the money required to meet the obligations of the City of Powell hereunder has hereby been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of this fund, free from any previous obligation or certification as required by Ohio Revised Code §5705.01 to §5705.47.

_____
Date

_____
Samantha Borchers, Finance Director

Exhibit A – Legal Descriptions

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required 8/26/26
☒ Municipal Approval Required
Delaware County Engineer

EXHIBIT A

Date 08/18/2026

0.012 ACRES

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Delaware, City of Powell, being located in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, and being part of Lot 124 of the Case Addition, of record in Plat Book 3, Page 99, also being part of that 0.171 acre (survey) tract of land described as the First Parcel in a deed to **Cohiba Properties, LLC**, of record in **Official Record 697, Page 94**, all record references herein are on file at the Office of the Recorder for Delaware County, Ohio, and being further bounded and described as follows:

Commencing for reference at the southwest corner of said Lot 124 and the northwest corner of Lot 125 of said Case Addition, being on the east right-of-way line of Liberty Street (50 feet wide, as dedicated in Plat Book 2, Page 268), from which a 3/4 inch iron pipe found 0.3 foot below the surface lies 1.67 feet from said corner;

Thence **South 88 degrees 00 minutes 36 seconds East**, along the line common to said Lots 124 and 125, a distance of **101.51 feet** to a magnetic nail set at the intersection of said common lot line and a new division line, and being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 06 degrees 33 minutes 29 seconds West**, across said Lot 124 and said 0.171 acre (survey) tract, along said new division line, a distance of **68.95 feet** to an iron pin set on the north line of said Lot 124 and on the south line of Lot 123 of said Case Addition and on the south line of that 0.172 acre tract of land described in a deed to City of Powell, of record in Official Record 669, Page 2394;

Thence **South 88 degrees 00 minutes 36 seconds East**, along the north line of said Lot 124 and along the south line of said Lot 123 and along the south line of said 0.172 acre tract, a distance of **7.58 feet** to an iron pin set at the northeast corner of said Lot 124, being the southeast corner of said 0.172 acre tract, the southwest corner of that 0.000 acre (Auditor) tract of land described in a deed to City of Powell, of record in Official Record 669, Page 2394, and the northwest corner

of that 0.000 acre (Auditor) tract of land described as the Third Parcel in a deed to Cohiba Properties, LLC, of record in Official Record 697, Page 94, and along the west line of Lot 121 of said Case Addition;

Thence **South 06 degrees 33 minutes 29 seconds East**, along the east line of said Lot 124, along the west line of said 0.000 acre Third Parcel, and along the west line of that 0.036 acre tract of land described as the Second Parcel in said deed to Cohiba Properties, LLC, and along the west line of Lot 121 and along the west line of Lot 126 of said Case Addition, a distance of **68.95 feet** to a magnetic nail set at the southeast corner of said Lot 124, the northeast corner of Lot 125, the southwest corner of said 0.036 acre tract, and along the west line of said Lot 126, and along the north line of a 0.122 acre (survey) tract of land described to Cohiba Properties, LLC, of record in Official Record 697 Page 99;

Thence **North 88 degrees 00 minutes 36 seconds West**, along the south line of said Lot 124, the north line of said Lot 125 and along the north line of said 0.122 acre tract, a distance of **7.58 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **0.012 acres** out of Delaware County Auditor's Parcel Number 319-425-13-063-000.

Iron pins referenced herein as set are 5/8 inch diameter by 30 inch long rebar with caps inscribed "ASI FIRM 1648".

Bearings described herein are based on South 06 degrees 32 minutes 22 seconds East for the centerline of Liberty Street, measured from Grid North, referenced to the North American Datum of 1983 (2011 Adjustment) and the Ohio State Plane Coordinate System (North Zone), as established utilizing a GPS survey and an NGS OPUS solution.

The description was prepared by Michael L. Keller, Professional Land Surveyor Number 7978, based on record documents and surveys and an actual field survey of the premises performed in February 2026 under my direction, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Michael L. Keller
Professional Land Surveyor No. 7978

8/18/2026
Date

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required 8/26/26
☒ Municipal Approval Required
Delaware County Engineer

EXHIBIT A

Date 08/18/2026

0.041 ACRES

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Delaware, City of Powell, being located in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, and being part of Lot 125 and a part of Lot 126 of the Case Addition, of record in Plat Book 3, Page 99, also being part of that 0.122 acre (survey) tract of land described in a deed to **Cohiba Properties, LLC**, of record in **Official Record 697, Page 99**, all record references herein are on file at the Office of the Recorder for Delaware County, Ohio, and being further bounded and described as follows:

Commencing for reference at the northwest corner of said Lot 125 and the southwest corner of Lot 124 of said Case Addition, being on the east right-of-way line of Liberty Street (50 feet wide, as dedicated in Plat Book 2, Page 268), from which a 3/4 inch iron pipe found 0.3 foot below the surface lies along the common line to said Lots 124 and 125 at a distance of 1.67' from said corner;

Thence **South 88° 00' 36" East**, along the line common to said Lots 124 and 125, **for a distance of 101.51'** to a magnetic nail set, being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 88° 00' 36" East**, along a portion of the north line of said Lot 125 and then along a line through Lot 126 of said Case Addition, also being along a portion of the north line of said 0.122 acre tract, also being along a portion of the south line of said Lot 124 and then along the south line of a 0.036 acre tract as described as Second Parcel in a deed to Cohiba Properties, LLC, or record in Official Record 697, Page 94, **for a distance of 51.16'** to an iron pin set at the northeast corner of said 0.122 acre tract and the southeast corner of said 0.036 acre tract, also being along the west line of a 2.218 acre tract of land as described in a deed to Powell Liberty Associates, LLC, of record in Official Record 761, Page 2097;

Thence **South 07° 03' 49" East**, along the east line of said 0.122 acre tract and along a portion of an east line of said Lot 126, **for a distance of 35.01'** to an iron pin found at the southeast corner of said 0.122 acre tract, also being the southwest corner of said 2.218 acre tract, also being along the north line of a 0.383

EXHIBIT A

acre (survey) tract of land described as Tract I Parcel I Tract II in a deed to Powell Liberty Associates, LLC of record in Official Record 976 Page 2849;

Thence **North 88° 00' 36" West**, along a portion of the southerly line of said 0.122 acre tract and a portion of the north line of said 0.383 acre tract, also being along a line through said Lot 126 and then along a portion of the south line of said Lot 125, **for a distance of 51.47'** to an iron pin set;

Thence **North 06° 33' 29" West**, along a new division line through said Lot 12 and through said 0.122 acre tract, **for a distance of 34.96'** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **0.041 acres** out of Delaware County Auditor's Parcel Number 319-425-13-061-000.

Iron pins referenced herein as set are 5/8 inch diameter by 30 inch long rebar with caps inscribed "ASI FIRM 1648".

Bearings described herein are based on South 06 degrees 32 minutes 22 seconds East for the centerline of Liberty Street, measured from Grid North, referenced to the North American Datum of 1983 (2011 Adjustment) and the Ohio State Plane Coordinate System (North Zone), as established utilizing a GPS survey and an NGS OPUS solution.

The description was prepared by Michael L. Keller, Professional Land Surveyor Number 7978, based on record documents and surveys and an actual field survey of the premises performed in February 2026 under my direction, and is true and correct to the best of my knowledge and belief.

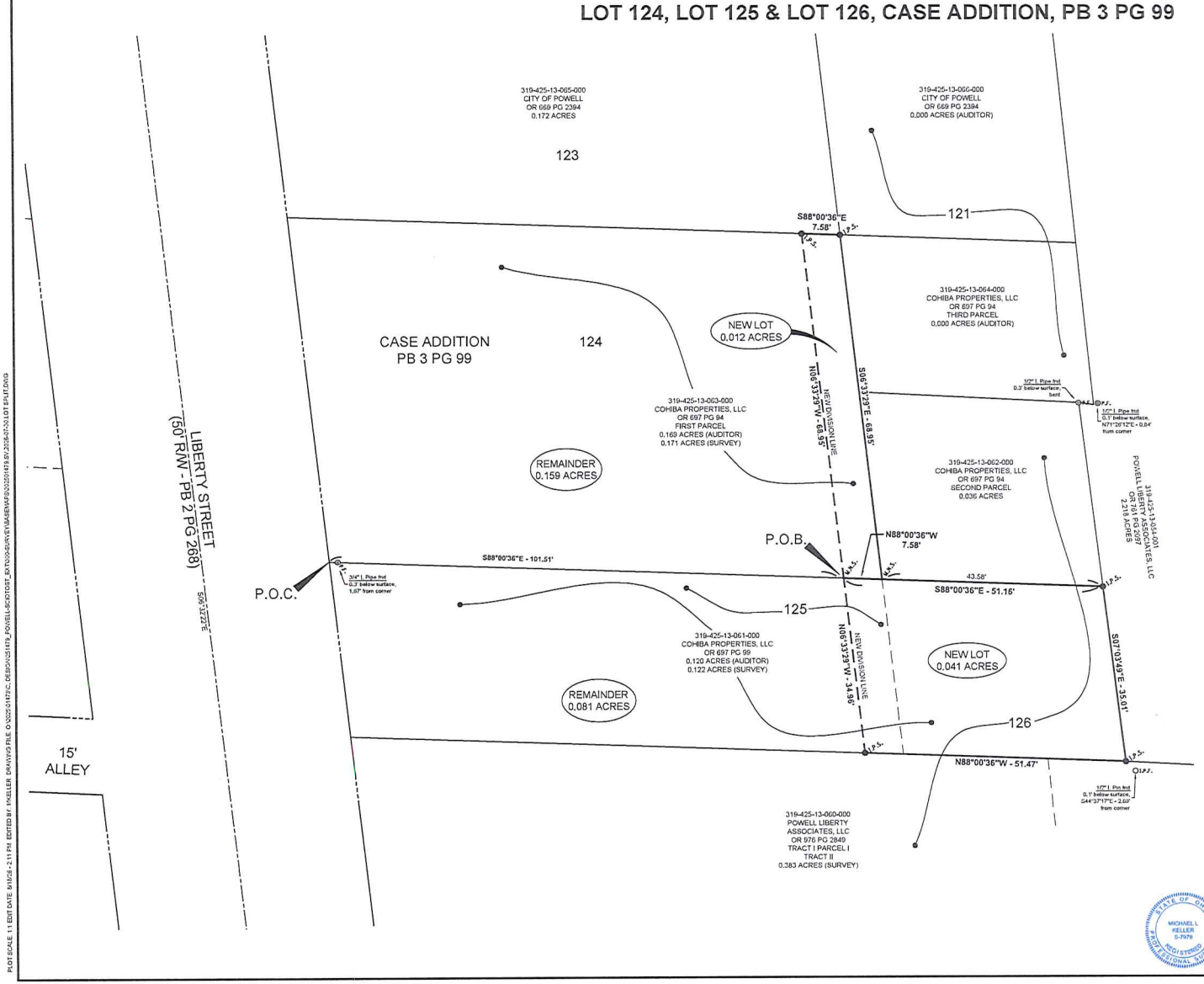
American Structurepoint, Inc.



Michael L. Keller
Professional Land Surveyor No. 7978

8/18/2026
Date

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL
FARM LOT 31, SECTION 4, TOWNSHIP 3, RANGE 19
UNITED STATES MILITARY LANDS
LOT 124, LOT 125 & LOT 126, CASE ADDITION, PB 3 PG 99



0' 10' 20'
SCALE: 1"=10'

BASIS OF BEARINGS

Bearings described hereon are based on the centerline of Liberty Street being S05°32'22"E, measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

LEGEND

⊕ I.P.F.	Iron Pin & Cap Found (see note)
○ I.P.F.	Iron Pin Found (see note)
● I.P.S.	Iron Pin Set (5/8"x30" with cap "AGI FIRM 1648")
⊕ M.N.S.	Mag Nail Set

Notes:

1. Occupation along boundary lines agrees with the survey of the property with no encroachments observed.
2. Source documents are noted.
3. Bearings are based on The State Plane Coordinate System, Ohio North Zone (NAD83-2011), with a portion of the centerline of Liberty Street being S6°32'22"E as determined by a GPS survey utilizing a GPS survey and an NGS OPUS solution.
4. This drawing is based on an actual field survey performed by American Structurepoint, Inc. in February, 2026.

This plat of survey is based upon an actual survey performed of the premises in February, 2026 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Michael L. Keller
Professional Land Surveyor 7978

8/18/2026
Date

AMERICAN STRUCTUREPOINT INC
2550 Corporate Exchange Dr. Ste 300 | Columbus, OH 43231
TEL 614.228.1583 | FAX 614.901.2236

LOT SPLITS,
LOTS 124 & 125 CASE ADDITION
FOR
CITY OF POWELL
DELAWARE COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

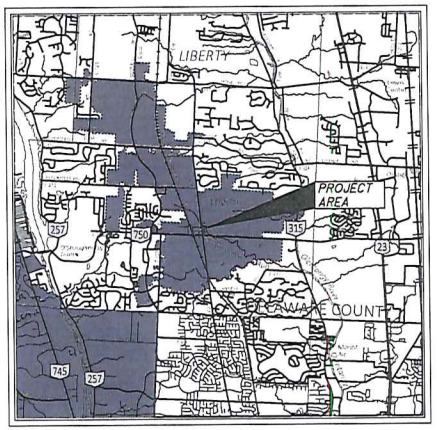
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CHECKED BY	MLK
JOB NUMBER	2025.01479

1 OF 1

PLOT SCALE: 1:1 EDIT DATE: 8/14/26 - 2:11 PM EDITED BY: KKELLER DRAWING FILE: Q:\2025\01479\C. DESIGN\01479_POWELL-BOUNDARY_EXTINGUISHMENT&SURVEY\SURVEY\SURVEY\

Exhibit B – Scioto Street Project Plans

SCIOTO ST EXTENSION
PHASE 1
CITY OF POWELL
DELAWARE COUNTY, OHIO



LATITUDE: 40° 09' 33" LONGITUDE: 83° 04' 31"

0 1 2 3 4

PORTION TO BE IMPROVED
INTERSTATE HIGHWAY
STATE ROUTES
COUNTY ROADS
LOCAL ROADS
WATERWAYS

DESIGN DESIGNATION

CURRENT ADT (2026)
DESIGN YEAR ADT (2047)
DESIGN HOURLY VOLUME (2047)
DIRECTIONAL DISTRIBUTION
TRUCKS (DESIGN HOUR)
TRUCKS (24 HOUR B&C)
DESIGN SPEED 25 MPH
LEGAL SPEED 25 MPH
DESIGN FUNCTIONAL CLASSIFICATION:
07 - LOCAL STREET (URBAN)
NHS PROJECT NO

DESIGN EXCEPTIONS

NONE REQUIRED

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non members must be called directly)

PLAN PREPARED BY:

AMERICAN STRUCTUREPOINT INC.
2550 CORPORATE EXCHANGE DR
SUITE 300
COLUMBUS, OH 43231
TEL 614.901.2235
www.structurepoint.com

TITLE SHEET	1
SCHEMATIC PLAN	2
TYPICAL SECTIONS	3
GENERAL NOTES	4-5
MAINTENANCE OF TRAFFIC	6
PLAN AND PROFILE	7
CROSS SECTIONS	8-12
INTERSECTION DETAILS	13-14
PARKING LOT DETAILS	15-16
DRIVEWAY DETAILS	17
STORM DESIGN	18-23
AEP DESIGN	24
SIGNING AND PAVEMENT MARKINGS	25
LIGHTING	26
LANDSCAPING	27-29

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW TWO-LANE ROADWAY EXTENDING SCIOTO STREET, INCLUDING A SHARED-USE PATH, TWO PARKING LOTS, AND ASSOCIATED SITE IMPROVEMENTS. WORK INCLUDES INSTALLATION OF A WATER MAIN EXTENSION, STORM DRAINAGE INFRASTRUCTURE, ROADWAY LIGHTING, LANDSCAPING, GRADING, PAVEMENT CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES, PAVEMENT MARKINGS, SIGNAGE, AND ALL RELATED APPURTENANCES NECESSARY TO COMPLETE THE PROJECT.

EARTH DISTURBED AREA

PROJECT EARTH DISTURBED AREA: ******* ACRES
ESTIMATED CONTRACTOR EARTH DISTURBED AREA: -.-- ACRES
NOTICE OF INTENT EARTH DISTURBED AREA: N/A (NOI NOT REQUIRED)

2023 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PLANS AND CHANGES LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

I HEREBY APPROVE THESE PLANS AND DECLARE THAT THE MAKING OF THIS IMPROVEMENT WILL NOT REQUIRE THE CLOSING TO TRAFFIC OF THE HIGHWAY AND THAT PROVISIONS FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE AS SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED _____
DATE _____ CITY ENGINEER, CITY OF POWELL

APPROVED _____
DATE _____ CITY MANAGER, CITY OF POWELL

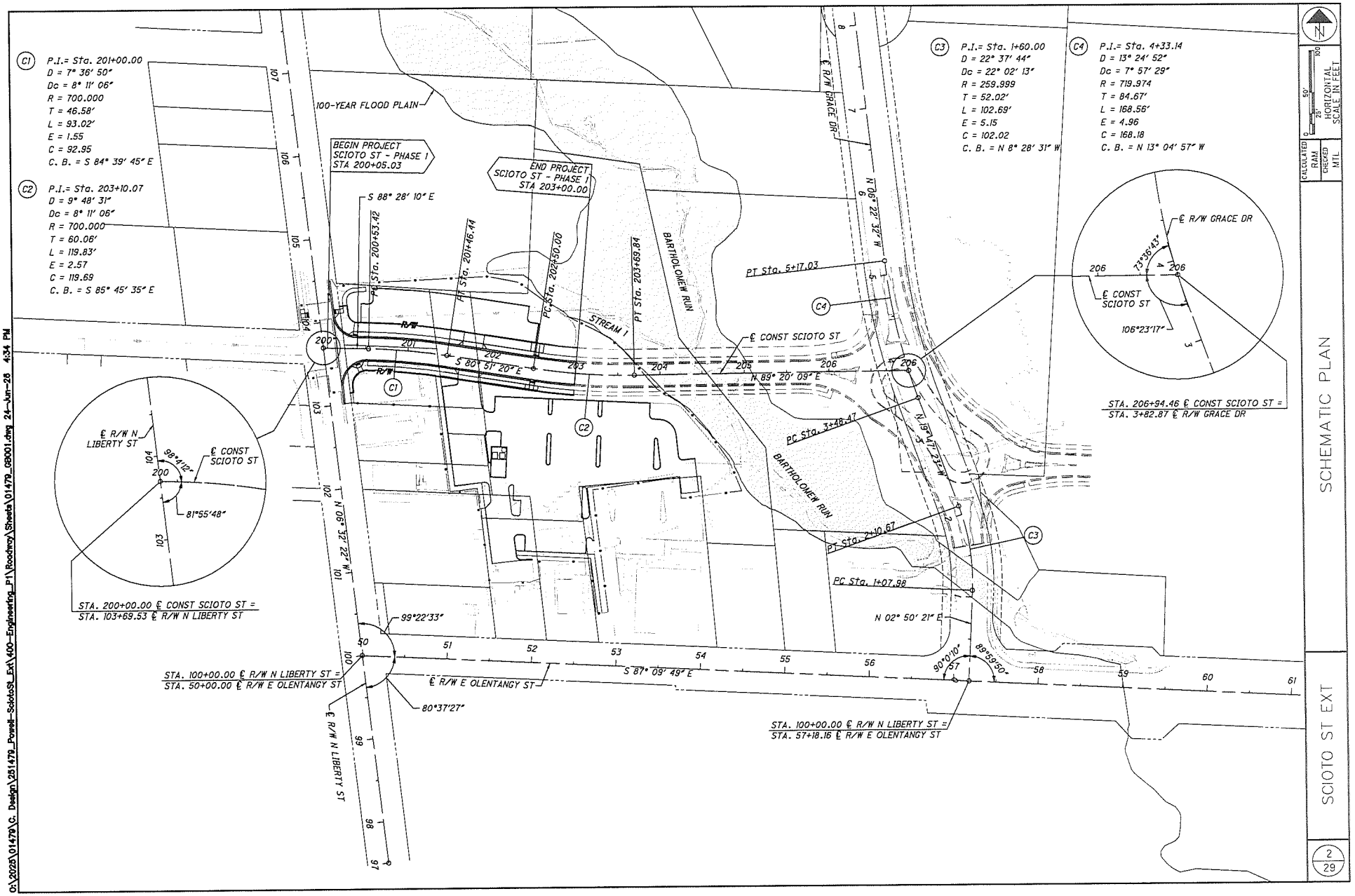
APPROVED _____
DATE _____ ZONING ADMINISTRATOR, CITY OF POWELL

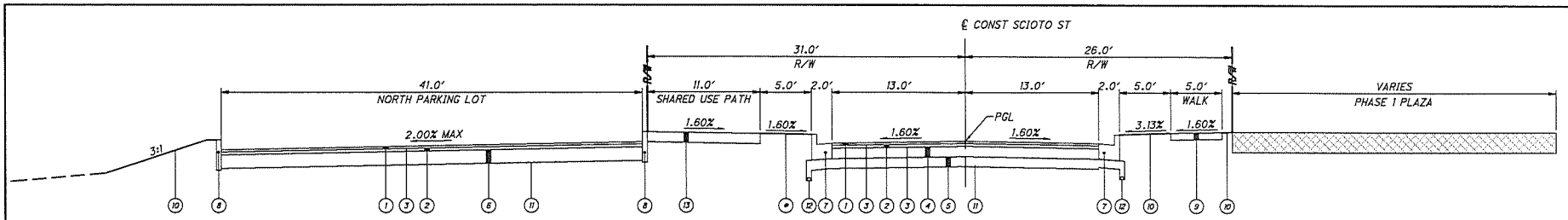
COUNTY ENGINEER DATE

ENGINEERS SEAL:	STANDARD CONSTRUCTION DRAWINGS: OHIO DEPT OF TRANSPORTATION		STANDARD CONSTRUCTION DRAWINGS: CITY OF COLUMBUS		SUPPLEMENTAL SPECIFICATIONS	SPECIAL PROVISIONS
			1500	9/15/2015		
			1640	3/1/2023		
			1647	7/1/2023		
			2000	7/1/2023		
			2100	12/31/2018		
			2202	1/1/2026		
			2300	1/1/2026		
			2301	1/1/2026		
			2310	1/1/2026		
SIGNED:			2319	7/1/2025		
DATE:						

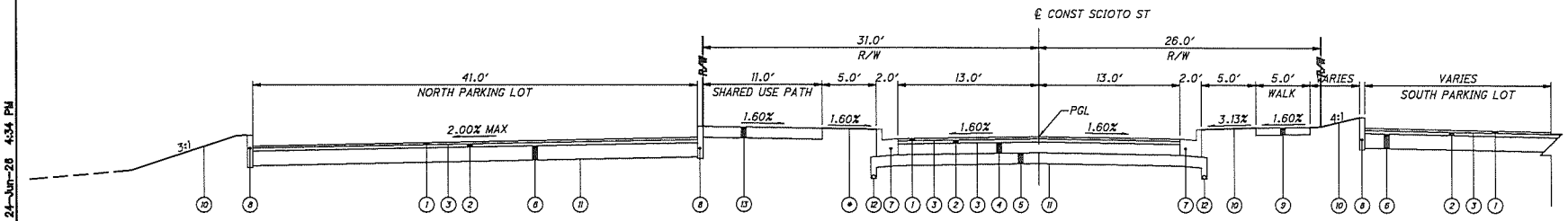
CIP NO. N/A
PID NO. N/A
CONSTRUCTION PROJECT NO.
RAILROAD INVOLVEMENT NONE
SCIOTO ST EXT
1-29

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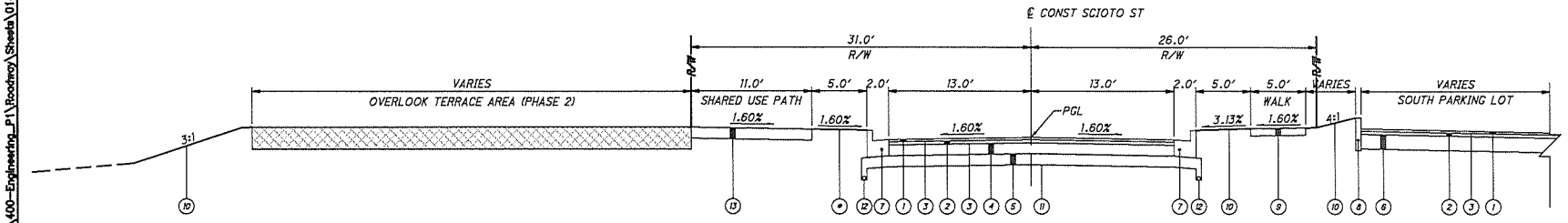

C1 P.I.= Sta. 201+00.00
D = 7° 36' 50"
Dc = 8° 11' 06"
R = 700.000
T = 46.58'
L = 93.02'
E = 1.55
C = 92.95
C. B. = S 84° 39' 45" E
C2 P.I.= Sta. 203+10.07
D = 9° 48' 31"
Dc = 8° 11' 06"
R = 700.000
T = 60.06'
L = 119.83'
E = 2.57
C = 119.69
C. B. = S 85° 45' 35" E
C3 P.I.= Sta. 1+60.00
D = 22° 37' 44"
Dc = 22° 02' 13"
R = 259.999
T = 52.02'
L = 102.69'
E = 5.15
C = 102.02
C. B. = N 8° 28' 31" W
C4 P.I.= Sta. 4+33.14
D = 13° 24' 52"
Dc = 7° 57' 29"
R = 719.974
T = 84.67'
L = 168.56'
E = 4.96
C = 168.18
C. B. = N 13° 04' 57" W
100-YEAR FLOOD PLAIN
BEGIN PROJECT SCIOTO ST - PHASE 1 STA 200+05.03
END PROJECT SCIOTO ST - PHASE 1 STA 203+00.00
S 88° 28' 10" E
PC Sta. 200+53.42
PT Sta. 201+46.44
PC Sta. 202+50.00
PT Sta. 203+69.84
BARTHOLOMEW RUN
STREAM 1
PT Sta. 5+17.03
℄ CONST SCIOTO ST
S 80° 51' 20" E
N 89° 20' 09" E
℄ R/W GRACE DR
N 06° 22' 32" W
73°36'43"
106°23'17"
STA. 206+94.46 ℄ CONST SCIOTO ST =
STA. 3+82.87 ℄ R/W GRACE DR
PC Sta. 3+48.47
N 19° 47' 23" W
PT Sta. 2+10.67
PC Sta. 1+07.98
N 02° 50' 21" E
℄ R/W N LIBERTY ST
℄ CONST SCIOTO ST
90°41'12"
81°55'48"
STA. 200+00.00 ℄ CONST SCIOTO ST =
STA. 103+69.53 ℄ R/W N LIBERTY ST
N 06° 32' 22" W
99°22'33"
S 87° 09' 49" E
℄ R/W E OLENTANGY ST
80°37'27"
STA. 100+00.00 ℄ R/W N LIBERTY ST =
STA. 50+00.00 ℄ R/W E OLENTANGY ST
90°0'10"
89°59'50"
STA. 100+00.00 ℄ R/W N LIBERTY ST =
STA. 57+18.16 ℄ R/W E OLENTANGY ST
℄ R/W N LIBERTY ST
HORIZONTAL SCALE IN FEET
CALCULATED RAM
CHECKED MTL
SCHEMATIC PLAN
SCIOTO ST EXT
2
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NORMAL SECTION - SCIOTO STREET
STA 200+16.27 TO STA 201+42.41



NORMAL SECTION - SCIOTO STREET
STA 201+42.41 TO STA 202+48.46



NORMAL SECTION - SCIOTO STREET
STA 202+48.46 - STA 203+00.00

LEGEND

1. ITEM 441 - 1.25" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
2. ITEM 441 - 1.75" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
3. ITEM 407 - NON TRACKING TACK COAT
4. ITEM 301 - 6" ASPHALT CONCRETE BASE, PG64-22, (449)
5. ITEM 304 - 6" AGGREGATE BASE
6. ITEM 304 - 8" AGGREGATE BASE
7. ITEM 609 - COMBINATION CURB AND GUTTER, TYPE 2
8. ITEM 609 - CURB, TYPE 6
9. ITEM 608 - 4" CONCRETE WALK
10. ITEM 659 - SEEDING AND MULCHING
11. ITEM 204 - SUBGRADE COMPACTION
12. ITEM 605 - 4" PIPE UNDERDRAINS
13. ITEM 608 - 6" CONCRETE WALK

(*) SEE LANDSCAPING PLANS FOR DETAILS

CALCULATED RAM
CHECKED MTL

TYPICAL SECTIONS

SCIOTO ST EXT

3
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UTILITIES

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:

AEP OHIO
ROBERT MATTHEWS
700 MORRISON ROAD
GAHANNA, OHIO 43230
740-647-2080
REMATTHEWS@AEP.COM

COLUMBIA GAS OF OHIO (NISOURCE)
ROB CALDWELL
3350 JOHNNY APPLESEED COURT
COLUMBUS, OHIO 43231
614-370-1906
RCALDWELL@NISOURCE.COM

AT&T
NICOLE WILSON
111 N 4TH STREET, ROOM 802
COLUMBUS, OHIO 43215
614-483-1065
NW9565@ATT.COM

CHARTER COMMUNICATIONS (SPECTRUM/TIME WARNER)
MARK-HENRY REYNOLDS
3760 INTERCHANGE ROAD
COLUMBUS, OHIO 43204
614-255-6239 (OFFICE)
614-816-4429 (CELL)
MARK-HENRY.REYNOLDS@CHARTER.COM

VERIZON (MCI)
JOHN DEERE
7575 COMMERCE COURT
LEWIS CENTER, OHIO 43035
614-809-8866
JOHN.DEERE@VERIZON.COM

ALTAFIBER
TIM SEESTEDT
201 E 4TH STREET, BLDG: 121-900
CINCINNATI, OHIO 45201
513-817-9131
TIM.SEESTEDT@ALTAFIBER.COM

EVERSTREAM SOLUTIONS / NORTHERN LIGHTS
KANN KHAY
240 N 5TH STREET, SUITE 168
COLUMBUS, OHIO 43215
614-883-6802
KKHAY@EVERSTREAM.NET

DELAWARE COUNTY - WATER
ANDREW COY
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
740-548-7746 x2410
ACOY@DELCOWATER.COM

DELAWARE COUNTY REGIONAL SEWER DISTRICT
KELLY THIEL, P.E.
1610 STATE ROUTE 521
DELAWARE, OHIO 43015
740-833-2245
KTHIEL@CO.DELAWARE.OH.US

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS AS REQUIRED BY SECTION 153.64 O.R.C.

CONSTRUCTION NOISE

ACTIVITIES AND LAND USE ADJACENT TO THIS PROJECT MAY BE AFFECTED BY CONSTRUCTION NOISE. IN ORDER TO MINIMIZE ANY ADVERSE CONSTRUCTION NOISE IMPACTS, DO NOT OPERATE POWER-OPERATED CONSTRUCTION-TYPE DEVICES BETWEEN THE HOURS OF 7PM AND 7AM. IN ADDITION, DO NOT OPERATE AT ANY TIME ANY DEVICE IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.

WORK LIMITS

THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. PROVIDE THE INSTALLATION AND OPERATION OF ALL WORK ZONE TRAFFIC CONTROL AND WORK ZONE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.

CLEARING AND GRUBBING

ALTHOUGH THERE ARE NO TREES OR STUMPS SPECIFICALLY MARKED FOR REMOVAL WITHIN THE LIMITS OF THE PROJECT, A LUMP SUM QUANTITY IS INCLUDED IN THE GENERAL SUMMARY FOR ITEM 201, CLEARING AND GRUBBING. ALL PROVISIONS AS SET FORTH IN THE SPECIFICATIONS UNDER THIS ITEM ARE INCLUDED IN THE LUMP SUM PRICE BID FOR ITEM 201, CLEARING AND GRUBBING.

SEEDING AND MULCHING

THE FOLLOWING QUANTITIES ARE PROVIDED TO PROMOTE GROWTH AND CARE OF PERMANENT SEEDED AREAS:

659, SOIL ANALYSIS TEST	X	EA
653, TOPSOIL, 4"	X	CY
659, SEEDING AND MULCHING, AS PER PLAN	X	SY
659, REPAIR SEEDING AND MULCHING	X	SY
659, INTER-SEEDING	X	SY
659, COMMERCIAL FERTILIZER	X	TON
659, LIME	X	ACRES
659, WATER	X	MGAL
659, MOWING	X	MSF

SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL BETWEEN THE RIGHT-OF-WAY LINES, AND WITHIN THE CONSTRUCTION LIMITS FOR AREAS OUTSIDE THE RIGHT-OF-WAY LINES COVERED BY WORK AGREEMENT OR SLOPE EASEMENT. QUANTITY CALCULATIONS FOR SEEDING AND MULCHING ARE BASED ON THESE LIMITS.

ITEM 608 - SEEDING AND MULCHING, AS PER PLAN
SEED TO MEET THE CITY OF POWELL STANDARD SEED MIXTURE OF:
50% KENTUCKY BLUE GRASS
50% FESCUE
SEEDING REQUIREMENTS FOR CLASS 1 MIXTURE SHALL APPLY.

ITEM 204 - PROOF ROLLING

THE FOLLOWING QUANTITY IS PROVIDED IN THE GENERAL SUMMARY TO ADDRESS LOCATIONS REQUIRING PROOF ROLLING.

ITEM 204 - PROOF ROLLING X HOURS

CONCRETE WALK, AS PER PLAN

CONTRACTOR TO PROVIDE SAW CUT, TRANSVERSE, CONTRACTION JOINTS AT 10' ON CENTER AND LIMIT THE NUMBER OF PREFORMED, TRANSVERSE JOINTS AS MUCH AS REASONABLY PRACTICABLE, AS DETERMINED BY THE ENGINEER.

ITEM 608 - 4" CONCRETE WALK, AS PER PLAN
ITEM 608 - 6" CONCRETE WALK, AS PER PLAN

SURVEYING PARAMETERS

PRIMARY PROJECT CONTROL MONUMENTS GOVERN ALL POSITIONING ON ODOT PROJECTS. SEE BELOW FOR A TABLE CONTAINING PROJECT CONTROL INFORMATION.

USE THE FOLLOWING PROJECT CONTROL, VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS FOR ALL SURVEYING:

PROJECT CONTROL
POSITIONING METHOD: VRS GNSS SURVEY
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: GEOID18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD 83 (2011)
ELLIPSOID: GRS80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE (NORTH)
COMBINED SCALE FACTOR: 1.0000263
ORIGIN OF COORDINATE SYSTEM: CP 1500 (1808472.508, 179813.668)

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

UNITS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION

HORIZONTAL CONTROL

COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION. A PROJECT ADJUSTMENT FACTOR OF 0.999973701 WAS APPLIED ABOUT C.P. 1500 TO OBTAIN GROUND COORDINATES.

C.P.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
1500	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP	179813.668	1808472.508	897.61
1501	MAG NAIL SET	179994.229	1808368.208	897.84
1502	MAG NAIL SET	179531.344	1808522.156	892.79
1503	MAG NAIL SET	179559.680	1807999.137	903.77
1504	MAG NAIL SET	179477.132	1807705.944	907.47
1505	MAG NAIL SET	179774.823	1807671.182	907.10
1506	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP	179992.783	1807638.106	903.61
1507	MAG NAIL SET	179816.056	1807851.023	909.26

VERTICAL CONTROL

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND GEOID 18, AND AN NGS OPUS SOLUTION FOR ASI CONTROL POINT 1500. THE ELEVATIONS FOR ALL OTHER CONTROL POINTS AND BENCHMARKS LISTED HEREON WERE ESTABLISHED UTILIZING A DIFFERENTIAL LEVEL CIRCUIT ORIGINATING FROM ASI CONTROL POINT 1500.

B.M.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
1500	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP	179813.668	1808472.508	897.61
TBM 100	CHISELED "X" ON WEST BOLT OF FIRE HYDRANT, WEST SIDE OF GRACE DR, ACROSS FROM THE DRIVE FOR THE POWELL CENTER SHOPPING PLAZA, 21' NORTHWEST OF A CURB INLET	N/A	N/A	897.49
TBM 101	SQUARE CUTE AT THE NORTHWEST CORNER OF A LIGHT POLE BASE, EAST SIDE OF N LIBERTY ST ON THE SOUTHWEST CORNER OF THE PARKING LOT FOR 22 N LIBERTY SST	N/A	N/A	910.56

CALCULATED: RAM
CHECKED: MTL

GENERAL NOTES

SCIOTO ST EXT

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REVIEW OF DRAINAGE FACILITIES

PRIOR TO THE START OF WORK AND AGAIN BEFORE FINAL ACCEPTANCE. PERFORM AN INSPECTION WITH REPRESENTATIVES OF THE CITY CONTRACTOR AND LOCALS OF ALL EXISTING DRAINAGE FACILITIES THAT ARE TO REMAIN IN SERVICE WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPURTENANCES IS DETERMINED FROM FIELD OBSERVATIONS. RECORDS OF THE INSPECTION ARE MAINTAINED BY THE DEPARTMENT.

CONFIRM ALL EXISTING SEWERS INSPECTED INITIALLY BY THE ABOVE-MENTIONED PARTIES ARE MAINTAINED AND LEFT IN A CONDITION COMPARABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTION. THE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY CHANGE IN THE CONDITION RESULTING FROM THEIR OPERATIONS AS DIRECTED AND APPROVED BY THE ENGINEER.

PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE IS INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 611 CONDUIT ITEMS.

CROSSING AND CONNECTIONS TO EXISTING PIPES AND UTILITIES

WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, NOTIFY THE ENGINEER BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, NOTIFY THE ENGINEER BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

PAYMENT FOR ALL THE OPERATIONS DESCRIBED ABOVE IS INCLUDED IN CONTRACT PRICE FOR THE PERTINENT 611 CONDUIT ITEM.

MANHOLES, CATCH BASINS, AND INLETS REMOVED OR ABANDONED

CAREFULLY REMOVE AND STORE ALL CASTINGS WITHIN THE RIGHT OF WAY FOR SALVAGE BY CITY FORCES.

PAYMENT FOR ALL OF THE ABOVE IS INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 202 ITEM.

POST CONSTRUCTION STORM WATER TREATMENT

THIS PLAN UTILIZES STRUCTURAL BEST MANAGEMENT PRACTICES (BMP'S) FOR POST CONSTRUCTION STORM WATER TREATMENT.

HANDICAP SYMBOL MARKING

1. WORK SHALL CONSIST OF THE PLACEMENT OF A HANDICAP SYMBOL MARKING TO CONFORM WITH THE FOLLOWING:

2. THE SYMBOL OF ACCESSIBILITY PLACED ON THE PARKING SPACE SHALL BE AS SHOWN IN FIGURE 3B-22 OF THE CURRENT OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. AND IN SCD TC-71.10, WITH THE EXCEPTION THAT A BLUE BACKGROUND/WHITE BORDER SHALL NOT BE USED.

3. THE HEIGHT OF THE SYMBOL SHALL BE 41 INCHES. THE WIDTH SHALL BE 36 INCHES. AND THE STROKE WIDTH SHALL BE 4 INCHES.

4. MATERIALS, EQUIPMENT, AND APPLICATION SHALL BE ACCORDING TO THE TYPE OF PAVEMENT MARKING MATERIAL (642 - TRAFFIC PAINT, 643 - POLYESTER, 644 - THERMOPLASTIC, 645 - PREFORMED, 646 - EPOXY, 647 - HEAT-FUSED PREFORMED THERMOPLASTIC) USED.

5. PAYMENT SHALL BE ACCORDING TO THE PAVEMENT MARKING MATERIAL USED AS FOLLOWED:

CALCULATED RAM
CHECKED MTL

GENERAL NOTES

SCIOTO ST EXT

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ITEM 614, MAINTAINING TRAFFIC

LENGTH AND DURATION OF LANE CLOSURES AND RESTRICTIONS SHALL BEAT THE APPROVAL OF THE ENGINEER. IT IS THE INTENT TO MINIMIZE THE IMPACT TO THE TRAVELING PUBLIC. LANE CLOSURES OR RESTRICTIONS OVER SEGMENTS OF THE PROJECT IN WHICH NO WORK IS ANTICIPATED WITHIN A REASONABLE TIME FRAME, AS DETERMINED BY THE ENGINEER, SHALL NOT BE PERMITTED. THE LEVEL OF UTILIZATION OF MAINTENANCE OF TRAFFIC DEVICES SHALL BE COMMENSURATE WITH THE WORK IN PROGRESS.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH C&MS 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAYMENT FOR ALL LABOR, EQUIPMENT AND MATERIALS SHALL BE INCLUDED IN THE LUMP SUM CONTRACT PRICE FOR ITEM 614, MAINTAINING TRAFFIC, UNLESS SEPARATELY ITEMIZED IN THE PLAN.

GENERAL REQUIREMENTS

CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WRITTEN NOTICE 2 WEEKS NOTICE BEFORE IMPLEMENTATION OF ANY ACCESS RESTRICTIONS TO THE PROPERTY. COMMERCIAL PROPERTY OWNERS SHALL BE GIVEN 2 WEEK WRITTEN NOTICE PRIOR TO THE CLOSING OF ANY PUBLIC PARKING.

THE REQUIRED WORK SHALL BE PERFORMED IN A MANNER THAT CAUSES THE LEAST INCONVENIENCE TO AND THAT PROVIDES THE MAXIMUM SAFETY FOR THE TRAVELING PUBLIC AND THE CONTRACTOR. THE REQUIREMENTS FOR MAINTAINING TRAFFIC AS INDICATED IN THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (REFERRED TO AS THE "OMUTCD", CURRENT EDITION, PERTINENT ITEMS IN THE ODOT SPECIFICATIONS, AND AS REQUESTED BY THE ENGINEER SHALL APPLY IN ADDITION TO THE FOLLOWING NOTES.

SHOULD ANY PAVED AREAS NOT DESIGNATED FOR MAINTAINING TRAFFIC BECOME DAMAGED OR DESTROYED DURING CONSTRUCTION DUE TO THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO PROVIDE ADEQUATE SIGNS, BARRICADES, DRUMS, FLAGGERS, OR OTHER TRAFFIC CONTROL DEVICES, THE RESTORATION OF THE PAVED AREAS SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND TO THE SATISFACTION OF THE ENGINEER.

TEMPORARY PAVEMENT MARKINGS SHALL BE IN PLACE PRIOR TO A STAGE OF CONSTRUCTION BEING OPENED TO TRAFFIC. DRUMS SHALL BE REFLECTORIZED, AND USED IN ACCORDANCE WITH ITEM 614.03 AND THE OMUTCD.

DRUMS SHALL BE SPACED IN ACCORDANCE TO CITY OF COLUMBUS STANDARD DRAWING 1500 OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL ADJUST THE SPACING ON ALL DRUMS AS DIRECTED BY THE ENGINEER TO ALLOW ACCESS AS REQUIRED, WHILE MAINTAINING SAFETY DURING CONSTRUCTION.

THE REQUIRED WORK SHALL BE PERFORMED IN A MANNER THAT CAUSES THE LEAST INCONVENIENCE TO AND THAT PROVIDES THE MAXIMUM SAFETY FOR THE TRAVELING PUBLIC AND THE CONTRACTOR. THE REQUIREMENTS FOR MAINTAINING TRAFFIC AS INDICATED IN THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (REFERRED TO AS THE "OMUTCD", CURRENT EDITION, PERTINENT ITEMS IN THE ODOT SPECIFICATIONS, AND AS REQUESTED BY THE ENGINEER SHALL APPLY IN ADDITION TO THE FOLLOWING NOTES.

THE CONTRACTOR WILL BE REQUIRED TO PROVIDE, ERECT, MAINTAIN (PROPER POSITION, KEPT CLEAN AND LEGIBLE, AND IN GOOD WORKING CONDITION), AND REMOVE LIGHTS, SIGNS, DRUMS, AND ALL OTHER TRAFFIC CONTROL DEVICES NECESSARY FOR THE MAINTENANCE OF TRAFFIC. ALL SIGNS SHALL BE REFLECTORIZED OR ILLUMINATED. PLACEMENT OF ALL TRAFFIC CONTROL DEVICES SHALL START AND PROCEED IN THE DIRECTION OF THE FLOW OF TRAFFIC. REMOVAL OF TRAFFIC CONTROL DEVICES SHALL BEGIN AT THE END OF THE CONSTRUCTION AREA AND PROCEED TOWARD ONCOMING TRAFFIC.

THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL NECESSARY TRAFFIC CONTROL DEVICES BEFORE BEGINNING WORK AND IMMEDIATELY REMOVE THESE DEVICES WHEN WORK IS SUSPENDED OR COMPLETE.

LENGTH AND DURATION OF LANE CLOSURES AND RESTRICTIONS SHALL BE AT THE APPROVAL OF THE ENGINEER. IT IS THE INTENT TO MINIMIZE THE IMPACT TO THE TRAVELING PUBLIC. LANE CLOSURES OR RESTRICTIONS OVER SEGMENTS OF THE PROJECT IN WHICH NO WORK IS ANTICIPATED WITHIN A REASONABLE TIME FRAME, AS DETERMINED BY THE ENGINEER, SHALL NOT BE PERMITTED. THE LEVEL OF UTILIZATION OF MAINTENANCE OF TRAFFIC DEVICES SHALL BE COMMENSURATE WITH THE WORK IN PROGRESS.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL LOCAL DRIVES, PRIVATE OR PUBLIC, WITHIN THE PROJECT LIMITS THROUGHOUT CONSTRUCTION.

BEFORE THE WORK BEGINS, THE CONTRACTOR WILL PROVIDE THE ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF TWO (2) PERSONS WHO CAN BE CONTACTED 24 HOURS A DAY BY THE ENGINEER, AFFECTED SAFETY-SERVICE AGENCIES, AND ALL INTERESTED POLICE AGENCIES, TO REPAIR AND/OR REPLACE THE TRAFFIC CONTROL DEVICES AS NEEDED TO MAINTAIN THE SAFETY OF THE TRAVELED PAVEMENT.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAYMENT FOR ALL LABOR, EQUIPMENT AND MATERIALS SHALL BE INCLUDED IN THE LUMP SUM CONTRACT PRICE FOR 614, MAINTAINING TRAFFIC.

ITEM 614, LAW ENFORCEMENT OFFICER (WITH PATROL CAR) FOR ASSISTANCE DURING CONSTRUCTION OPERATIONS

USE OF LAW ENFORCEMENT OFFICERS (LEOS) BY CONTRACTORS OTHER THAN THE USES SPECIFIED BELOW WILL NOT BE PERMITTED AT PROJECT COST. LEOS SHOULD NOT BE USED WHERE THE OMUTCD INTENDS THAT FLAGGERS BE USED.

IN ADDITION TO THE REQUIREMENTS OF C&MS 614 AND THE OMUTCD, A UNIFORMED LEO WITHAN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT SHALL BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS:

DURING THE ENTIRE ADVANCE PREPARATION AND CLOSURE SEQUENCE WHERE COMPLETE BLOCKAGE OF TRAFFIC IS REQUIRED.

IN ADDITION TO THE REQUIREMENT OF C&MS 614 AND THE OMUTCD, A UNIFORMED LEO WITHAN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT SHOULD BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS AS APPROVED BY THE ENGINEER:

FOR LANE CLOSURES: DURING INITIAL SET-UP PERIODS, TEAR DOWN PERIODS, SUBSTANTIAL SHIFTS OF A CLOSURE POINT OR WHEN NEW LANE CLOSURE ARRANGEMENTS ARE INITIATED FOR LONG-TERM LANE CLOSURES/SHIFTS (FOR THE FIRST AND LAST DAY OF MAJOR CHANGES IN TRAFFIC CONTROL SETUP).

"WITHOUT POSITIVE PROTECTION" MEANS USE OF DRUMS, CONES, SHADOW VEHICLE, ETC, WITHOUT PROTECTION FROM PORTABLE BARRIER OR OTHER RIGID BARRIER ALONG THE WORK AREA. THIS PHRASE DOES NOT APPLY TO CASES WHERE POSITIVE PROTECTION IS REQUIRED. MOBILE OPERATIONS ARE REGARDED AS "WITHOUT POSITIVE PROTECTION". FOR WORK ZONES USING A COMBINATION OF BARRIER AND TEMPORARY TRAFFIC CONTROL DEVICES (CONES, DRUMS, ETC), THE DESIGNATION SHALL BE BASED UPON THE TYPE OF DEVICES USED IN THE AREA THAT WORKERS ARE LOCATED.

IF MULTIPLE ACTIVE LOCALIZED QUALIFYING WORK AREAS OCCUR WITHOUT POSITIVE PROTECTION, PER MAINLINE TRAFFIC DIRECTION, PROVIDE A UNIFORMED LEO AND OFFICIAL PATROL CAR IN ADVANCE OF:
THE FIRST ACTIVE WORK AREA THAT DRIVERS WILL ENCOUNTER; OR THE ACTIVE WORK AREA LATERALLY CLOSEST TO THE OPEN TRAVELED LANE; OR OTHER LOCATION AS APPROVED BY THE ENGINEER.

THE UNIFORMED LEO AND OFFICIAL PATROL CAR MAY RELOCATE AMONG THE LISTED LOCATIONS AS APPROPRIATE AS THE OPERATIONS PROCEED IN THE LOCALIZED QUALIFYING WORK AREAS.

IN GENERAL, LEOS SHOULD BE POSITIONED IN ADVANCE OF AND ON THE SAME SIDE AS THE LANE RESTRICTION (OR AT THE POINT OF ROAD CLOSURE), AND TO MANUALLY CONTROL TRAFFIC MOVEMENTS THROUGH SIGNALIZED INTERSECTIONS IN WORK ZONES.

LEOS SHOULD NOT FORGO THEIR TRAFFIC CONTROL RESPONSIBILITIES TO APPREHEND MOTORISTS FOR ROUTINE TRAFFIC VIOLATIONS. HOWEVER, IF A MOTORIST'S ACTIONS ARE CONSIDERED TO BE RECKLESS, THEN PURSUIT OF THE MOTORIST IS APPROPRIATE.

THE LEOS WORK AT THE DIRECTION OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF THE LEOS WITH THE APPROPRIATE AGENCIES AND COMMUNICATING THE INTENTIONS OF THE PLANS WITH RESPECT TO DUTIES OF THE LEOS. THE ENGINEER SHALL HAVE FINAL CONTROL OVER THE LEOS' DUTIES AND PLACEMENT, AND WILL RESOLVE ANY ISSUES THAT MAY ARISE BETWEEN THE TWO PARTIES.

ENSURE PROVIDED LEOS HAVE BEEN TRAINED APPROPRIATE TO THE JOB DECISIONS THEY ARE REQUIRED TO MAKE WHILE ON THE PROJECT, IN ACCORDANCE WITH C&MS 614.03.

THE LEO SHALL REPORT IN TO THE CONTRACTOR PRIOR TO THE START OF THE SHIFT, IN ORDER TO RECEIVE INSTRUCTIONS REGARDING SPECIFIC WORK ASSIGNMENTS DURING HIS/HER THE LEO IS EXPECTED TO STAY AT THE PROJECT SITE FOR THE ENTIRE DURATION OF HIS/HER SHIFT. THE LEO SHALL REPORT TO THE CONTRACTOR AT THE END OF HIS/HER SHIFT. SHOULD IT BE NECESSARY TO LEAVE THE PROJECT SITE, THE LEO SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE THE LEO WITH A TWO-WAY COMMUNICATION DEVICE THAT SHALL BE RETURNED TO THE CONTRACTOR AT THE END OF HIS/HER SHIFT.

LEOS (WITH PATROL CAR) REQUIRED BY THE TRAFFIC MAINTENANCE TASKS ABOVE SHALL BE PAID FOR ON A UNIT PRICE (HOURLY) BASIS UNDER ITEM 614, LAW ENFORCEMENT OFFICER (WITH PATROL CAR) FOR ASSISTANCE. THE FOLLOWING ESTIMATED QUANTITIES HAVE BEEN CARRIED TO THE GENERAL SUMMARY.

ITEM 614, LAW ENFORCEMENT OFFICER WITH PATROL CAR FOR ASSISTANCE 20 HOURS

THE HOURS PAID SHALL INCLUDE ANY MINIMUM SHOW-UP TIME REQUIRED BY THE LAW ENFORCEMENT AGENCY INVOLVED.

ANY ADDITIONAL COSTS (ADMINISTRATIVE OR OTHERWISE) INCURRED BY THE CONTRACTOR TO OBTAIN THE SERVICES OF A LEO ARE INCLUDED WITH THE BID UNIT PRICE FOR ITEM 614, LAW ENFORCEMENT OFFICER WITH PATROL CAR FOR ASSISTANCE.

DUST CONTROL

THE CONTRACTOR SHALL FURNISH AND APPLY WATER FOR DUST CONTROL AS DIRECTED BY THE ENGINEER. THE FOLLOWING ESTIMATED QUANTITIES HAVE BEEN INCLUDED FOR DUST CONTROL PURPOSES:

ITEM 616, WATER X M. GAL.

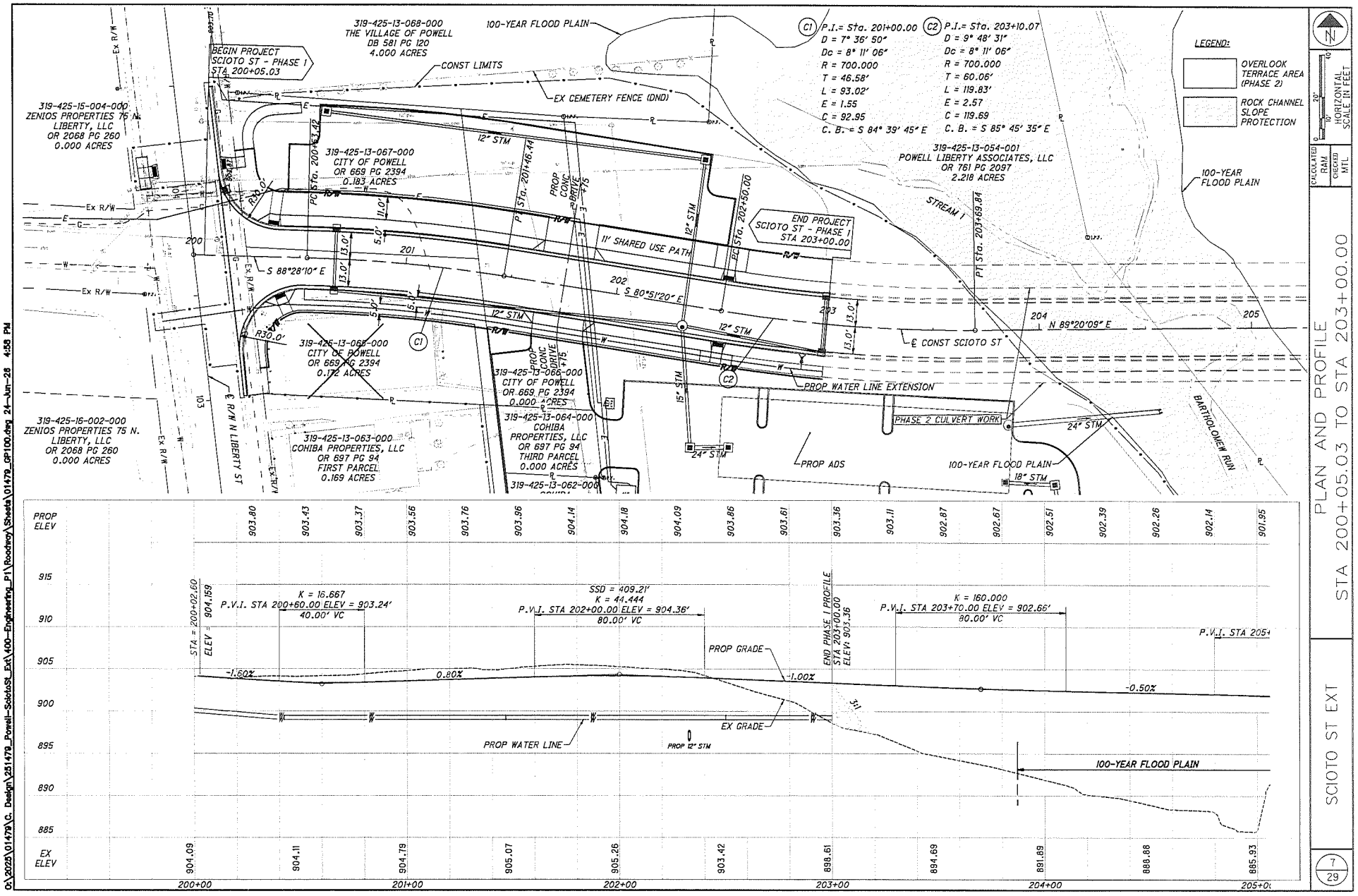
CALCULATED RAM
CHECKED MTL

MAINTENANCE OF TRAFFIC GENERAL NOTES

SCIOTO ST EXT

6
29

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PLAN AND PROFILE
STA 200+05.03 TO STA 203+00.00

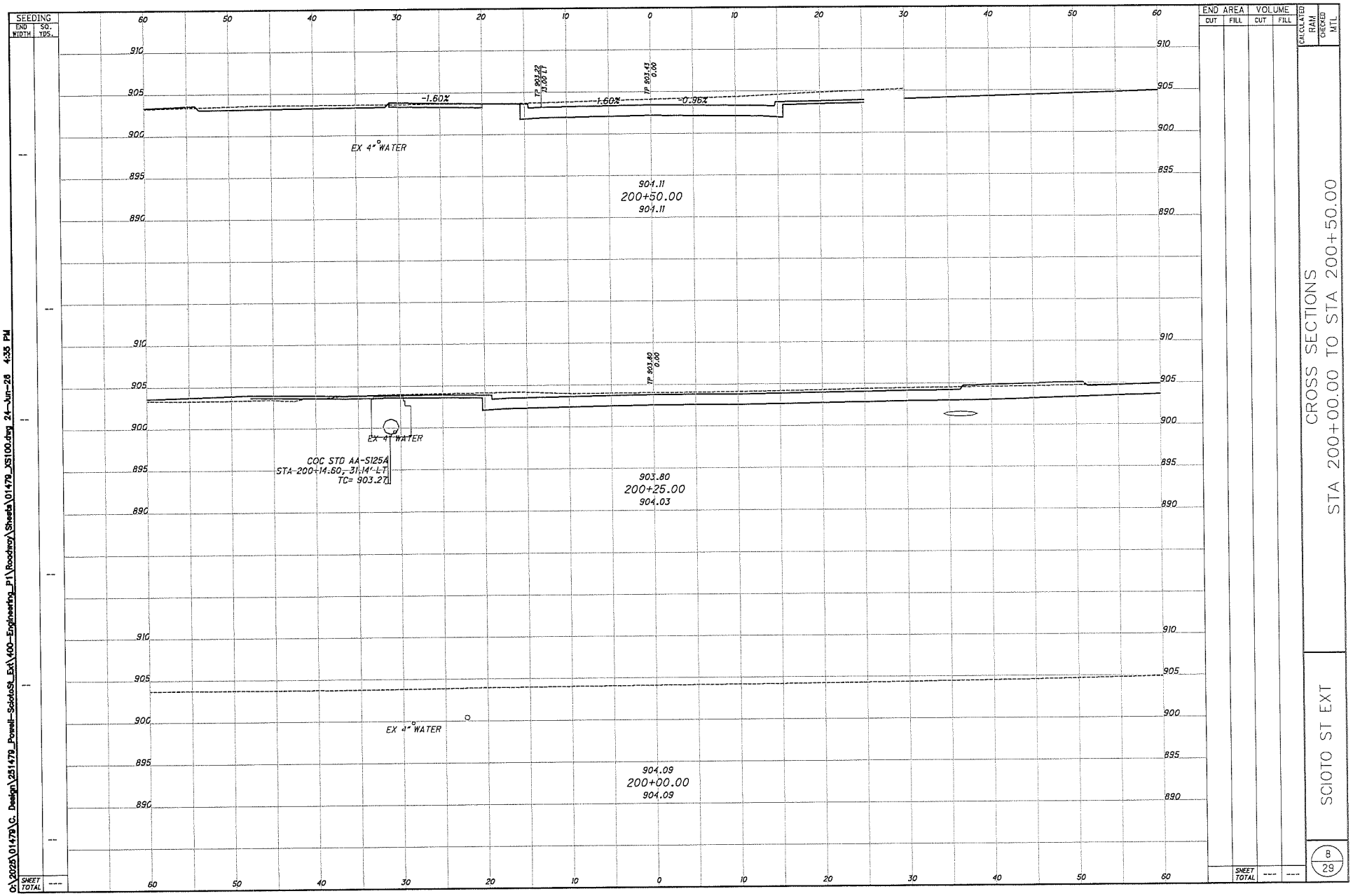
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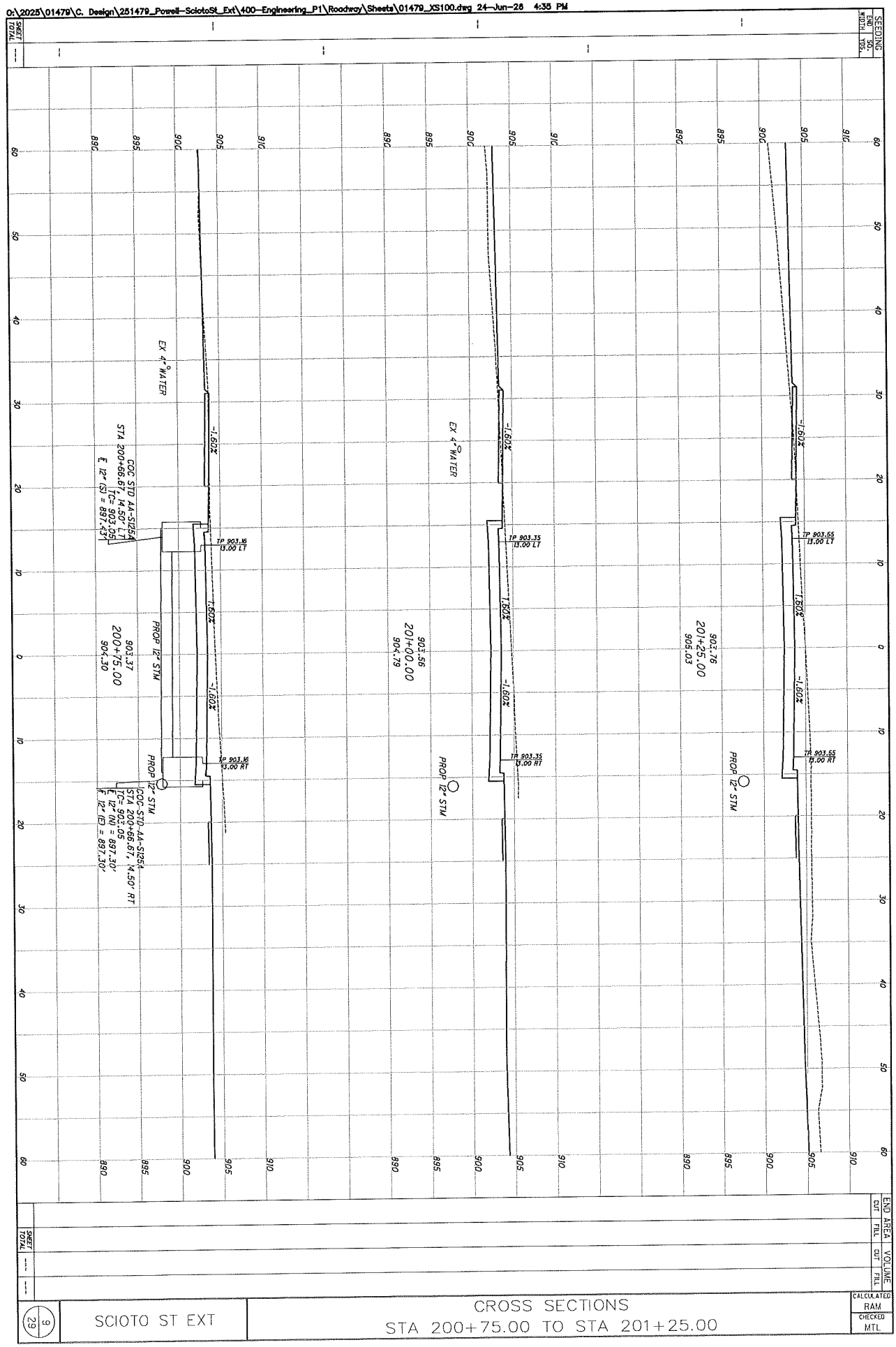
CALCULATED RAM
CHECKED MTL

HORIZONTAL SCALE IN FEET
0 10 20' 40

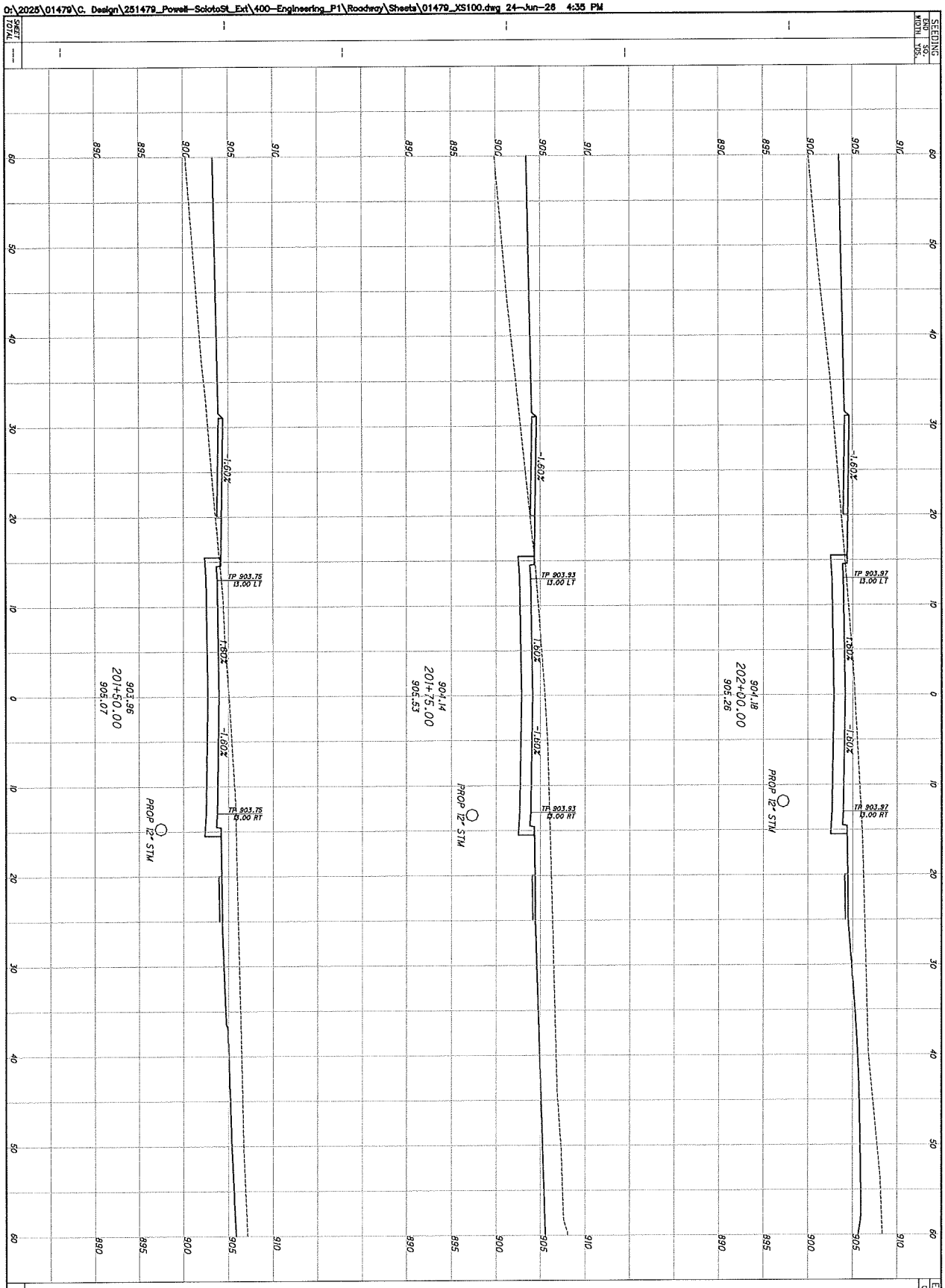
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SEEDING
END WIDTH
SQ. YDS.
END AREA
CUT
FILL
VOLUME
CUT
FILL
CALCULATED RAM
CHECKED MTL
-1.60%
-1.60%
-0.96%
TP 903.22
0.00 LT
TP 903.43
0.00
TP 903.80
0.00
EX 4" WATER
EX 4" WATER
EX 4" WATER
904.11
200+50.00
904.11
903.80
200+25.00
904.03
904.09
200+00.00
904.09
COC STD AA-5125A
STA=200+14.60, 31.14' LT
TC= 903.27
910
905
900
895
890
60
50
40
30
20
10
0
SHEET TOTAL
CROSS SECTIONS
STA 200+00.00 TO STA 200+50.00
SCIOTO ST EXT
29
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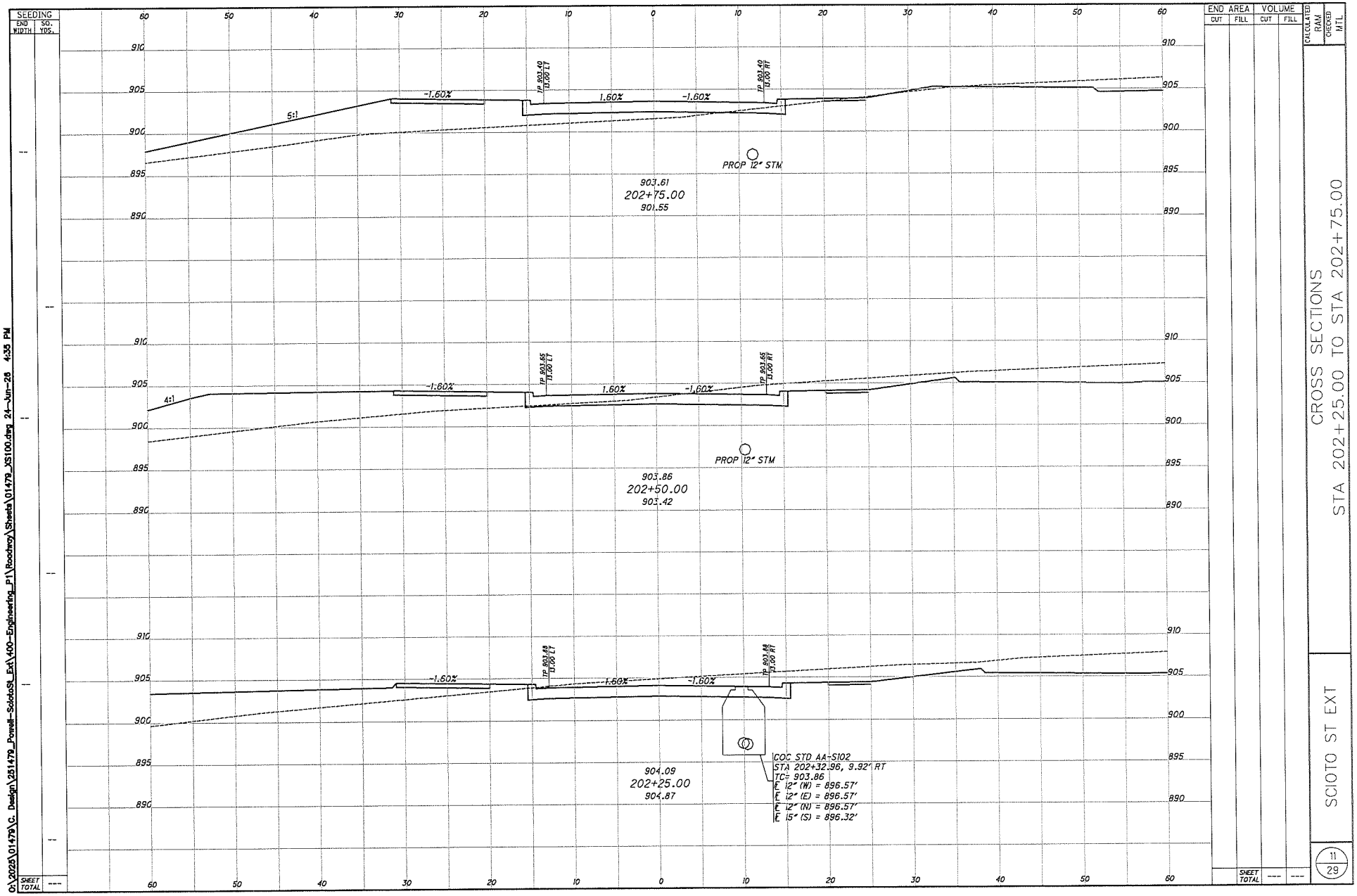

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SHEET TOTAL
SEEDING AND MULCH WIDTH SQ. YDS.
EX 4" WATER
EX 4" WATER
PROP 12" STM
PROP 12" STM
PROP 12" STM
-1.60%
-1.60%
-1.60%
-1.60%
-1.60%
-1.60%
TP 903.16 13.00 LT
TP 903.35 13.00 LT
TP 903.55 13.00 LT
TA 903.16 13.00 RT
TA 903.35 13.00 RT
TA 903.55 13.00 RT
903.37 200+75.00 904.30
903.56 201+00.00 904.79
903.76 201+25.00 905.03
CCC STD AA-SI25A STA 200+66.67, 14.50' L TC= 903.05 E 12" (S) = 897.43'
CCC STD AA-SI25A STA 200+66.67, 14.50' RT TC= 903.05 E 12" (N) = 897.30' E 12" (E) = 897.30'
END AREA CUT FILL
VOLUME CUT FILL
SHEET TOTAL
CALCULATED RAM
CHECKED MTL
9 29
SCIOTO ST EXT
CROSS SECTIONS
STA 200+75.00 TO STA 201+25.00

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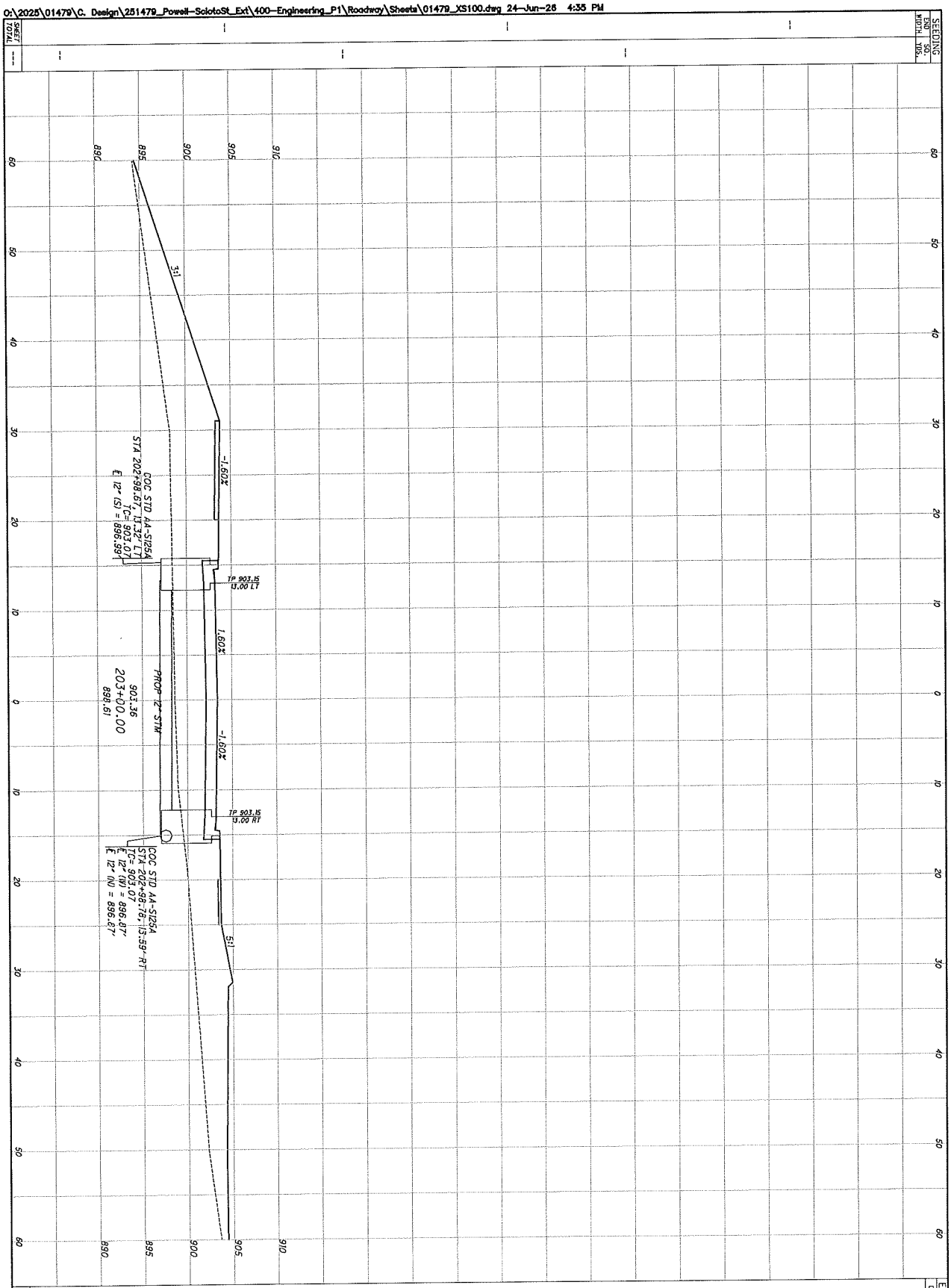
SHEET TOTAL	END AREA CUT	END AREA FILL	VOLUME CUT	VOLUME FILL

10/29	SCIOTO ST EXT	CROSS SECTIONS STA 201+50.00 TO STA 202+00.00	CALCULATED RAM CHECKED MTL


SEEDING
END WIDTH
SQ. YDS.
60 50 40 30 20 10 0 10 20 30 40 50 60
910
905
900
895
890
5:1
-1.60%
1.60%
-1.60%
TP 903.49
13.00 LT
TP 903.49
13.00 RT
PROP 12" STM
903.61
202+75.00
901.55
4:1
TP 903.65
13.00 LT
TP 903.65
13.00 RT
PROP 12" STM
903.86
202+50.00
903.42
TP 903.68
13.00 LT
TP 903.68
13.00 RT
COC STD AA-SI02
STA 202+32.96, 9.92' RT
TC= 903.86
℄ 12" (W) = 896.57'
℄ 12" (E) = 896.57'
℄ 12" (N) = 896.57'
℄ 15" (S) = 896.32'
904.09
202+25.00
904.87
END AREA
CUT
FILL
VOLUME
CUT
FILL
SHEET TOTAL

CALCULATED RAM
CHECKED MTL
CROSS SECTIONS
STA 202+25.00 TO STA 202+75.00
SCIOTO ST EXT
11
29
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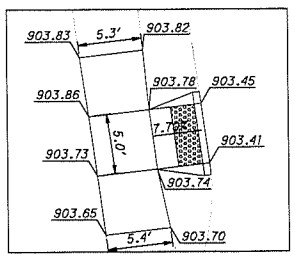
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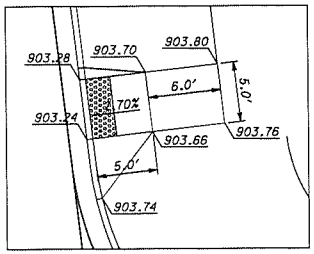


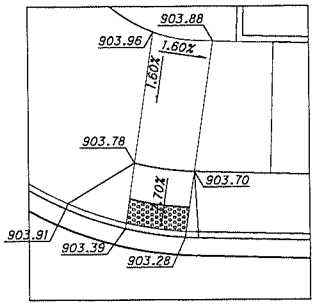
12/29

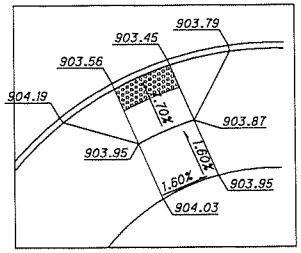
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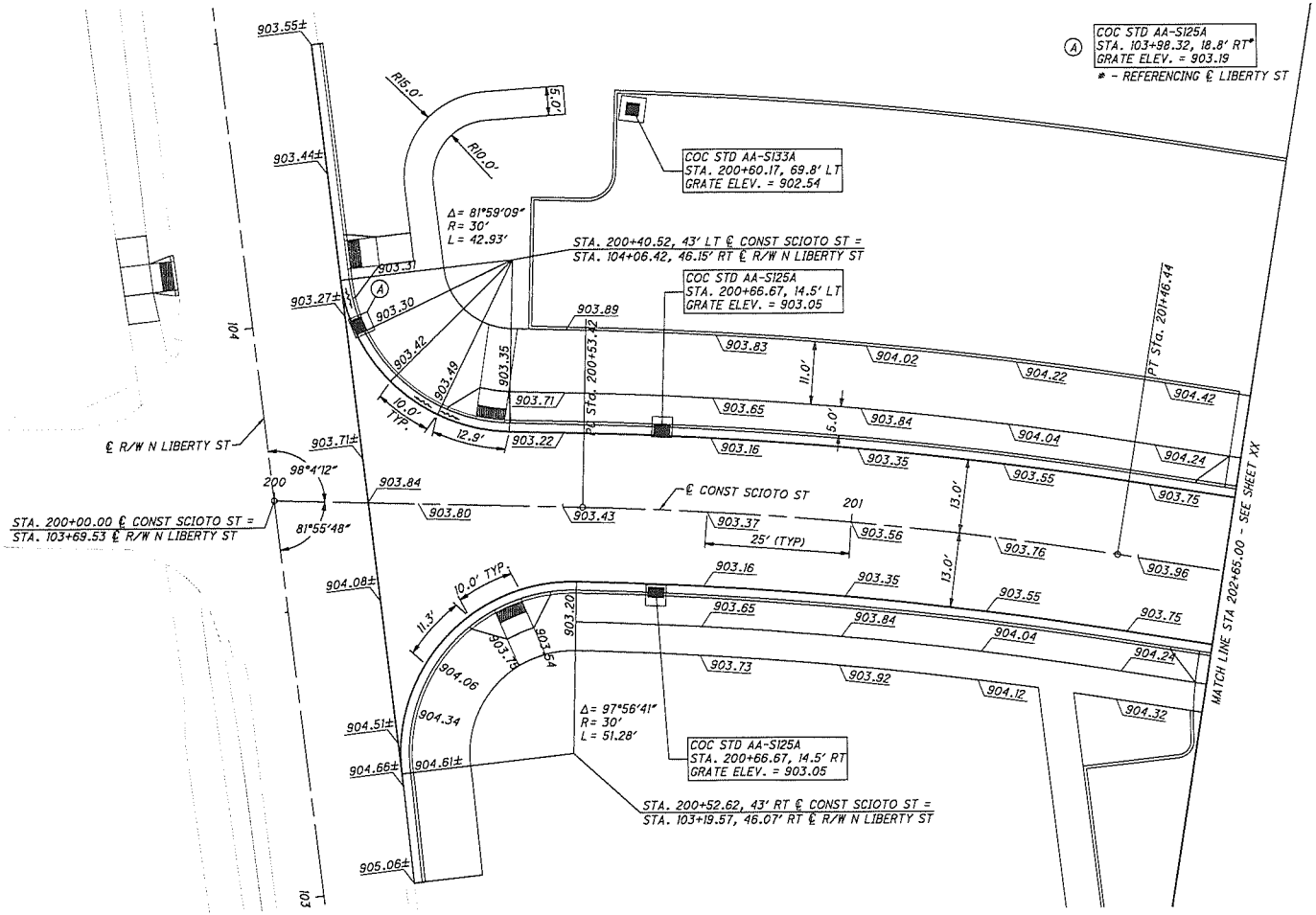
CROSS SECTIONS
STA 203+00.00











HORIZONTAL SCALE IN FEET
0 10 20

CALCULATED RAM
CHECKED MTL

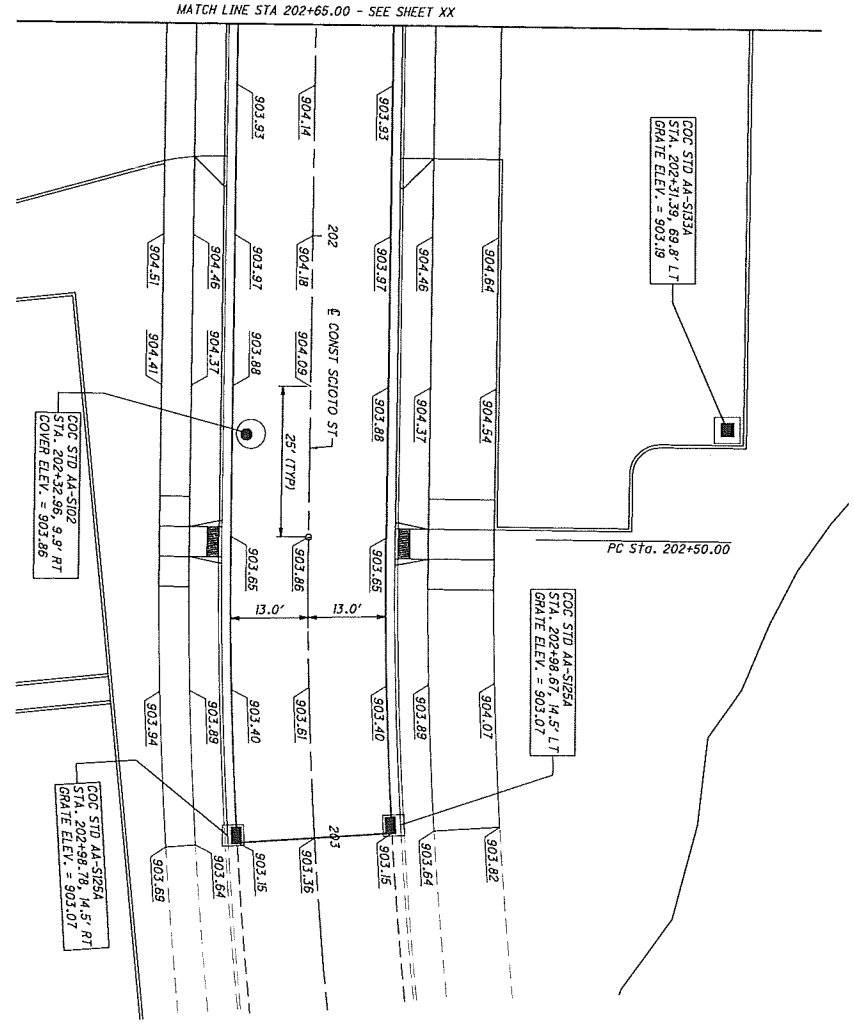
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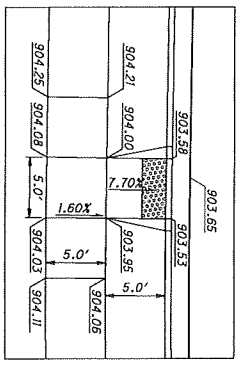
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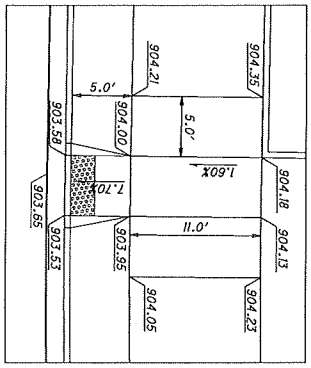
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CURB RAMP

14/29	SCIOTO ST EXT	INTERSECTION DETAILS	CALCULATED RAM / CHECKED MTL	0 5' 10' 20 HORIZONTAL SCALE IN FEET

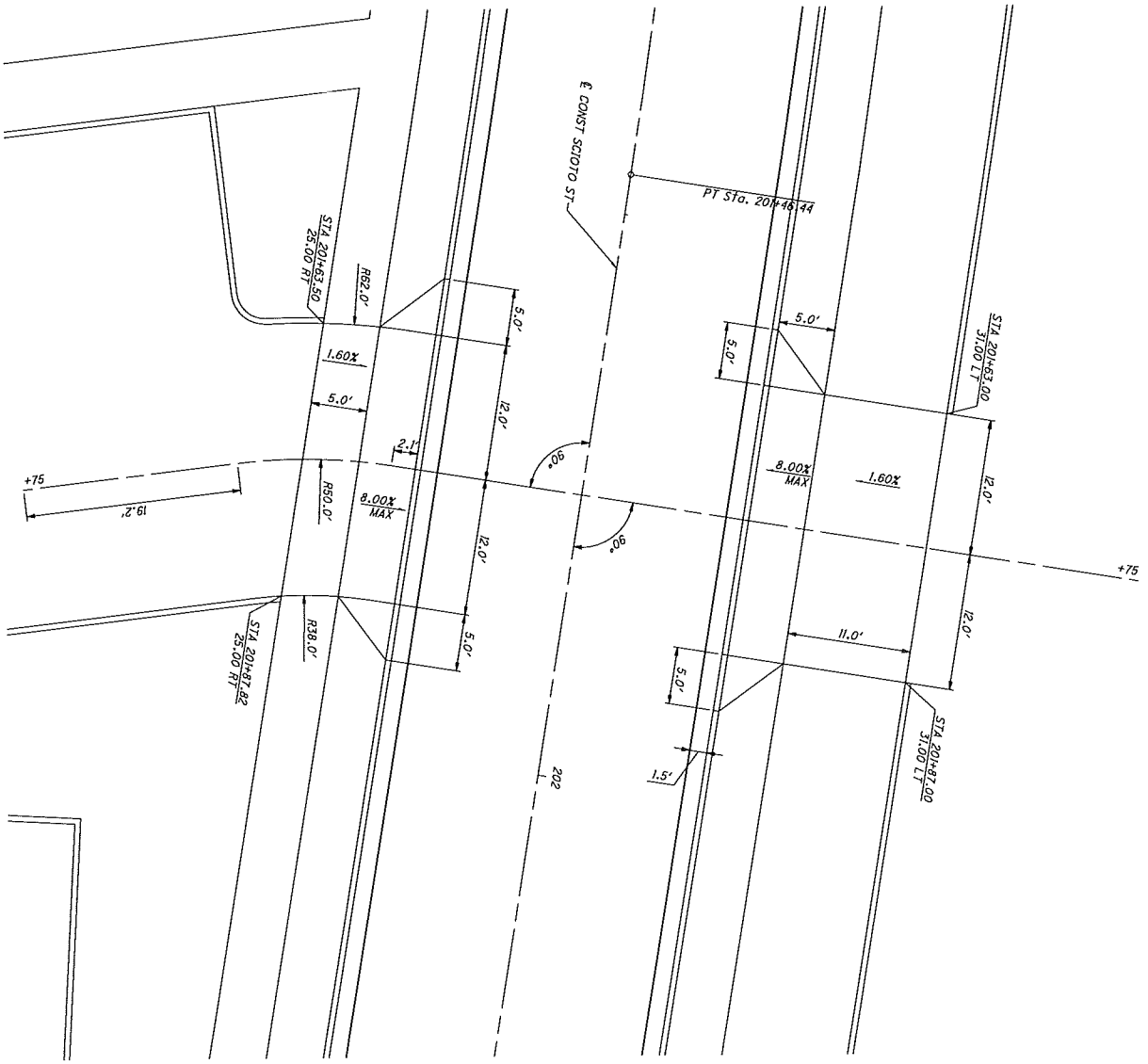
SCIOTO ST EXT
15
29
PARKING LOT DETAILS AND GRADING PLAN
CALCULATED
RAM
CHECKED
MTL
HORIZONTAL
SCALE IN FEET
0
5
10'
20'
COC STD AA-SI33A
STA. 202+31.39, 69.8' LT
GRATE ELEV. = 903.19
COC STD AA-SI33A
STA. 200+60.17, 69.8' LT
GRATE ELEV. = 902.52
℄ CONST SCIOTO ST
℄ CONST SCIOTO ST
203
202
201
23.0'
14.5'
9.5'
R5.0'
88.0'
61.0'
24.0'
18.6'
19.0'
22.0'
98.5'
97.1'
-2.00%
-2.00%
903.69
903.80
903.49
903.39
903.57
903.19
904.01
903.28
903.66
904.10
903.24
903.62
903.08
903.44
903.88
902.86
903.24
903.68
902.66
903.04
903.48
902.47
902.85
903.29
902.87
903.00
903.20
903.42
902.44
5.0'
9.9'
23.0'
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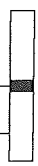


16 / 29	SCIOTO ST EXT	PARKING LOT DETAILS AND GRADING PLAN	CALCULATED APA / CHECKED OSD	0 20' 10' 40' HORIZONTAL SCALE IN FEET

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CONCRETE COMMERCIAL DRIVE TYPICAL SECTION



(A) ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT

(B) ITEM 204 - SUBGRADE COMPACTION

11 / 29	SCIOTO ST EXT	DRIVEWAY DETAILS	CALCULATED RAM / CHECKED MTL	0 5' 2.5' 10 HORIZONTAL SCALE IN FEET

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

SCIOTO STREET EXTENSION

POWELL, OH, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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UNDERGROUND BASIN DETAILS

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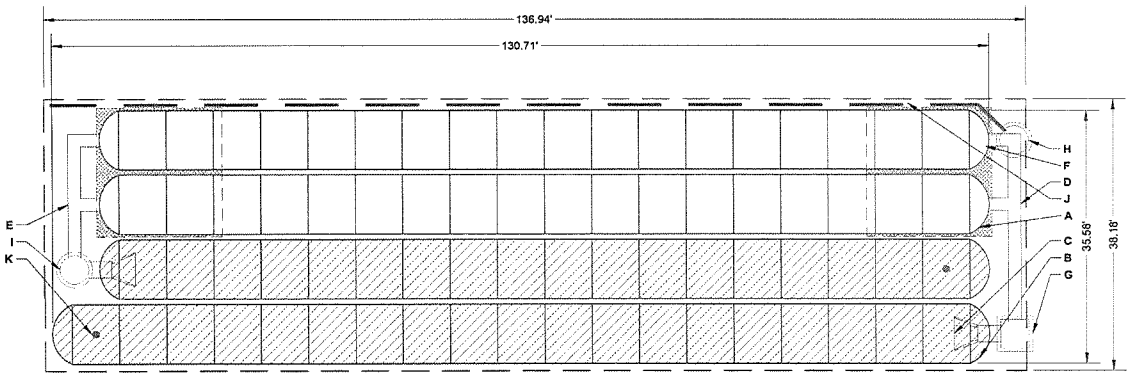
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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
73	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	907.25
8	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	902.75
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	902.25
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	902.25
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	902.25
22007	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	901.25
		TOP OF MC-7200 CHAMBER:	900.25
		18" x 18" TOP MANIFOLD INVERT:	897.76
		24" ISOLATOR ROW PLUS INVERT:	895.44
5227	SYSTEM AREA (SF)	18" BOTTOM CONNECTION INVERT:	895.41
350.2	SYSTEM PERIMETER (ft)	BOTTOM OF MC-7200 CHAMBER:	895.25
		UNDERDRAIN INVERT:	894.50
		BOTTOM OF STONE:	894.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" TOP PARTIAL CUT END CAP, PART#: MC4500IEPP18T / TYP OF ALL 18" TOP CONNECTIONS		
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP (TYP 2 PLACES)		
MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	29.36"	
MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	29.36"	
PIPE CONNECTION	F	18" BOTTOM CONNECTION	1.97"	
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE	I	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.0 CFS IN
UNDERDRAIN	J	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	K	4" SEE DETAIL (TYP 2 PLACES)		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

—— —— BED LIMITS

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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POWELL, OH, USA
DATE: 06/03/2026 DRAWN: AT
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SCIOTO ST EXTENSION – PHASE 1
UNDERGROUND BASIN DETAILS

SCIOTO ST EXT

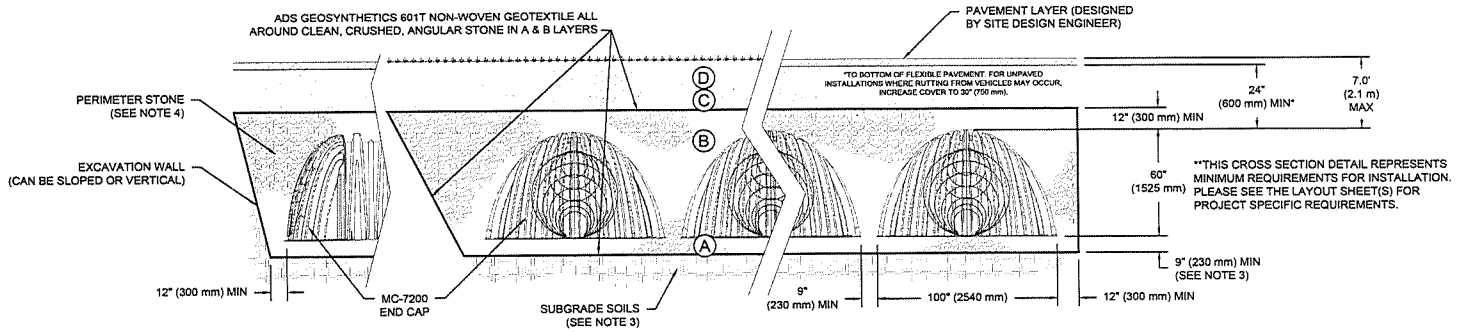
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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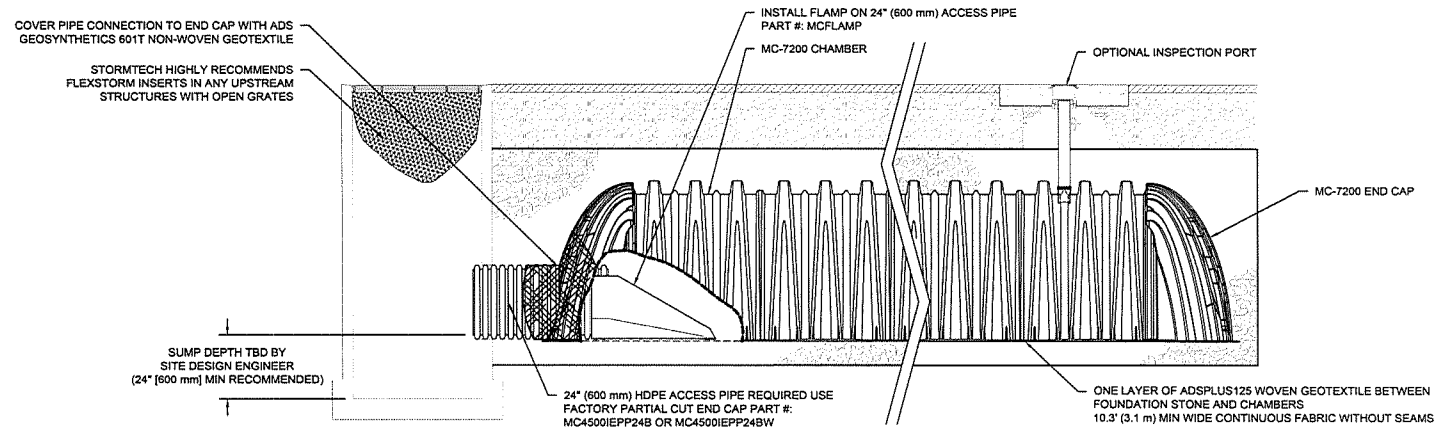
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UNDERGROUND BASIN DETAILS

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MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

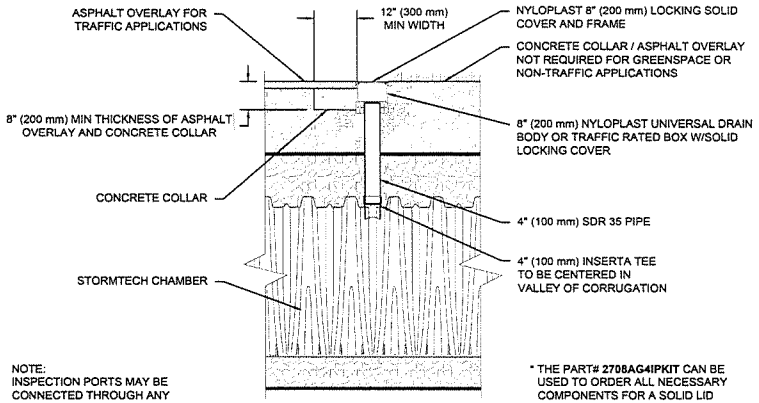
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

* THE PART# **2708AG4IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4" (100 mm) PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

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DATE: 06/03/2026 DRAWN: AT
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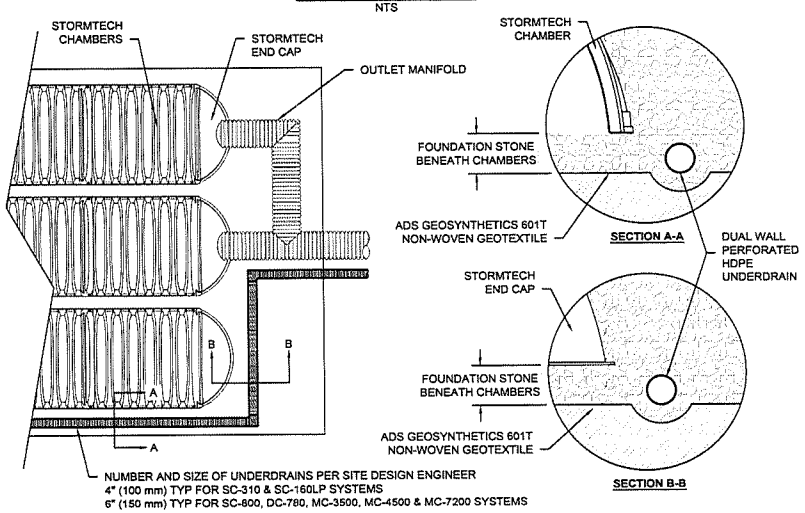
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UNDERGROUND BASIN DETAILS

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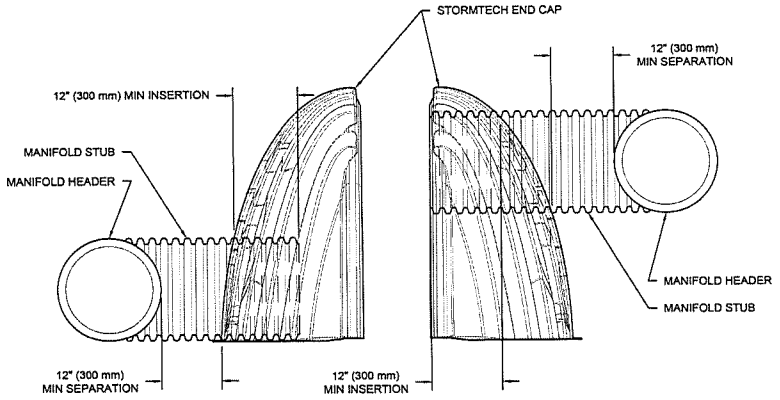
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UNDERDRAIN DETAIL
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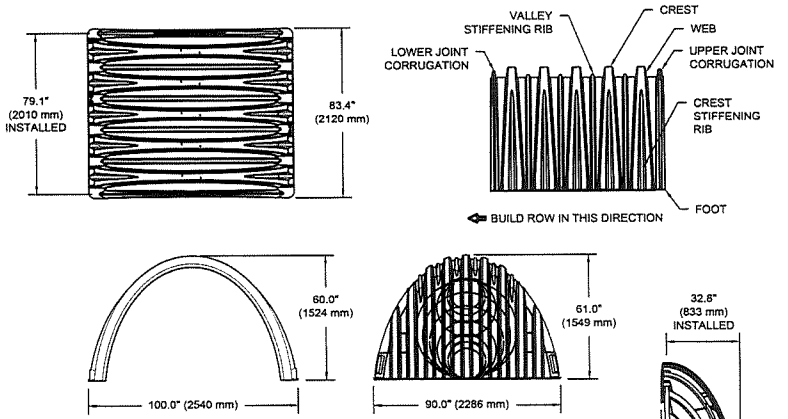


MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-7200 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

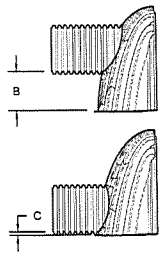
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

SCIOTO STREET EXTENSION
POWELL, OH, USA
DATE: 06/03/2026 DRAWN: AT
PROJECT #: CHECKED: N/A

DATE	DWN	CHK

StormTech® Chamber System
WWW.ADSPIPE.COM

THIS DRAWING HAS BEEN PREPARED BY USED ON INFORMATION PROVIDED TO ADS BY OTHERS. ADS ASSUMES NO RESPONSIBILITY FOR ENGINEERING DESIGN PERFORMED BY OTHERS. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 5 OF 5

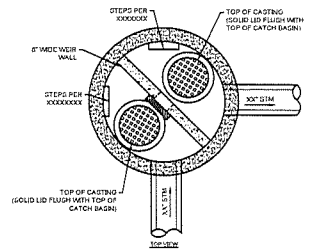
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UNDERGROUND BASIN DETAILS

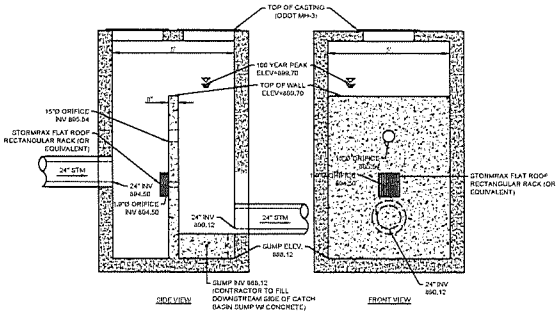
CALCULATED APA
CHECKED OSD
HORIZONTAL SCALE IN FEET

SCIOTO ST EXT

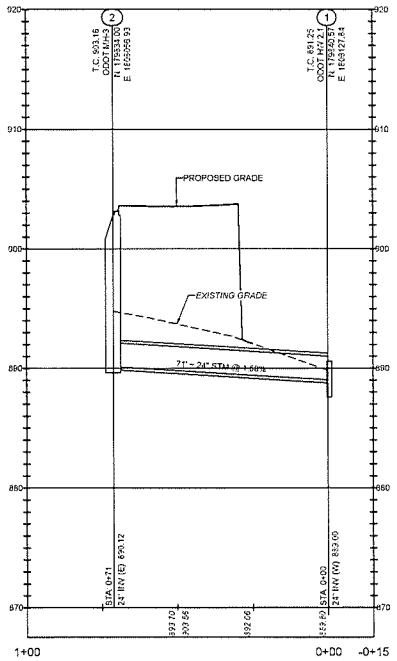
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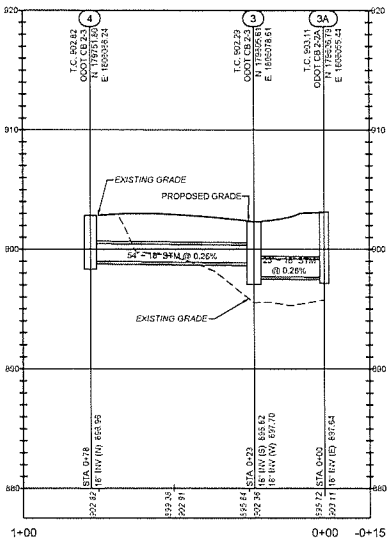




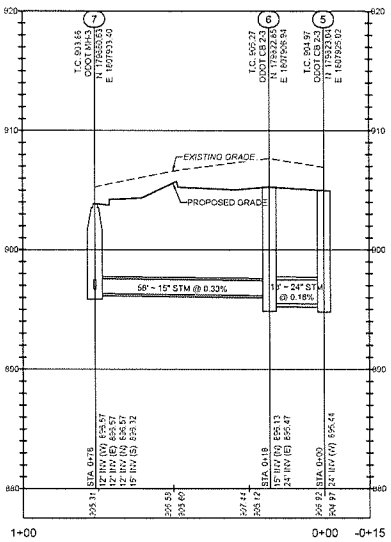
OUTLET STRUCTURE DETAIL - MODIFIED ODOT MH 2-3 - STRUCTURE (2)
NOT TO SCALE



STORM SEWER PROFILE 1-2
SCALE: H 1"=20', V 1"=5'



STORM SEWER PROFILE 3-4
SCALE: H 1"=20', V 1"=5'



STORM SEWER PROFILE 5-7
SCALE: H 1"=20', V 1"=5'

STORM SEWER PROFILE NOTES:

1. PROFILE VERTICAL DATUM NAVD '88.
2. ALL STORM STRUCTURES ARE ODOT STANDARD STRUCTURES UNLESS OTHERWISE NOTED.
3. MAINTAIN A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL CLEARANCE FROM WATERLINES.
4. ALL BACKFILL SHALL BE COMPACTED TO THE DENSITY OF THE EXISTING GROUND UNLESS OTHERWISE NOTED.
   * COMPACTED BACKFILL PER ODOT CMS ITEM 611
   ** COMPACTED GRANULAR BACKFILL PER ODOT CMS ITEM 611
5. ALL FILLS ARE TO BE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PER ODOT CMS ITEM 203 PRIOR TO THE START OF STORM SEWER CONSTRUCTION. HATCH BELOW FOR REFERENCE.



6. ALL STORM STRUCTURES WITHIN PAVEMENT LIMITS SHALL HAVE HEAVY DUTY TRAFFIC RATED GRATES.
7. PIPE RUNS DENOTED WITH A (**) ARE TO HAVE SANITARY GRADE PIPE PER ODOT CMS 611 WITH JOINTS PER ODOT CMS 745.01/745.02.

SCIOTO ST EXT

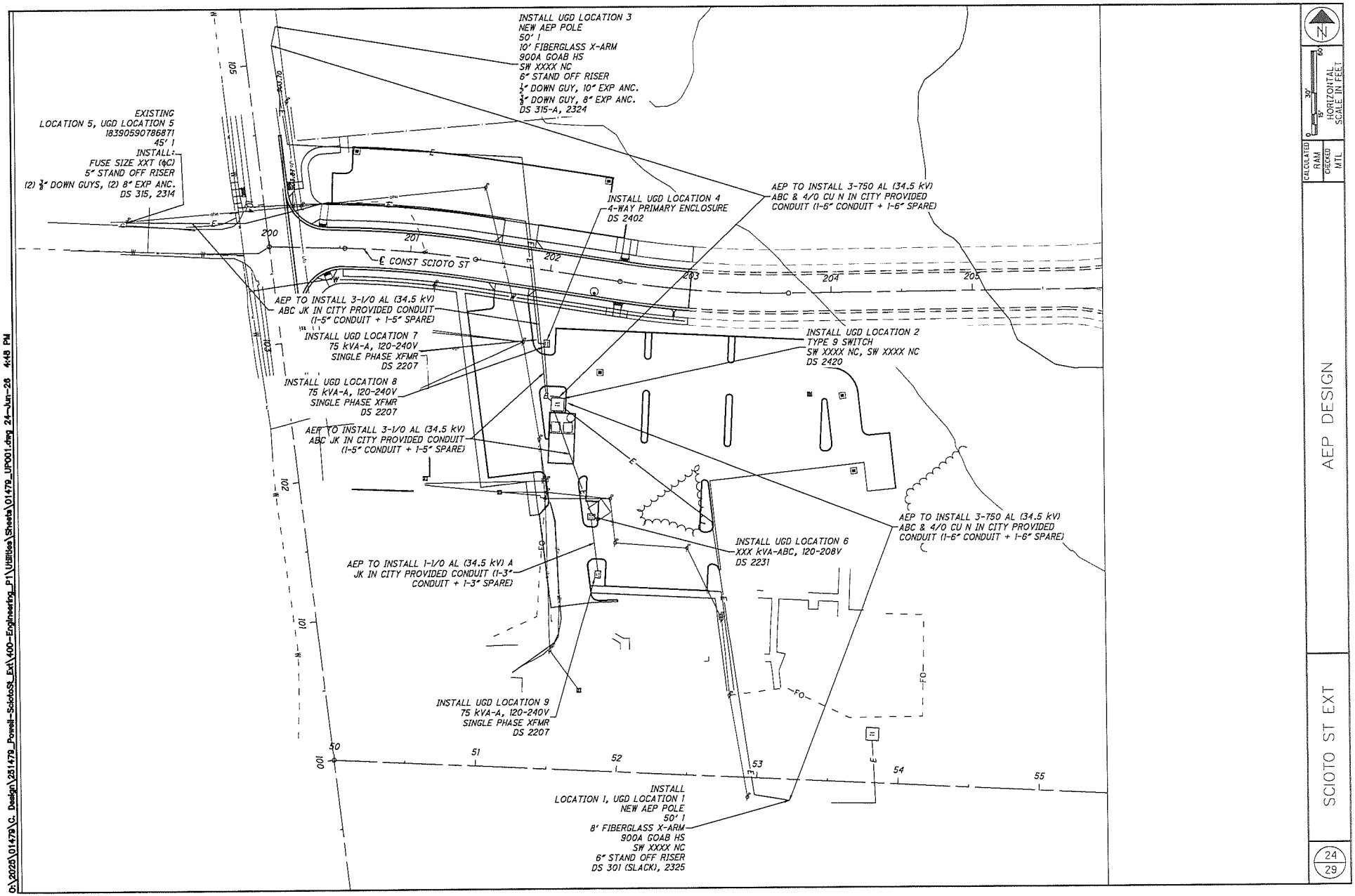
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STORM PROFILES & OUTLET STRUCTURE DETAILS

CALCULATED APA
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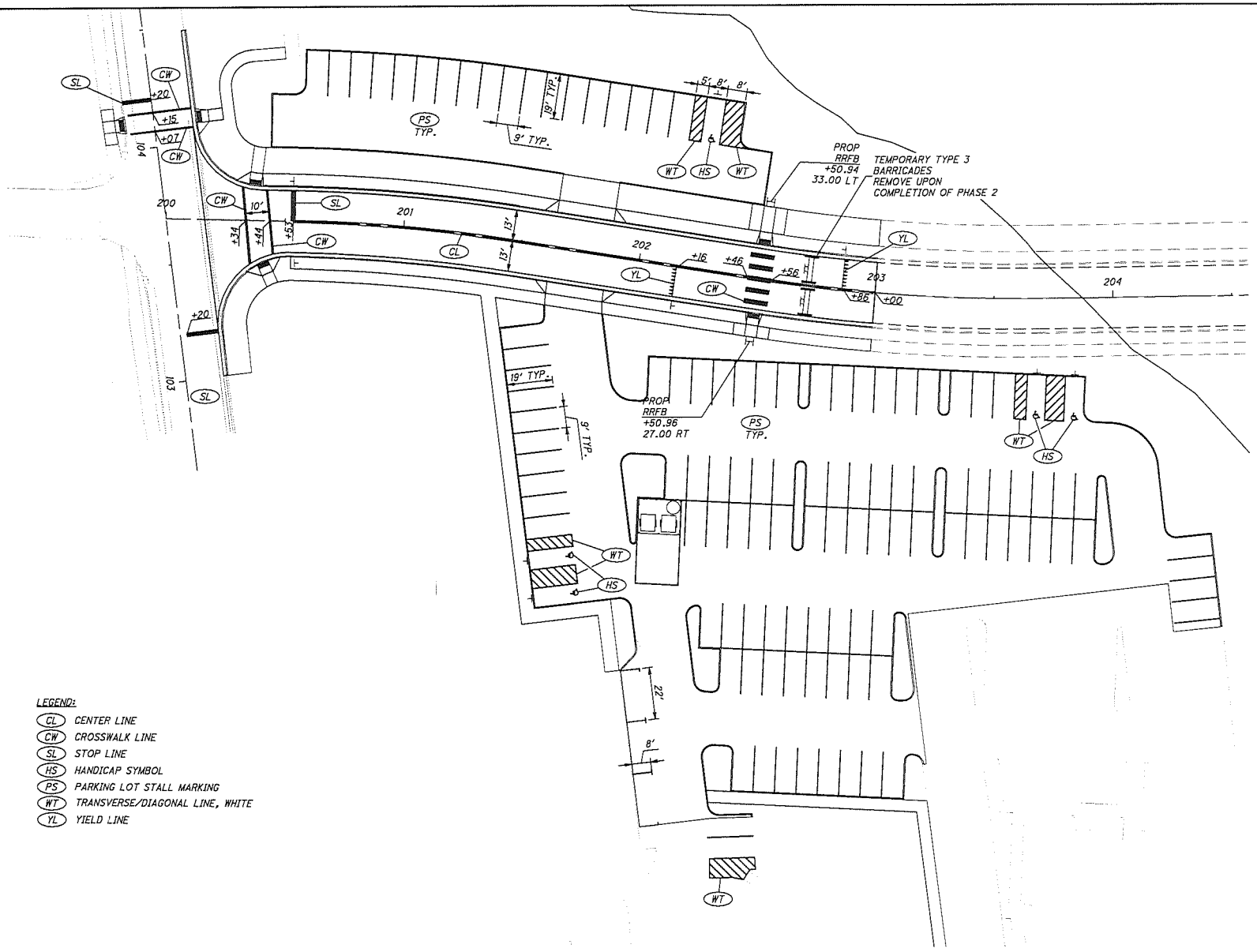
HORIZONTAL SCALE IN FEET

23
29

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LEGEND:

- (CL) CENTER LINE
- (CW) CROSSWALK LINE
- (SL) STOP LINE
- (HS) HANDICAP SYMBOL
- (PS) PARKING LOT STALL MARKING
- (WT) TRANSVERSE/DIAGONAL LINE, WHITE
- (YL) YIELD LINE

CALCULATED RAM
CHECKED MTL

HORIZONTAL SCALE IN FEET
0 10 20 40

SIGNING AND PAVEMENT MARKING

SCIOTO ST EXT

25
29

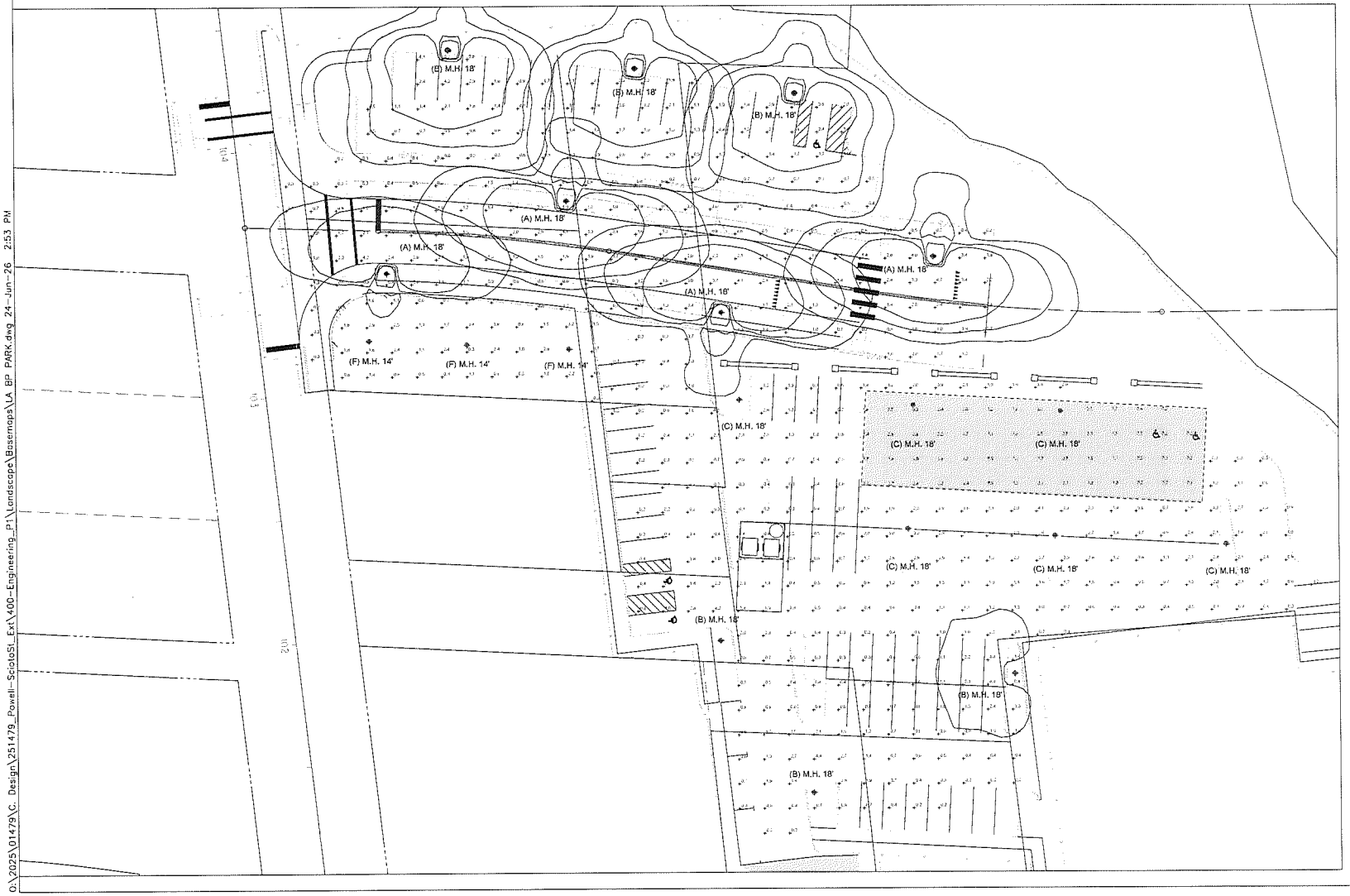
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LUMINAIRE SCHEDULE

Label	Catalog Number	Description	QTY.	File	Lamp Lumens	Lumen Multiplier	LLF	Watts
A	K147-P4NG-III-75-40K	K147	4	K147-P4NG-III-75-40K.ies	7570.996	1	0.8	75
B	K147-P4NG-IV-75-40K	K147	6	K147-P4NG-IV-75-40K.ies	7314.028	1	0.8	75
C	K147-P4NG-V-75-40K	K147	6	K147-P4NG-V-75-40K.ies	7458.629	1	0.8	75
F	K147-P4NG-V-25-27K	K147	3	K147-P4NG-V-25-27K.ies	2600	1	0.8	25

STATISTICS

Entry Plaza	
Average	1.5 fc
Maximum	3.4 fc
Minimum	0.3 fc
Max/Min	11.3:1
Average/Min	5.0:1
North Parking	
Average	1.4 fc
Maximum	4.2 fc
Minimum	0.2 fc
Max/Min	21.0:1
Average/Min	7.0:1
ROW	
Average	1.5 fc
Maximum	4.7 fc
Minimum	0.2 fc
Max/Min	23.5:1
Average/Min	7.5:1
South Parking	
Average	1.3 fc
Maximum	4.4 fc
Minimum	0.2 fc
Max/Min	22.0:1
Average/Min	8.5:1



HORIZONTAL SCALE IN FEET
0 20' 40

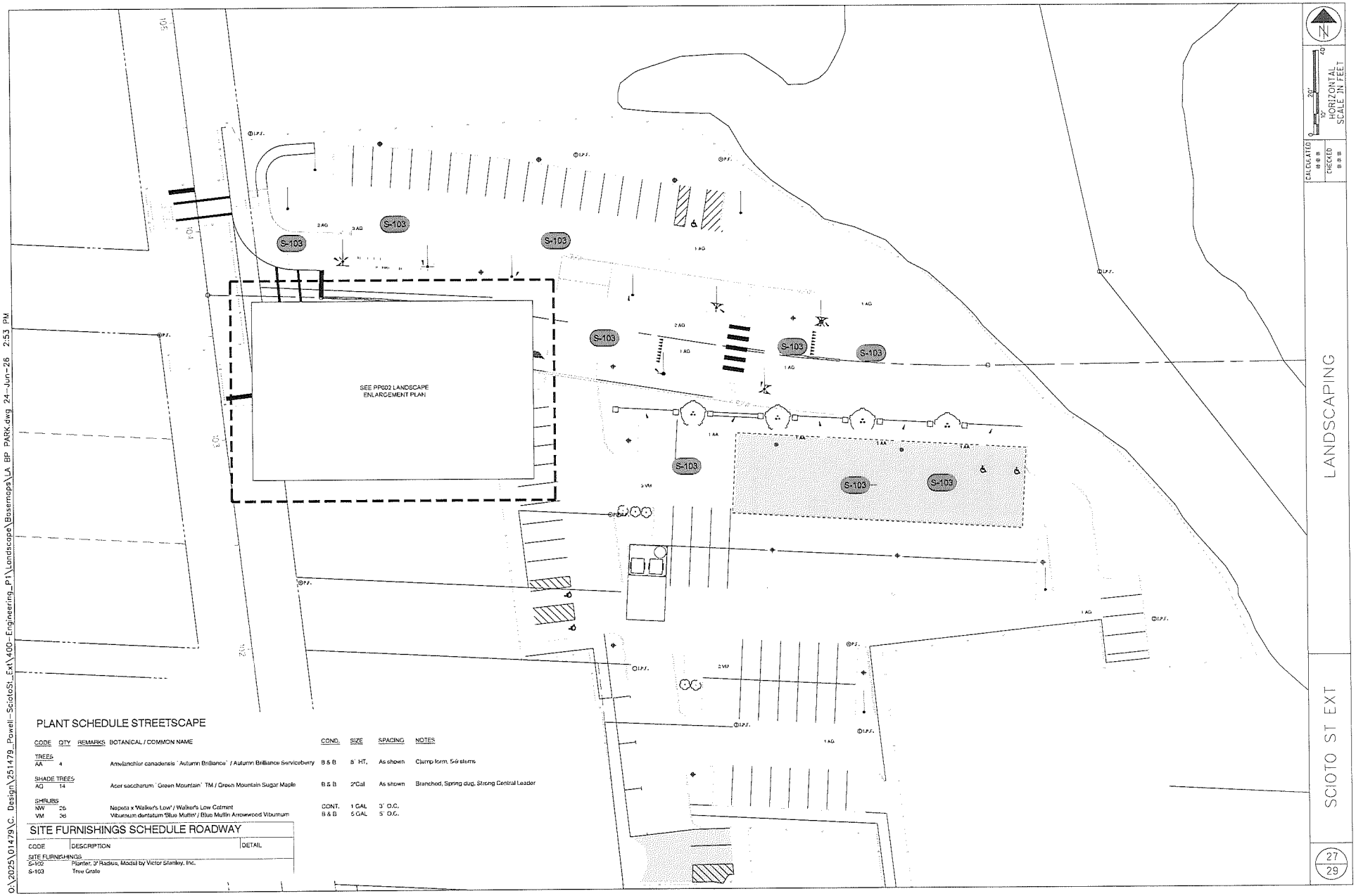
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LIGHTING

SCIOTO ST EXT

26
29

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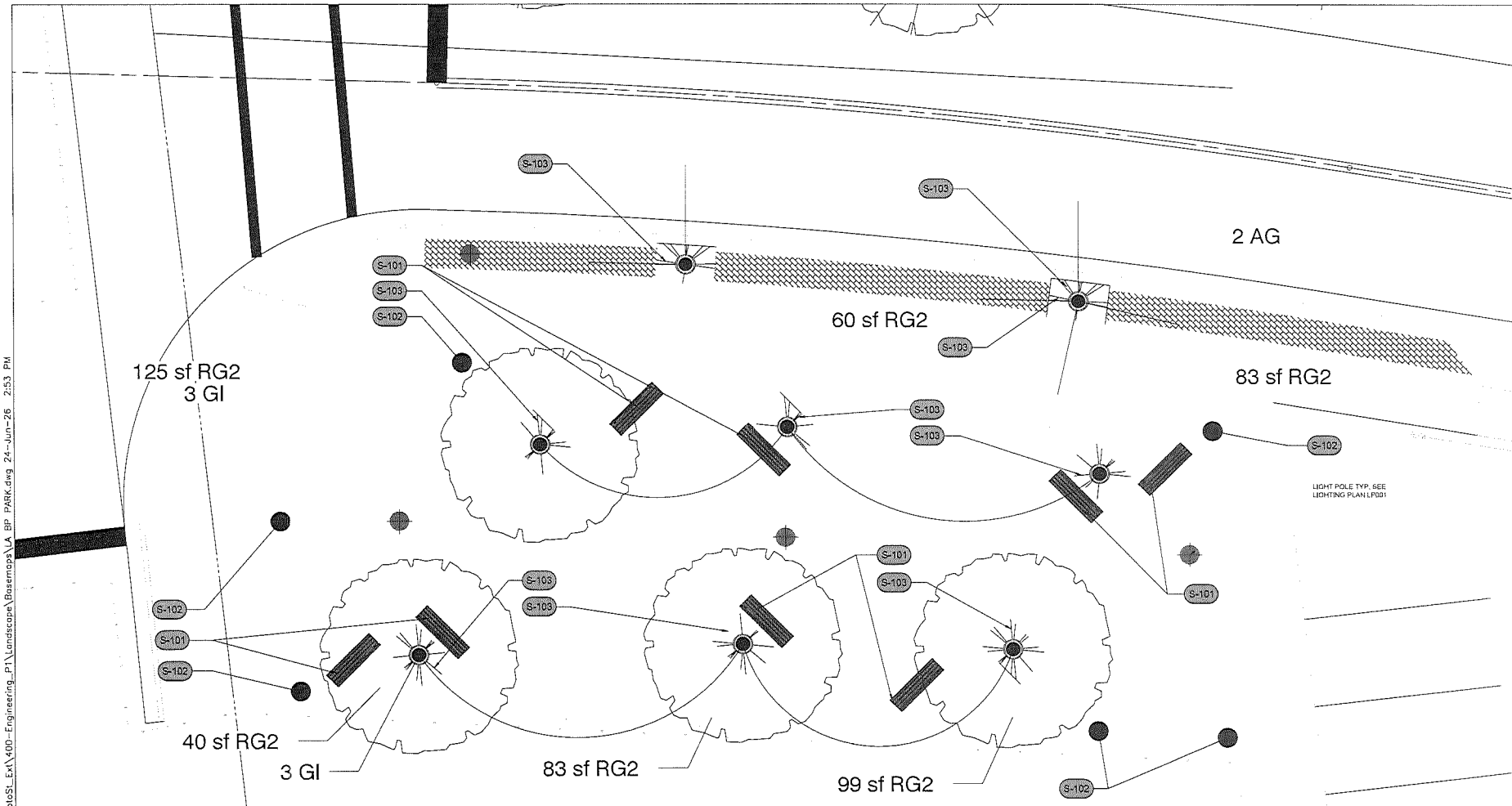
PLANT SCHEDULE STREETSCAPE

CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING	NOTES
TREES							
AA	4		Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	8` HT.	As shown	Clump form, 5-6 stems
SHADE TREES							
AG	14		Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple	B & B	2"Cal	As shown	Branched, Spring dug, Strong Central Leader
SHRUBS							
NW	25		Nepeta x 'Walker's Low' / Walker's Low Catmint	CONT.	1 GAL	3` O.C.	
VM	36		Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	B & B	5 GAL	5` O.C.	

SITE FURNISHINGS SCHEDULE ROADWAY

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
S-102	Planter, 3' Radius, Model by Victor Stanley, Inc.	
S-103	Tree Grate	

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PAVING SCHEDULE PLAZA

CODE	DESCRIPTION	QTY	DETAIL
UNIT PAVING			
P-301	Decorative Paver - Type A - 2 3/8" Clay Paver	2,622 sf	
P-302	Decorative Paver - Type B - 2 3/8" Clay Paver	388 sf	
P-303	Decorative Paver - Type C - 2 3/8" Clay Paver	385 sf	

SITE FURNISHINGS SCHEDULE PLAZA

CODE	DESCRIPTION	DETAIL
S-101	Bench, 6' Length, Plainwell Landscape Forms	
S-102	Planter, 3' Radius. Model by Victor Stanley, Inc.	
S-103	Tree Grate	

PLANT SCHEDULE PLAZA

CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING	NOTES
SHADE TREES							
AG	2		Acer saccharum 'Green Mountain TM / Green Mountain Sugar Maple	B & B	2"Cal	As shown	Branched, Spring dug, Strong Central Leader
GI	6		Gleditsia triacanthos inermis / Thornless Honey Locust	B & B	2" Cal.	As shown	
SHRUB AREAS							
RG2	731 sf		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT.	3 GAL.	24" O.C. Triangular spacing	

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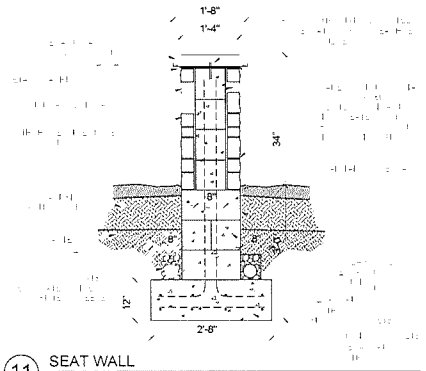
HORIZONTAL SCALE IN FEET
0 2.5' 5' 10'

LANDSCAPING

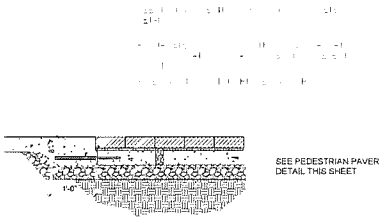
SCIOTO ST EXT

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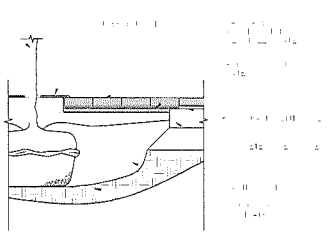
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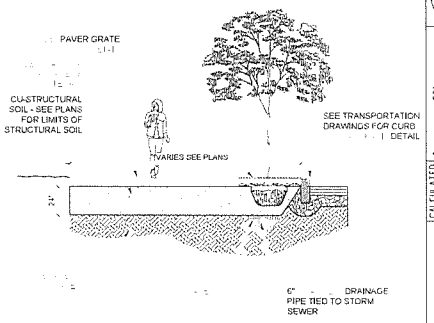
11 SEAT WALL
3/4" = 1'-0" P-RE-32



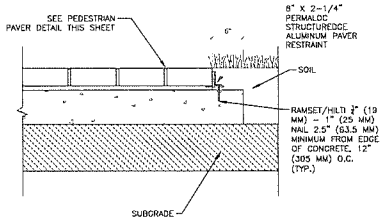
8 PAVERS ABUT CONCRETE
3/4" = 1'-0" P-RE-19



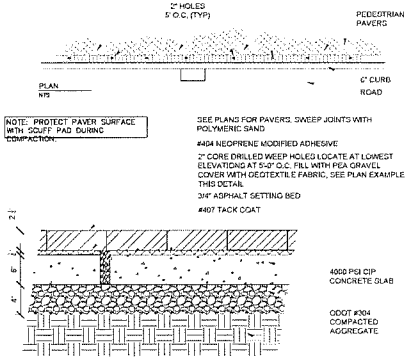
6 PAVER GRATE CONCRETE BASE CONNECTION
3/4" = 1'-0" P-RE-18



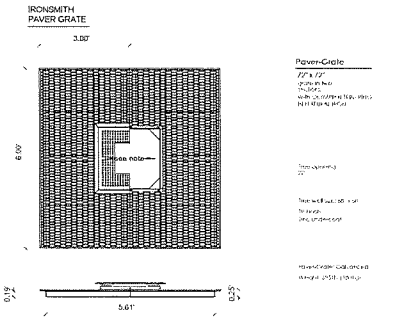
3 STRUCTURAL SOIL
3/4" = 1'-0" P-RE-23



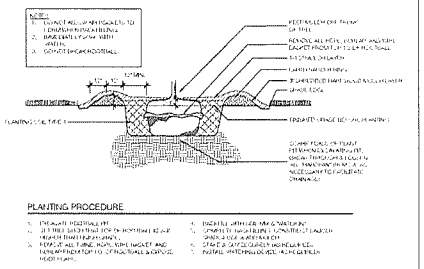
10 PAVERS ABUT PLANTING EDGE
3/4" = 1'-0" P-RE-21



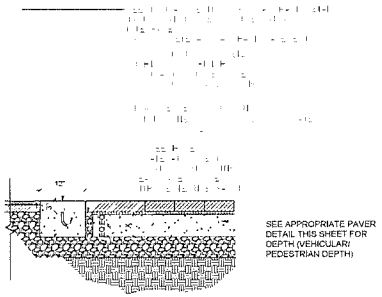
7 PEDESTRIAN PAVER INSTALLATION
1" = 1" P-RE-17



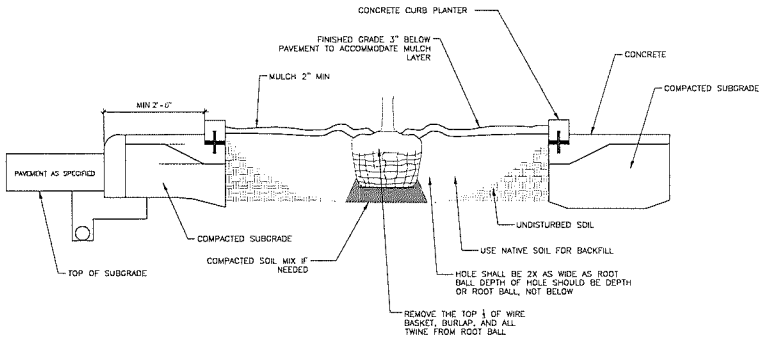
5 PAVER TREE GRATE
1/2" = 1'-0" P-RE-22



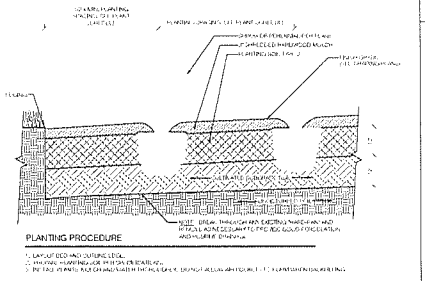
2 TREE PLANTING - LEVEL AREA
3/4" = 1'-0" P-RE-25



9 PAVERS ABUT ASPHALT
3/4" = 1'-0" P-RE-20



4 CURBED PLANTER
3/4" = 1'-0" P-RE-15



1 SHRUB AND PERENNIAL PLANTING
3/4" = 1'-0" P-RE-26

N

HORIZONTAL SCALE IN FEET
0 10' 20' 40

CALCULATED ###
CHECKED ###

LANDSCAPING

SCIOTO ST EXT

29
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Exhibit C – Project Incentives Application

PROJECT INCENTIVES APPLICATION

In order to stimulate economic growth, the City of Powell, the Powell Development Corporation as well as many state resource providers may provide incentive support to companies creating new job opportunities and investing in the City of Powell. Most state and regional incentive programs require a need be demonstrated (i.e. another State/location being considered for the same project.) All City incentives MUST be passed by City Council and/or the Powell Development Corporation Board of Directors after a negotiation with the Incentives Negotiation Committee that includes the schools.

GENERAL		
Company Name		Legal Name: Dba:
Legal structure (LLC, S-Corp, etc)		
Parent Company (if applicable)		
Is parent company domestic or foreign?		
HQ Address		
Subsidiaries		
Description of products/services		
Year founded		
Company website		
Company revenue from year prior:		Total Companywide: Total in Ohio:
Key Customers		
Ohio Commercial Activity Tax Liability (prior year)		
Does the company Export, if so which markets		
Form of business of enterprise (corporation, partnership, proprietorship, or other).		
Name of principal owner(s) or officers of the business.		
PROJECT SPECIFIC		
Project will begin (MM/DD/YYYY) and be completed by (MM/DD/YYY) provided incentives are provided.		
If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred:		
Project description and primary functions of the proposed operation: • Sales & marketing, manufacturing, assembly, HQ, back office, distribution, etc. • New location, expansion, relocation, consolidation, etc.		

• Primary project drivers		
Does the company currently have operations in Ohio? If so, please list municipality(ies) and all current FTEs and any active incentive agreements you have with that community.		
What non-Ohio locations being considered for this project? Are there advantages to other locations?		
Company Project Lead		Name
		Title
		Address
		Phone
		Email
Other Project related contacts		Name
		Role
		Title
		Address
		Phone
		Email
Project site address (if available) or parcel number.		Street Address
		City
		County
		State
		Zip
JOBS & PAYROLL **Note: "Jobs" - both retained and created - are calculated on a full time equivalent (FTE) basis, obtained by dividing the total number of hours for which employees were compensated for employment in the Project by two-thousand eighty.*		
State the enterprise's current employment level at the proposed project site:		
State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): - FTE is calculated by taking total hours worked/paid over most recent 12-month lookback and divide by 2,080 (40-hour work week)		
State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:		
Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full		

and part-time and permanent and temporary):		
State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):		
Will the project involve the relocation of employment positions or assets from one Ohio location to another?		
If yes, state the locations, number of employees and type of employees from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:		
Total associated payroll exclusive of benefits for the existing retained employees at the **local facility/site** for the previous 12 months.		
Total associated payroll for the relocated employees above for the previous 12 months exclusive of benefits.		
Number of jobs (FTE) company will conservatively commit to creating within a three-year period • Please segment into occupations/titles so job type is established • Positions must work at the project location		
Please indicate when hiring at the project site is expected to begin.		
Estimate the amount of annual payroll such new employees will add $ (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees.). Figure is exclusive of bonus pay, benefits, etc.		
Are benefits offered to employees? If so, please list:		
Will employee training be required?		Yes or No
If yes, how many employees will be trained? • Please specify job type requiring training		
Does the Property Owner owe: a. Any delinquent taxes to the State of Ohio or a political subdivision of the state? b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State? c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?		

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).		
CAPITAL INVESTMENT TO ESTABLISH, EXPAND, RENOVATE OR OCCUPY A FACILITY		
What is the total investment required for this project?		
Real Estate Investment		
Site/Facility requirements		
Lease or Purchase		
Lease rate/ Purchase rate		
Lease term		(if applicable)
Land cost		(if applicable)
New Construction costs		(if applicable)
Tenant improvement costs (if TI paid for out of pocket by company, please indicate)		(if applicable)
Other Costs		
Machinery and Equipment Investment (M&E)		
Describe type of equipment needed and associated cost (if applicable)		
Other Invesment		
Technology		
Furniture & Fixtures (F&E)		
Other? Explain		
TOTAL NEW PROJECT INVESTMENT		
OTHER		
Important Dates		Target company decision date
		Target project completion date
What other sources of incentives and/or financial programs (loans, grants, crowdfunding, etc.) have been sought to assist with the project?		
Business requests the following incentives:		

Business's reasons for requesting incentives (be quantitatibly specific as possible):	
What other organizations, banks or incentives have you explored to help pay for this project?	

Submission of this application expressly authorizes the City of Powell to contact the Ohio Department of Taxation or other taxing entities to confirm statements contained within this application and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner or Business Owner	
Date	
Signature	
Typed Name and Title	

Exhibit D – General Warranty Deed

GENERAL WARRANTY DEED

Cohiba Properties, LLC, an Ohio limited liability company, for valuable consideration paid, grants, with general warranty covenants, to **the City of Powell, Ohio**, an Ohio municipal corporation, whose tax mailing address is 47 Hall Street, Powell, OH 43065, all of its interest in the real estate described and depicted on Exhibit A, from Delaware County Auditor Parcel Numbers 319-425-13-061-000, 319-425-13-062-000, 319-425-13-063-000 and 319-425-13-064-000, located at 36 N Liberty St and 28 N Liberty St, respectively, in Powell, Ohio (the "Property"), with reservation of existing access rights.

The following are excepted from the general warranty covenants: (i) easements, restrictions and covenants of record and legal highways; (ii) real estate taxes and assessments not yet due and payable, and (iii) matters which a survey of the Property would disclose.

Prior Instrument References: Record 697, Page 94 and Record 697, Page 99 in the Official Records of Delaware County, Ohio

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO GENERAL WARRANTY DEED]

Executed as of this ____ day of _____, 2026.

Cohiba Properties, LLC
an Ohio limited liability company

_____
[_____]

STATE OF OHIO)
)SS:
COUNTY OF DELAWARE)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2026 by _____, the _____ of Cohiba Properties, an Ohio limited liability company, on behalf of the limited liability company.

_____
Notary Public
My commission expires:_____

This instrument was prepared by:
FBT Gibbons LLP
10 W. Broad Street, Suite 2300
Columbus, OH 43215

EXHIBIT A

Exhibit E – Quit Claim Deed

QUIT-CLAIM DEED

(Statutory Form – Ohio Revised Code Section 5302.11)

The City of Powell, Ohio, an Ohio municipal corporation ("Grantor"), having an address of 47 Hall Street, Powell, OH 43065, for valuable consideration paid, grants to **Cohiba Properties, LLC** ("Grantee"), an Ohio limited liability company, all of the Grantor's interest in the real property described and depicted on the attached Exhibit A.

Portion of Parcel No. 319-425-13-065-000

Prior Instrument Reference: Official Records _____ Delaware County Recorder's Office.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO QUIT CLAIM DEED]

Executed as of this ____ day of _____, 2026.

GRANTOR:

City of Powell, Ohio

By:_____
Andrew White, City Manager

STATE OF OHIO)
) ss:
COUNTY OF DELAWARE)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by Andrew White, City Manager, on behalf of the City of Powell, Ohio.

_____
Notary Public
My commission expires: _____

This instrument was prepared by:
FBT Gibbons LLP
10 W. Broad Street, Suite 2300
Columbus, OH 43215

Exhibit A

Exhibit F – Public Use and Access Easement

Portion above reserved for County Recorder, Engineer and Auditor's Offices Use

PUBLIC ACCESS AND USE EASEMENT

THIS PUBLIC ACCESS AND USE EASEMENT ("Easement") is made and entered into this _____ day of _____ 2026, by and among **COHIBA PROPERTIES, LLC** ("Grantor") whose mailing address is 36 N. Liberty Street, Powell, Ohio 43065, and the **CITY OF POWELL, OHIO** ("Grantee" or the "City") an Ohio municipal corporation, whose tax mailing address is 47 Hall Street.

BACKGROUND INFORMATION

WHEREAS, as part of the City's Scioto Street Extension and Parking project ("Project"), the City intends to develop and construct a public plaza on its property ("Public Plaza"), which is adjacent and directly north of Grantor's property; and

WHEREAS, Grantor owns the parcel identified as Delaware County Parcel Number 319-425-13-063-000 (Grantor's Property), which is directly adjacent to the south of the proposed Public Plaza; and

WHEREAS, in conjunction with the Project and the Public Plaza, Grantor is developing Grantor's Property and adjacent property Grantor owns into a mixed-use site with proposed outdoor seating facing north; and

WHEREAS, the City and Grantor wish to integrate the City Public Plaza seamlessly with Grantor's private development such that certain portions of Grantor's Property ("Easement Area") act as a continuation of the Public Plaza, as described and depicted on the attached Exhibit A; and

WHEREAS, Grantor desires to grant this easement over the Easement Area for the benefit of Grantee and the public upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

I. Grant of Permanent Non-Exclusive Easement. Grantor grants to Grantee, its agents, employees, independent contractors, successors and assigns, and the general public, a permanent, non-exclusive easement in, through, over, and under the Easement Area for the following purposes: (i) to install, construct, reconstruct, add to, operate, maintain, repair, relocate, inspect, replace, and remove a public plaza, sidewalk, walkway, and other public infrastructure located within the Easement Area ("Plaza Extension"); and (ii) the right of the general public to enter upon and traverse such Plaza Extension .

A. Changes to Rights Over Time. Grantee, its agents, employees, independent contractors, successors and assigns, and the general public are permitted to use the Easement Area in ways reasonably necessary for the convenient enjoyment of the Public Plaza and Plaza Extension. Grantor acknowledges that there may be changes in the manner, frequency, and intensity of the use of the Easement Area over time.

B. Grantor's Right to Enter. Grantor may use the Easement Area for all purposes not inconsistent with full enjoyment of the Easement Area as the Plaza Extension, and Grantor has the right to enter the Easement Area provided that such entry by Grantor does not in any way impair or hinder the rights granted to its agents, employees, independent contractors, successors and assigns, and the general public in this Easement. Should Grantor's use impair or hinder the rights of Grantee, Grantee will provide as such in a written notice to Grantor. Grantor shall have thirty (30) days from the time notice is delivered to remedy such impairment or hinderance, except in the event of an emergency causing immediate damage to the Easement Area.

C. Normal Repairs and Maintenance. Grantee shall provide for the repair and maintenance of the Plaza Extension within the Easement Area in a condition consistent with the adjacent Public Plaza. Grantee shall also provide for any improvements that it determines are necessary for Grantee's use and enjoyment of the Plaza Extension.

D. Other Servitudes. Should Grantor grant any future servitudes related to the Easement Area described herein, those agreements must include provisions that require any holders to exercise their rights in ways that do not unreasonably interfere with those of Grantee. In the event of some irreconcilable conflicts in use between Grantee and any future holders, priority of use rights is determined by priority in time of agreement.

II. Authority. Grantor represents and warrants that it has the full right, authority, and capacity to enter into this Easement and hereby grant the rights conveyed to Grantee above.

III. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors, and assigns.

IV. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be

considered as meaning those appropriate under the circumstances at any given time as to: person, entity, number, and gender.

V. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.

VI. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded, or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto (or their respective heirs, executives, representatives, successors, and assigns) and recorded with the Recorder's Office, Delaware County, Ohio with reference made to this Easement.

VII. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership, or of joint venture between the parties, it being understood and agreed that no provision contained herein, or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the easements and rights set forth herein.

VIII. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. Should any provision be held invalid or unenforceable the parties agree to work together in good faith to create a replacement term and modify this Easement.

IX. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements, or obligations, nor shall forbearance by any party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.

[signatures and acknowledgements on the following pages]

Executed this _____ day of _____, 2026.

GRANTEE:

CITY OF POWELL, OHIO,
AN OHIO MUNICIPAL CORPORATION

_____
Andrew White, City Manager

STATE OF OHIO)
) SS:
COUNTY OF DELAWARE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Andrew White, the City Manager of the City of Powell, Ohio, an Ohio municipal corporation, on behalf of the municipal corporation.

_____
Notary Public
My commission expires_____

Executed this _____ day of _____, 2026.

GRANTOR:

COHIBA PROPERTIES, LLC,
AN OHIO LIMITED LIABILITY COMPANY

_____

STATE OF OHIO)
) SS:
COUNTY OF DELAWARE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of Cohiba Properties, LLC, an Ohio limited liability company, on behalf of the company.

_____
Notary Public
My commission expires_____

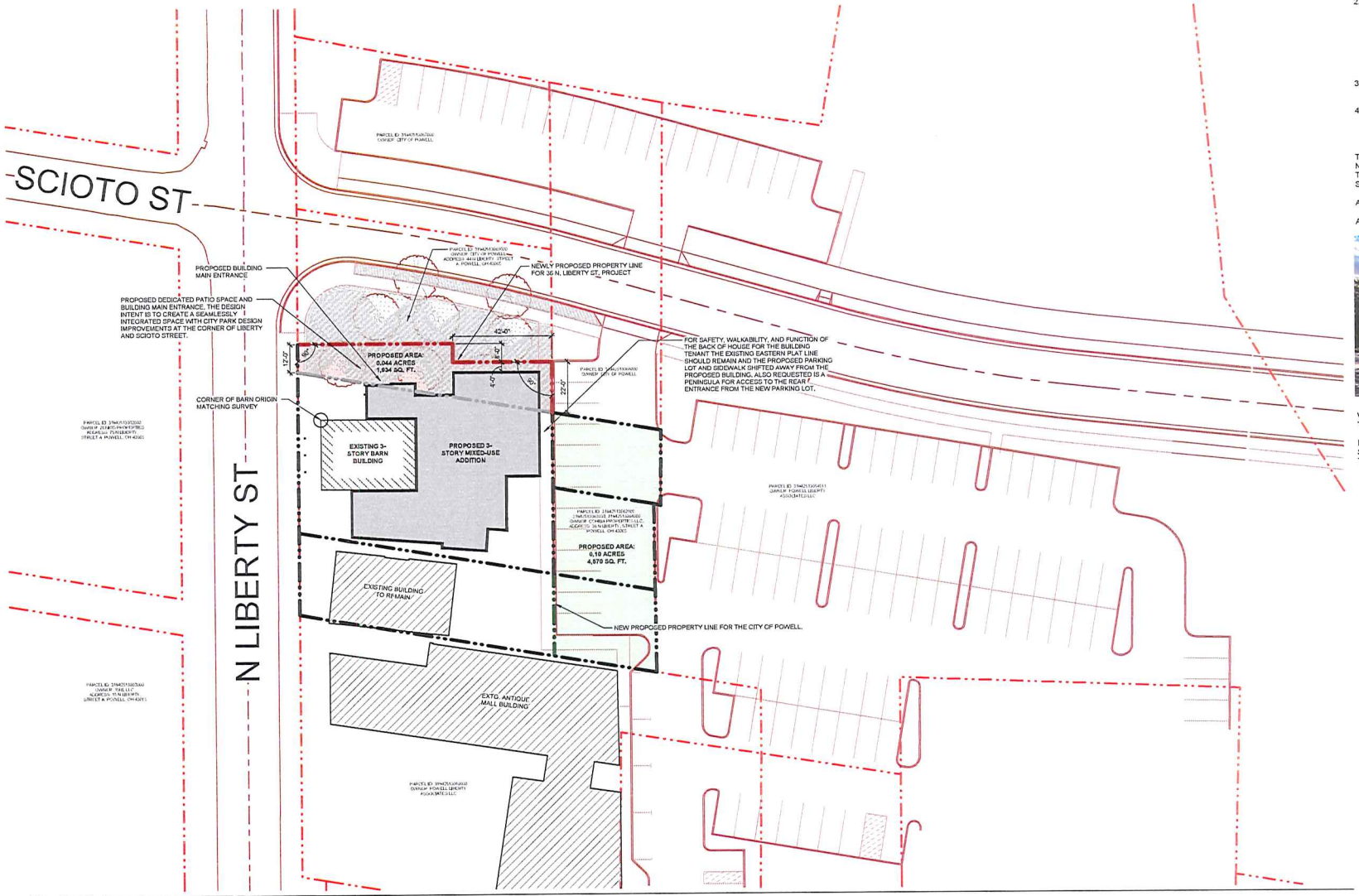
This instrument prepared by:

FBT Gibbons LLP
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215-3484

EXHIBIT A – Easement Area

0128851.0791950 4921-8503-0620v1

Exhibit G – Private Development Rendering and Concept



1 SP1.03 SITE OVERLAY EXHIBIT
1" = 20'-0"

GENERAL NOTES

1. SITE EXHIBIT PREPARED FOR PRESENTATION TO THE CITY OF POWELL, OHIO, TO BE USED FOR DISCUSSION REGARDING NEW PROPERTY BOUNDARIES OF THE 36 N. LIBERTY ST. PROJECT AND THE CITY OF POWELL, SCIOTO STREET IMPROVEMENT PROJECT.
2. DRAWING IS AN OVERLAY OF CURRENT SITE DEVELOPMENT PLANS PRESENTED TO THE CITY OF POWELL AND THE PROVIDED CAD DRAWING FOR THE SCIOTO STREET IMPROVEMENTS AND PARKING LOT PROVIDED FROM THE CITY OF POWELL. PLEASE NOTE THAT THE RED LINES SHOWN ARE FROM AMERICAN STRUCTUREPOINT'S CAD SURVEY. THE CORNER OF THE EXISTING BARN STRUCTURE WAS USED AS THE ORIGIN TO COMPARE THE PROPERTY LINES OF BOTH THE PROPOSED SITE DEVELOPMENT PLAN AND CAD DRAWING.
3. LINE WORK FOR ROADS, PARKING, AND PROPERTY LINES FROM AMERICAN STUCTUREPOINT PROVIDED SURVEY AND SURVEY 10% DESIGN CAD FILE.
4. THE CURRENT PARK DESIGN HAS BEEN SUPERIMPOSED TO THIS EXHIBIT TO OUTLINE THE NEED FOR A MORE INTEGRATED SOLUTION BETWEEN THE PROPOSED PARK AND COHIBA'S PROPOSED BUILDING.

THE PROPOSED AREA TO THE NORTH TO BE CONSOLIDATED WITH 36 N. LIBERTY ST. PROPERTY IS SIZED FOR THE PROPOSED ADDITION TO BUILDING FOOTPRINT AND ALLOW FOR PATIO AND CIRCULATION SPACE OF THE ESTABLISHMENT AND RESIDENT ENTRY.

AREA TO BE GAINED FOR THE CITY OF POWELL [GREEN]: 0.10 ACRES

AREA TO BE GAINED FOR COHIBA DEVELOPMENT [RED]: 0.044 ACRES



VIEWS ARE TAKEN FROM THE NORTH WEST CORNER OF THE SITE AT THE INTERSECTION OF SCIOTO STREET AND N. LIBERTY STREET.

IMAGE PRESENTED HERE IS FOR CHARACTERIZATION OF PROPOSED SITE ADDITION AND OPPORTUNITIES AFFORDED. DESIGN IS SUBJECT TO CHANGE.

36 N. LIBERTY ST. - ADAPTIVE REUSE

36 N LIBERTY ST, POWELL, OH 43065

SP1.03

COP001

SEPTEMBER 11, 2026

Red/Architecture

REDARCHITECTURE.COM

GENERAL NOTES

VIEWS ARE TAKEN FROM THE NORTH WEST CORNER OF THE SITE AT THE INTERSECTION OF SCIOTO STREET AND N. LIBERTY STREET.

IMAGE PRESENTED HERE IS FOR CHARACTERIZATION OF PROPOSED SITE ADDITION AND OPPORTUNITIES AFFORDED. DESIGN IS SUBJECT TO CHANGE.



36 N. LIBERTY ST. - ADAPTIVE REUSE

36 N LIBERTY ST, POWELL, OH 43065

SP1.03

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SEPTEMBER 11, 2026

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GENERAL NOTES

VIEWS ARE TAKEN FROM THE NORTH WEST CORNER OF THE SITE AT THE INTERSECTION OF SCIOTO STREET AND N. LIBERTY STREET.

IMAGE PRESENTED HERE IS FOR CHARACTERIZATION OF PROPOSED SITE ADDITION AND OPPORTUNITIES AFFORDED. DESIGN IS SUBJECT TO CHANGE.



36 N. LIBERTY ST. - ADAPTIVE REUSE

36 N LIBERTY ST, POWELL, OH 43065

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