



March 24, 2015

Mr. Kyle Rauch  
Development Department  
The City of Grove City  
4035 Broadway  
Grove City, OH 43123

RE: Proposed Dollar General Store  
Development Plan Control #201503020009

Dear Mr. Rauch:

We received the development plan application review letter dated March 13, 2015. The following responses are provided to assist in the review of the enclosed re-submittal documents.

#### **Development Department**

1. We have contacted FEMA regarding the floodplain boundaries of the site and will be submitting for a CLOMR-F Permit once the site plan is approved.
2. The dumpster enclosure screening is now shown to be finished in the same Nichiha Panel materials as proposed for the building along with stained wood gates. See Sheet C-6 for the revised detail.
3. The proposed access easement has been revised to reflect the proposed drive aisle locations.
4. The exterior finish schedule is included with this submittal on a separate 8.5"x11" sheet.
5. Cut sheets for the proposed lighting fixtures are included with this submittal.
6. A detail for the proposed retaining wall is provided on Sheet C-6. The wall will be finished in the same Nichiha Panel as proposed for the building.
7. 11"x17" color renderings of the proposed building are included with this submittal.

#### **Urban Forestry**

8. A landscaped island has been added to the south end of the central rows of parking spaces. See Sheet L-1.
9. The building has a total perimeter of 342 feet. This results in a requirement of seven (7) trees. These required trees are provided around the north and west sides of the building. Also, a landscape bed has been added along the north side of the building.

#### **Engineering**

10. Sheet C-5 has been revised to show a handicap parking stall width of 9 feet.
11. Our discussions with the Grove City Building Department determined that the site is not within the Floodway as Baumgardner Ditch has been enclosed. The floodplain (base

- flood) elevation is shown on Sheet C-2. A Special Flood Hazard Are Permit will be submitted for through the Building Department once the site plan is approved.
12. Turn lanes and arrows on Home Road are shown on Sheet C-1.
  13. The right-of-way and existing entrances on the north side of Home road are shown on Sheets C-1 through C-4.
  14. The existing water main and size are now shown on Sheets C-2 and C-3.
  15. The datum for the benchmark is shown on Sheet C-2.
  16. A note stating "Storm water retention in accordance with Section 1101.05 (g)" has been added to Sheet C-3.
  17. The 8-inch sanitary sewers along the west side of the site have been added to the drawings. The existing storm sewer running through the south portion of the site is now labeled as 96" on all sheets.
  18. The truck turning movements have been modeled to show that the vehicle remains on the entrance and drive aisle pavement and will not encroach into parking spaces or off of the paved roadway.
  19. The 824 contour has been updated to show "Base Flood Elevation".
  20. The proposed access easement is shown and labeled on Sheet C-1.

**Grove City Division of Police**

21. A light fixture is provided in the vicinity of each exterior service doors. The fixture locations photometrics are shown on Sheet L-2.

Thank you for your timely review of the proposed development. Please let me know if you have any questions or require additional information.

Regards,

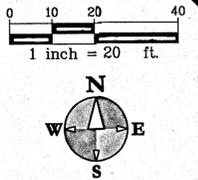
HURLEY & STEWART, LLC



Jacob M. Horvath  
Project Manager

enclosures

# DOLLAR GENERAL - GROVE CITY, OH (HOME RD)



## ZONING REQUIREMENTS

**ZONING**  
C-2 - RETAIL COMMERCIAL

**SETBACKS**  
BUILDING SETBACKS: FRONT = 30', SIDE = 30', 15' w/SCREENING  
PARKING SETBACKS: FRONT = 15', SIDE = 15', REAR = 15'

**PROPOSED USE**  
RETAIL STORE

**PARKING**  
REQUIRED: 38 SPACES  
PROVIDED: 38 SPACES  
BARRIER FREE SPACES 2

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x20'  
DRIVE AISLE WIDTHS = 24' (MIN)

## BUILDING AREA

THE BUILDING IS SINGLE-STORY (21') WITH A TOTAL AREA OF 7,500 SFT. SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

## OWNER

GROVE CITY DG, LLC  
361 SUMMIT BLVD, SUITE 110  
BIRMINGHAM, AL 35243  
205.968.9220

## LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, IN VIRGINIA MILITARY SURVEY NO. 5745, BEING A 1.439 ACRE PARCEL OF LAND, SAID 1.439 ACRE PARCEL BEING COMPRISED OF 1.413 ACRES OUT OF THAT 1.427 ACRE TRACT OF LAND DESCRIBED IN THE CERTIFICATE OF TRANSFER TO CECIL K. ROSE RECORDED IN OFFICIAL RECORDS VOLUME 12670, PAGE H16 AND BEING ALSO 0.028 ACRES OUT OF THAT 5.529 ACRE TRACT OF LAND AS DESCRIBED IN THE DEEDS TO FRISCH'S RESTAURANTS, INC. RECORDED IN OFFICIAL RECORDS VOLUME 17009, PAGE F03, OFFICIAL RECORDS VOLUME 17009, PAGE F06, OFFICIAL RECORDS VOLUME 17009, PAGE F09, OFFICIAL RECORDS VOLUME 17009, PAGE F12 AND OFFICIAL RECORDS VOLUME 17009, PAGE F15. (ALL REFERENCES TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 1.439 ACRE PARCEL BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT SET IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HARRISBURG PIKE (UNITED STATES ROUTE 62) AT ITS POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID VIRGINIA MILITARY SURVEY NO. 5745, AND BEING ALSO THE SOUTHEASTERLY CORNER OF SAID ORIGINAL 1.427 ACRE TRACT;

THENCE N 86 DEG. 35' 18" W WITH THE SOUTHERLY LINE OF SAID VIRGINIA MILITARY SURVEY NO. 5745, AND WITH THE SOUTHERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT TO THE SOUTHWESTERLY CORNER OF SAID ORIGINAL 1.427 ACRE TRACT AND A SOUTHEASTERLY CORNER OF SAID ORIGINAL 5.529 ACRE TRACT A DISTANCE OF 325.00 FEET TO A 3/4" IRON PIPE FOUND;

THENCE N 20 DEG. 01' 12" E WITH THE WESTERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT AND WITH AN EASTERLY LINE OF SAID ORIGINAL 5.529 ACRE TRACT TO THE NORTHWESTERLY CORNER OF SAID ORIGINAL 1.427 ACRE TRACT A DISTANCE OF 296.83 FEET TO A 3/4" IRON PIPE FOUND;

THENCE S 61 DEG. 26' 37" E WITH THE NORTHERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT AND A SOUTHERLY LINE OF SAID ORIGINAL 5.529 ACRE TRACT A DISTANCE OF 167.93 FEET TO A MONUMENT SET AT A POINT OF CURVATURE;

THENCE LEAVING THE NORTHERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT, WITH A NEW DIVISION LINE ACROSS SAID ORIGINAL 1.427 ACRE TRACT, AND WITH THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEG. 26' 39", A RADIUS OF 95.00 FEET, AND A CHORD THAT BEARS S 34 DEG. 43' 18" E A CHORD DISTANCE OF 85.44 FEET TO A MONUMENT SET IN AN EASTERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT;

THENCE LEAVING THE EASTERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT, ENTERING INTO SAID ORIGINAL 5.529 ACRE TRACT, AND CONTINUING WITH THE NEW DIVISION LINE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8 DEG. 10' 30", A RADIUS OF 95.00 FEET AND A CHORD THAT BEARS S 03 DEG. 54' 43" E A CHORD DISTANCE OF 13.54 FEET TO A MONUMENT SET AT A POINT OF REVERSE CURVATURE;

THENCE CONTINUING WITH THE NEW DIVISION LINE WITH THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEG. 20' 53", A RADIUS OF 135.00 FEET AND A CHORD THAT BEARS S 19 DEG. 59' 54" E A CHORD DISTANCE OF 93.12 FEET TO A MONUMENT SET IN A NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARRISBURG PIKE (U.S. ROUTE 62), AND IN A SOUTHEASTERLY LINE OF SAID ORIGINAL 5.529 ACRE TRACT;

THENCE S 32 DEG. 35' 06" W WITH THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THE SOUTHEASTERLY LINE OF SAID ORIGINAL 5.529 ACRE TRACT AND A SOUTHEASTERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT, PASSING THROUGH A 3/4" IRON PIPE FOUND AT 6.07 FEET, A TOTAL DISTANCE OF 23.57 FEET TO A 3/4" IRON PIPE FOUND;

THENCE S 13 DEG. 44' 00" E CONTINUING WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARRISBURG PIKE (U.S. ROUTE 62) AND A SOUTHEASTERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT A DISTANCE OF 27.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.439 ACRES (62,668 SQ. FT.) OF LAND, MORE OR LESS;

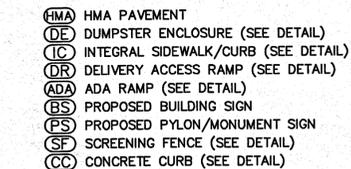
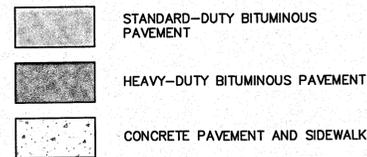
THE BASIS OF BEARINGS IS BASED ON THE WESTERLY LINE OF SAID ORIGINAL 1.427 ACRE TRACT AND SAID 1.439 ACRE PARCEL ASSIGNED THE RECORD BEARING N 20 DEG. 01' 12" E AS DESCRIBED IN OFFICIAL RECORDS VOLUME 12670, PAGE H16 AND OFFICIAL RECORDS VOLUME 17009, PAGE F03 THRU OFFICIAL RECORDS VOLUME 17009, PAGE F17.

THE MONUMENT SET AS MENTIONED HEREIN IS A 3/4" IRON PIPE, 30" IN LENGTH, WITH A PLASTIC CAP MARKED "P & L SYS."

THIS DESCRIPTION WAS PREPARED BY P & L SYSTEMS, LTD, FROM RECORD INFORMATION, AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN SEPTEMBER OF 1991 AND IN MAY OF 1992.

TAX I.D. NUMBER: 040-006465-00

## LEGEND:



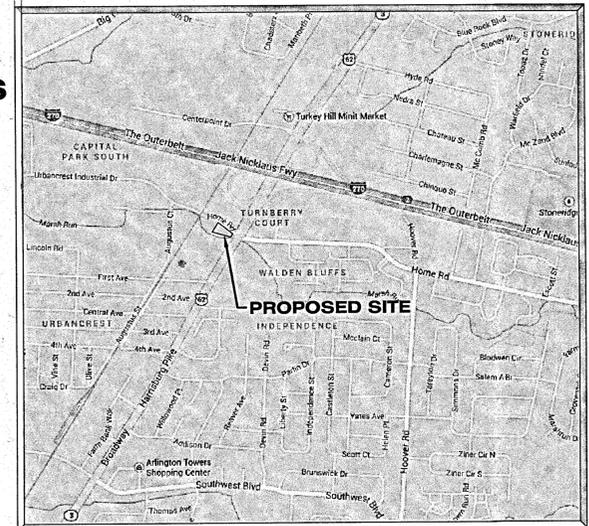
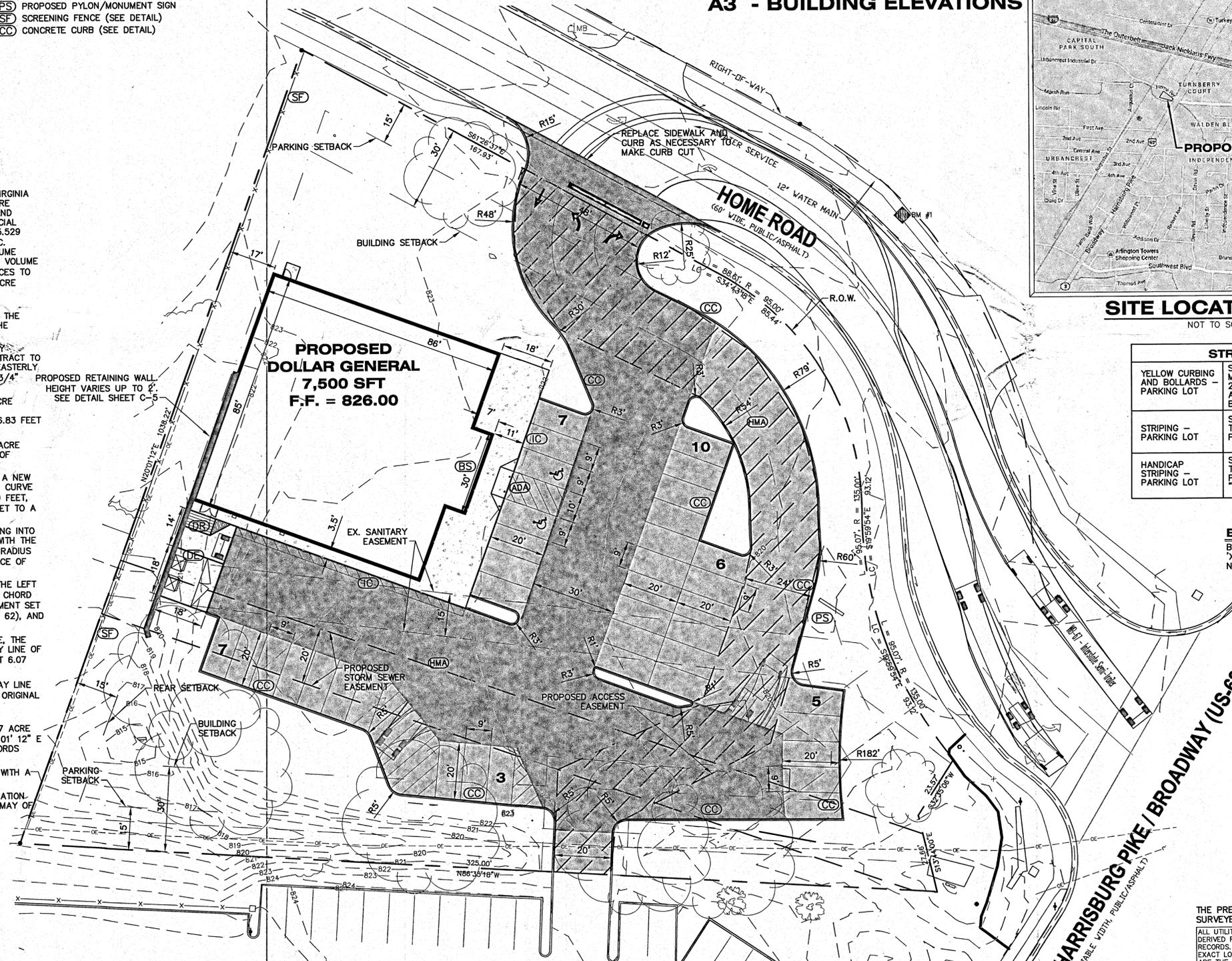
## NOTES

- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
- SIGN DETAILS AND LOCATIONS SHOWN IN CONCEPT ONLY. CONTRACTOR TO PULL SIGN PERMIT AND ENSURE LOCAL SIGN ORDINANCE IS OBSERVED.
- DRIVEWAY LAYOUT AND CONNECTION TO HOME RD AND SHALL COMPLY WITH CITY OF GROVE CITY STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
- ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN GROVE CITIES R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 614 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
- THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

## DRAWING INDEX

### SHT # DESCRIPTION

- C-1 - SITE LAYOUT PLAN
- C-2 - EX. CONDITIONS - DEMO PLAN
- C-3 - UTILITY PLAN
- C-4 - GRADING & SESC PLAN
- C-5 - DETAILS
- C-6 - DETAILS
- L-1 - LANDSCAPE PLAN
- L-2 - LIGHTING PLAN
- A3 - BUILDING ELEVATIONS



**SITE LOCATION MAP**  
NOT TO SCALE

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT WHITE
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

**BENCHMARKS**  
BM # 1 ELEVATION = 822.34  
"X" ON NWLY BOLT  
NAVD 88 DATUM

RECEIVED  
MAR 2 5 2015  
GC PLANNING COMMISSION

OHIO  
**Utilities Protection SERVICE**  
Call Before You Dig  
1.800.362.2764

THE PREMISES COVERED BY THE PLAN HAS BEEN SURVEYED, AND THAT THE PLAN IS CORRECT DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
FIELD WORK PERFORMED BY:  
LANDTECH PROFESSIONAL SURVEYING

City Administrator \_\_\_\_\_  
Service Director \_\_\_\_\_  
Review for the City of \_\_\_\_\_  
Grove City \_\_\_\_\_  
Jackson \_\_\_\_\_  
Township Fire Department \_\_\_\_\_

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Job No. 14-003JU P.M.:JH  
Drift: --- Q4/QC 03/24/15  
ISSUED FOR REVISIONS: 02/27/15  
1 PRELIM DEVELOPMENT PLAN SUBMITTAL 03/24/15  
2 DEVELOPMENT PLAN SUBMITTAL  
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SITE LAYOUT PLAN  
GROVE CITY, OH (HOME RD)  
CAPITAL GROWTH - BUCHALTER

Sheet Title:  
Project:  
Client:

03/24/15  
Sheet  
**C-1**

**NOTES**

1. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH OSHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK. SOIL EROSION AND SEDIMENTATION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
5. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.

**EXISTING STRUCTURE DATA**

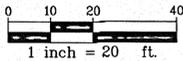
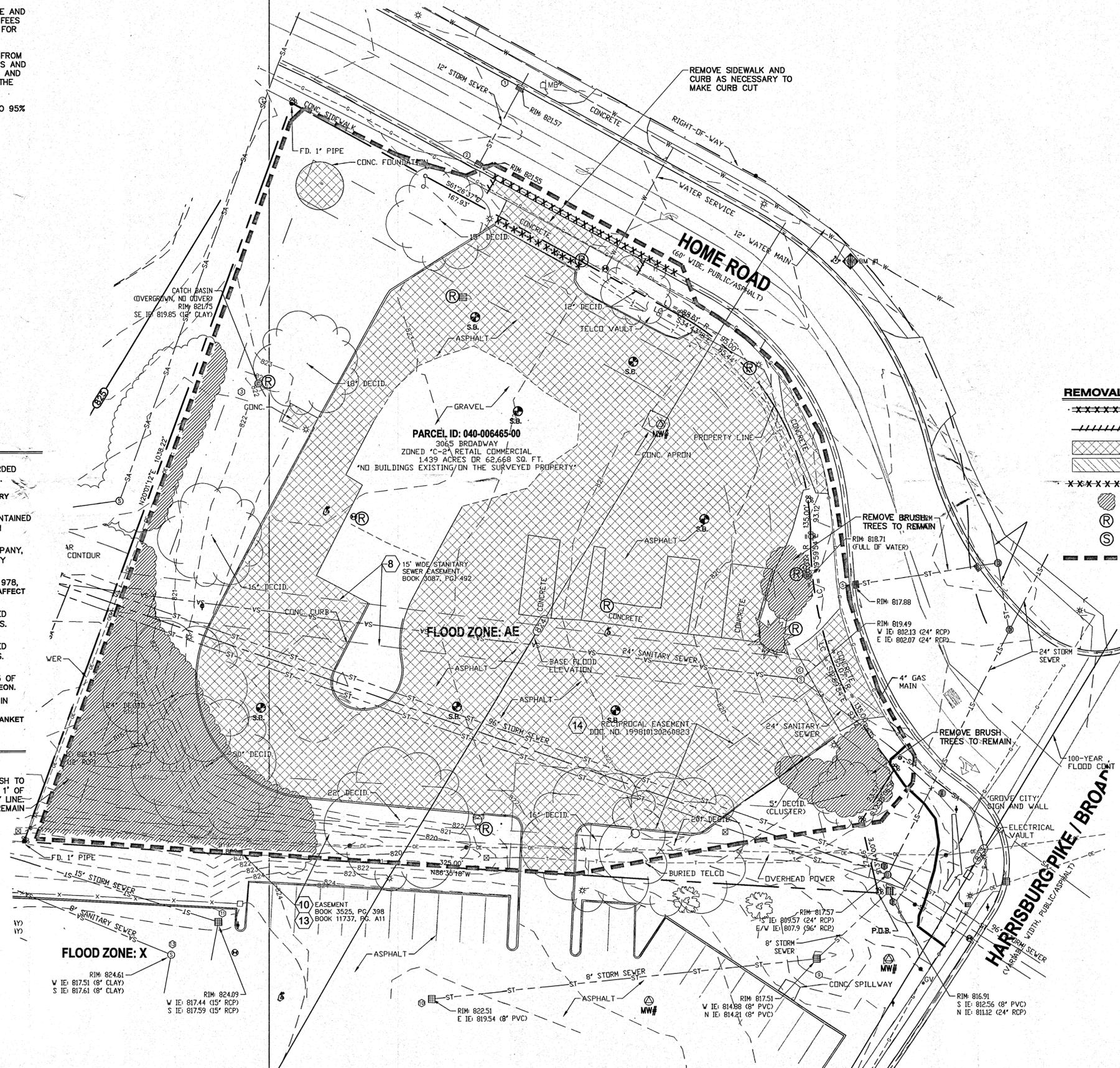
EX CCB #1 RIM = 821.57	EX CB #9 RIM = 817.51
EX CCB #2 RIM = 821.55	INV 8" PVC W: 814.88 INV 8" PVC N: 814.21
EX CB #3 RIM = 821.75 INV 12" CLAY SE: 819.85	EX CB #10 RIM = 822.51 INV 8" PVC E: 819.54
EX CB #4 RIM = 818.71	EX CB #11 RIM = 824.09 INV 15" RCP W: 817.44 INV 15" RCP S: 817.59
EX CCB #5 RIM = 817.88	EX MH #12 RIM = 823.12 INV 15" RCP E: 816.57 INV 15" RCP N: 816.42
EX MH #6 RIM = 819.49 INV 24" RCP W: 802.13 INV 24" RCP E: 802.07	EX SAN MH #13 RIM = 824.61 INV 8" CLAY W = 817.51 INV 8" CLAY S = 817.61
EX MH #7 RIM = 817.57 INV 24" RCP S: 809.57 INV 96" RCP E: 807.9 INV 96" RCP W: 807.9	EX SAN MH #14 RIM = 823.77 INV 8" CLAY E: 814.52 INV 8" CLAY N: 814.47
EX CB #8 RIM = 816.91 INV 8" PVC S: 812.56 INV 24" RCP N: 811.12	

**EASEMENTS OF RECORD**

- (8) DEED OF EASEMENT IN FAVOR OF VILLAGE OF URBANCREST, OHIO, RECORDED 09/16/1970, AS BOOK 3087, PAGE 492 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SURVEYED PROPERTY. EXACT LOCATION CANNOT BE RETRACED BASED ON DESCRIPTION OF RECORD. PLOTTED HEREON BASED ON FIELD EVIDENCE AND SANITARY SEWER IMPROVEMENT SURVEY RECORD GC1599.
- (9) SUBJECT TO NON EXCLUSIVE EASEMENT OF INGRESS AND EGRESS AS CONTAINED IN DEED, RECORDED 02/23/1976, IN BOOK 3506, PAGE 96 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- (10) EASEMENT IN FAVOR OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED 06/16/1976, AS BOOK 3525, PAGE 398 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- (11) EASEMENT IN FAVOR OF CITY OF GROVE CITY, OHIO, RECORDED 06/20/1978, AS BOOK 3659, PAGE 644 OF THE FRANKLIN COUNTY RECORDS. DOES NOT AFFECT SURVEYED PROPERTY.
- (12) EASEMENT IN FAVOR OF THE OHIO BELL TELEPHONE COMPANY, RECORDED 04/28/1988, AS BOOK 11500, PAGE A08 OF THE FRANKLIN COUNTY RECORDS. DOES NOT AFFECT SURVEYED PROPERTY.
- (13) EASEMENT IN FAVOR OF THE OHIO BELL TELEPHONE COMPANY, RECORDED 06/13/1988, AS BOOK 11737, PAGE A11 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- (14) EASEMENT RECORDED 10/13/1998, AS DOCUMENT NO. 199810130270823 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- (15) SUBJECT TO COVENANTS, RESERVATIONS AND RESTRICTIONS CONTAINED IN DEED RECORDED 06/28/2006, IN DOCUMENT NO. 200606280126592 OF THE FRANKLIN COUNTY RECORDS. AFFECTS ENTIRE SURVEYED PROPERTY. ITEM IS BLANKET IN NATURE. NOT PLOTTED.

**ENCROACHMENTS OF RECORD**

NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY, SUBJECT TO EASEMENT DOCUMENTS BEING PROVIDED TO SURVEYOR FOR REVIEW OF EXISTING UTILITY EASEMENTS.



**REMOVALS LEGEND**

-----	CURB REMOVAL
////	SAWCUT
XXXXXX	PAVEMENT/SIDEWALK REMOVAL
XXXXXX	BUILDING DEMOLITION
-----	UTILITY LINE REMOVAL
○	TREE REMOVAL
⊙	REMOVE
⊙	SALVAGE
---	LIMITS OF CONSTRUCTION

**BENCHMARKS**  
 BM # 1 ELEVATION = 822.34  
 'X' ON NWLY BOLT  
 NAVD 88 DATUM



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
 FIELD WORK PERFORMED BY:  
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Job No.: 14-00011 P.M.: JH  
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 1. PRELIM DEVELOPMENT PLAN SUBMITTAL 02/27/15  
 2. DEVELOPMENT PLAN SUBMITTAL 03/24/15  
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**EX. CONDITIONS - DEMO PLAN**  
**GROVE CITY, OH (HOME RD)**  
**CAPITAL GROWTH - BUCHALTER**

Sheet Title:  
 Project:  
 Client:

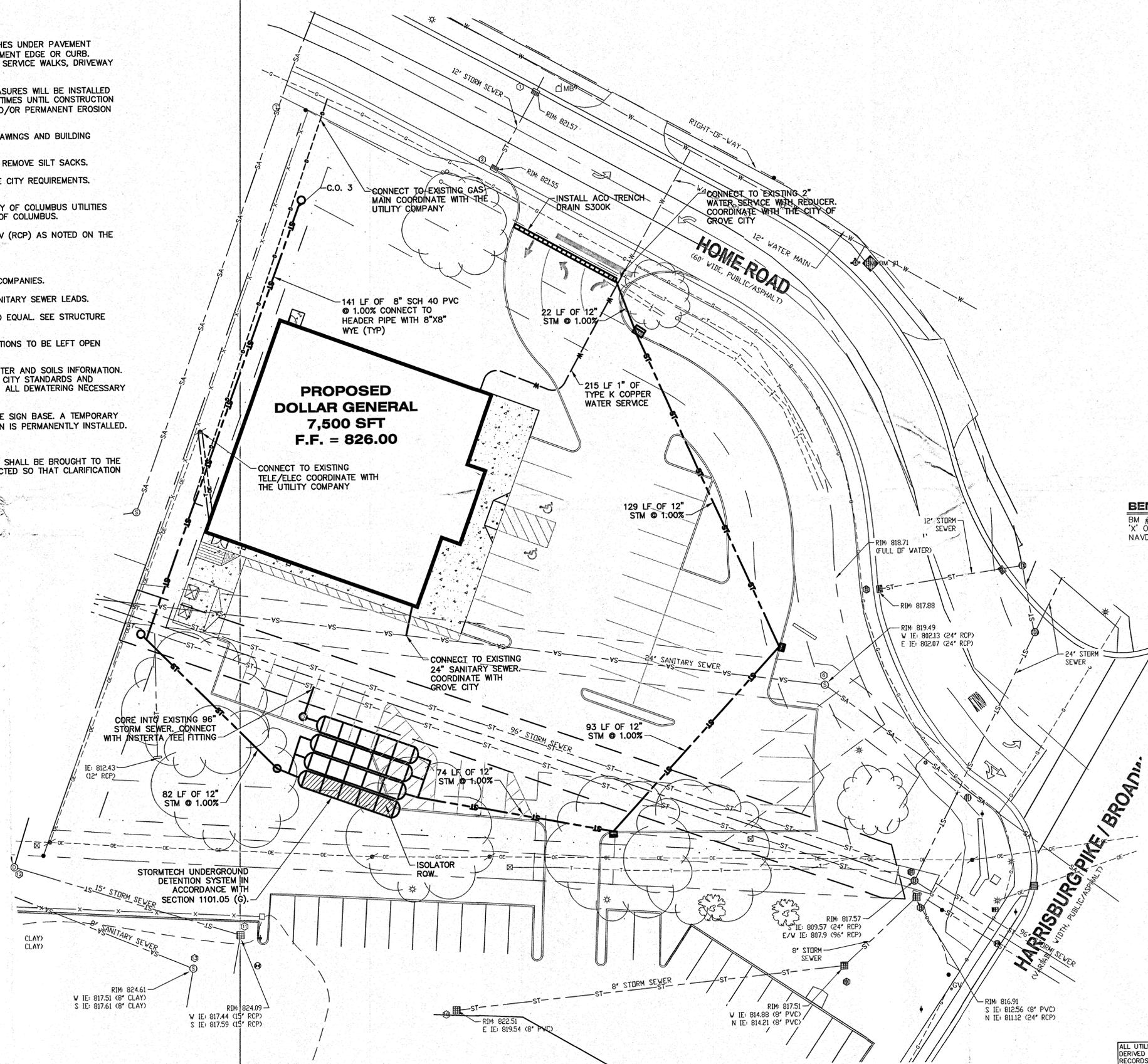
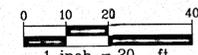
03/24/15

Sheet

**C-2**

**UTILITY NOTES**

- FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) DATED JANUARY 1,2010. ODOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER ODOT SPEC. 603.06.
- ALL BACKFILL MATERIAL TYPES ARE TO BE PER ODOT SPEC. 603.10.
- GRANULAR MATERIAL OR CDF SHALL BE USED FOR BACKFILLING ALL TRENCHES UNDER PAVEMENT AND/OR ANY PORTION OF THE TRENCH THAT IS WITHIN 5 FT. OF THE PAVEMENT EDGE OR CURB. PAVEMENT SHALL INCLUDE BUT IS NOT LIMITED TO; ROADWAYS, SIDEWALKS, SERVICE WALKS, DRIVEWAY APPROACHES, PARKING LOTS OR ANY PROPOSED PAVED SURFACE.
- SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH GROVE CITY REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH GROVE CITY.
- WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH THE CITY OF COLUMBUS UTILITIES REQUIREMENTS AND SPECIFICATIONS. COORDINATE CONNECTIONS WITH CITY OF COLUMBUS.
- STORM SEWER MATERIALS SHALL BE ADS N-12(HDPE) OR ASTM C-76 CL IV (RCP) AS NOTED ON THE PLAN
- STORM WATER DETENTION IN ACCORDANCE WITH SECTION 1101.05 (G).
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE GROVE CITY STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- PROVIDE 1" BURIED CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE SIGN BASE. A TEMPORARY 3" TALL STAKE SHALL BE PROVIDED AT THE SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



**BENCHMARKS**  
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 NAVD 88 DATUM



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Job No. 14-003HJ P.M.:JH Drft:--- QA/QC: 03/24/15  
 ISSUED FOR REVISIONS:  
 1 PRELIM DEVELOPMENT PLAN SUBMITTAL 02/27/15  
 2 DEVELOPMENT PLAN SUBMITTAL 03/24/15  
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UTILITY PLAN  
 GROVE CITY, OH (HOME RD)  
 CAPITAL GROWTH - BUCHALTER

Sheet Title:  
 Project:  
 Client:

03/24/15

Sheet

C-3

DRAWING LOCATION: H:\14-003HJ (02) Grove City, OH (Home Rd) - FINAL DRAWINGS\03-Utility\03-Utility.dwg LAST SAVED BY: WAJ/BJH ON 3/24/2015

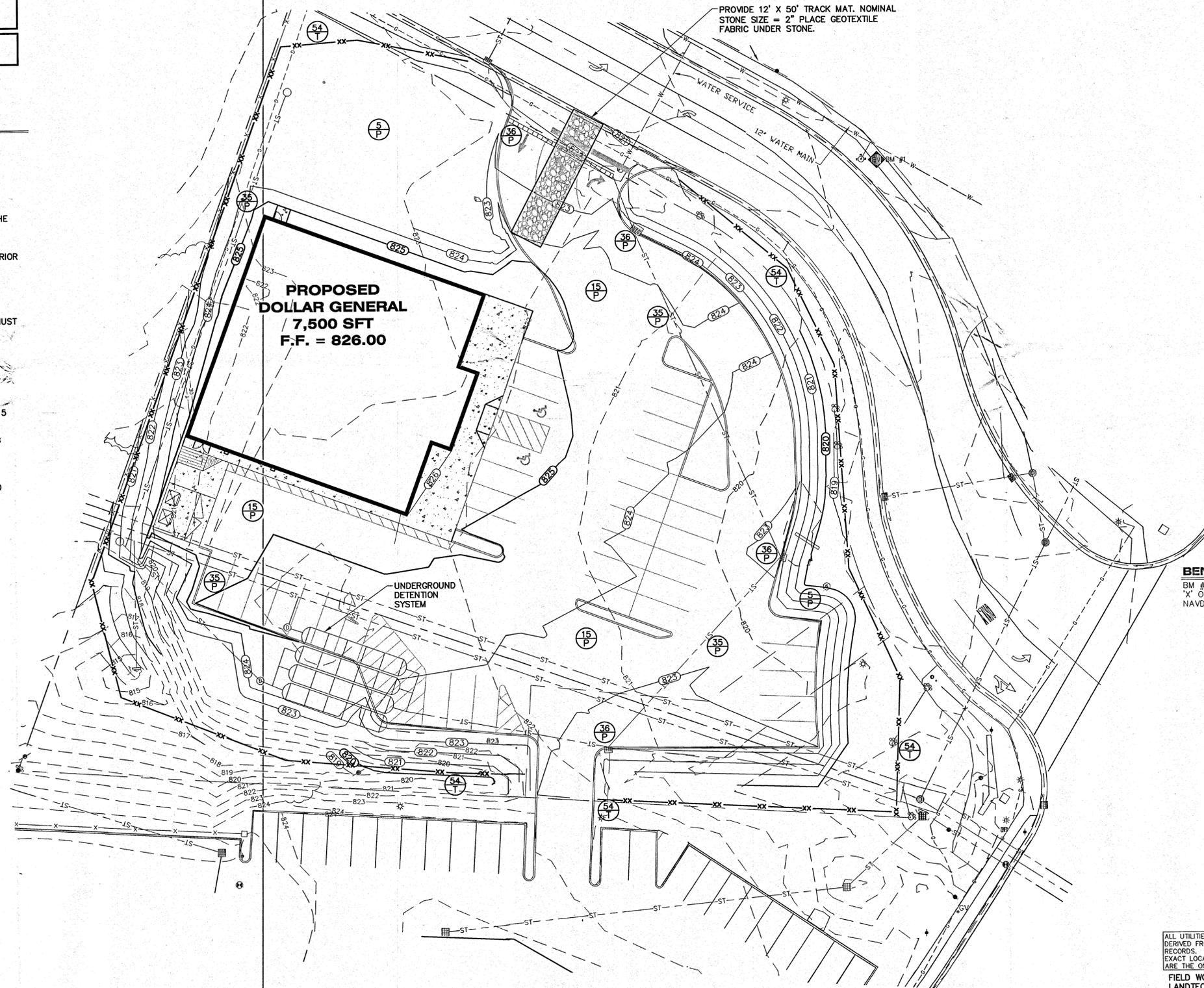
**SOIL EROSION AND SEDIMENTATION CONTROL MEASURES**

KEY	DETAIL	CHARACTERISTICS
1	Stripping & Stockpiling Topsoil	Topsoil may be stockpiled above borrow areas to act as a diversion. Stockpile should be temporarily seeded.
5	Seeding	Inexpensive & very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Should include prepared topsoil bed.
13	Riprap, Rubble, Gabions	Used where vegetation is not easily established. Effective for high velocities or high concentrations. Permits runoff to infiltrate soil. Dissipates energy flow of system outlets.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
35	Storm Sewer	System removes collected runoff from site, particularly from paved areas. Can accept large concentrations of runoff. Conducts runoff to municipal sewer system or stabilized outfall location. Use catch basins to collect sediment.
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff. May use filter cloth over inlet.
54	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.

XX TEMPORARY MEASURE    
 YY PERMANENT MEASURE

**GRADING - SESC NOTES**

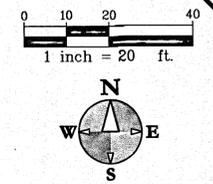
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXCAVATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, PSI PROJECT NO. 0102663 ISSUED 05/22/14.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
- ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.



**BENCHMARKS**  
 BM # 1 ELEVATION = 822.34  
 'X' ON NW'LY BOLT  
 NAVD 88 DATUM

OHIO Utilities Protection SERVICE  
 Call Before You Dig  
 1.800.362.2764

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
 FIELD WORK PERFORMED BY:  
 LANDTECH PROFESSIONAL SURVEYING



DRAWING LOCATION: 111-11-201311-002 Cross STA. 011 Drawn: BDN, PNL, 03/24/15  
 LAST SAVED BY: HURLEY, 03/24/15

hurley & stewart  
 2800 south 11th street  
 Kalamazoo, michigan 49009  
 269.552.4960 fax 269.552.4961  
 www.hurleystewart.com

Job No. 14-003U P.M.H. Drft. Q/A/QC: 03/24/15  
 ISSUED FOR REVISIONS:  
 1 PRELIM. DEVELOPMENT PLAN SUBMITTAL 02/27/15  
 2 DEVELOPMENT PLAN SUBMITTAL 03/24/15

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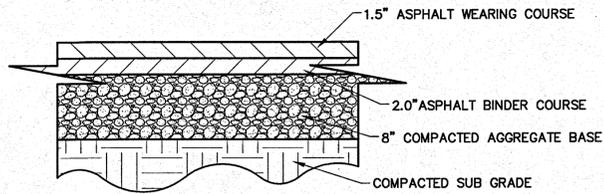
GRADING & SESC PLAN  
 GROVE CITY, OH (HOME RD)  
 CAPITAL GROWTH - BUCHALTER

Sheet Title:  
 Project:  
 Client:

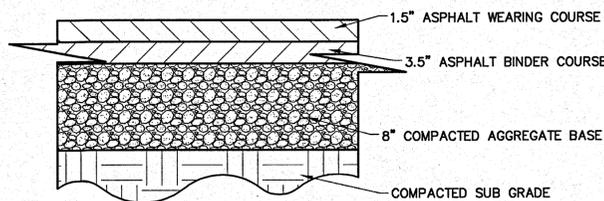
03/24/15  
 Sheet  
C-4

**PAVEMENT NOTES:**

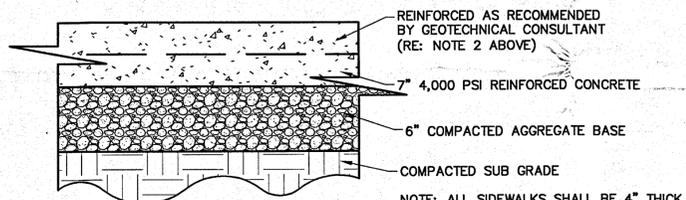
1. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
2. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
3. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.
4. ALL PAVEMENT AND AGGREGATE MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, PSI PROJECT NO. 0102663 ISSUED 05/22/14.



**STANDARD DUTY ASPHALT DETAIL**  
NOT TO SCALE



**HEAVY DUTY ASPHALT DETAIL**  
NOT TO SCALE

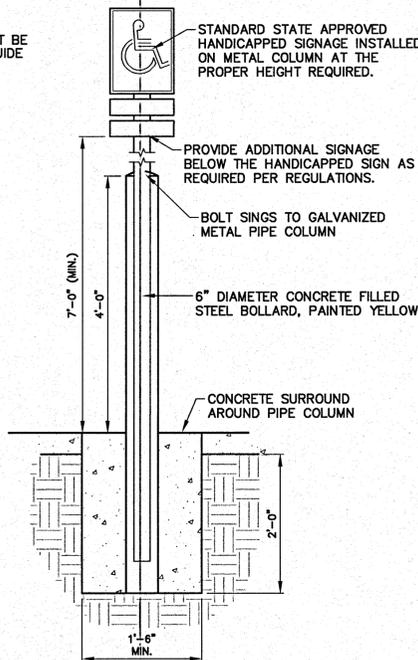


**HEAVY DUTY CONCRETE DETAIL**  
NOT TO SCALE

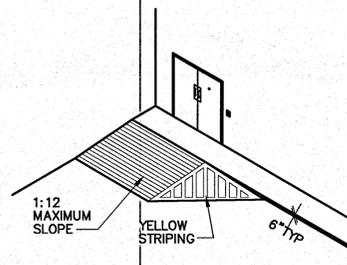
**LEGEND**

	PROPOSED CONTOUR HIGHLIGHTED		EXISTING CONTOUR HIGHLIGHTED
	PROPOSED CONTOUR NORMAL		EXISTING CONTOUR NORMAL
	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED CATV		EXISTING CATV
	PROP ELEC (OVERHEAD)		EXIST ELEC (OVERHEAD)
	PROP ELEC (UNDERGROUND)		EXIST ELEC (UNDERGROUND)
	PROPOSED FIBEROPTICS		EXISTING FIBEROPTICS
	PROPOSED GAS LINE		EXISTING GAS LINE
	PROPOSED TELEPHONE LINE		EXISTING TELEPHONE LINE
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
	PROPOSED FENCE		EXISTING FENCE
	CURB CATCH BASIN		TELEPHONE MANHOLE
	SQUARE CATCH BASIN		TELEPHONE PEDESTAL
	ROUND CATCH BASIN		TELEPHONE POLE
	MANHOLE STORM		PROPOSED SPOT GRADE
	MANHOLE SANITARY		EXISTING SPOT GRADE
	SANITARY CLEANOUT		BENCH MARK
	FIRE HYDRANT		POST/BOLLARD SIGN
	WATER VALVE		MAILBOX
	WATER VALVE IN VAULT		SOIL BORING
	WATER METER		MONITOR WELL
	WATER REDUCER		
	LIGHT POLE		
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

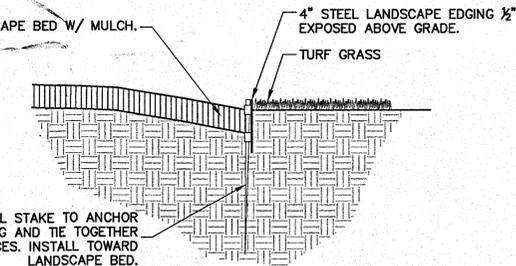
NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.



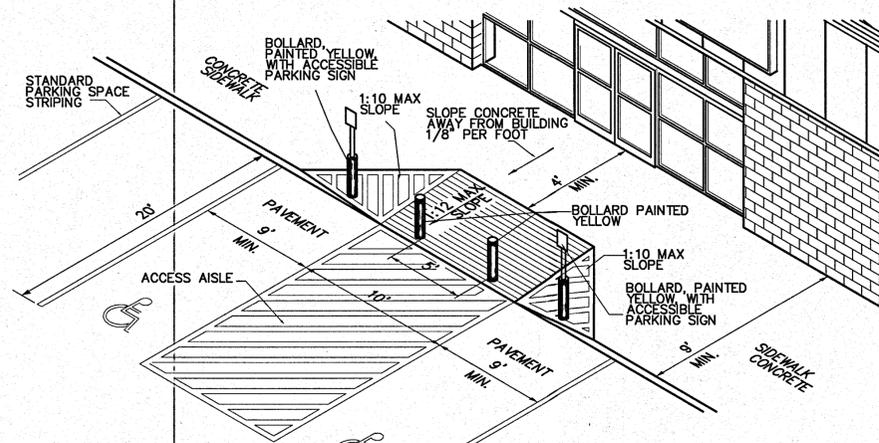
**HANDICAP PARKING SIGN DETAIL**  
NOT TO SCALE



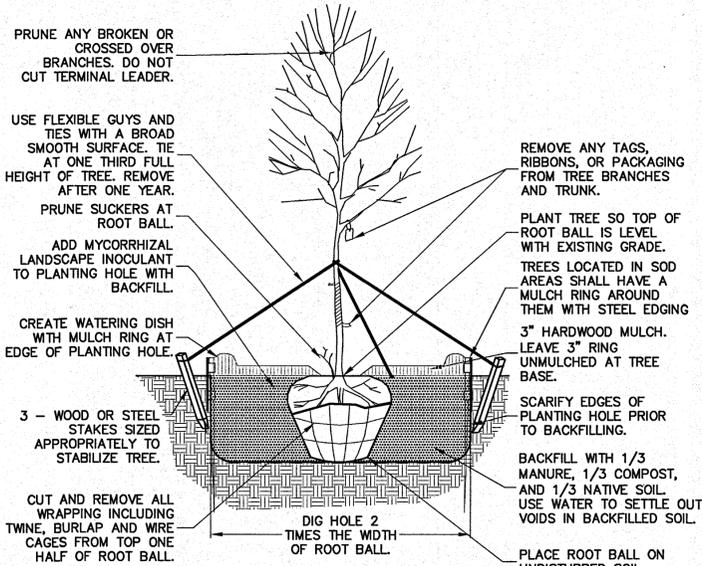
**DELIVERY ACCESS RAMP**  
NOT TO SCALE



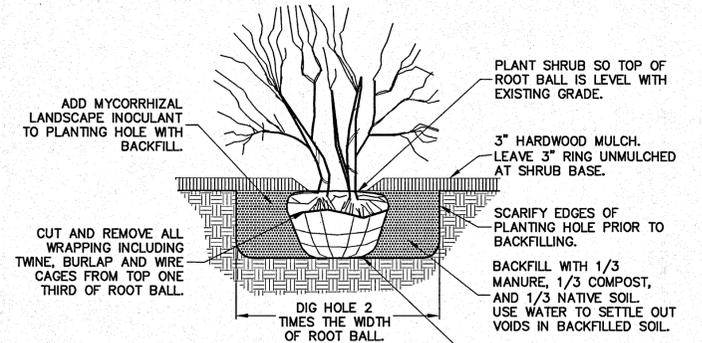
**STEEL LANDSCAPE EDGING DETAIL**  
NOT TO SCALE



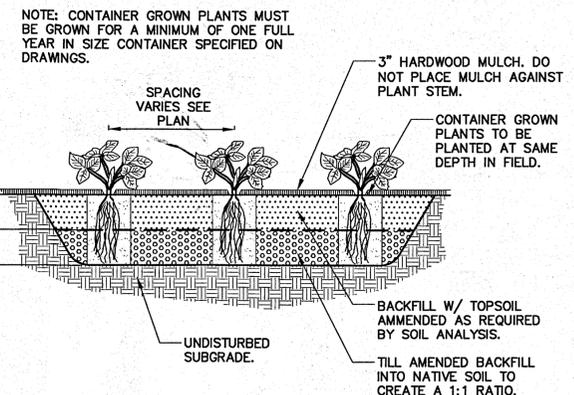
**HANDICAP PARKING, ACCESS RAMP AND ACCESS AISLE DETAILS**  
N.T.S. (CANOPY OMITTED FOR CLARITY)



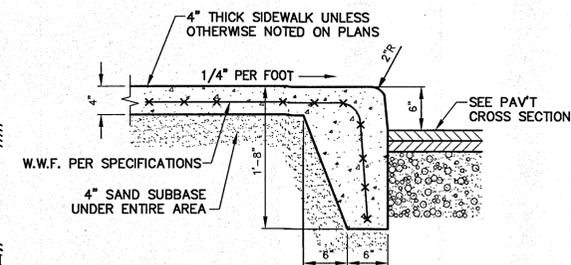
**DECIDUOUS TREE**  
NOT TO SCALE



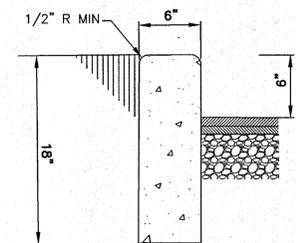
**TYPICAL SHRUB**  
NOT TO SCALE



**PERENNIAL AND GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



**INTEGRAL SIDEWALK/CURB**  
NOT TO SCALE



**CONCRETE CURB DETAIL**  
NOT TO SCALE

NOTE: STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.

hurley & stewart, llc  
2800 south 11th street  
kalamazoo, michigan 49009  
269.552.4960 fax 269.552.4961  
www.hurleystewart.com

Job No: 14-0034J P.M.J.H. Drl:--- Q4/QC:03/24/15  
ISSUED FOR REVISIONS:  
1. PRELIM DEVELOPMENT PLAN SUBMITTAL 02/27/15  
2. DEVELOPMENT PLAN SUBMITTAL 03/24/15

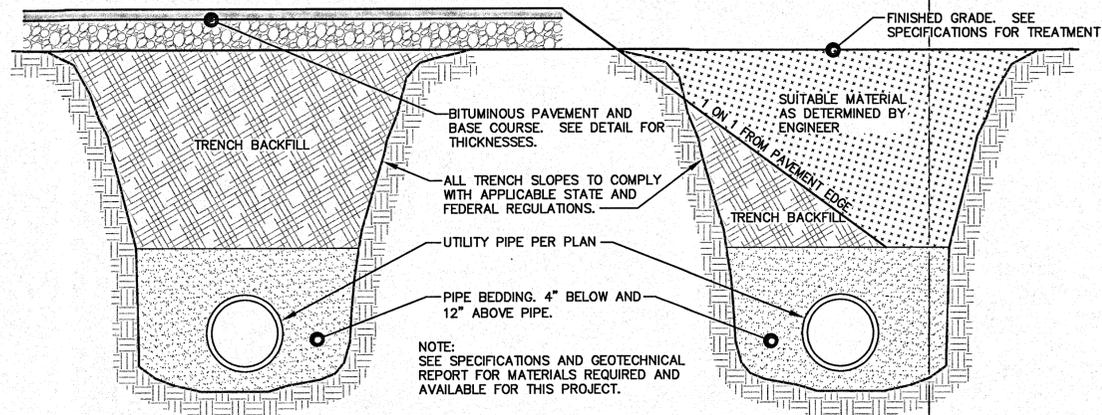
DETAILS  
GROVE CITY, OH (HOME RD)  
CAPITAL GROWTH - BUCHALTER

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Project:  
Client:

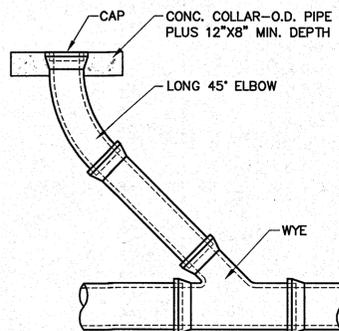
03/24/15  
Sheet  
**C-5**

**UNDER PAVED AREA**

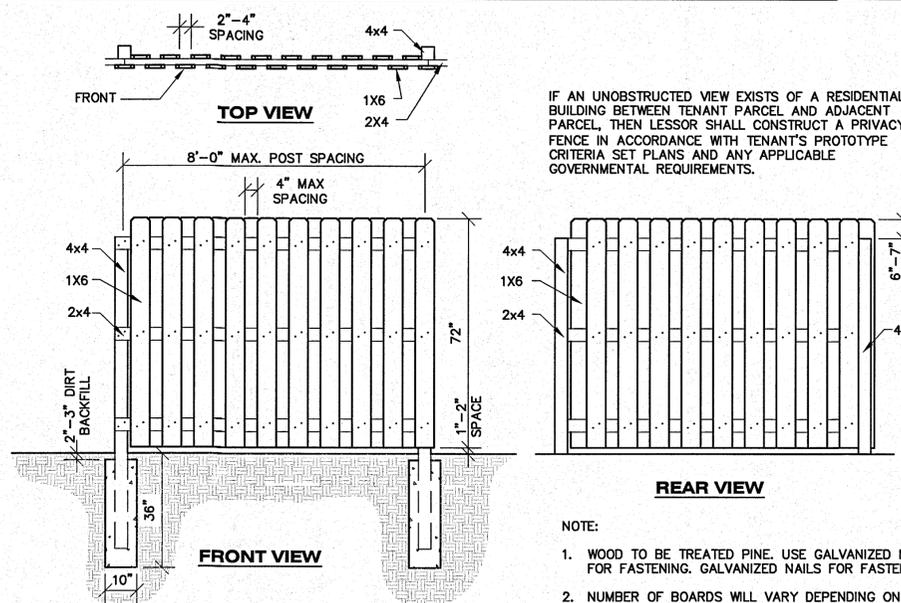
**NOT UNDER PAVED AREA**



**TRENCH DETAILS**  
NO SCALE

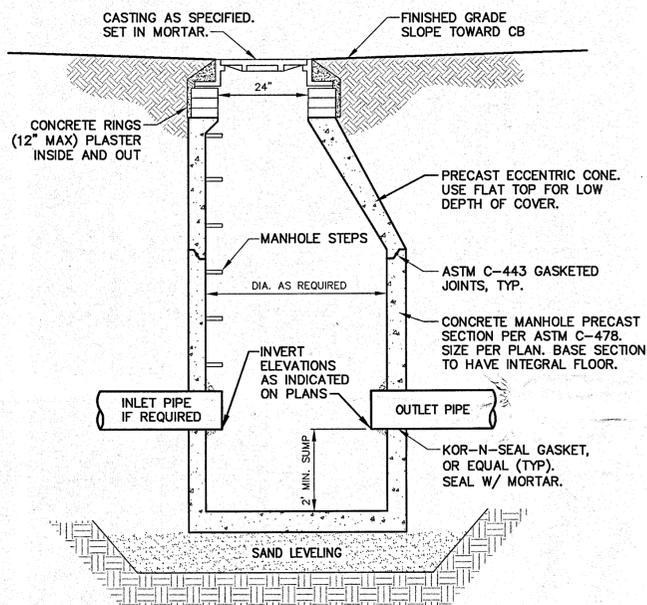


**CLEANOUT DETAIL**  
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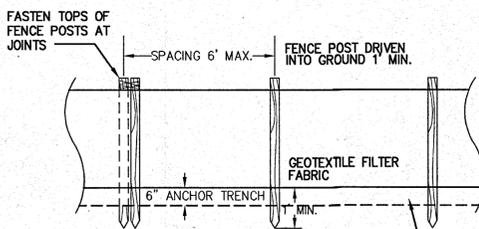


**PRIVACY FENCE ELEVATION DETAIL**  
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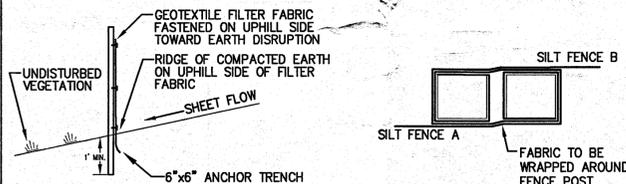
- NOTE:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING. GALVANIZED NAILS FOR FASTENING.
  2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.



**CATCH BASIN DETAIL**  
NO SCALE



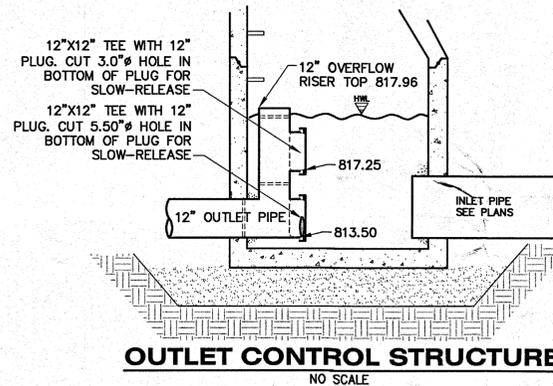
**FRONT VIEW**  
NOT TO SCALE



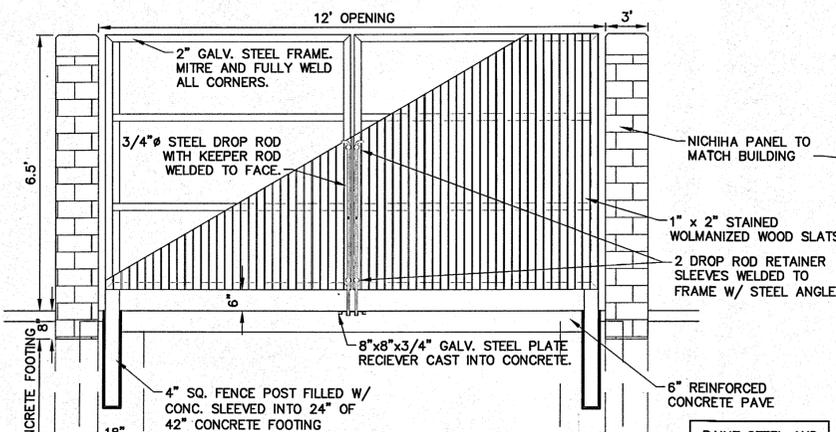
**JOINT DETAIL**  
NOT TO SCALE

**SECTION**  
NOT TO SCALE

**SILT FENCE DETAILS**

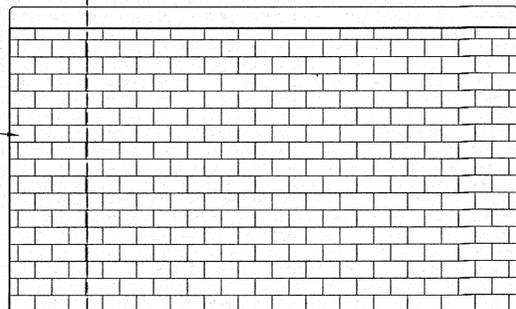


**OUTLET CONTROL STRUCTURE**  
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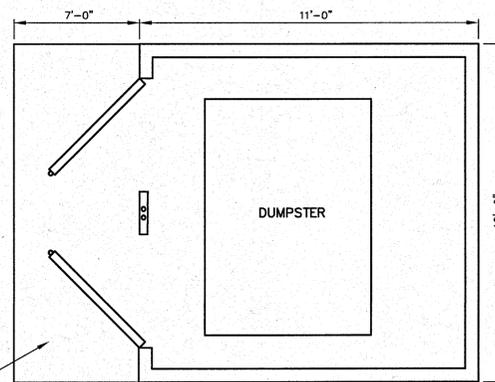


**DUMPSTER ENCLOSURE SECTION**  
NOT TO SCALE

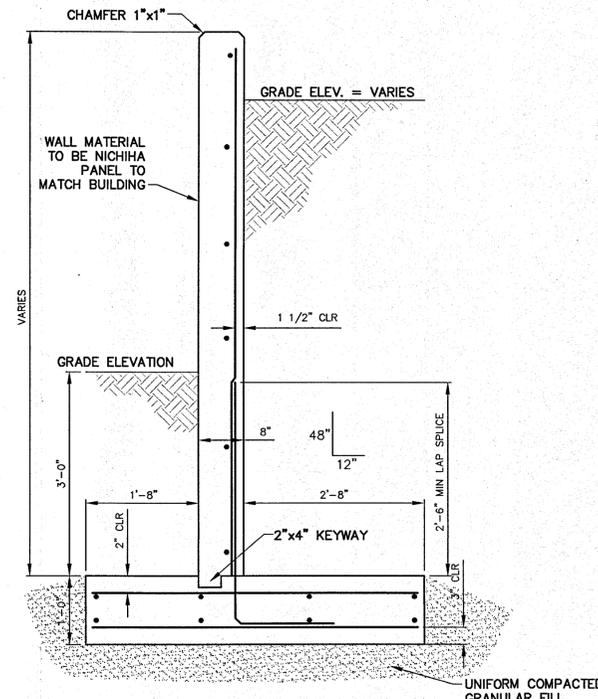
PAINT STEEL AND WOOD ELEMENTS. COLORS TO BE SELETED FROM MANUFACTURERS FULL RANGE OF COLORS.



**DUMPSTER ENCLOSURE ELEVATION**  
NOT TO SCALE



**DUMPSTER ENCLOSURE PLAN**  
NOT TO SCALE



**RETAINING WALL SECTION**  
NO SCALE

Job No. 14-00011 P.M.:JH Drtl: --- 04/QC: 03/24/15  
 ISSUED FOR REVISIONS: 02/27/15  
 PRELIM DEVELOPMENT PLAN SUBMITTAL 02/27/15  
 DEVELOPMENT PLAN SUBMITTAL 03/24/15  
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 2800 south 11th street  
 Kalamazoo Michigan 49009  
 269.552.4960 fax 269.552.4961  
 www.hurleystewart.com

**DETAILS**  
**GROVE CITY, OH (HOME RD)**  
**CAPITAL GROWTH - BUCHALTER**  
 Sheet Title:  
 Project:  
 Client:  
 03/24/15  
 Sheet  
**C-6**

DRAWING LOCATION: 14-0033J (02.dwg) CHG. ON (Home Rd) FINAL DRAWINGS: 1 Landscape Services LAST SAVED BY: BUAJEN ON 3/24/2015

**Planting Schedule Trees**

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ac	Abies concolor	Concolor Fir	6' Ht.	B&B	Sheared well shaped
Ar	Acer rubrum 'Franksred'	Red Sunset Maple	2" Cal.	B&B	
Ck	Cornus kousa chinensis	Chinese Dogwood	2" Cal.	B&B	Tree Form
Gt	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2 Cal.	B&B	
Mr	Malus 'Red Baron'	Red Baron Crabapple	2" Cal.	B&B	
Pg	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B	
Ps1	Pinus strobus	Eastern White Pine	6' Ht.	B&B	Sheared well shaped

**Planting Schedule Shrubs**

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Bs	Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	24" Ht.	B&B or Cont.	
Ea	Euonymus alatus 'Compactus'	Dwarf Burning Bush	36" Ht.	Cont.	
Tm	Taxus x media 'Densiflora'	Dense Spreading Yew	24" Ht.	B&B or Cont.	
Vr	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Viburnum	42" Ht.	Cont.	

**Planting Schedule Perennials**

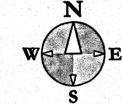
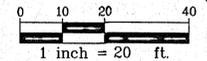
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Rf	Rudbeckia fulgida 'Viette's Little Suzy'	Viette's Little Suzy Black-eyed Susan	#1	Cont.	18" o.c.

**TREE INVENTORY**

TREES PROPOSED TO BE PROTECTED AND PRESERVED ON SITE INCLUDE:

- 1 - 12" HONEYLOCUST
- 1 - 15" HONEYLOCUST
- 1 - 16" HONEYLOCUST
- 1 - 20" HONEYLOCUST
- 1 - 22" HONEYLOCUST
- 1 - 24" HONEYLOCUST
- 1 - 30" HONEYLOCUST
- 1 - 5" ORN. PEAR

ALL TREE TO REMAIN TO BE FENCED AT THE DRIP LINE WITH ORANGE SNOW FENCE TO KEEP CONTRACTORS OFF ROOT SYSTEM. IN ANY AREAS WITHIN DRIP LINES TO BE DEVELOPED, WORK SHOULD BE DONE WITH CARE AND ROOTS SHOULD BE HAND PRUNED WHERE DISTURBED.



**GROVE CITY PLANTING REQUIREMENTS**

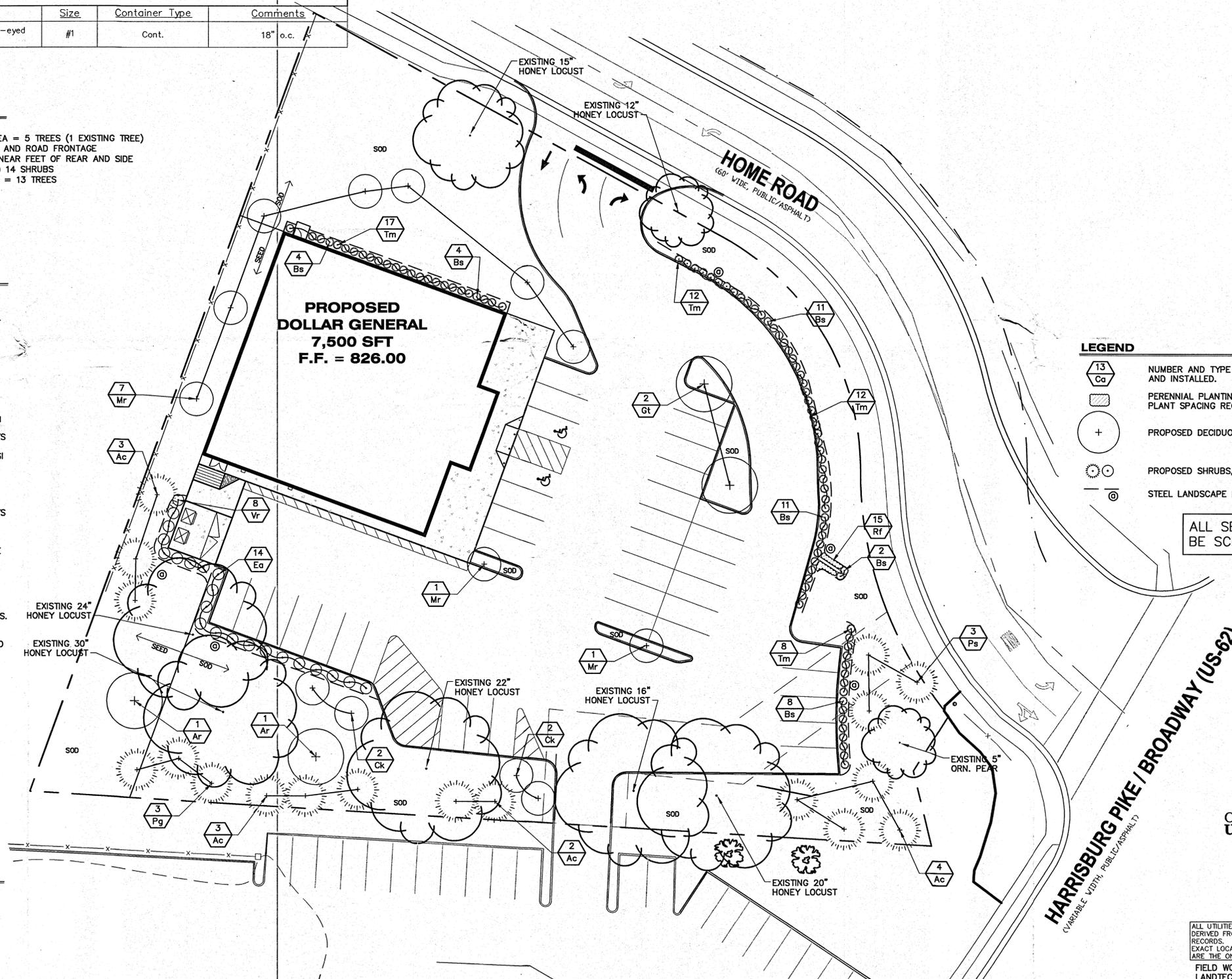
- 36" HIGH EVERGREEN HEDGE BETWEEN ROAD FRONTAGE AND PARKING AREA
- 1 - 2" SMALL CLASS TREE PER 40 LINEAR FEET OF TRUCK VEHICULAR USE AREA = 5 TREES (1 EXISTING TREE)
- 3 STAGGERED ROWS OF 6' HT. 20" O.C. BETWEEN TRUCK VEHICULAR USE AREA AND ROAD FRONTAGE
- 1 - 2" CAL MED/LARGE TREE AND 2 - 18" HIGH DECIDUOUS SHRUBS PER 40 LINEAR FEET OF REAR AND SIDE YARD ADJACENT TO VEHICULAR USE AREA = 7 TREES (5 EXISTING TREES) 14 SHRUBS
- 1 - 6' HIGH EVERGREEN PER 20 LINEAL FEET FOR TRUCK VEHICULAR USE AREA = 13 TREES
- 36" HIGH SHRUB PLANTING 5' O.C. AT DUMPSTER SCREENING
- 1 INTERIOR LANDSCAPE ISLAND REQUIRED
- 1 - 2" MED/LARGE TREE PER LANDSCAPE ISLAND = 1 TREE
- 2" SIGN FOUNDATION PLANTING
- 1 TREE PER 50 LINEAR FEET OF BUILDING PERIMETER = 7 TREES

**LANDSCAPE NOTES:**

1. TILL ALL LANDSCAPE AREAS TO A DEPTH OF 4" MINIMUM.
2. ALL LAWN AREAS LABELED 'SEED' SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 15% IMPROVED PERENNIAL RYEGRASS, 30% FINE FESCUE, 30% KENTUCKY BLUEGRASS, AND 25% ANNUAL RYE AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
3. AREAS LABELED 'SOD' TO BE PLANTED WITH UPLAND MINERAL SOIL GROWN BLUEGRASS SOD. SOD TO HAVE BEEN HARVESTED WITHIN 24 HOURS OF PLANTING. ENSURE A SOURCE OF WATER BEFORE SCHEDULING SOD PLANTING. PREPARE SOIL TO RECEIVE SOD WITH A 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
4. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
5. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
6. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTINGS.
7. WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
8. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
9. MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
10. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
11. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
12. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
13. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER FROM SITE.
14. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.

**IRRIGATION NOTES:**

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
4. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.



**LEGEND**

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- STEEL LANDSCAPE EDGING.

ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
FIELD WORK PERFORMED BY:  
LANDTECH PROFESSIONAL SURVEYING

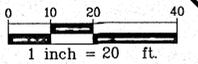
hurley & stewart, llc  
 2800 south 11th street  
 Kalamazoo, michigan 49009  
 269.552.4960 fax 269.552.4961  
 www.hurleystewart.com

Job No. 14-0033J P.M.J.H. Drft. ID 0A/QC: 02/09/15  
 ISSUED FOR REVISIONS:  
 1. PRELIM DEVELOPMENT PLAN SUBMITTAL 03/24/15  
 2. DEVELOPMENT PLAN SUBMITTAL 03/24/15

LANDSCAPE PLAN  
 GROVE CITY, OH (HOME RD)  
 CAPITAL GROWTH - BUCHALTER

Sheet Title:  
 Project:  
 Client:  
 03/24/15  
 Sheet  
 1-1

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Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
PLL-400	1	MFHID-PLL-400MH SBL	400W Parking Lot Lighting w. SBL	SINGLE	40000	0.720
CS	7	Canopy Strips	Strip	SINGLE	2500	0.940
TPLL	2	MFHID-PLL-400MH SBL Twin	Twin 400W Parking Lot Lighting w. SBL	TWIN	40000	0.720
PLL-250	1	MFHID-PLL-250MH SBL	250W Parking Lot Lighting w. SBL	SINGLE	23000	0.720
PLL-180	2	MFHID-PLL-400MH SBL B2B	180 400W Parking Lot Lighting w. SBL	BACK-BACK	40000	0.720
GN	6	MFHID-GNPLL-100MH-WHS	100W MH Gooseneck	SINGLE	7600	0.720

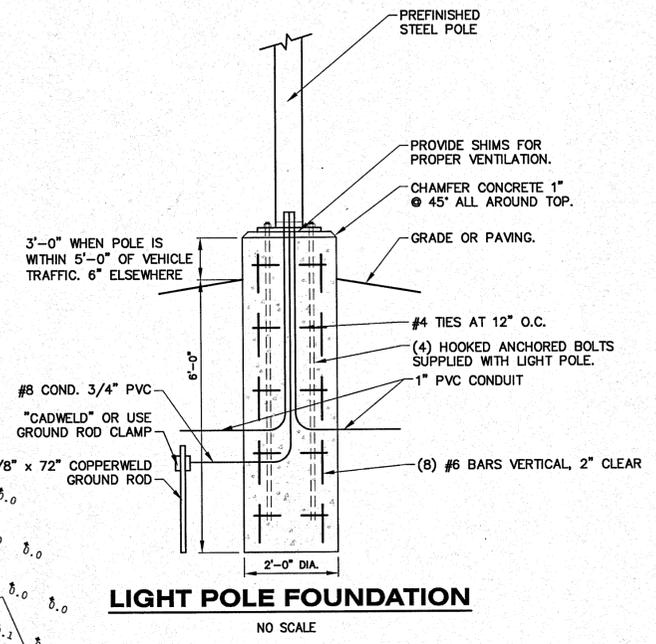
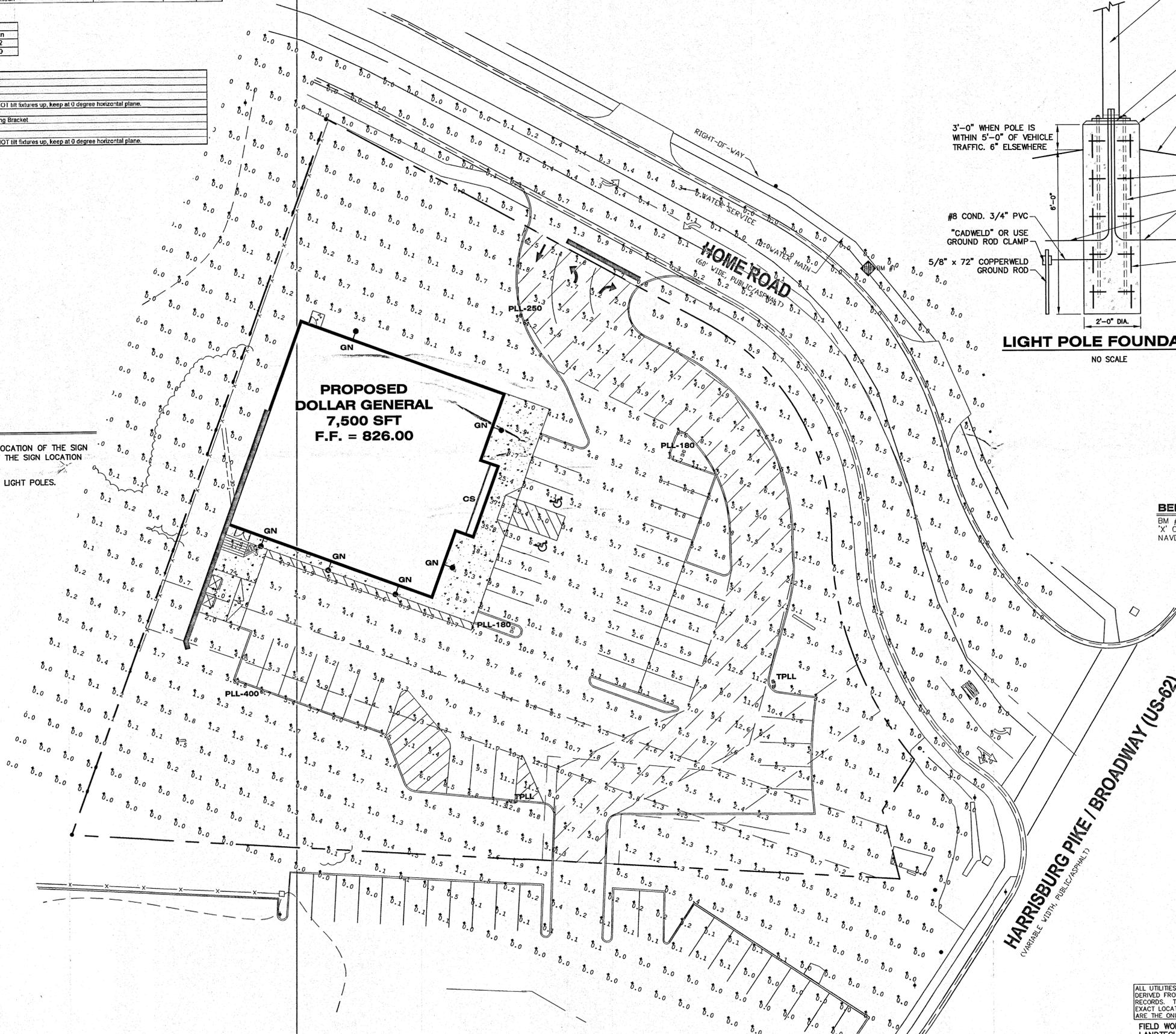
Label	CalcType	Units	Avg	Max	Min
Parking Lot Lighting	Illuminance	Fc	5.95	37.8	1.2
Site Lighting	Illuminance	Fc	0.48	12.8	0.0

Qty	Part Number	Description
6	MFHID-GNPLL-100MH-WHS	100W Gooseneck Fixture
2	HW-HID-PLL-MB	Twin Tenon Mounting Bracket
9	MFHID-PLL-400MH	400W Parking Lot Lighting ***NOTE: DO NOT lift fixtures up, keep at 0 degree horizontal plane.
8	HW-F88A	2' Parking Lot Pole
2	HW-HID-PLL-180TW	Square Internal 180 Degree Tenon Mounting Bracket
10	HW-HID-PLL-SBL16	16" Housing Backlight Shield
2	HW-HID-PLL-400MOUNT	Single Tenon Mounting Bracket
1	MFHID-PLL-250MH	250W Parking Lot Lighting ***NOTE: DO NOT lift fixtures up, keep at 0 degree horizontal plane.

Label	Fix. Ht.	Orient	Tilt
MFHID-GNPLL-100MH-WHS	18.5	0	0
MFHID-GNPLL-100MH-WHS	18.5	0	0
MFHID-GNPLL-100MH-WHS	12	270	0
MFHID-GNPLL-100MH-WHS	12	270	0
MFHID-GNPLL-100MH-WHS	12	270	0
Canopy Strips	10	80	0
Canopy Strips	10	80	0
Canopy Strips	10	80	0
Canopy Strips	10	80	0
Canopy Strips	10	80	0
Canopy Strips	10	80	0
MFHID-PLL-400MH SBL Twin	25	295.89	0
MFHID-PLL-400MH SBL Twin	25	104.973	0
MFHID-PLL-400MH SBL	25	90	0
MFHID-GNPLL-100MH-WHS	12	90	0
MFHID-PLL-400MH SBL B2B	25	90	0
MFHID-PLL-250MH SBL	25	12.357	0
MFHID-PLL-400MH SBL B2B	25	90	0

**UTILITY NOTES**

1. PROVIDE 1" BURIED CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE SIGN BASE. A TEMPORARY 3' TALL STAKE SHALL BE PROVIDED AT THE SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
2. UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.



**BENCHMARKS**  
 BM # 1 ELEVATION = 822.34  
 'X' GN NWLY BOLT  
 NAVD 88 DATUM



**Orion Energy Systems, Inc.**  
 4035 Reynolds Blvd.  
 Green Cove Springs, FL 32043  
 PH: 904-284-1220



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
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ISSUED FOR REVISIONS:  
 02/27/15  
 03/24/15

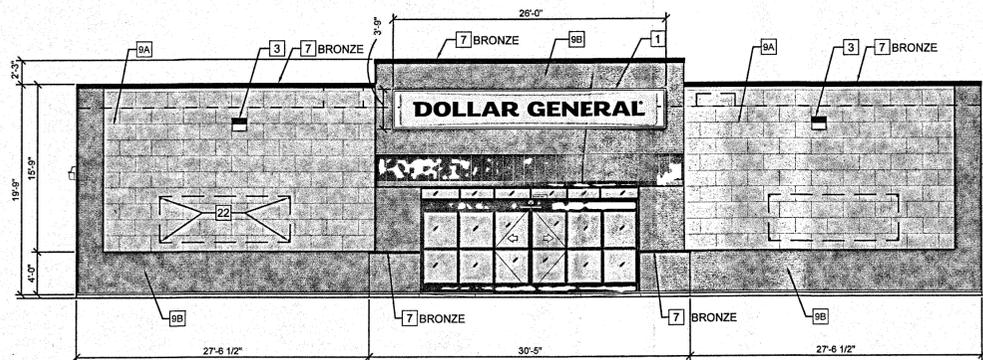
Job No. 14-003J P.M.H. Drift - QA/QC 03/24/15  
 1. PRELIM. DEVELOPMENT PLAN SUBMITTAL  
 2. DEVELOPMENT PLAN SUBMITTAL

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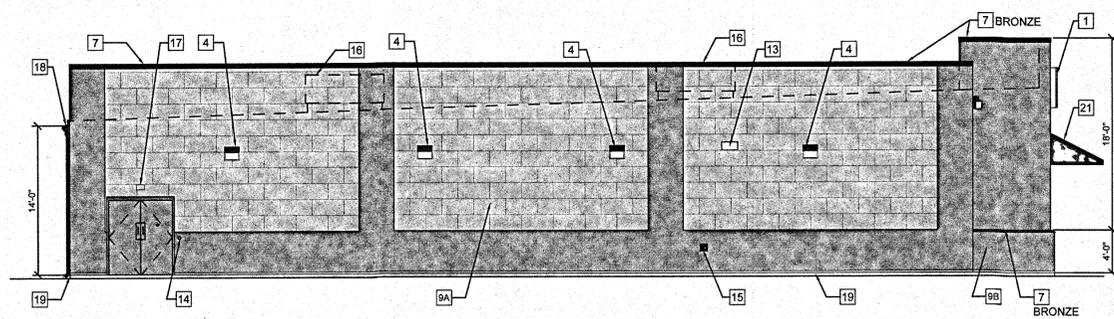
**LIGHTING PLAN**  
**GROVE CITY, OH (HOME RD)**  
**CAPITAL GROWTH - BUCHALTER**

Sheet Title:  
 Project:  
 Client:

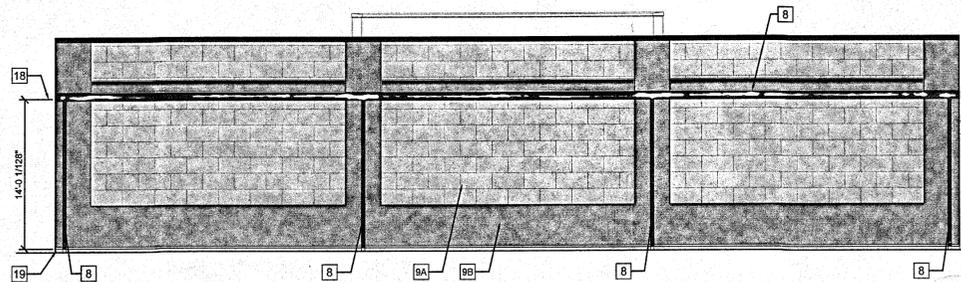
03/24/15  
 Sheet  
**L-2**



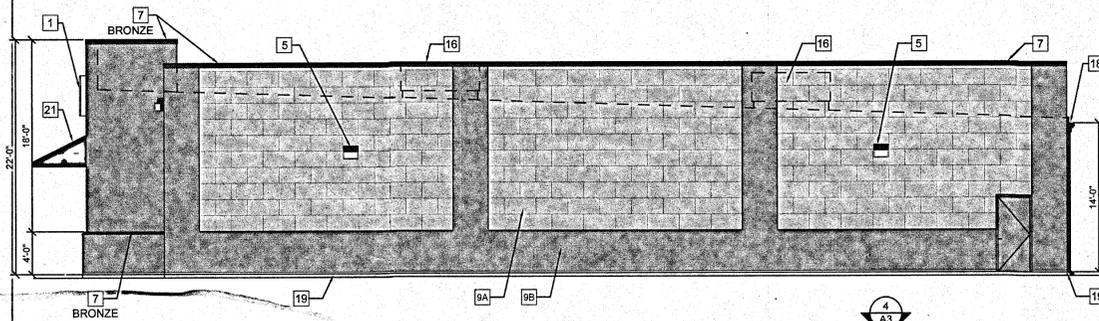
**1 FRONT ELEVATION**  
1/8" = 1'-0"



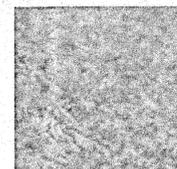
**3 SIDE ELEVATION**  
1/8" = 1'-0"



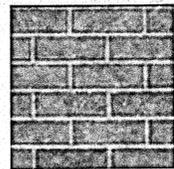
**2 BACK ELEVATION**  
1/8" = 1'-0"



**4 SIDE ELEVATION**  
1/8" = 1'-0"

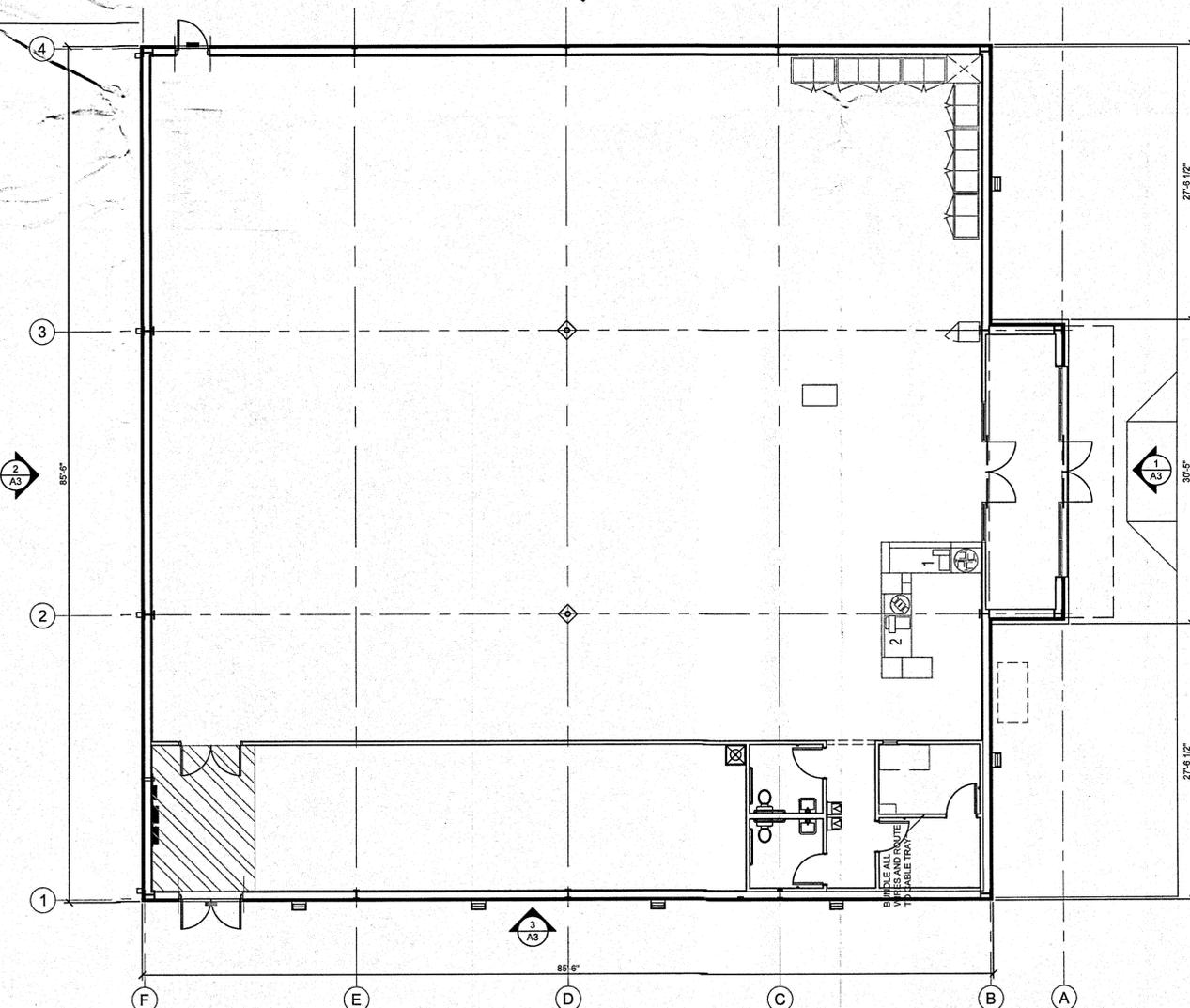


**9A-NICHIHA PANEL**  
SANDSTONE  
DESERT BEIGE



**9B-NICHIHA PANEL**  
PLYMOUTH BRICK  
CRIMSON

- ELEVATION KEYED NOTES**
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
  - WALL PACK. 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
  - TRIM/COPING/FLASHING - COLOR AS NOTED OR REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
  - GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
  - NICHIHA PANELS - SANDSTONE: DESERT BEIGE
  - NICHIHA PANELS - VINTAGE BRICK: PLYMOUTH BRICK CRIMSON
  - STANDING SEAM METAL ROOF. GALVALUME FINISH.
  - VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
  - DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
  - WALL HYDRANT. REFER TO P01 FOR ADDITIONAL INFORMATION.
  - HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
  - OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
  - MINIMUM GUTTER SLOT HEIGHT IS 14'-0" A.F.F.
  - FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
  - IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
  - METAL AWNING BY PEMB MANUFACTURER. REFER TO STRUCTURAL SHEETS FOR COLOR.
  - 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.



FIBER CEMENT PRODUCTS: NICHIHA USA, INC. 9A - SANDSTONE: DESERT BEIGE 9B - PLYMOUTH BRICK: CRIMSON	PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (801) 748-6103	STAR BUILDING SYSTEMS ATTN: JEFF HORN 866-664-8899	NUCOR BUILDING SYSTEMS ATTN: BOB BARRY 315-622-4440 or 260-837-7891	BIG BEE STEEL BUILDINGS, INC. ATTN: KEVIN BUSLER 800-633-3378													
<b>EXTERIOR FINISHES</b>	COOL EGYPTIAN WHITE	COOL DARK BRONZE BRONZE	COOL COTTON WHITE	GALVALUME	LIGHT STONE	MEDIUM BRONZE KYNAR 800	BRONZE	POLAR WHITE	GALVALUME	LIGHT STONE	MEDIUM BRONZE KYNAR 800	BRONZE	POLAR WHITE	GALVALUME	SANDSTONE	BURNISHED SLATE BRONZE	POLAR WHITE	GALVALUME
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.																		
GUTTERS		•																
DOWN SPOUTS		•																
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE CEILING.			•															
BUILDING PARAPET WALL AND CANOPY STOREFRONT SYSTEM		•																
STANDARD METAL ROOF PANELS			•															

NOTE: REFER TO SHEET CVR FOR RECOMMENDED NATIONAL ACCOUNT VENDORS.

**Robert E. Walker, IV**  
Architect  
2229 FIRST AVE. SOUTH  
SUITE 110  
BIRMINGHAM, Alabama  
35233  
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F-205.254.3269

**DG**  
**DOLLAR GENERAL BUILDING**  
Home Road  
Grove City, OH  
Franklin County

PROJECT NO. 8006.582  
ISSUED: 02/27/15  
**EXTERIOR ELEVATIONS**

**A3**

# EXTERIOR FINISH SCHEDULE

FIBER CEMENT PRODUCTS NICHIA USA, INC. SA SANDSTONE DESERT BEIGE GB PLYMOUTH BRICH CRIMSON	PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (911) 748-8101	STAR BUILDING SYSTEMS ATTN: JEFF HORN 800-804-6999	NICOR BUILDING SYSTEMS ATTN: BOB BARRY 315-622-4441 or 262-817-7891	BIG BEE STEEL BUILDINGS INC ATTN: KEVIN BUSLER 800-833-3378																	
<b>EXTERIOR FINISHES</b>		COOL PIPITIAN WHITE	COOL DARK BRONZE	BRONZE	COOL COTTON WHITE	CALVALUME	LAPP STONE	METAL BRONZE FINISH 50	BRONZE	POLAR WHITE	CALVALUME	LIGHT STONE	METAL BRONZE FINISH 50	BRONZE	POLAR WHITE	CALVALUME	SANDSTONE	BURNISHED SLATE	BRONZE	POLAR WHITE	CALVALUME	
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BUILDING PARAPET WALL AND CANOPY				•																		
STOREFRONT SYSTEM				•																		
STANDARD METAL ROOF PANELS					•																	•

NOTE: REFER TO SHEET CVR FOR RECOMMENDED NATIONAL ACCOUNT VENDORS

## Full Cutoff Parking Lot Fixture MFHID-PLL

### Application

Parking areas, entrances, walkways, loading docks, or recreation areas.

### Construction

**Body:** Sturdy die-cast aluminum housing and frame, with dark-bronze polyester powder-coat finish.

**Lens:** Tempered-glass lens, thermal-shock and impact resistant.

**Reflector:** Formed anodized aluminum reflector.

**Ballast:** Quad-tap CWA ballast.

**Mounting:** 2-3/8"inch adjustable slip fitter.

**Listing:** UL Listed for wet location.

### Electrical

UL listed wire rated for required temperature and voltage. Lamps is secured with Mogul Base.

### Features

- Full Cutoff at 0 degree horizontal plane.
- Anodized aluminum reflector with high efficiency and wide beam spread.
- Quad-Tap 120 /208 / 240 / 277V Ballast
- Size: 16.5" square x 7" deep
- Factory supplied lamps are available in various CRI ratings, temperature colors and rated life
- Photo sensor compatible.



### Warranty

Harris standard terms and conditions apply.

### Options

Sensors (See available options)

### Ordering Information

Use the Flow chart below to configure the part number. Actual part number may vary due to configuration.

<b>MFHID-PLL</b>	<b>Type</b> Parking Lot Lighting Fixture
	<b>Number of Lamps Req'd</b>
	150MH - 1-150W Pulse Start Metal Halide
	250MH - 1-250W Pulse Start Metal Halide
	320MH - 1-320W Pulse Start Metal Halide
	400MH - 1-400W Pulse Start Metal Halide
	<b>Options</b> See Option Sheet
	<b>Body Color</b> Blank - Bronze

## Gooseneck Fixture MFHID-GNPLL-100MH- WHS

### Application

Parking areas, entrances, walkways, loading docks, or recreation areas.

### Construction

**Ballast:** HID Ballast Canopy ( Indoor/ Outdoor Use)

**Listing:** UL Listed for wet location.



### Warranty

Harris standard terms and conditions apply.

### Electrical

UL listed wire rated for required temperature and voltage. Lamps is secured with Mogul Base.

### Options

(See available options)

### Features

- Cast Back Plate Included
- Factory supplied lamps are available in various CRI ratings, temperature colors and rated life

### Ordering Information

Use the Flow chart below to configure the part number. Actual part number may vary due to configuration.

<b>MFHID-PLL</b>	<b>Type</b> Canopy Fixture
	<b>Number of Lamps Req'd</b>
	<b>50MH - 1-50W Metal Halide</b>
	<b>70MH - 1-70W Metal Halide</b>
	<b>100MH - 1-100W Metal Halide</b>
	<b>175MH - 1-175W Metal Halide</b>
	<b>Options</b> See Option Sheet
	<b>Body Color</b> Blank - Architectural Bronze