DEC 31 2012
GC PLANNING COMMISSION

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

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2012190.24
December 28, 2012

City of Grove City, Ohio
Development Department
4035 Broadway
Grove City, OH 43123

RE: Proposed PNC Bank Drive-Thru Addition
2500 Stringtown Road
Grove City, OH

Dear Mr. Rauch:

Pursuant to conversations and an informal meeting, PNC Bank is proposing a drive-thru addition to the location referenced above. They would like to add an awning to the east end of the existing canopy and provide an additional VAT service for the proposed outermost drive-thru lane. Additional landscaping screening is being proposed as shown on the submitted plans.

Enclosed you will find a Special Use Permit Application. Per our discussions this proposal requires a Special Use Permit for the scope of work involved.

Pursuant to code section 1135.09(b)(12)(C) as well as the supplemental requirements listed in 1135.09(b)(12)(G)(2) the following items shall be noted in addition to the application form.

Existing use of the lot and adjacent lots:
- The existing lot is an open and operating PNC Bank with an attached 3 lane drive-thru.
- North of the lot is an access drive off of Hoover Road and Kroger grocery store.
- South of the lot is Stringtown Road and a BP gas station.
- East of the lot is an access drive off of Stringtown Road and a Blockbuster Video.
- West of the lot is Hoover Road and US Bank.

The banks hours of operation include the following:
Walk-in hours:
Sunday – Closed.
Monday: 9 AM – 2 PM.
Tuesday – Closed.
Wednesday: 9 AM – 5 PM.
Thursday: 9 AM – 5 PM.
Friday: 9 AM – 6 PM.
Saturday: 9 AM – 12 PM.

Drive-up hours:
Sunday – Closed.
Monday: 8 AM – 2 PM.
Tuesday – Closed.

Wednesday: 8 AM – 5 PM.
Thursday: 8 AM – 5 PM.
Friday: 8 AM – 6 PM.
Saturday: 9 AM – 12PM.

In regards to drive-thru services as noted in 1135.09(b)(12)(G)(2): (a) There are no nearby residential uses that are affected by this addition. (b) There is sufficient space wrapping around the southwest corner of the building to accommodate car stacking. No by-pass lane is proposed as part of this project, as a by-pass lane does not currently exist. If a by-pass lane was to be required, we would need to analyze the impacts on its proximity to the existing access drive off of Stringtown Road and any above ground utilities that may exist. Depending on radii and spacing needed, there may not be sufficient space to provide landscape screening or additional site lighting that may be required to illuminate the added pavement. This could also have an adverse impact on stormwater management depending on the existing capacity of the storm sewers. The additional drive-thru lane will reduce to amount of car queuing/stacking for the drive-thru. (d) The awning itself is proposed to protect the interaction between the equipment and the customer and may possibly include a down light within the brackets. But this has not been discussed and is not shown as part of the proposal.

In addition to the Special Use Permit application, also enclosed is a Lot Split application with a Lot Split and Consolidation Plat. This proposed request accomplishes two goals. The first part of the lot split is based on the proposed drive-thru expansion. This enables the entire awning to remain within the PNC Bank parcel property lines. The property line adjustment to the north enables there to be a nearly equal property exchange as well as including parking spaces onto the larger parcel. The current property line location is at the rear of the parking spaces and parked cars are on PNC Bank property but as soon as they begin to leave their stalls, they are then on another property. This proposal is a cleaner property division for PNC and the shopping center.

On behalf of PNC Bank I am looking forward to proceeding through the entitlement process and working closely with staff. I would like to thank you for your help and I look forward to working with you and the City on successfully implementing this project. If you have any questions or need additional information, please do not hesitate to contact me at 330-572-2211.

Sincerely,
GPD Group

Joshua Lyons, Project Coordinator

Cc: File

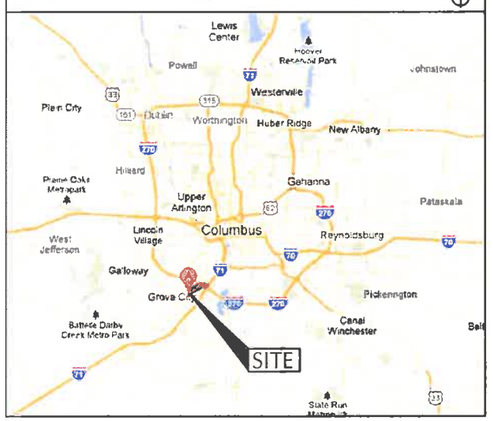
DIEBOLD
usbank

PNC BANK

2500 STRINGTOWN ROAD
GROVE CITY, OHIO

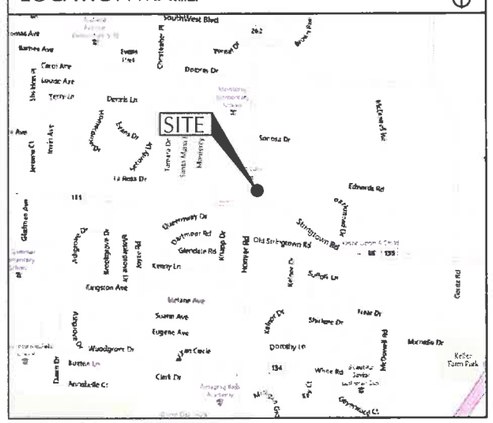
VICINITY MAP
N.T.S.

NORTH



LOCATION MAP
N.T.S.

NORTH



FLOOD PLAIN MAP
N.T.S.

NORTH

INDEX OF DRAWINGS

CIVIL	
G-001	TITLE SHEET
C-111	DEMOLITION & SITE PLAN
C-121	GRADING PLAN & SITE DETAILS
C-131	SWPP DETAILS
S-1	BOUNDARY AND TOPOGRAPHIC SURVEY

GENERAL PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION/PROJECT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
4. UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVERSE TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVERSE THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA AND SUBMIT TO THE ENGINEER PRIOR TO ANY CONSTRUCTION.
5. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND CITY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
8. CONTRACTOR SHALL COORDINATE ANY MAINTENANCE OF TRAFFIC WITH THE OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL AT ALL TIMES ENSURE THAT SWPP MEASURES PROTECTING EXISTING DRAINAGE FACILITIES BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY PHASE OF THE SITE CONSTRUCTION OR LAND ALTERATION. UPON REQUEST AND TWO DAY NOTICE, ENGINEER CAN ELECTRONICALLY PROVIDE GEOMETRIC COORDINATE POINTS OF TWO (2) BUILDING CORNERS TO CONTRACTOR FOR CONSTRUCTION LAYOUT.
10. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL CLEAN THE PAVED AREAS PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS, AS DIRECTED BY THE CITY AND/OR CONSTRUCTION/PROJECT MANAGER. IF POWER WASHING IS USED, NO SEDIMENT LADEN WATER SHALL BE WASHED INTO THE STORM SYSTEM. ALL SEDIMENT LADEN MATERIAL ON PAVEMENT OR WITHIN THE STORM SYSTEM SHALL BE COLLECTED AND REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLAN AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERING CONDITIONS.
12. THESE PROJECT CONSTRUCTION DOCUMENTS SHALL NOT CONSTITUTE A CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR THE ENGINEER AND THE SUBCONTRACTOR.
13. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION OR SAFETY MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES UTILIZED IN CONSTRUCTION BY THE CONTRACTOR OR SUBCONTRACTORS.

EXISTING

- POWER POLE
- POWER/TELEPHONE POLE
- POWER/LIGHT POLE
- TELEPHONE/LIGHT POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- ELECTRIC BOX
- YARD LIGHT
- SIGNAL POLE
- SIGNAL CONTROLLER
- GAS VALVE
- GAS SERVICE VALVE
- WATER METER
- WATER VALVE
- WATER HYDRANT
- CATCH BASIN – SQUARE
- CATCH BASIN – ROUND
- CATCH BASIN – CURB INLET
- STORM MANHOLE
- SANITARY/COMBINATION MANHOLE
- MONUMENT BOX FOUND
- p.f. IRON PIPE FOUND
- BOLLARD/POST
- 5' BUSH – DIAMETER
- 12" EVERGREEN – DIAMETER
- 12" TREE – DIAMETER

PROPOSED

- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED ASPHALT

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PNC BANK

JAN 22 2013

GC PLANNING COMMISSION

REV	DATE	DESCRIPTION
	1-21-13	REVISIONS PER CITY COMMENTS

PNC Bank
2500 Stringtown Rd
Grove City, OH

TITLE SHEET

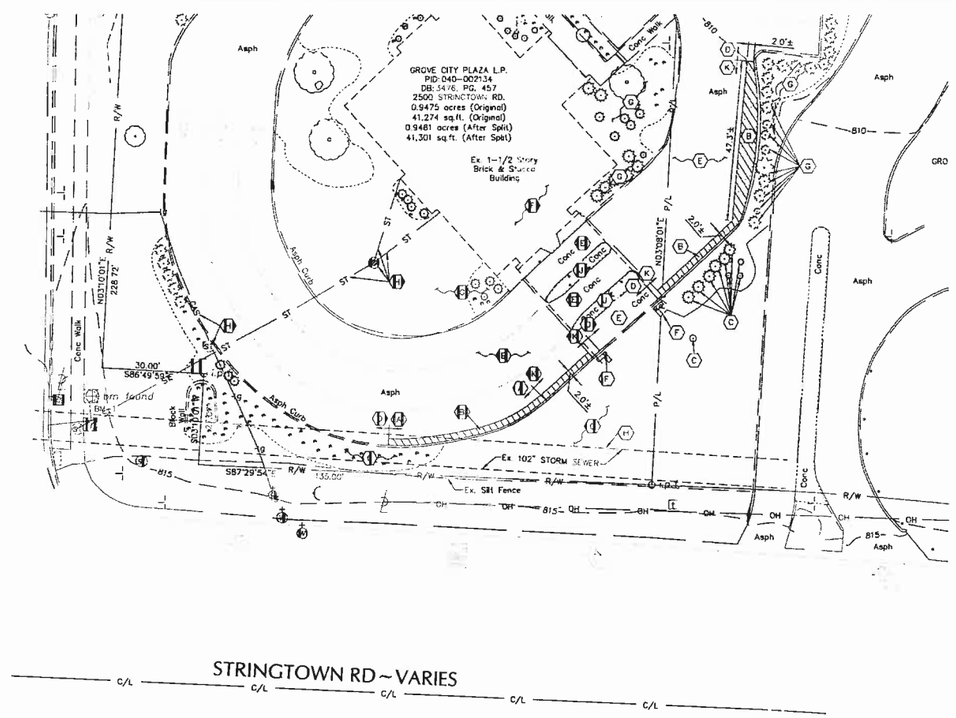
ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MR	DS

JOB NO.
2012190.24

G-001

Drawing Name: \\AKRNO4\Data\2012\2012190\24 Grove City, OH\dwg\Construction Documents\Civil\2012190-24 CDs Revised 121812.dwg
October 18, 2012 - jbyons



DEMOLITION PLAN

DEMOLITION KEYNOTES

- (A) EXISTING ASPHALT CURB TO BE REMOVED.
- (B) EXISTING PAVEMENT TO BE REMOVED. SAWCUT PAVEMENT PRIOR TO REMOVAL AT THE NEAREST JOINT.
- (C) EXISTING LANDSCAPING (INCLUDING BUSHES, TREES, ETC.) TO BE REMOVED.
- (D) EXISTING CURB TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION
- (E) EXISTING PAVEMENT TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION
- (F) EXISTING BUILDING/STRUCTURE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION
- (G) EXISTING LANDSCAPING (INCLUDING BUSHES, TREES, ETC.) TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR TO REPLACE ANY DAMAGED SHRUB/TREE IN SIZE AND TYPE
- (H) EXISTING UTILITIES TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- (I) NOT USED.
- (J) EXISTING ISLAND TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- (K) EXISTING CONCRETE CURB TO BE REMOVED

N

0 20
10 40
Horizontal Scale in Feet

LEGEND
(SEE SHEET G-001 FOR GENERAL LEGEND)

- EXISTING ASPHALT TO BE REMOVED
- (#) DEMOLITION KEYNOTE
- XX'± LIMITS OF SAWCUT

DEMOLITION NOTES

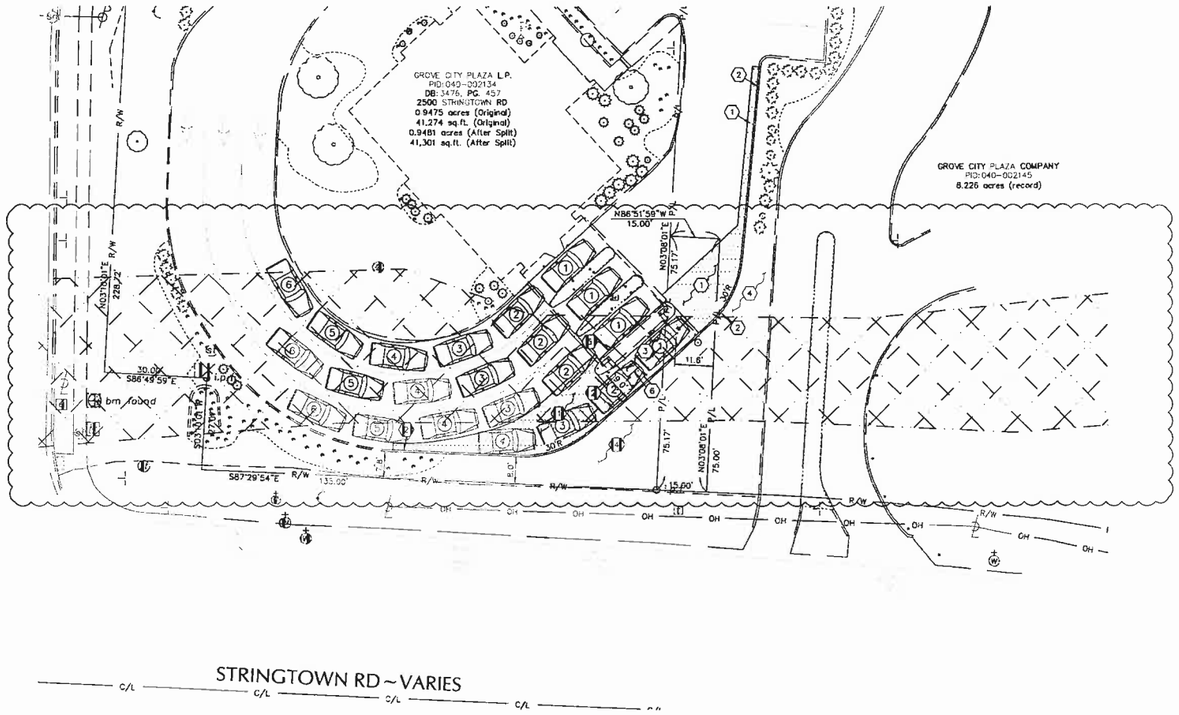
1. DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
   1.A. TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
   1.B. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
2. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
3. REMOVE, REINSTALL AND RELOCATE: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
4. EXISTING TO REMAIN: PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION. WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
5. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
   5.A. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY
6. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED
8. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.
9. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
   9.A. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
10. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
   10.A. ERECT TEMPORARY PROTECTION BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
   10.B. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
11. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
12. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
13. CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
14. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
15. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
16. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
17. ASBESTOS: IT IS NOT EXPECTED THAT ASBESTOS WILL BE ENCOUNTERED IN THE COURSE OF THIS CONTRACT. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER.
18. SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES THROUGHOUT CONSTRUCTION.
19. BELOW-GRADE DEMOLITION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW-GRADE DEMOLITION, AS FOLLOWS:
   19.A. COMPLETELY REMOVE BELOW-GRADE DEMOLITION, INCLUDING FOUNDATION WALLS FOOTINGS, AND BELOW GRADE CONCRETE SLABS.
20. FILLING BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF BUILDINGS AND PAVEMENTS WITH SOIL MATERIALS ACCORDING TO REQUIREMENTS PER SOILS REPORT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO FILLING ANY AREAS. CONTRACTOR SHALL CONTACT ENGINEER TO OBSERVE FILL PROCEDURES.
21. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
   21.A. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
22. CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO REMAIN PRIOR TO CURB, GUTTER, PAVEMENT, ETC REMOVAL.

SITE PLAN NOTES

1. ALL DIMENSIONS AND RADII ARE GIVEN TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR SITE SPECIFIC PORTLAND CONCRETE CEMENT SHALL MEET THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR CURING AND INSTALLATION. THE MINIMUM P.C.C. ALLOWED IS 3000 P.S.I. AT 28 DAY, WITH AIR ENTRAINMENT MEETING THE DOT REQUIREMENTS. (CONTRACTOR SHALL REFER TO DETAILS WITHIN THIS DRAWING SET FOR ANY VARIATIONS TO THIS SPECIFICATION).
3. ALL EXTERIOR CURB SHALL HAVE EXPANSION JOINTS AT 100'-0" O.C. AND CONTROL JOINTS AT 10'-0" O.C. (UNLESS OTHERWISE SPECIFIED ON THE DETAIL SHEETS). ALL EXTERIOR WALK SHALL HAVE EXPANSION JOINTS AT 20'-0" O.C. AND CONTROL JOINTS @ 5'-0" MAX. O.C. (UNLESS OTHERWISE SPECIFIED ON THE DETAIL SHEETS).
4. ALL CONCRETE SHALL HAVE A MEDIUM TRANSVERSE FINISH.

CONSTRUCTION KEYNOTES

1. PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING PAVEMENT SECTION.
2. PROPOSED P.C.C. CURB PER SHEET C-121.
3. PROPOSED CONCRETE PAVEMENT. MATCH EXISTING TYPE AND THICKNESS.
4. SEED DISTURBED AREA. SEE LANDSCAPING PLAN.
5. PROPOSED P.C.C. CONCRETE ISLAND PER DETAIL 12, SHEET C-121.
6. PROPOSED AWNING PER ARCHITECTURAL PLANS.



SITE PLAN

N

0 20
10 40
Horizontal Scale in Feet

LEGEND
(SEE SHEET G-001 FOR GENERAL LEGEND)

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FLOODWAY AREA IN ZONE AE
- (#) CONSTRUCTION KEYNOTE
- PROPOSED CAR STACK AND NUMBER

Underground Utilities
2 Working Days Before You Dig
Call 800-362-7764 (Toll Free)
Ohio Utilities Protection Service
Non-members Must Be Called Directly
Call 800-925-0988 (Toll Free)
Oil & Gas Producers Utility Protection Service

BENCHMARKS:

BASIS OF BEARING IS STATE PLANE GRID NORTH, NAD83(CORS96). OHIO SOUTH ZONE. ELEVATIONS ARE BASED ON NAVD88.

BENCHMARK #1 – ALUMINUM PLUG IN EAST SIDE OF CONCRETE SIGNAL POLE BASE. ELEVATION=815.66'

BENCHMARK #2 – SQUARE CUT IN SOUTH SIDE OF CONCRETE LIGHT POLE BASE. ELEVATION=809.12'

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Akron, OH 44311
330.572.2100 330.572.2101
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JAN 22 2013
GC PLANNING COMMISSION
PNC BANK

REV.	DATE	DESCRIPTION
	1-21-13	REVISIONS PER CITY COMMENTS

PNC Bank
2500 Stringtown Rd
Grove City, OH

DEMOLITION & SITE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MR	DS

JOB NO. 2012190.24

C-111

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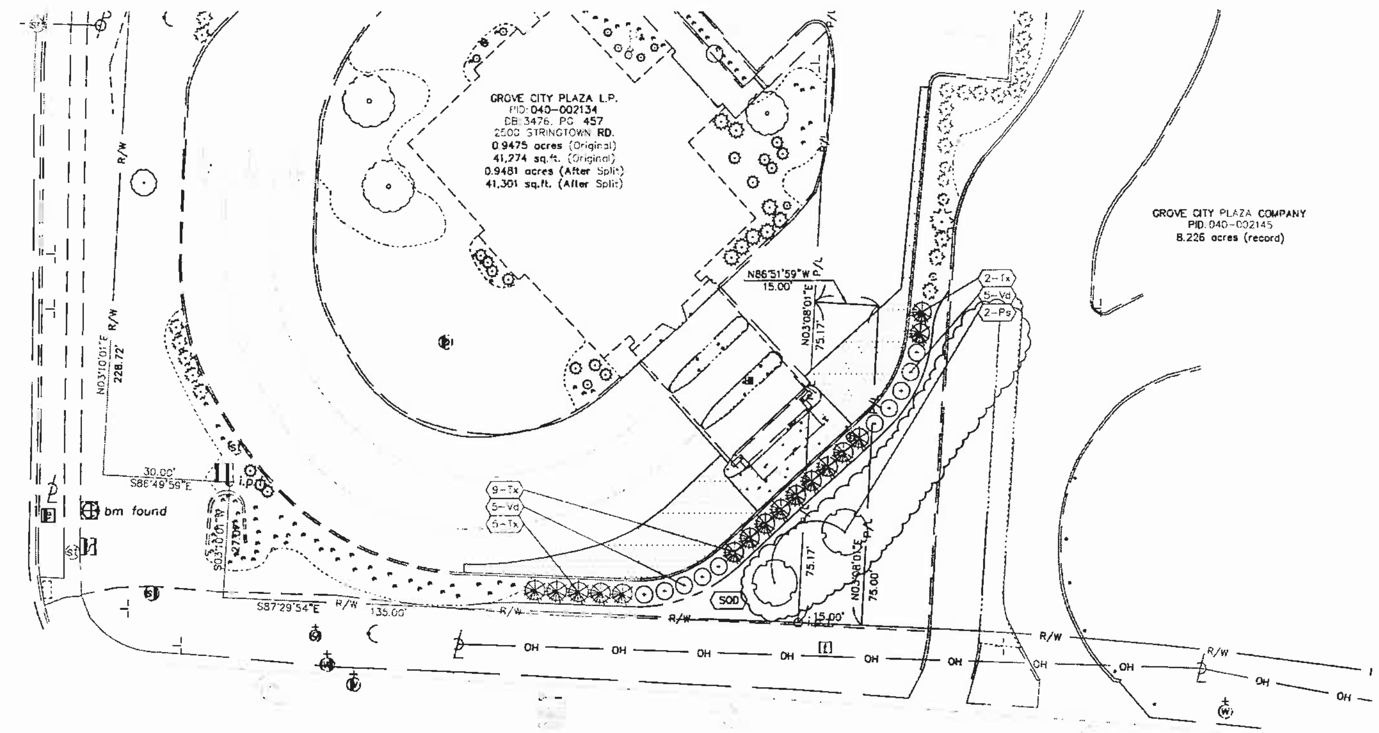
October 18, 2012 - jhyona



STRINGTOWN RD ~ VARIES

N

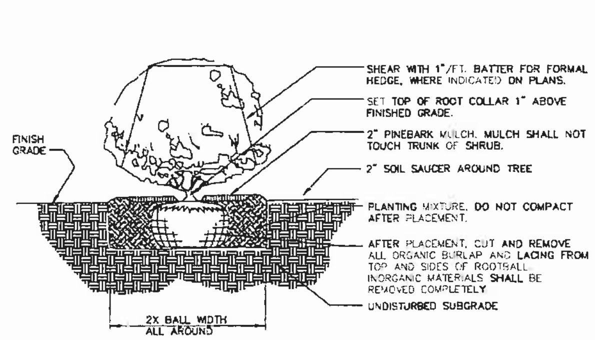
0 10 20 40
Horizontal
Scale in Feet

PLANT LIST

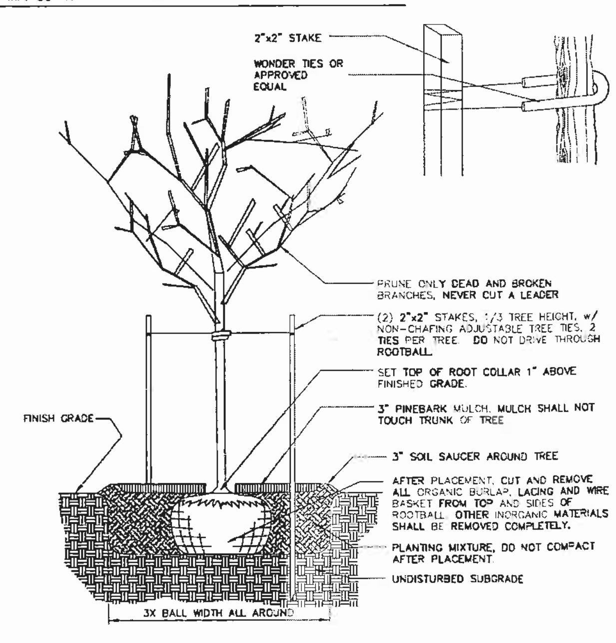
Symbol	Botanical Name	Common Name	Qty.	Size	Condition	Remarks
Ps	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	2	2" cal.	B&B	Matched
Tx	Taxus x media 'Densiformis'	Dense Yew	16	Min. 24" H	Cont.	Maintain at 36" max.
Vd	Viburnum dilatatum "Henneke"	Cardinal Candy Viburnum	10	Min. 30" H	Cont	Maintain at 48" max.

LEGEND

- #-Xx — PLANT QUANTITY AND SYMBOL
- TRENCHED EDGE
- TREE/SHRUB
- SOD — PROPOSED SODDED AREA



SHRUB PLANTING
N.T.S.



TREE PLANTING AND STAKING
N.T.S.

LANDSCAPE NOTES

SCOPE OF WORK

1. THIS WORK SHALL CONSIST OF PERFORMING CLEARING AND GRUBBING, SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. QUANTITY TAKEOFF IS SUPPLIED FOR CONTRACTOR'S ASSISTANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL PLANT MATERIALS AS PER PLAN.
3. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR WITHIN EASEMENT OR RIGHT-OF-WAY LIMITS.

PLANT MATERIALS

1. GENERAL – ALL MATERIALS SHALL BE OF ITS KIND AVAILABLE AND SHALL HAVE BEEN GROWN IN A CLIMATE SIMILAR TO THAT ON SITE.
2. PLANTS – ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND SIZE OF PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK"
3. VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS
4. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM.
5. BALLED AND BURLAPPED (B&B) PLANTS SHALL BE DUG WITH A FIRM ROOT BALL OF NATURAL EARTH, OF A SIZE IN PROPORTION TO THE PLANT'S SIZE, AS MEASURED BY CALIPER, HEIGHT, OR SPREAD. BALLED AND BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOT BALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM. CONTAINER PLANTS SHALL HAVE BEEN ESTABLISHED FOR A MINIMUM OF ONE FULL GROWING SEASON IN THEIR CONTAINERS BEFORE INSTALLATION. CONTAINER PLANTS SHALL BE HANDLED ONLY BY THE CONTAINER, NOT BY THE STEMS OR BRANCHES, AS THIS MAY PULL THE PLANT OUT OF THE CONTAINER AND BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM.
6. PLANTS SHALL BE PROTECTED FROM DRYING OUT DURING SHIPPING WITH TARPAULINS OR OTHER COVERINGS. PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING IMMEDIATELY. IF THIS IS NOT POSSIBLE, THE ROOT BALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
7. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOT BALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY

TOPSOIL

1. TOPSOIL HAS BEEN (OR WILL BE) STOCKPILED FOR REUSE IN LANDSCAPE WORK. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK. IMPORTED TOPSOIL SHALL CONSIST OF LOOSE, FRIABLE, LOAMY TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL OR REFUSE. ACCEPTABLE TOPSOIL SHALL CONTAIN NOT LESS THAN 3 PERCENT NOR MORE THAN 20 PERCENT ORGANIC MATTER.

SOIL CONDITIONING

1. OBTAIN LABORATORY ANALYSIS OF STOCKPILED AND IMPORTED TOPSOIL COMPLETE WITH RECOMMENDATIONS FOR SOIL AMENDMENT.
2. BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
3. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED BY THE LAB REPORT. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS
4. FOR PLANTING BEDS AND LAWNS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING. MIX LIME WITH DRY SOIL PRIOR TO MIXING OF FERTILIZER
5. PREVENT LIME FROM CONTACTING ROOTS OF ACID-LOVING PLANTS.
6. APPLY PHOSPHORIC ACID FERTILIZER (OTHER THAN THAT CONSTITUTING A PORTION OF COMPLETE FERTILIZERS) DIRECTLY TO SUBGRADE BEFORE APPLYING PLANTING SOIL AND TILLING.

OTHER MATERIALS

1. BED EDGING – TRENCH AROUND LANDSCAPE BEDS TO CREATE SHARP, 45 DEGREE EDGE. TYPICAL AT ALL PLANTING BED EDGES WHERE THEY MEET LAWNS.
2. MULCH: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR PLANTS AND CONSISTING OF THE FOLLOWING:
   * SHREDDED HARDWOOD BARK MULCH (ALL AREAS NOT BEING SEEDED) NOT LESS THAN 6 MO. AGED, TO BE CERTIFIED BY SUPPLIERS.
3. WEED BARRIER – POLYETHYLENE FILTER FABRIC DESIGNED TO PERMIT WATER INFILTRATION WHILE PREVENTING WEED GROWTH-TO BE INSTALLED IN ALL PLANTING BEDS.

GENERAL WORK PROCEDURES

1. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE OHIO STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCES.
2. CONTRACTOR SHALL OBTAIN A COPY OF LOCAL ORDINANCES REGARDING ACCEPTABLE PLANT AND PLANTING DETAILS AND ABIDE BY THOSE ORDINANCES AND DETAILS.
3. ENGINEER RESERVES THE RIGHT TO REJECT ALL PLANT MATERIAL DEEMED NOT ACCEPTABLE.
4. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE EQUIVALENT IN FORM, HABIT, STRUCTURE, BRANCHING AND LEAF TYPE AND MUST BE ISSUED TO THE LANDSCAPE ARCHITECT FOR APPROVAL, IN WRITING, PRIOR TO INSTALLATION.

WEEDING

1. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

CLEANUP

1. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. AN 'ACCEPTABLE CONDITION' SHALL BE AS DEFINED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PLANTING

1. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS
2. AND SECURE THE APPROVAL OF THE OWNER BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
3. PLANTING PITS SHALL BE AS PER DETAILS.
4. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT. COMPLETE BACKFILLING AND WATER THOROUGHLY.
5. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH PLANT.
6. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
7. INSTALL BED EDGING AND MULCH.
8. REMOVE ALL SALES TAGS, STRINGS, STRAPS, WIRE, ROPE OR OTHER MATERIALS THAT MAY INHIBIT PLANT GROWTH BOTH ABOVE AND BELOW THE SURFACE OF THE SOIL.
9. REMOVE ANY BROKEN, SUCKERING, DISEASED, CRISSCROSSED OR AESTHETICALLY DISPLEASING BRANCHES BACK TO LIVE LEADER OR SIDE LATERAL WITH A FLUSH CUT.
10. MULCH TREES AND SHRUBS AND OTHER AREAS NOTED ON THE PLANTING PLAN WITH A 3" LAYER OF MULCH AS SPECIFIED IN NOTE 2 OF "OTHER MATERIALS"

FINISH GRADING

1. ALL AREAS WILL BE GRADED BY THE CONTRACTOR TO SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.
2. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER

GUARANTEE

1. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.

IRRIGATION

1. A PERMANENT IRRIGATION SYSTEM IS NOT REQUIRED FOR THIS PROJECT.
2. PLANTS HAVE BEEN SELECTED FOR DRAUGHT TOLERANCE ONCE ESTABLISHED.
3. CONTRACTOR SHALL PROVIDE A METHOD FOR TEMPORARY IRRIGATION OF ALL LANDSCAPED AREAS FOR THE FIRST GROWING SEASON (MINIMUM 180 DAYS). LANDSCAPE BEDS SHALL RECEIVE NO LESS THAN 1" OF WATER PER WEEK FROM RAINFALL OR TEMPORARY IRRIGATION. LAWN AREAS SHALL RECEIVE NO LESS THAN 2" OF WATER PER WEEK FROM RAINFALL OR TEMPORARY IRRIGATION.
4. IN ORDER TO ACHIEVE POINTS FOR LEED W.E.C 1.2, CONTRACTOR SHALL REMOVE TEMPORARY IRRIGATION SYSTEM 1 YEAR AFTER INSTALLATION OF LANDSC

MAINTENANCE

1. (MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)
2. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
3. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
4. MAINTAIN LAWNS BY WATERING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
5. MAINTAIN THE LANDSCAPING BY KEEPING ALL PLANTS DISEASE-FREE AND PLANTING BEDS GROOMED, EXCEPT IN NATURALLY OCCURRING VEGETATION AREAS.
6. REPLACE ANY REQUIRED PLANTING(S), WHICH SEVERELY DECLINE OR DIE AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

SODDING

1. SOD SHALL BE FIRST GRADE CERTIFIED KENTUCKY BLUEGRASS BLEND CONTAINING NOT MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL NOXIOUS WEEDS. SOD SHALL BE RECENTLY MOWED TO A HEIGHT OF NOT LESS THAN 3 INCHES. IT SHALL BE CUT INTO STRIPS OF NOT LESS THAN 3 FEET AND NOT OVER 6 FT. WITH A UNIFORM WIDTH OF NOT OVER 24 INCHES. THE SOD SHALL BE CUT TO A DEPTH EQUAL TO THE GROWTH OF THE FIBROUS ROOTS BUT IN NO CASE LESS THAN 1 INCH. SOD SHALL BE DELIVERED TO THE JOB WITHIN 24 HOURS AFTER BEING CUT AND SHALL BE INSTALLED WITHIN 48 HOURS AFTER BEING CUT. BEFORE SOD IS PLACED, THE SOD BED WILL HAVE BEEN EXCAVATED TO SUCH A DEPTH THAT WHEN THE SOD IS IN PLACE THE TOP OF THE SOD WILL BE FLUSH WITH THE SURROUNDING GRADE. NO SOD SHALL BE PLACED WHEN THE TEMPERATURE IS BELOW 32 DEGREES F. NO FROZEN SOD SHALL BE PLACED NOR SHALL ANY SOD BE PLACED ON FROZEN SOIL. WHEN SOD IS PLACED BETWEEN THE DATES OF JUNE 1ST AND OCTOBER 15th, IT SHALL BE COVERED IMMEDIATELY WITH A STRAW MULCH 1 INCH THICK (LOOSE MEASUREMENT). AFTER LAYING, THE SOD SHALL BE WATERED THOROUGHLY AND TAMPED WITH APPROVED SOD TAMPERS SUFFICIENTLY TO BRING THE SOD INTO CLOSE CONTACT WITH THE SOD BED AND INSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS. THE CONTRACTOR SHALL KEEP ALL SODDED AREAS INCLUDING SUBGRADE, THOROUGHLY MOIST FOR 30 DAYS AFTER SODDING. THE CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FOLLOWING INSTALLATION AS DIRECTED BY THE ENGINEER. SOD SHALL BE IN PLACE AT LEAST 30 DAYS BEFORE FINAL ACCEPTANCE.

PLANTING SCHEDULE

1. ALL PLANTING IS RECOMMENDED TO BE DONE WITHIN THE FOLLOWING DATES. WHEN PLANTING OUTSIDE THESE DATES, WRITTEN DOCUMENTATION SHALL BE PROVIDED THAT SURVIVAL OR REPLACEMENT WILL BE ENSURED. NO PLANTING SHALL BE DONE IN FROZEN SOIL.

NORMAL PLANTING SEASONS	SPRING	FALL
ALL TREES AND SHRUBS	MARCH 15–MAY 15	OCTOBER 1–DECEMBER 1
EVERGREENS	APRIL 1–MAY 15	OCTOBER 1–NOVEMBER 15
GROUNDCOVERS	APRIL 1–JUNE1	WHEN SOD IS WORKABLE
SEED AND MULCH	APRIL 1–MAY 15	OCTOBER 1–NOVEMBER 15

GENERAL NOTE

1. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE WITHIN THE RIGHT-OF-WAY SHALL BE FINE GRADED TO MAINTAIN POSITIVE DRAINAGE, HAVE A 4" LAYER OF TOPSOIL APPLIED AND BE SEEDED ACCORDING TO SPECIFICATIONS ON THIS SHEET

BENCHMARKS:

BASIS OF BEARING IS STATE PLANE GRID NORTH, NAD83(CORS96), OHIO SOUTH ZONE. ELEVATIONS ARE BASED ON NAVD88.

BENCHMARK #1 – ALUMINUM PLUG IN EAST SIDE OF CONCRETE SIGNAL POLE BASE. ELEVATION=815.66'

BENCHMARK #2 – SQUARE CUT IN SOUTH SIDE OF CONCRETE LIGHT POLE BASE. ELEVATION=809.12'

Underground Utilities
2 Working Days Before You Dig
Call 800-362-2764 (Toll Free)
Ohio Utilities Protection Service
Non-members Must Be Called Directly
Call 800-925-0988 (Toll Free)
Oil & Gas Producers Utility Protection Service

GPD GROUP.
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520 South Main St, Suite 2531
Akron, OH 44311
330.572.2100 330.572.2101
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JAN 22 2013
GC PLANNING COMMISSION

PNC BANK

REV.	DATE	DESCRIPTION
	1-21-13	REVISION PER CITY COMMENTS

PNC Bank
2500 Stringtown Rd
Grove City, OH

LANDSCAPE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MR	TW

JOB NO.
2012190.24

L-101

Drawing Name: \\AKRN04\Data\2012\2012190\24 Grove City, OH\dwg\ConstructionDocuments\Civil\2012190-24 CDs Revised 121812.dwg
October 18, 2012 - jlyons

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Ohio State Plane South Zone 5001 (FIPSZONE 3402). The horizontal datum was NAD83. Differences in datum, spheroid, projection or state plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by Franklin County. This information was produced at a scale of 1:1,200 from aerial photography dated 2004.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

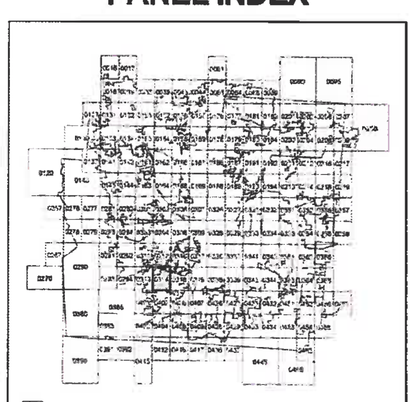
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov/.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

The "profile base lines" depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

PANEL INDEX



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard may include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction, no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside of the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
~~ 513 ~~~	Base Flood Elevation line and value; elevation in feet*
(EL 10)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

(A)———(A)	Cross section line
(23)- - - - -(23)	Transect line
85° 03' 45.0", 41° 24' 22.5"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4287000 M	1000-meter Universal Transverse Mercator grid values, zone 17
2250000 FT	5000-foot grid ticks: Ohio State Plane South Coordinate System, 5001 Zone (FIPSZONE 3402) Lambert Conformal Conic
KA0015 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
• M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
AUGUST 2, 1985

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
7/16/1997
4/21/1999
3/16/2004
9/19/2007

June 17, 2008 - to update corporate limits, to change Special Flood Hazard Areas, to update map format, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

JAN 22
GC PLANNING COMMISSION

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0314K

FIRM
FLOOD INSURANCE RATE MAP
FRANKLIN COUNTY, OHIO
AND INCORPORATED AREAS

PANEL 314 OF 465

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLUMBUS, CITY OF	390170	0314	K
FRANKLIN COUNTY	390167	0314	K
GROVE CITY, CITY OF	390173	0314	K
URBANCREST, VILLAGE OF	390893	0314	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 39049C0314K

MAP REVISED JUNE 17, 2008

Federal Emergency Management Agency

DEC 3 1 2012
GC PLANNING COMMISSION

BOUNDARY & TOPOGRAPHIC SURVEY

STATE OF OHIO
COUNTY OF FRANKLIN
CITY OF GROVE CITY
PART OF VIRGINIA MILITARY SURVEY NO. 8231

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main St, Suite 2531
Akron, OH 44311
330.572.2100 330.572.2790

VICINITY MAP
N.T.S.

SITE BENCHMARKS:

BM-1
Aluminum plug in east side of concrete signal pole base.
ELEV: 815.66'

BM-2
Square cut in south side of concrete light pole base.
ELEV: 809.12'

STRUCTURE DETAILS:

STMH-289
RIM: 814.37
*COULD NOT OPEN

SSMH-365
RIM: 813.46
PVC(W): 803.66
PVC(E): 803.26

CB-384
RIM: 813.35
12" RCP(W): 810.70

CB-900
RIM: 810.82
*DEBRIS FILLED

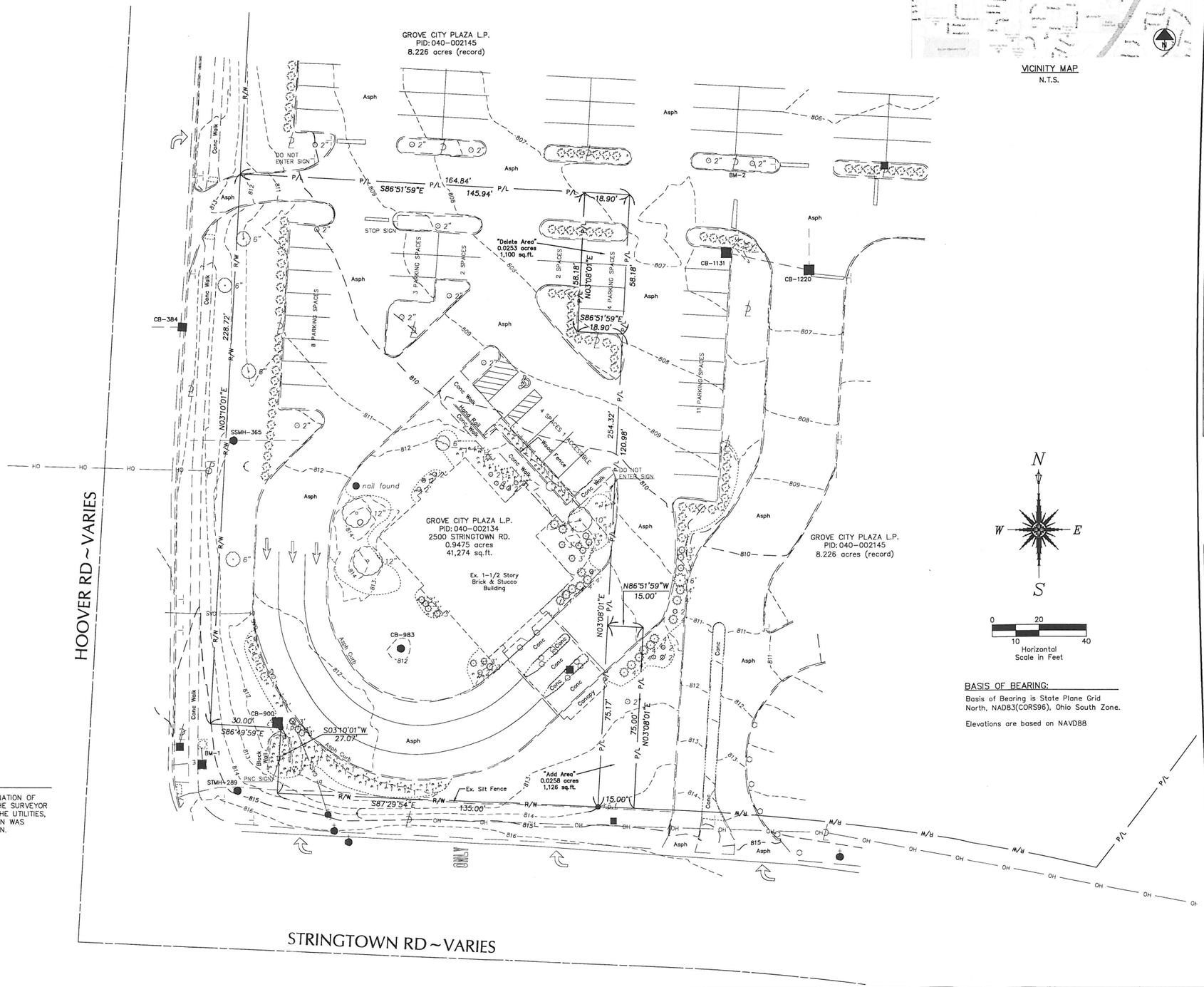
CB-983
RIM: 811.83
*DEBRIS FILLED

CB-1131
RIM: 806.74
8" PVC(SE): 802.99

CB-1220
RIM: 806.48
3"CPP(N): 804.63
3"CPP(NW): 804.53
8"PVC(NW&N): 800.93

LEGEND:

- POWER POLE
- POWER/TELEPHONE POLE
- POWER/LIGHT POLE
- TELEPHONE/LIGHT POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- ELECTRIC BOX
- YARD LIGHT
- SIGNAL POLE
- SIGNAL CONTROLLER
- GAS VALVE
- GAS SERVICE VALVE
- WATER METER
- WATER VALVE
- WATER HYDRANT
- CATCH BASIN – SQUARE
- CATCH BASIN – ROUND
- CATCH BASIN – CURB INLET
- STORM MANHOLE
- SANITARY/COMBINATION MANHOLE
- MONUMENT BOX FOUND
- p.f. IRON PIPE FOUND
- BOLLARD/POST
- 5' BUSH – DIAMETER
- 12" EVERGREEN – DIAMETER
- 12" TREE – DIAMETER



BASIS OF BEARING:

Basis of Bearing is State Plane Grid North, NAD83(CORS96), Ohio South Zone.

Elevations are based on NAVD88

UTILITY STATEMENT:

THE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND AVAILABLE RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES, EITHER IN SERVICE OR ABANDONED, SHOWN HEREON. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES SHOWN HEREON.

Underground Utilities

2 Working Days
Before You Dig
Call 800-362-2764 (Toll Free)
Ohio Utilities Protection Service

Non-members
Must Be Called Directly

Call 800-925-0988 (Toll Free)
Oil & Gas Producers Utility Protection Service

OUPS Ticket Nos: A227801345 & A227801351

REV.	DATE	DESCRIPTION

PNC Bank
2500 Stringtown Rd
Grove City, OH

Boundary & Topographic Survey

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MR	AP

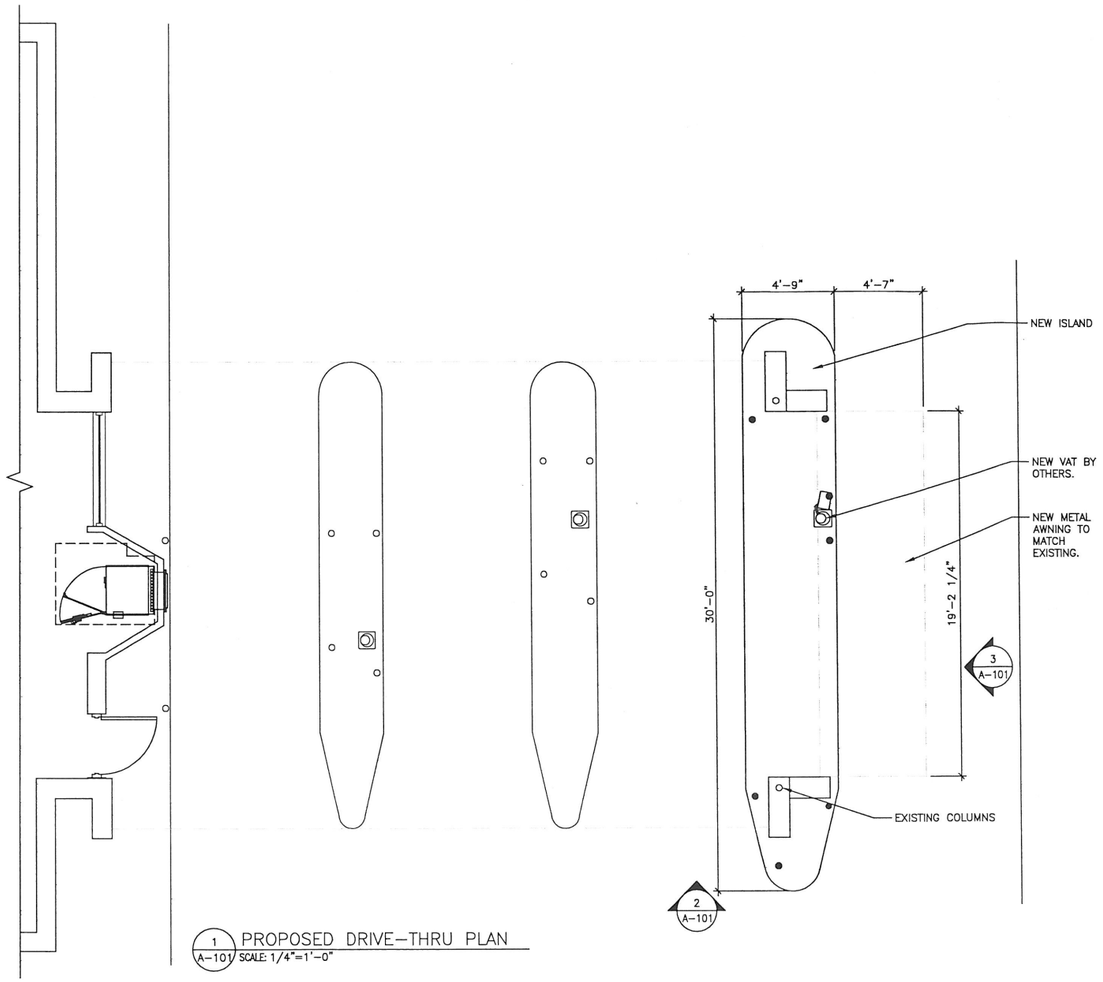
JOB NO.
2012190.24

S-1

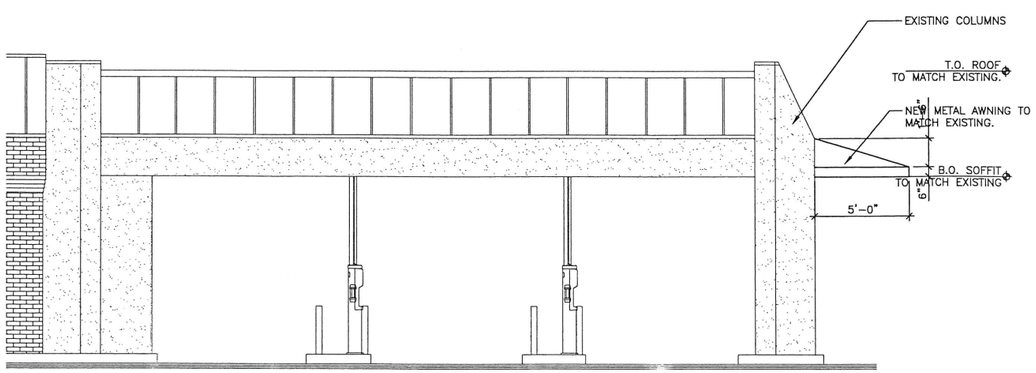
Akron • Atlanta • Cleveland • Columbus • Indianapolis • Louisville • Marion • Phoenix • Seattle • Youngstown

Drawing Name: O:\2012\2012190\24 Grove City, OH\survey\2012190-24 Bs001.dwg
February 21, 2012 - jyoos

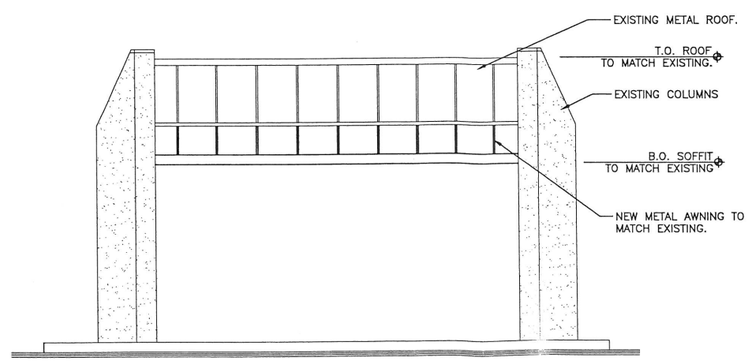
DEC 31 2012
GC PLANNING COMMISSION
GC PLANNING COMMISSION



1 A-101 PROPOSED DRIVE-THRU PLAN
SCALE: 1/4"=1'-0"



2 A-101 PROPOSED ELEVATION
SCALE: 1/4"=1'-0"



3 A-101 PROPOSED ELEVATION
SCALE: 1/4"=1'-0"

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 SOUTH MAIN ST. SUITE 2531
AKRON, OH 44311
330.572.2100 Fax: 330.572.2101

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PNC BANK

REV.	DATE	DESCRIPTION

Akron • Atlanta • Cleveland • Columbus • Indianapolis • Louisville • Marion • Phoenix • Seattle • Youngstown

PNC BANK
2500 STRINGTOWN ROAD
GROVE CITY, OH

DRIVE-THRU PLAN AND ELEVATIONS

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MAR	RDB

JOB NO.
2012190.24

A-101

Drawing Name: O:\2012\2012190\24 Grove City, OH\dwg\PreliminaryDocuments\Floor Plans\200_201121924_A-101.dwg
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