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RECEIVED
JUN 26 2015
GC PLANNING COMMISSION

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BY
JUN 26 2015

June 26, 2015

Mrs. Kimberly Shields
The City of Grove City
4035 Broadway
Grove City, Oh 43123

Dear Kim:

This letter is to address your comments dated June 15, 2015, for the Meijer Curbside program, located at 2811 London Groveport Road, Application #01506010037.

Development Department (Kimberly Shields, 614-277-3007)

1. Proposed bollards should be decorative to match those utilized on the existing site (details from approved Meijer development plan attached).

   We will install decorative bollards to match existing.

2. The current location of the handicap parking is not shown correctly on sheet C1.0. The handicap spaces do not flank the eastern crosswalk, but are instead located west of the drive aisle proposed for the pick-up bays. If the parking lot is to be restriped according to plans, plans should state this.

   Sheet C1.0 has updated to reflect the changes.

3. All pavement markings should be white.

   Pavement markings have been updated and are shown on the rendering.

4. The crosswalk to access the pick-up bays should be bordered by stamped brick, matching the existing crosswalks on the site.

   The crosswalk will be stamped brick to match existing.

5. Canopy pillars should be finished in brick matching the primary structure.

   Brick has been added to the canopy pillars.

6. The roofline of the proposed canopies should be decorative, similar to the roofline of the gas station canopy.

   As mentioned previously, we prefer to prefer to keep the existing canopy structure as proposed. The canopy is a single manufactured piece that is pressed out during fabrication. Adding extra detail to the canopy may render the project cost prohibitive.

7. Please be advised that any proposed signage on the canopies will be counted towards overall signage for the site. A variance was approved in 2005 to permit the existing 658 square feet of signage on the site. A new variance would be required to exceed the amount previously approved.

   Understood and we will apply for signage under a separate application/permit.

8. The hours of operation for the drive-thru should be noted in the project narrative.

   Hours of operation are from 7 AM to 9 PM.

9. The property owner signature is missing from the application. The application should be resubmitted with all signatures.

   The signed application is enclosed with this resubmission.

Urban Forestry (Jodee Lowe, 614-277-1103)

1. Would like to see some plant material added to both sides of the island that will be separated to make room for the crosswalk

   We will work with Ms. Lowe to make a determination of what would be suitable for this area.

Sincerely,

Brian Lorenz, AICP, LEED AP
Associate Director of Planning and Permitting

Meijer Store #234
2811 London-Groveport Road
Grove City, OH 43123

Special Use Permit Application:
Canopies and Site Changes to Emphasize Buy Online/Pick-up In Store Program (BO/PIS)

For a number of years, Meijer has offered their customers the ability to purchase items on their website and to pick them up in the store free of any additional charges or shipping cost. In an effort to place a greater emphasis on this program, which is called buy online/pick-up in store or BO/PIS for short, Meijer has decided to make changes at a number of their existing stores to incorporate some type of designated pick-up location. The primary idea behind a designated pick-up location has the convenience of Meijer's customers in mind, offering a place to pull-up outside and using an electronic interface (or kiosk); the customer can notify a Meijer Associate that they are there to pick-up their item(s) purchased online. The Meijer Associate will then pull the item(s) from the staging room and bring them out directly to the customer while they stay in their car. What this looks like will be different for each store and will be determined by existing operational demands and available space inside of the Meijer for the online item staging area.

For Store #234, located at 2811 London-Groveport Road in Grove City, Meijer is proposing to construct a series of three overhang canopies in the parking field located directly in front of their store at 2811 London-Groveport Road. The purpose of the canopies is to provide weather and sun protection to six (6) new BO/PIS stations. The enclosed site plan and renderings of the canopies provides an understanding of where the canopies will be located on site and what they will look like.

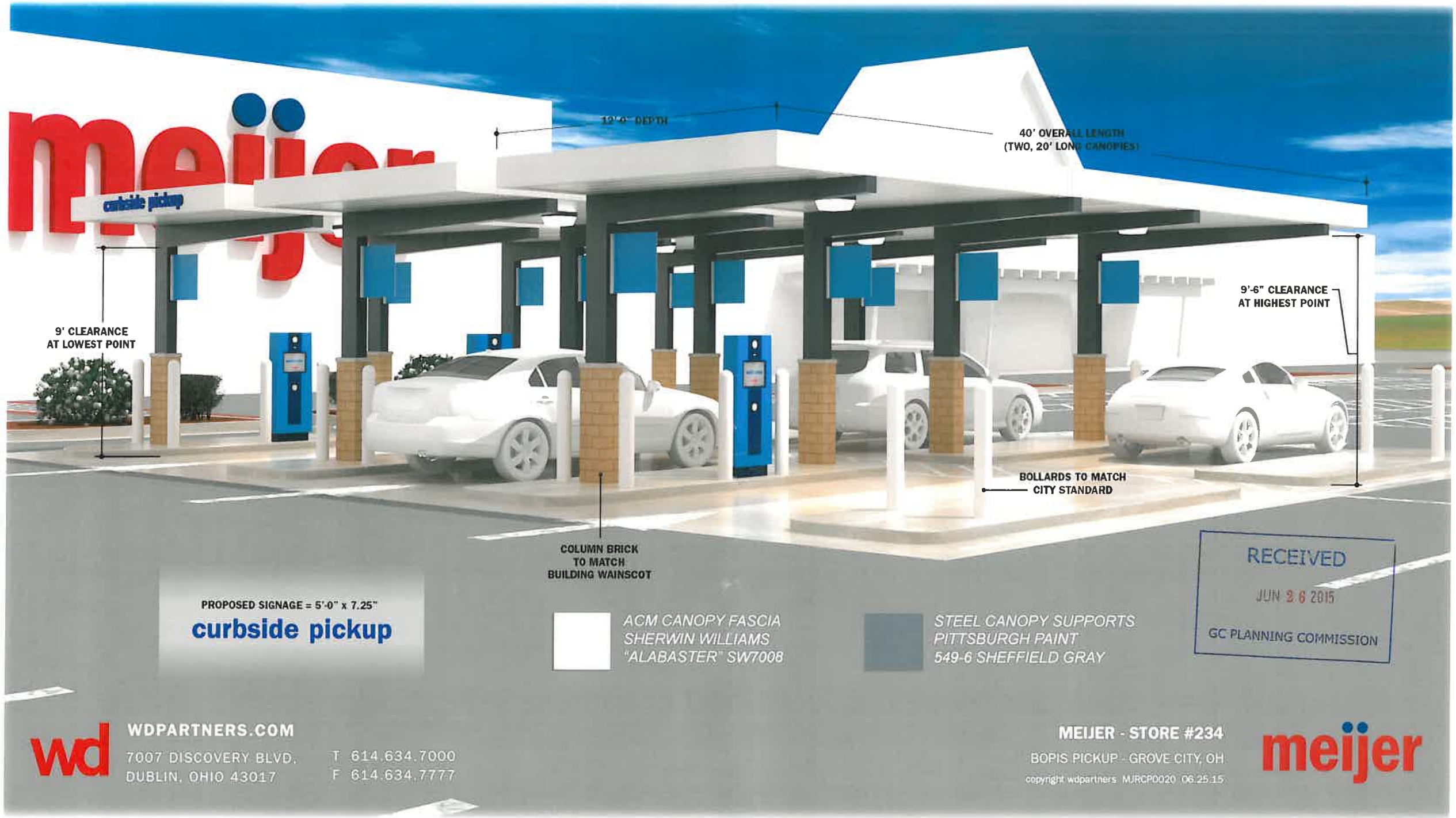
The location of the canopies has been carefully selected by Meijer, in order to protect the safety of the customers walking from their cars into the store and vice-versa. The canopies are located toward the eastern edge of the parking field in order to minimize potential vehicular/ pedestrian conflicts as the main concentration of pedestrian traffic flow is moving toward the middle of the store where each of the two main entrances are located.

The staging area for the items purchased online will be located at the front of the store, in an area just east of the eastern vestibule (main entrance). From inside the store, this area will be located near the produce sales floor. Meijer Associates will exit the store, with the items purchased by online customers, from the eastern vestibule. Once the Associate leaves that main entrance, they can walk along the main sidewalk in front of the store until they get to the striped crosswalk that crosses the primary drive aisle in front of the store and leads out to the proposed BO/PIS stations. This will offer the Associate a designated, safe crossing/path for them to deliver the items that are being picked up by the customers.

In order to create the designated path, an existing landscape island will be divided by the striped path. There is a tree currently located in this landscape island; we are proposing to save the tree and relocate it to the landscape island located directly to the west.

The new canopies will eliminate a total of ten (10) existing parking spaces, but given the size of the existing parking field and the fact that there are currently 978 parking spaces on the lot, the loss of 10 spaces will not adversely impact the ability of Meijer's customers to find a parking space that is reasonably close to the primary entrances.

In summary, the minor addition of the three (3) BO/PIS canopies located toward the eastern edge of the existing parking field, will not adversely impact the health, morals, or general welfare of the citizens of Grove City. The location of the canopies was determined after thoughtful consideration to the safety and convenience of the customers, the existing operational requirements of the store and available space for the online purchase staging area. The use of three (3) small overhang canopies as opposed to one larger canopy helps to minimize the mass of the structure and because the spaces will not be used by tall commercial delivery trucks, the height of the canopies can be lower than that of a typical gasoline pump canopy, further minimizing the impact of the structures to the existing visual landscape.


meijer
curbside pickup
12'-6" DEPTH
40' OVERALL LENGTH
(TWO, 20' LONG CANOPIES)
9' CLEARANCE
AT LOWEST POINT
9'-6" CLEARANCE
AT HIGHEST POINT
BOLLARDS TO MATCH
CITY STANDARD
COLUMN BRICK
TO MATCH
BUILDING WAINSCOT
PROPOSED SIGNAGE = 5'-0" x 7.25"
curbside pickup
ACM CANOPY FASCIA
SHERWIN WILLIAMS
"ALABASTER" SW7008
STEEL CANOPY SUPPORTS
PITTSBURGH PAINT
549-6 SHEFFIELD GRAY
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F 614.634.7777
MEIJER - STORE #234
BOPIS PICKUP - GROVE CITY, OH
copyright wdpartners MJRCP0020 06.25.15
meijer

project owner

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drawing index

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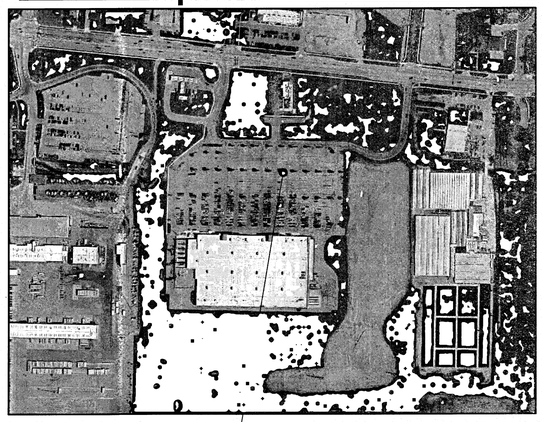
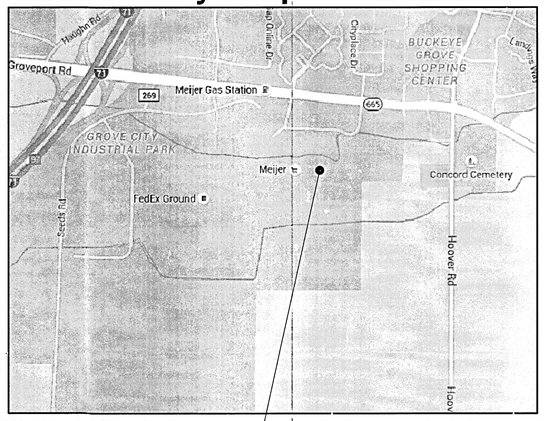
sheet no.	sheet name	last revision	date
T1.0	TITLE SHEET		
civil			
C1.0	SITE PLAN		
C2.0	SITE DEMOLITION & IMPROVEMENT PLAN ENLARGEMENT		
C2.0	SITE DETAILS		

location plan



SITE LOCATION

site vicinity map



SITE LOCATION

project contacts

CIVIL ENGINEER
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017
TEL: 614.634.7000

architect + engineer

wd

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issue dates

submission:	date
PLANNING AND ZONING	05/29/15
OWNER REVIEW	-
PERMIT	-
BID	-
CONSTRUCTION	-

revisions:

#	description	date
-		

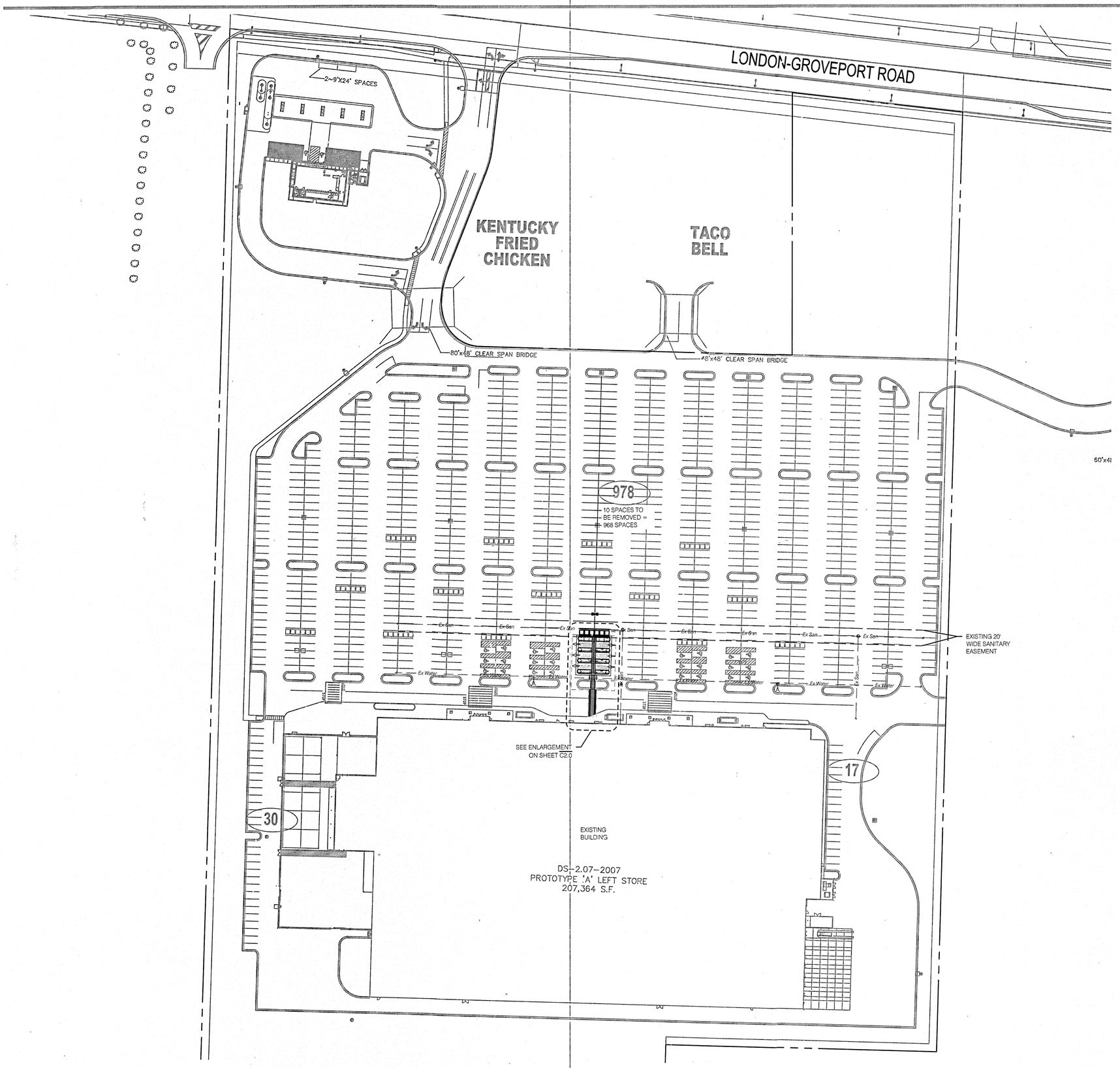
seal

sheet info

TITLE SHEET

T1.0

file | P:\DOM\RICP\MJRCP0020_OH_Grove City_234_Grove_City\05-Arch_Eng\WD-Con\Dwg\MJRCP0020_T1.0_TITLE SHEET_02.dwg plotted | 6/24/2015 10:35 AM | wdb041



SITE DATA

ZONING:

EXISTING ZONING: C-2 (RETAIL COMMERCIAL)

PARKING DATA:

REQUIRED:

MAXIMUM REQUIREMENT: C-2 COMMERCIAL - CATEGORY 1: (1) ONE PARKING SPACE PER 200 S.F. GROSS FLOOR AREA.

207,364 S.F. PUBLIC USE AREA REQUIRES 1,037 PARKING SPACES MAXIMUM

PROVIDED:

10 SPACES TO BE REMOVED.

991 PARKING SPACES + 24 ACCESSIBLE PARKING SPACES PER ADAAG = 1,015 PARKING SPACES TOTAL ON-SITE

SITE DEVELOPMENT DATA TABLE:

TOTAL PARCEL AREA:	1,295,071 SQUARE FEET (29.73 ACRES)
TOTAL PROJECT AREA:	4,171 SQUARE FEET (0.10 ACRES)
TOTAL LIMITS OF DISTURBANCE:	2,367 SQUARE FEET (0.05 ACRES)

PRE-DEVELOPMENT IMPERVIOUS AREA: 2,295 SQUARE FEET (0.05 ACRES)

POST-DEVELOPMENT IMPERVIOUS AREA: 2,367 SQUARE FEET (0.05 ACRES)

LEGEND

PROPERTY LINE

0 30 60 120

SCALE: 1" = 60.00'

NORTH

architect + engineer

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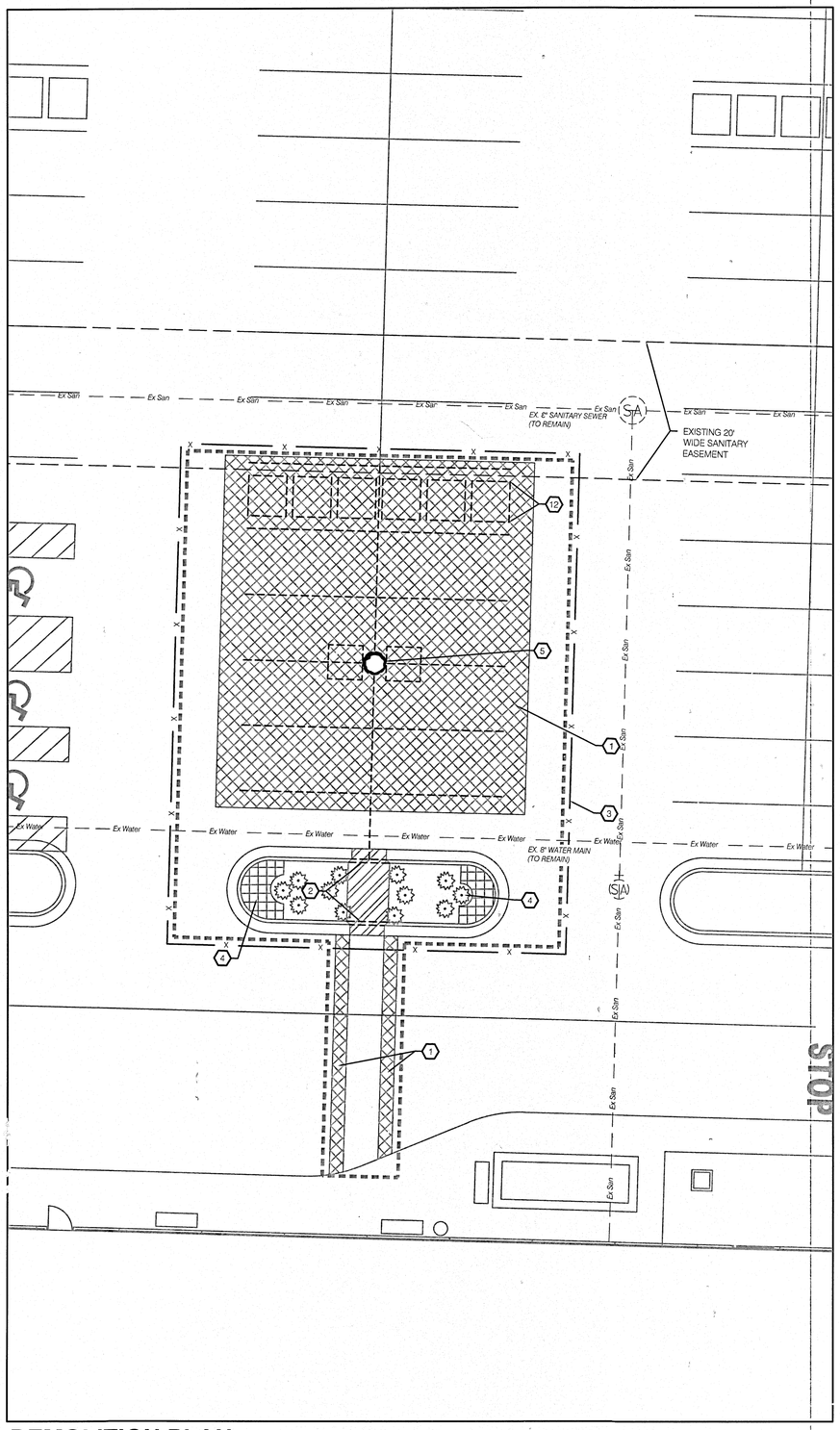
SITE PLAN

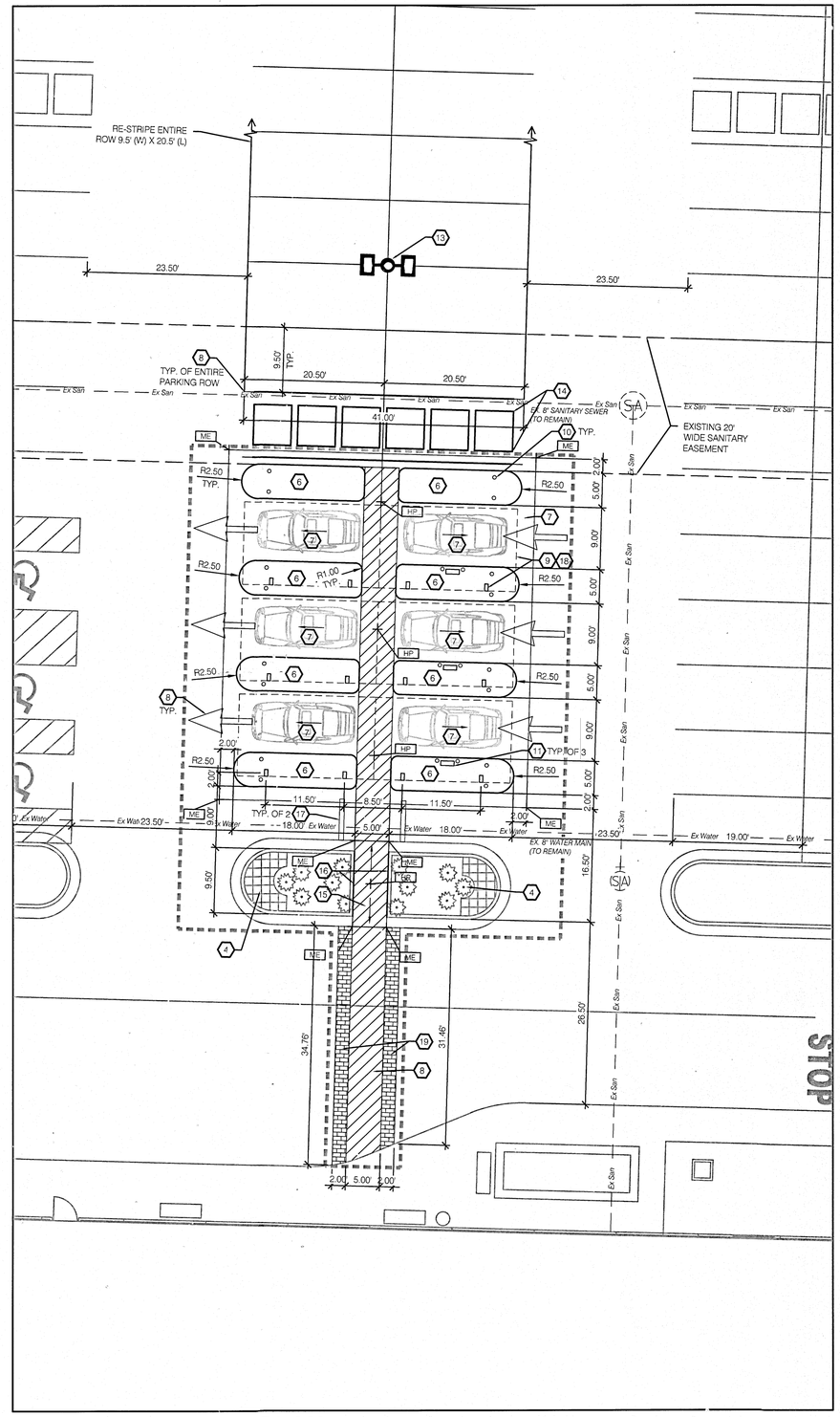
C1.0

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | GMI

file: P:\CD\MJRCP\MJRCP0020_C1B_Grove City_274_Grove_City\04-Civil\WD-Civil\Dwgs\MJRCP0020_05_C1.0.dwg plotted: 5/24/2015 10:38 AM (webb54)



DEMOLITION PLAN



SITE IMPROVEMENT PLAN

LEGEND

- CONSTRUCTION FENCE LIMITS (APPROXIMATE)
- LIMITS OF CONSTRUCTION
- ASPHALT TO BE REMOVED.
- CONCRETE CURB & GUTTER / LANDSCAPE AREA TO BE REMOVED
- PROPOSED PAVEMENT MARKING
- PROPOSED SLOPE ARROW
- ME — MATCH EXISTING ELEVATION
- HP — PROPOSED HIGH POINT

KEYED NOTES

1. EXISTING PAVING TO BE REMOVED FULL DEPTH. SAWCUT PAVEMENT AT EDGE OF REMOVAL LIMITS SHOWN ON DRAWINGS.
2. EXISTING CURB AND INFILL TO BE REMOVED. SAWCUT AT TERMINATION POINTS TO CONNECT TO PROPOSED CURBING. SEE SITE IMPROVEMENT PLAN FOR NEW CURB CUT LOCATIONS.
3. CONSTRUCTION FENCING ALONG LIMITS OF DEMOLITION. CONTRACTOR SHALL PLACE AND PHASE WITH MAINTENANCE OF TRAFFIC PROVISIONS AS NECESSARY. ACCESS POINTS AND LIFE-SAFETY EGRESS SHALL COMPLY WITH OSHA REQUIREMENTS.
4. EXISTING SHRUBS, PERENNIALS, AND GRASSES TO REMAIN. TRANSPLANT SHRUBS, PERENNIALS, AND/OR GRASSES AWAY FROM PROPOSED CONCRETE WALK.
5. EXISTING SITE LIGHT POLE AND LUMINAIRE TO BE RELOCATED. BASE TO BE REMOVED IN ITS ENTIRETY.
6. CONCRETE ISLAND. TOP OF CONCRETE CURB 6" ABOVE ASPHALT PAVING. SEE DETAIL SHEET C3.0.
7. STANDARD DUTY ASPHALTIC PAVING. SLOPE 0.5% TO 2.0% MAXIMUM AND MAINTAIN POSITIVE DRAINAGE AWAY FROM HIGH POINTS. MATCH EXISTING ELEVATION AT INTERFACE WITH EXISTING PAVEMENT TO REMAIN. SEE DETAIL SHEET C3.0.
8. ALKYD-READY MIX WHITE PAVEMENT MARKING PER MEIJER SPECIFICATIONS.
9. CANOPY AND COLUMNS. CANOPY MANUFACTURER DRAWINGS UNDER SEPARATE PERMIT.
10. DECORATIVE BOLLARD. SEE DETAIL SHEET C3.0.
11. OWNER PROVIDED AND INSTALLED ELECTRONIC INTERFACE. SEE ARCHITECTURAL AND MEP PLANS FOR DETAILS.
12. CART CORRAL TO BE REMOVED AND SALVAGED.
13. RELOCATED SITE LIGHT POLE AND LUMINAIRE. EXTEND EXISTING U.G. ELECTRICAL TO FEED NEW LIGHT POLE AS REQUIRED. INSTALL NEW BASE PER DETAIL SHEET C3.0.
14. RELOCATED CART CORRAL.
15. CONCRETE WALK. SLOPE 0.5% TO 2.0% MAXIMUM; SLOPE TO DRAIN. MATCH EXISTING ELEVATION AT INTERFACE WITH EXISTING PAVEMENT TO REMAIN. SEE DETAIL SHEET C3.0.
16. FORMED CONCRETE CURB. SEE DETAIL SHEET C3.0.
17. PROVIDE 6' LONG YELLOW HDPE SOLID PLASTIC BUMPER BLOCKS AT NOTED PARKING SPACES. SECURE WITH 2 #4 RODS, 4' LONG. IF PRECAST CONCRETE BLOCK IS USED IN LIEU OF PLASTIC, ENSURE THE BLOCK IS PAINTED TRAFFIC YELLOW. SEE DETAIL SHEET C3.0.
18. 4" DOWNSPOUT AND 4" UNDERGROUND PIPE OUTLET THROUGH FACE OF CURB. SEE DOWNSPOUT DRAIN THRU FACE OF CURB DETAIL SHEET C3.0.
19. STAMPED CONCRETE TO MATCH EXISTING CROSSWALKS ON THE SITE. SEE DETAIL SHEET C3.0.

811 Know what's below. Call before you dig.

0 5 10 20

SCALE: 1" = 10.00'

NORTH

architect + engineer

wd

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#	description	date

seal

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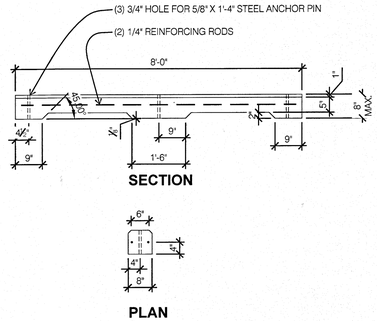
SITE DEMOLITION & IMPROVEMENT PLAN ENLARGEMENT

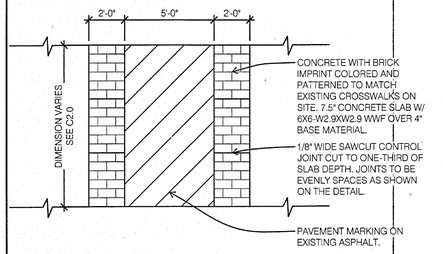
C2.0

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

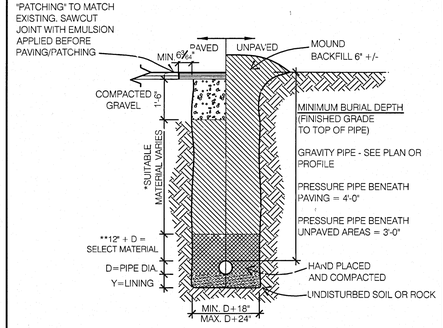
file | P:\CORM\RCP\MJRCP0020_041_Grove City_234_Grove_City\04-Civil\WD-Civil\Dwgs\MJRCP0020_05_C2.0.dwg plotted | 05/29/2015 10:36 AM (ashi9i4)



BUMPER BLOCK
SCALE: NONE



STAMPED CONCRETE DETAIL
SCALE: NONE



BACKFILL SCHEDULE

CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	"Y"
DUCTILE IRON PIPE IN "ORDINARY SOIL"	TYPE I, II, III	SAND OR TYPE III	3"
RCP PIPE IN "ORDINARY SOIL"	TYPE II, III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II, III	SAND OR TYPE III	6"
DUCTILE IRON PIPE IN CLAY OR MUCK	TYPE II, III	SAND	4"
RCP PIPE IN CLAY	TYPE II, III	SAND	6"
PLASTIC-ALL	SAND OR TYPE III	SAND OR TYPE III	6"

* SUITABLE MATERIAL SHOULD CONTAIN NO STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

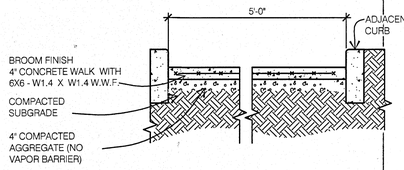
** TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1½" IN DIAMETER, NO FROZEN LUMPS, NO CLAY, AND NO ORGANIC MATERIAL.

** TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1½" SQUARE OPENING, NOT MORE THAN 25% PASSING A ⅜" SQUARE OPENING AND NOT MORE THAN 5% PASSING A ¼" SQUARE OPENING.

** TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING AND 0-5% PASSING A ¼" SQUARE OPENING.

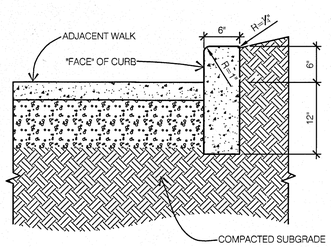
NOTES
A. WHERE BACKFILL IS DESIGNATED "COMPACTED", THIS MEANS 90% TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
B. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND PIPE AT 100' INTERVALS.

TRENCH INSTALLATION
SCALE: NONE



NOTES
A. ⅜" SAWCUT OR ¼" TOOLED CONTROL JOINTS AT 6'-0" O.C.
B. PLACE PRE-FORMED ½" EXPANSION JOINT 30' O.C. ALONG ENTIRE LENGTH
C. ½" PRE-FORMED EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, AND ANY OTHER FIXED STRUCTURE.
D. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI

CONCRETE WALK
SCALE: NONE

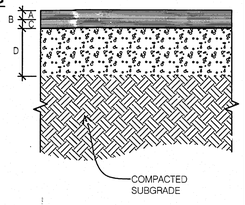


NOTES
A. PROVIDE #6 x 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS
B. ½" ELASTOMERIC EXPANSION JOINTS AT 30' MAXIMUM INTERVALS AND AT ALL RADII AND AT DRAINAGE STRUCTURES.
C. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI
D. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
E. PROVIDE (2) #4 BARS, 10'-0" LONG, CENTERED OVER ALL TRENCH CROSSINGS
F. PROVIDE (2) #6 x 2'-6" LONG BARS TO CONNECT EXISTING AND NEW CURBS

FORMED CONCRETE CURB
SCALE: NONE

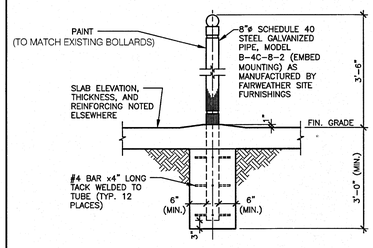
STANDARD DUTY PAVING
A = 1½" ASPHALT CONCRETE
B = TACK COAT (0.05 GAL/S.Y.)
C = 2" ASPHALT CONCRETE
D = 7" OF AGGREGATE BASE

HEAVY DUTY PAVING
A = 1½" ASPHALT CONCRETE
B = TACK COAT (0.05 GAL/S.Y.)
C = 4" ASPHALT CONCRETE
D = 10" OF AGGREGATE BASE

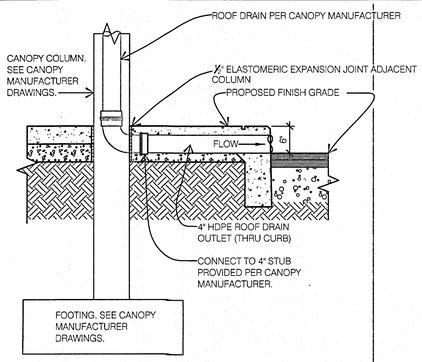


NOTES
A. BASE COURSE TO CONFORM TO STATE DOT STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
B. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CURRENT STATE "CONSTRUCTION AND MATERIAL SPECIFICATIONS"

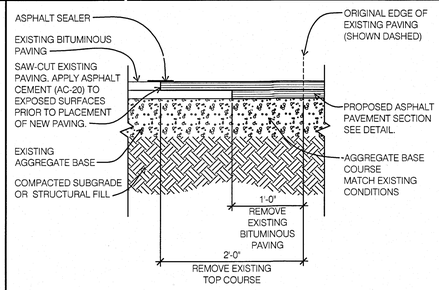
ASPHALT PAVING SECTION
SCALE: NONE



DECORATIVE BOLLARD DETAIL
SCALE: NONE

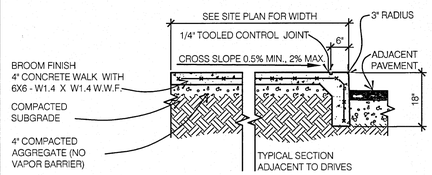


DOWNSPOUT DRAIN THRU FACE OF CURB
SCALE: NONE



NOTES
A. BASE COURSE TO CONFORM TO STATE D.O.T. STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
B. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT STATE D.O.T. ROADWAY DESIGN CRITERIA

ASPHALT TRANSITION
SCALE: NONE



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A. ⅜" SAWCUT OR ¼" TOOLED CONTROL JOINTS AT 6'-0" O.C.
B. PLACE PRE-FORMED ½" EXPANSION JOINT 30' O.C. ALONG ENTIRE LENGTH
C. ½" PRE-FORMED EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, AND ANY OTHER FIXED STRUCTURE.
D. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI

CONCRETE ISLAND
SCALE: NONE

GRADING NOTES
A. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.

B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH.

C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½", AND SHALL BE A MINIMUM OF 48" IN WIDTH.

D. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO ½" IN THE DIRECTION OF TRAFFIC FLOW.

E. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1V:20H, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.

F. PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 303: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO ¼" ARE ALLOWED. CHANGES GREATER THAN ¼" MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN ½" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.

G. NO SLOPE SHALL BE GREATER THAN 1V:2H. SLOPES GREATER THAN 1V:2H MUST BE AN ENGINEERED SLOPE OR CONTOURED UTILIZING A RETAINING WALL OR OTHER APPROVED STRUCTURAL MEANS. THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF A DISCREPANCY IS FOUND IN THE FIELD WHICH CREATES A SCOPE CONDITION THAT EXCEEDS 1V:2H. FAILURE TO CONTACT THE ENGINEER PRIOR TO COMMENCING WORK WILL RESULT IN CORRECTIVE MEASURES AT THE CONTRACTORS EXPENSE.

H. ASPHALT ELEVATION ADJACENT TO CATCH BASINS TO BE ¼" ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYPICAL).

I. INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND PROCEDURES.

J. SOILS IMPORTED INTO THE SITE FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.

K. CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO PROPOSED GRADE ALL MANHOLES, CLEANOUTS, VALVES, VAULTS, GREASE TRAPS, AND ALL OTHER UTILITY APPURTENANCES AS NEEDED.

GENERAL NOTES
A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED AND PAID FOR BY MEIJER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.

B. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING WORK.

C. IF REQUESTED BY THE PROJECT OWNER, WD PARTNERS MAY PROVIDE THE CONTRACTOR WITH ELECTRONIC DOCUMENTS FOR INFORMATIONAL PURPOSES. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE USE OF SUCH FILES FOR CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE INFORMATION CONTAINED IN SUCH FILES AS THEY MAY COMPARE TO THE INFORMATION ON THE SIGNED AND SEALED HARDCOPY DOCUMENTS.

C. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.

D. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS ANY APPLICABLE SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.

E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

F. NO GEOTECHNICAL INFORMATION WAS AVAILABLE WHEN THESE PLANS WERE PREPARED. THE PAVEMENT SECTIONS PROVIDED ARE BASED ON PROJECTS OF SIMILAR SIZE AND USE. WD PARTNERS ASSUMES NO LIABILITY FOR THE PAVEMENT SECTIONS THAT ARE SHOWN. CONTRACTOR TO NOTIFY OWNER IF ANY QUESTIONABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.

G. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND LOCAL REGULATIONS.

H. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

DEMOLITION NOTES
A. APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE OF POSSESSION AND APPROVAL TO PROCEED FROM OWNER. THE CONTRACTOR SHALL COORDINATE THE SCHEDULE WITH EXISTING TENANTS AND ADJACENT PROPERTY OWNERS.

B. FOUNDATIONS, SLABS, ALL UNDERGROUND STRUCTURES, AND UTILITIES DESIGNATED FOR REMOVAL SHALL BE REMOVED ENTIRELY. AREAS TO BE BACK FILLED IN ACCORDANCE WITH GEOTECHNICAL REPORT.

C. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.

D. CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN ABANDONED OR PROPERLY SHUTOFF PRIOR TO EXCAVATION.

E. EXISTING UTILITIES AND TOPO LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATION WHETHER SHOWN ON PLANS OR NOT.

F. PRIOR TO INITIATING DEMOLITION WORK, THE CONTRACTOR SHALL DEVELOP A DIGITAL PHOTOGRAPH AND/OR VIDEO RECORD OF THE EXISTING STRUCTURES AND SURROUNDING PROPERTIES. THE RECORD SHALL INCLUDE CONDITIONS OF EXISTING STREETS AND ADJACENT PROPERTIES. ONE COPY OF THE PHOTOGRAPH AND/OR VIDEO RECORD SHALL BE PROVIDED TO THE OWNER AND ONE TO THE ENGINEER OF RECORD.

G. ALL DEBRIS FROM DEMOLITION, NOT BEING REUSED, SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.

H. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCE, 6 FOOT MINIMUM HEIGHT, FOR THE DURATION OF ALL DEMOLITION PHASES. UPON COMPLETION OF DEMOLITION PHASES, FENCE MAINTENANCE SHALL BE RESPONSIBILITY OF THE SITE CONTRACTOR.

I. CONTRACTOR SHALL NOT RESTRICT ACCESS TO ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. ACCESS SHALL BE MAINTAINED SO AS NOT TO INTERRUPT NORMAL OPERATIONS OF ADJACENT FACILITIES.

J. CONTRACTOR SHALL NOT ALLOW ANY UTILITY OR SERVICES TO THE NEIGHBORING PROPERTY(S) TO BE INTERRUPTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE RESPECTIVE OWNERS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL UTILITY SERVICES TO THE NEIGHBORING BUILDINGS. IF IT IS NECESSARY FOR CONNECTIONS TO BE INTERRUPTED, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SERVICES (I.E., GENERATORS, PORTABLE GAS TANKS, ETC.). THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY ABANDONMENT AND REMOVAL WITH THE RESPECTIVE UTILITY COMPANIES.

K. WORK CANNOT OCCUR OUTSIDE OF THE DEMOLITION LIMITS WITHOUT PRIOR CONSENT OF OWNER, ADJACENT OWNER, AND LOCAL JURISDICTION. ANY TEMPORARY EASEMENTS REQUIRED WHICH ARE NOT DEPICTED IN THE DRAWINGS SHALL BE THE CONTRACTORS RESPONSIBILITY.

L. EROSION CONTROL PRACTICES MUST BE IN PLACE AND MAINTAINED DURING DEMOLITION.

SITE NOTES
A. ALL DIMENSIONS ARE TO FACE OF CURB AND BUILDING FOUNDATION WALL UNLESS OTHERWISE NOTED.

B. PAVEMENT MARKING SHALL BE WHITE ALKYD-READY MIX PER DOT SPECIFICATIONS.

C. ALL SIGNAGE SHALL COMPLY WITH LOCAL REQUIREMENTS. VERIFY STYLE WITH OWNERS REPRESENTATIVE.

D. THE SUBGRADE BASE COURSE SHALL BE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.

E. PAVEMENT AND GRANULAR AGGREGATE BASE MATERIALS SHALL BE PROVIDED AND INSTALLED PER THE MOST CURRENT STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

architect + engineer

wd

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | MJRCP0020

owner

meijer

2929 WALKER AVE. N.W.
GRAND RAPIDS, MI 49544
(616) 453-6711 WWW.MEIJER.COM

project info

STORE #234
2811 LONDON-GROVEPORT RD
GROVE CITY, OH
43123

issue dates

submission:	date
PLANNING AND ZONING	05/29/15
OWNER REVIEW	-
PERMIT	-
BID	-
CONSTRUCTION	-

revisions:

#	description	date

seal

sheet info

SITE DETAILS

C3.0

civil | landscape | structural | architectural | equipment | plumbing | mechanical | electrical

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