



March 30, 2016

Ms. Kimberly Shields, AICP  
Planning and GIS Supervisor  
Development Department  
City of Grove City  
4035 Broadway  
Grove City, Ohio 43123

Subject: Mt. Carmel Grove City Medical Center  
Development plan Amendment Application  
Control No.: 201603110014  
EMH&T Job No.: 2013-1538

MAR 30 2016

Dear Ms. Shields,

We have summarized the comments received from City of Grove City on March 23, 2016 and provided our response. The plans have been updated to address the comments as follows:

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

1. Consideration is only being given/sought for those areas and improvements included as part of this submittal. Any improvement that is not clearly being proposed for amendment as part of this submittal is to remain as originally approved by CR-36-15. Please affirm this understanding by your group and convey such in the project narrative.

**Response: The Owner and design team understand. The clouding on each sheet is intended to draw attention to the improvements proposed for amendment.**

2. The elimination of the east parking garage closest to Hoover Road is contradictory to Section 2A1 of the Jobs Development and Incentive Agreement passed by City Council (C-96-15). The applicant should submit for an amendment to the agreement concurrent with this development plan amendment request.

**Response: A modified agreement will be submitted in advance of the hearing.**

3. A project narrative should be submitted, describing the proposed amendment to the approved development plan for Phase II of the Mount Carmel Grove City Medical Center.

**Response: A revised project narrative will be submitted in advance of the hearing.**

4. It is understood that a deviation was granted to allow more than 21 consecutive parking spaces between parking spaces as part of the original approval (CR-36-15) for Phase II. Staff is supportive of applying this deviation to the proposed amendments with exception to the eastern most parking area adjacent to Hoover Road between the residential uses. Due to the proximity to the adjacent residential uses, staff requests that the applicant comply with and/or exceed the landscape code with regards to landscape islands/peninsulas.

**Response: Additional landscape areas have been added to the parking lot adjacent to Hoover Road.**

5. The proposed parking lot adjacent to Hoover Road does not allow for full circulation. A drive should be added on the southwest side and landscape islands added to separate the drive aisle from parking spaces.

**Response: The lot will maintain the current parking configuration, but be signed for staff use only.**

6. The grading plan does not show 4' mounding on the north or south (west) sides of the proposed Hoover Road parking lot. Although the landscape plan notes a 4' mound on both sides, the mounding should be added to the grading plan.

**Response: Mounding has been added to the grading plan on all sides of the Hoover Road lot.**

7. A 4' mound with two rows of evergreen trees (6' height at installation installed 20' O.C. maximum) and 2" caliper small class trees (two per each 100 lineal feet of property line) should be installed between the proposed parking lot and Hoover Road.

**Response: The landscape plan has been revised with the appropriate plantings.**

8. In order to create visual separation and physical barrier between the pond (located on the northwest corner of Hoover Road and Mount Carmel Place) and the adjacent residence, additional landscaping and a low-level decorative fence should be installed north of the pond.

**Response: The Owner wishes to address the issue of aesthetic screening of the pond directly with the owner in order to reach a solution satisfactory with both parties.**

**Building Division (Laura Scott, 614-277-3086)**

9. No comments

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

10. I do not support the proposed variances on sheet L-1.4. Irrigation should be per code section 1136.09(a)(3).

**Response: The Owner would prefer to maintain the irrigation configuration as shown, concentrated around the proposed building improvements and major view corridors. Landscape plantings proposed by the LA for the Hoover Road lot were selected based on no irrigation serving the parking lot.**

**Service Department (Cindi Fitzpatrick, 614-277-1110)**

11. The proposed grading changes at the intersection of North Meadows & Mt. Carmel Lane will have major implications to the utilities and the roadway grading in this area. The development plan does not provide enough detail to ensure that these changes are acceptable for the public improvements.

**Response: All utilities which would be affected by a potential change of profile grade of Mount Carmel Lane will be adjusted to the appropriate bury depths and will meet the same standards as previously approved. Affected public utilities along Mount Carmel Lane will be storm sewer, water main, and underground street lighting.**

12. Providing spot elevations at the adjacent roadways (i.e. Hoover Rd & North Meadows Dr.) would make the impact of the fill areas more apparent.

**Response: Fill heights have been discussed with Staff and additional cross section exhibits distributed to supplement the grading contours shown on the development plan.**

**Engineering, Koch Engineering Group (David Koch, 614-949-8102)**

General Comments:

13. The most current version of the City of Grove City General Notes for Street, Storm, Water and Sanitary Sewer should be referenced as part of the site improvement plans.

**Response: When resubmitted, the Site Improvement Plans will include the most recent General Notes.**

**Sheet C1.0:**

14. The overall site plan revision clouds do not include the grading changes proposed at the lot located SE of the Mt. Carmel Drive and North Meadows Drive intersection or the grading changes proposed for the lot SW of the Hoover Road and N. Meadows Drive intersection.

**Response: Additional clouds have been added to the sheets to reference all areas affected by the proposed amendments, even if no specific changes show up on a given sheet.**

**Sheet C1.4:**

15. The multi-use path will require additional grading and drainage details as well as a standard pavement composition detail.

**Response: The multiuse path design will include a 10' wide pavement section based on Grove City Standard Drawing C-GC-80.**

Sheet C2.0

16. Recommend the grading for the lot at the SE corner of N. Meadows and Mt. Carmel Lane be limited to 5% slopes for the first 100' adjacent to each roadway. The grading shown is approximately 13% to 15% for the first 70' along each road frontage which will have the appearance of a soil stockpile instead of a natural part of the landscape. The steep grades will make it difficult to construct a normal safe grade for any future drives or walks which would be built on the lot to provide access to a future building development.

**Response: The Owner understands that the aesthetics of any future building improvements on the fill area will be subject to development standards in place at that time. No drives planned for future access to building sites are anticipated at steeper than a 5% grade.**

Sheet C2.1

17. The lot grading for the proposed fill does not match the contours shown on Sheet C2.0. See comment 5 above. The contours shown on this sheet show a higher roadway along Mt. Carmel Lane which has not been submitted or approved.

**Response: Sheet C2.0 has been updated to match the grading shown on C2.1. The potential higher roadway is one of the changes being considered through this development plan amendment.**

Sheet C2.2

18. The detention basin shown next to the proposed fill area will not be deeper than the required 5' maximum from the ground level adjacent to the pond to the normal water surface elevation. This will give the appearance of a very deep drop to the pond.

**Response: A 20' bench between the fill slope and the pond slope is being maintained for accessibility around the pond. The Owner understands that future building improvements on the fill area will be subject to development standards in place at that time.**

Sheet C2.3A

19. Proposed parking lot addition at the NE corner of the existing parking area appears to show a dry detention basin? Please clarify.

**Response: The landscape island at the NE parking expansion is intended to look like a continuation of the plantings and landscape present in the phase 1 lot, with the exception that the new landscaping will not contain a bioswale and will not have depressed grading present in the phase 1 bioswale.**

Sheet C2.4

20. Proposed parking lot alongside the residences on Hoover Road should be required to use cut off style lighting to minimize impact to existing residences.

**Response: Proposed lighting fixture cut sheets will be provided electronically as part of this resubmittal.**

March 30, 2016

Sheet C3.0

21. No details provided for utility plan changes.

**Response: The clouding on sheet C3.0 are intended to indicate the removal of the rear parking garage and associated water and sanitary utilities, the removal of the second (auxiliary fire service tap to the hospital), and the relocation of proposed gas and electric service connection points for the hospital.**

Sheet L-1.2

22. Proposed Landscape Plan shows tree planting too close to the proposed Mt. Carmel Lane (North side) between the private hospital drive and Hoover Road. Need to show sight distance lines from vehicles stopped at the drive intersection so that trees can be located properly.

**Response: Sight triangles have been added to the landscape sheets and the drip lines (as opposed to trunks) of proposed trees have been adjusted to accommodate the sight lines.**

Grove City Division of Police (Jeff Pearson, 614-277-1709)

23. No comments received.

**Response:**

Jackson Township Fire Department (Tammy Green, 614-945-5043)

24. No comments received.

**Response:**

Should you or your staff have any additional questions during your review of the submitted plans, please contact me at (614) 775-4417.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Curtis Prill, EI

Enclosures:

cc: David Koch, Cindi Fitzpatrick, Kyle Rausch (via email)



Design Services  
For The Built  
Environment

GRESHAM  
SMITH AND  
PARTNERS  
ARCHITECTS

EMHT  
Engineers, Surveyors, Planners, Scientists

DynamiX  
Engineering Ltd.

KJWW MEDICAL EQUIPMENT  
PLANNING CONSULTANTS

MOUNT CARMEL  
Grove City  
Phase II  
Development Plan

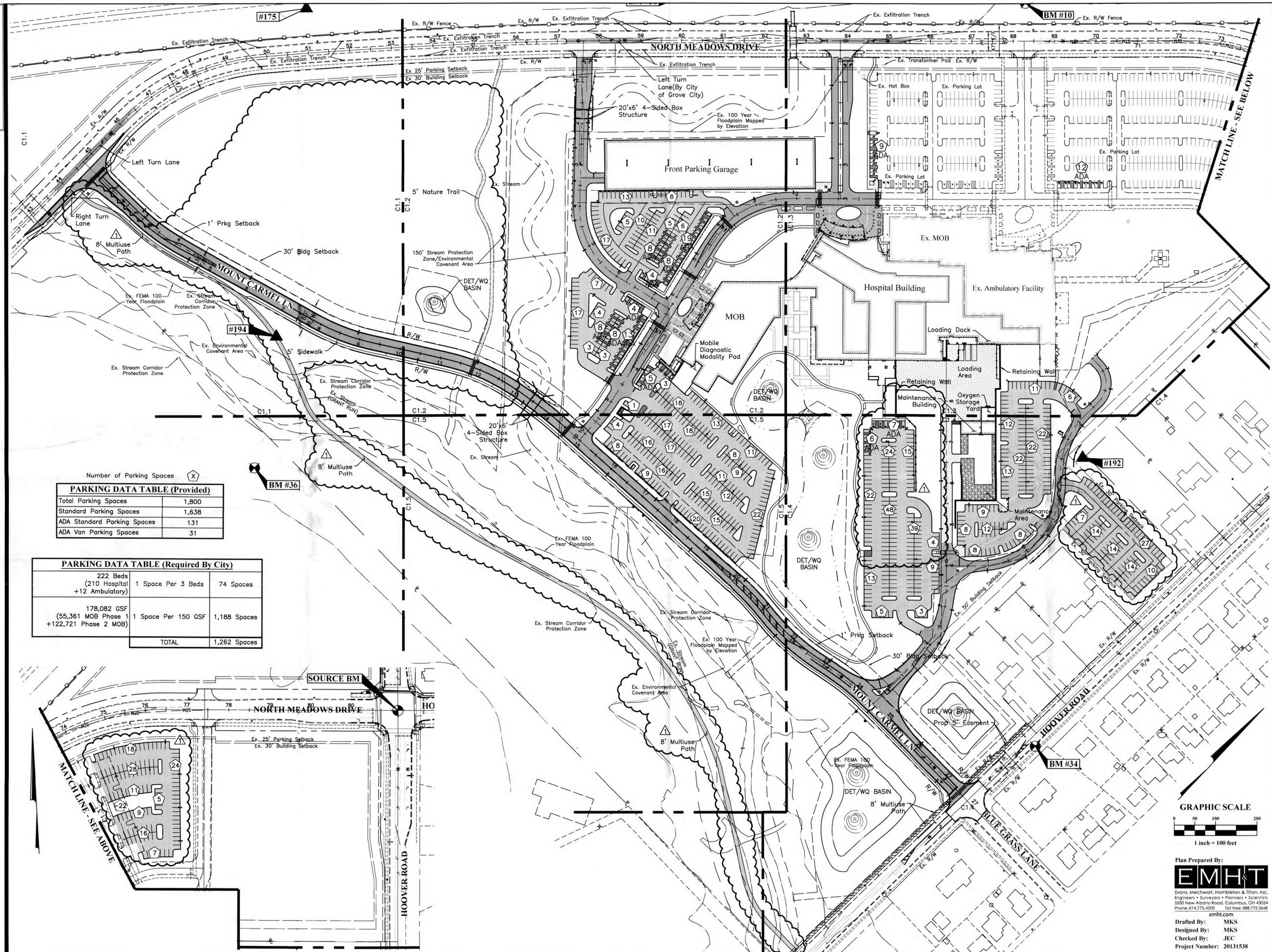
Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Overall Site Plan

**C1.0**

PROJECT: 20131538  
DATE: MARCH 30, 2016

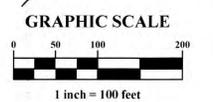


Drawn By:  
Checked By:  
Approved By:

Number of Parking Spaces (X)

PARKING DATA TABLE (Provided)	
Total Parking Spaces	1,800
Standard Parking Spaces	1,638
ADA Standard Parking Spaces	131
ADA Van Parking Spaces	31

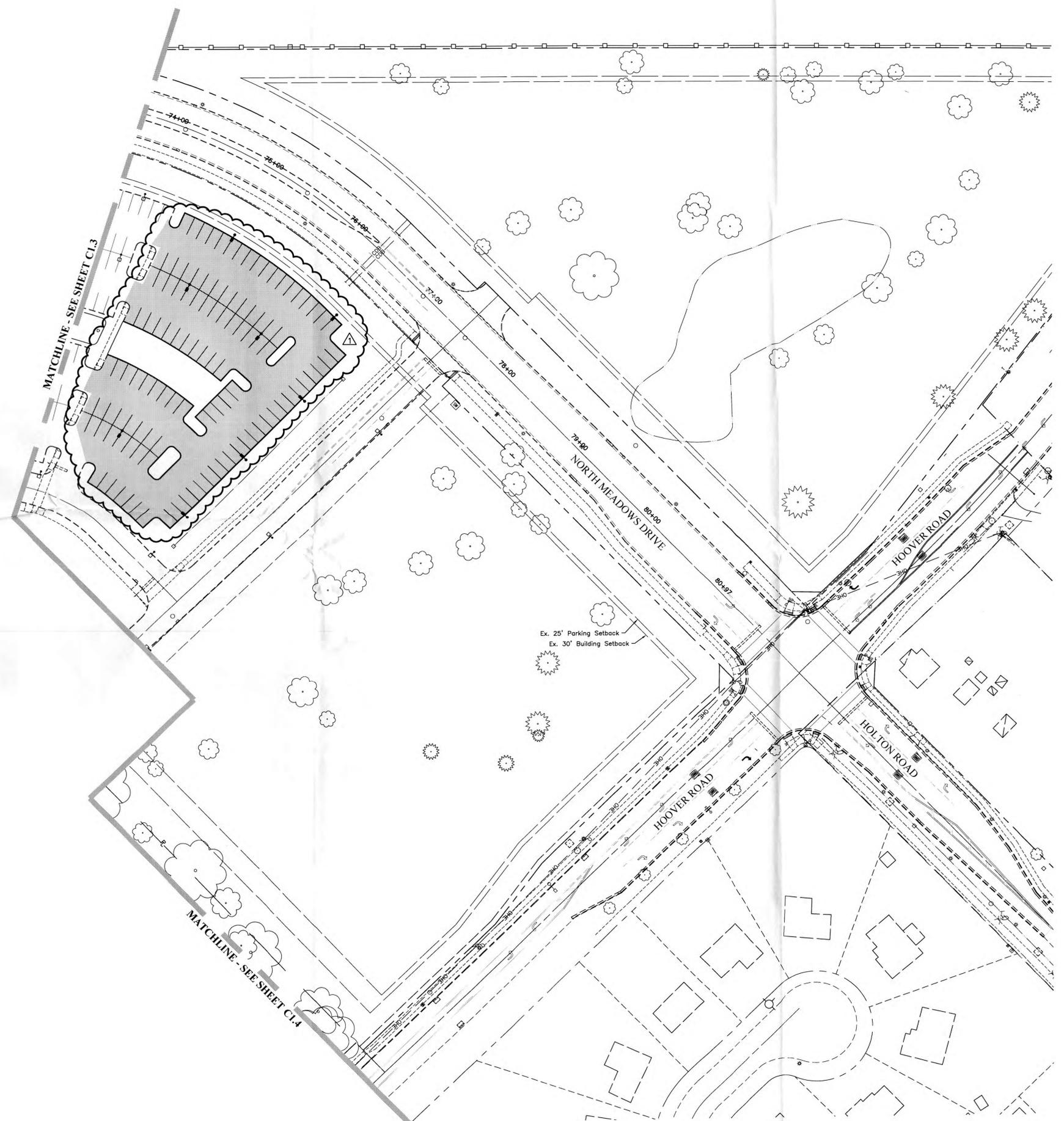
PARKING DATA TABLE (Required By City)		
222 Beds (210 Hospital +12 Ambulatory)	1 Space Per 3 Beds	74 Spaces
178,082 GSF (55,361 MOB Phase 1 +122,721 Phase 2 MOB)	1 Space Per 150 GSF	1,188 Spaces
TOTAL		1,262 Spaces



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hombelton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.6200 • Toll Free: 888.775.3668  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538

Drawn By:  
Checked By:  
Approved By:



**LEGEND**

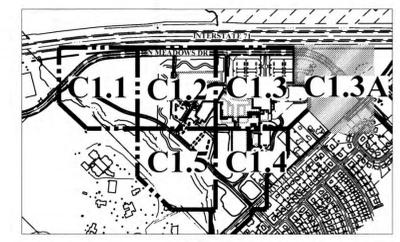
**EXISTING**

- Existing Right of Way
- Existing Boundary/Property Line
- Existing Setback
- Existing Building
- Existing Sidewalk
- Existing Concrete Curb

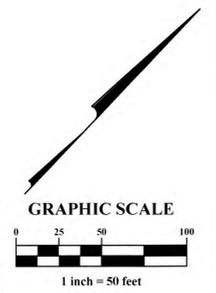
**PROPOSED**

- Proposed Building Outline
- Multi Use Path
- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Hardscape (Refer to Landscape Plans)
- Sidewalk/Curb Ramp
- Building Overhang

Ex. 25' Parking Setback  
Ex. 30' Building Setback



**KEY MAP**  
Scale: 1" = 1000'



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hombelton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Fax: 614.775.3448  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538



Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**

**ARRAY**  
architects  
**HARRIS**  
ARCHITECTS  
**EMHT**  
Engineers, Surveyors, Planners, Scientists

**GPD GROUP**  
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
**Heapy Engineering**  
MEP Design Technology Planning Commissioning Energy  
Nationally Recognized Leader in Sustainability

**Dynamix**  
Engineering Ltd.  
**KJ** MEDICAL EQUIPMENT  
PLANNING CONSULTANTS  
**WW** THE FUTURE  
BUILT SMARTER™

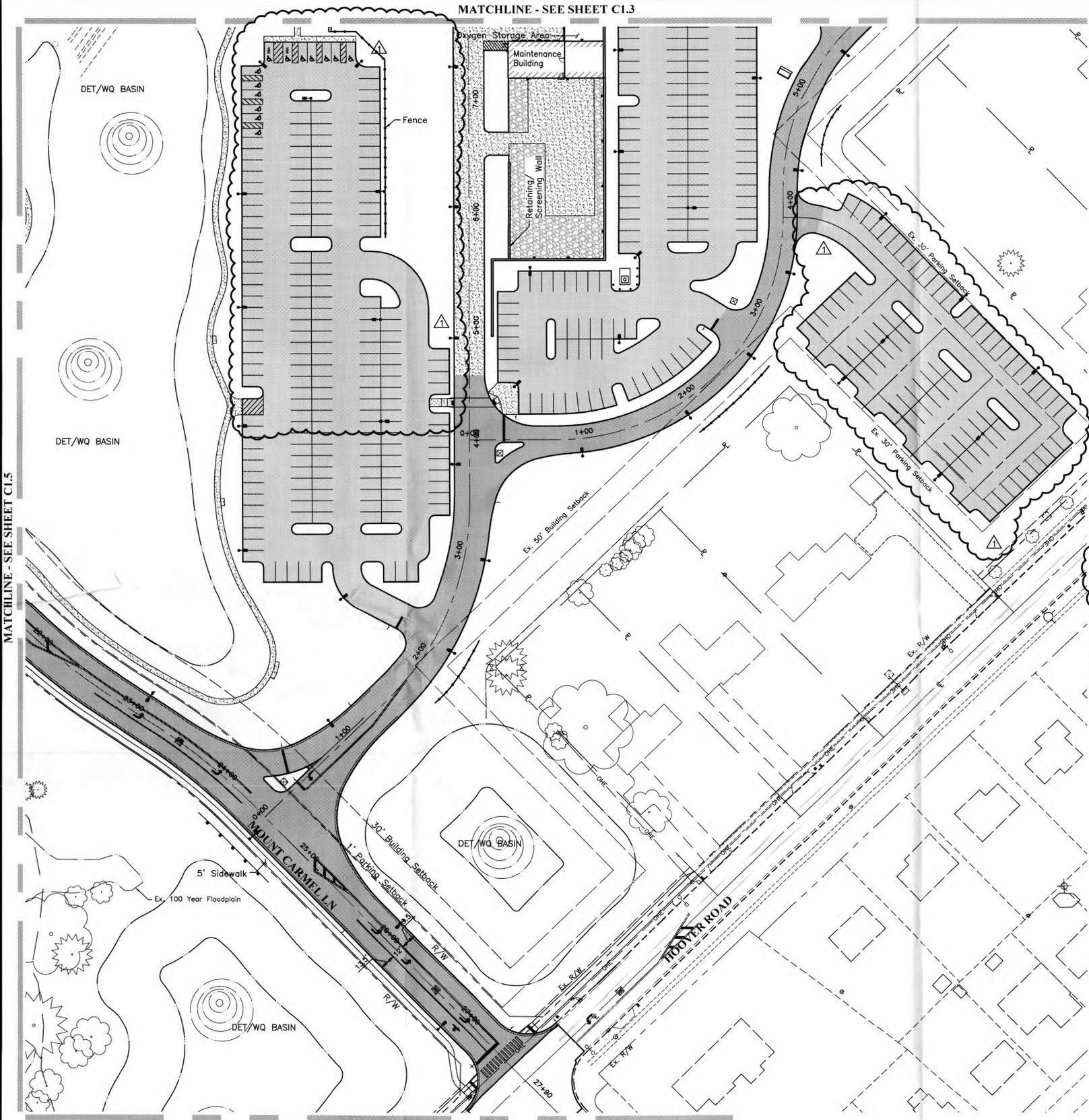


Grove City  
Phase II  
Development Plan

Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Site Plan-Northeast  
**C1.3A**  
PROJECT: 20131538  
DATE: MARCH 30, 2016

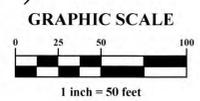
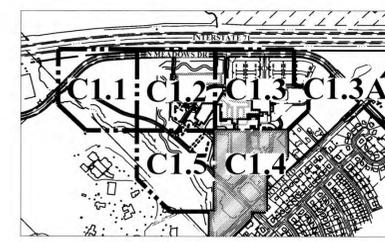
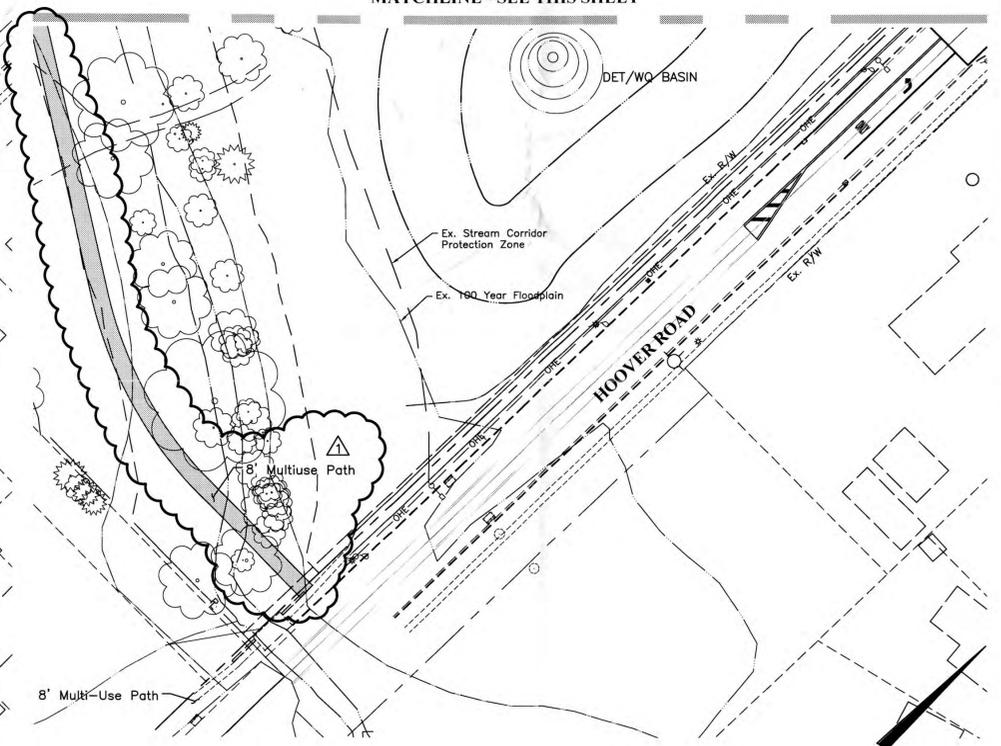
Drawn By:  
Checked By:  
Approved By:



- LEGEND**
- EXISTING**
- Existing Right of Way
  - Existing Boundary/Property Line
  - Existing Setback
  - Existing Building
  - Existing Sidewalk
  - Existing Concrete Curb
- PROPOSED**
- Proposed Building Outline
  - Multi Use Path
  - Light Duty Asphalt Pavement
  - Heavy Duty Asphalt Pavement
  - Hardscape (Refer to Landscape Plans)
  - Sidewalk/Curb Ramp
  - Building Overhang

MATCHLINE - SEE SHEET C1.5

MATCHLINE - SEE THIS SHEET



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hamblen & Titton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4522 Fax: 614.775.3648  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538



Design Services  
For The Built Environment  
**GRESHAM SMITH AND PARTNERS**

**ARRAY** architects  
**HARRIS** ARCHITECTS  
**EMHT**  
Engineers, Surveyors, Planners, Scientists

**GPD GROUP**  
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
**Heapy Engineering**  
MEP Design Technology Planning Commissioning Energy  
Nationally Recognized Leader in Sustainability

**Dynamix**  
Engineering Ltd.  
**KJWW** MEDICAL EQUIPMENT PLANNING CONSULTANTS  
THE FUTURE IS SMARTER™

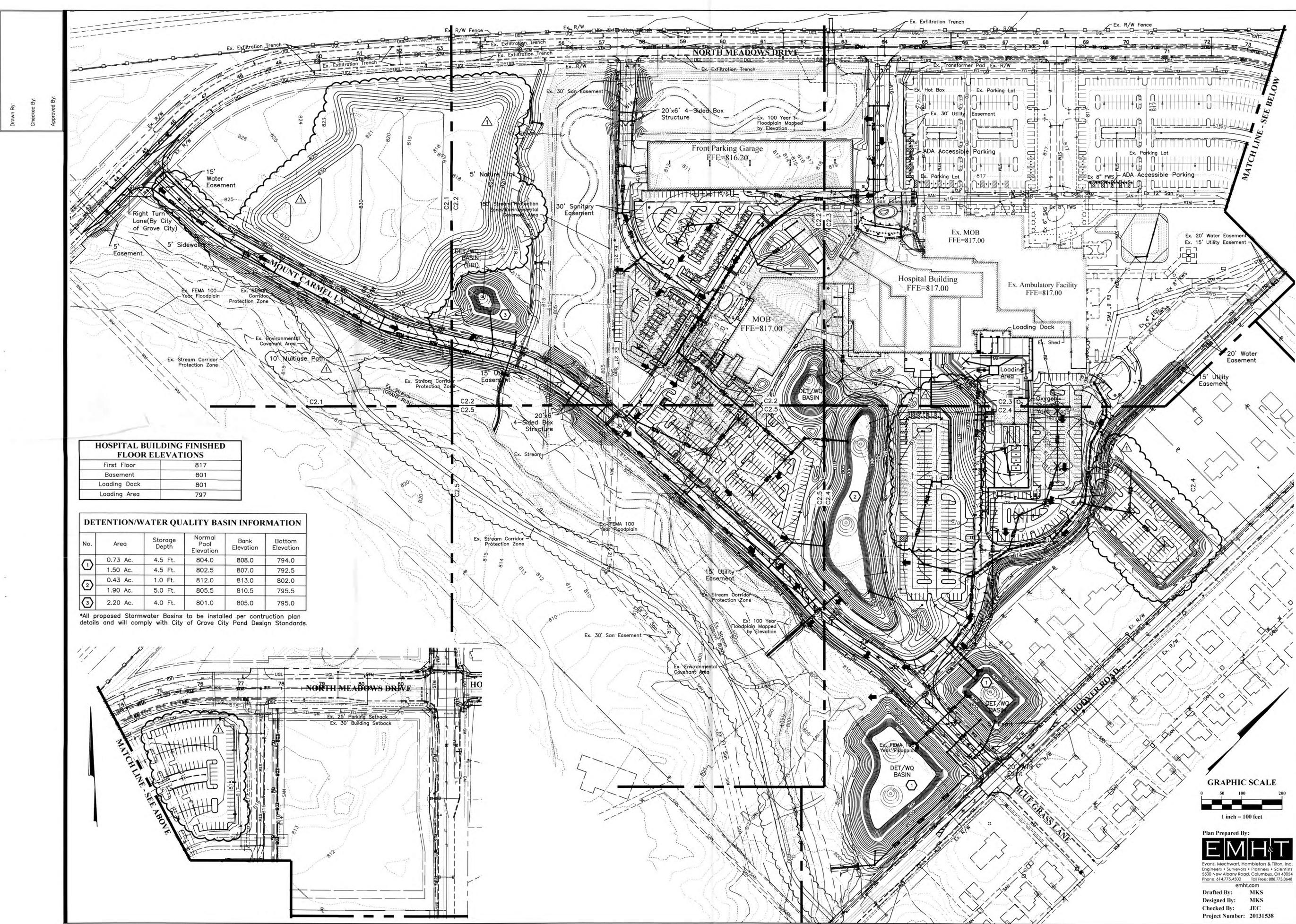
**MOUNT CARMEL**  
Grove City  
Phase II  
Development Plan

Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Site Plan-Southeast

**C1.4**

PROJECT: 20131538  
DATE: MARCH 30, 2016



Drawn By:  
Checked By:  
Approved By:

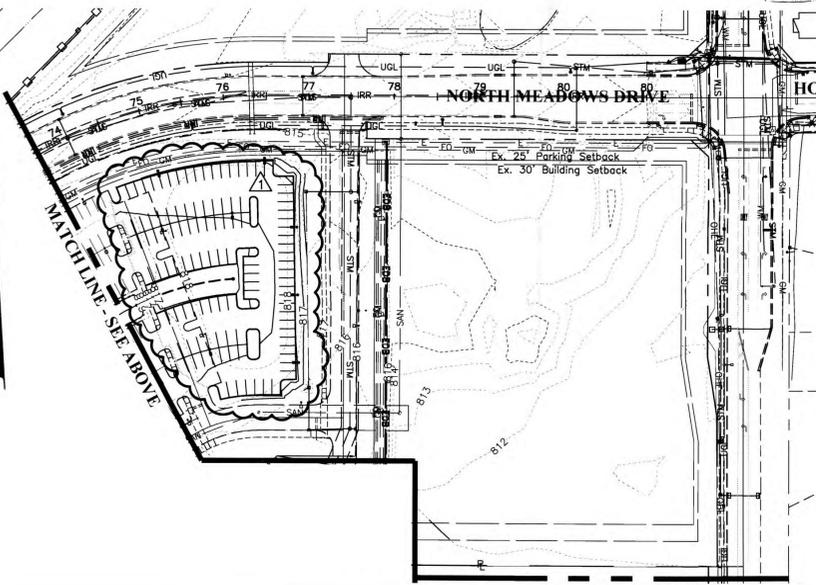
**HOSPITAL BUILDING FINISHED FLOOR ELEVATIONS**

First Floor	817
Basement	801
Loading Dock	801
Loading Area	797

**DETENTION/WATER QUALITY BASIN INFORMATION**

No.	Area	Storage Depth	Normal Pool Elevation	Bank Elevation	Bottom Elevation
1	0.73 Ac.	4.5 Ft.	804.0	808.0	794.0
2	1.50 Ac.	4.5 Ft.	802.5	807.0	792.5
3	0.43 Ac.	1.0 Ft.	812.0	813.0	802.0
4	1.90 Ac.	5.0 Ft.	805.5	810.5	795.5
5	2.20 Ac.	4.0 Ft.	801.0	805.0	795.0

\*All proposed Stormwater Basins to be installed per construction plan details and will comply with City of Grove City Pond Design Standards.



Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**

**ARRAY**  
architects  
**HARRIS**  
ARCHITECTS  
**EMHT**  
Engineers, Surveyors, Planners, Scientists

**GPD GROUP**  
Gass, Pyle, Schomer, Burns & Delaven, Inc.  
**Heapy Engineering**  
RFP Design Technology Planning Commissioning Energy  
Nationally Recognized Leader in Sustainability

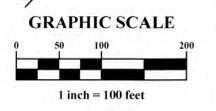
**Dynamix**  
Engineering Ltd.  
**KJWW** MEDICAL EQUIPMENT  
PLANNING CONSULTANTS  
THE FUTURE  
BUILT SMARTER®



**MOUNT CARMEL**  
Grove City  
Phase II  
Development Plan

Revision

No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
2500 New Albany Road, Columbus, OH 43204  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538

Overall Grading Plan

**C2.0**

PROJECT: 20131538  
DATE: MARCH 30, 2016

Drawn By:  
Checked By:  
Approved By:



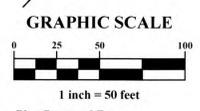
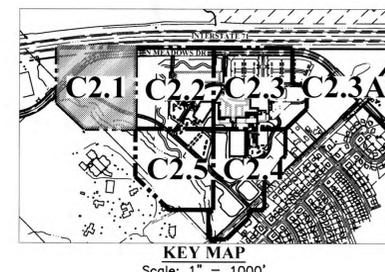
**LEGEND**

**EXISTING**

- Existing Right of Way
- Existing Boundary/Property Line
- Existing Building
- Existing Sidewalk
- Existing Concrete Curb
- WV, FH, WM, FDC Existing Watermain
- CB, CO, STM, MH, CI Existing Storm
- CO, SAN, MH Existing Sanitary
- CV, GM, GM Existing Gas Line
- E, PB Existing Underground Electric
- Site Light, UGL, St. Light Existing Underground Lighting
- c- Existing Underground Communication
- Existing Sign
- Existing Bollard
- Existing Trees

**PROPOSED**

- Proposed Building Outline
- Proposed Elevation
- Building Overhang
- SAN Sanitary Sewer
- STM Storm
- Sidewalk/Curb Ramp
- Building Overhang
- Water Easement

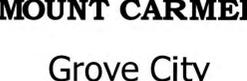
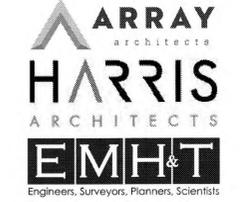


Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
3500 New Albany Road, Columbus, OH 43204  
Phone: 614.775.4500 • Fax: 614.775.3648  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538



Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**



Grove City  
Phase II  
Development Plan

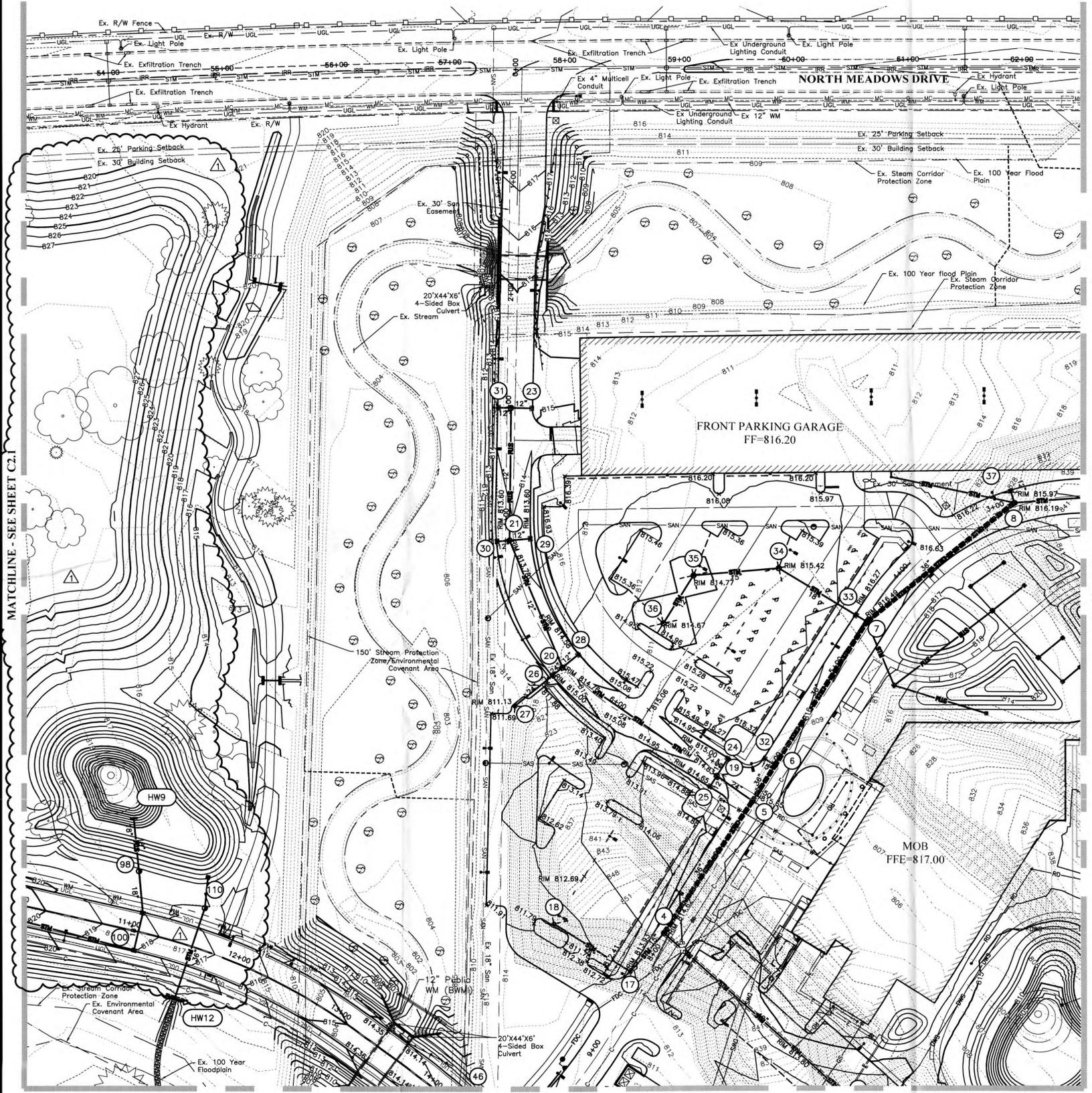
Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Grading Plan-West

**C2.1**

PROJECT: 20131538  
DATE: FEBRUARY 29, 2016

Drawn By:  
Checked By:  
Approved By:



**LEGEND**

**EXISTING**

- Existing Right of Way
- Existing Boundary/Property Line
- Existing Building
- Existing Sidewalk
- Existing Concrete Curb
- WV --- Existing Watermain
- CB --- Existing Storm
- CO --- Existing Sanitary
- CV --- Existing Gas Line
- Existing Underground Electric
- Existing Underground Lighting
- Existing Underground Communication
- Existing Sign
- Existing Bollard
- Existing Trees

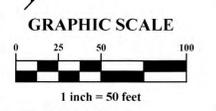
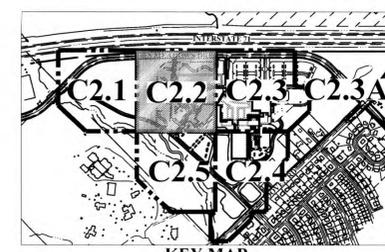
**PROPOSED**

- Proposed Building Outline
- Proposed Elevation
- Building Overhang
- SAN --- Sanitary Sewer
- STM --- Storm
- Sidewalk/Curb Ramp
- Building Overhang
- Water Easement

MATCHLINE - SEE SHEET C2.1

MATCHLINE - SEE SHEET C2.3

MATCHLINE - SEE SHEET C2.5



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hambelton & Titton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4222 Fax: 614.775.3648  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538



Design Services  
For The Built Environment  
**GRESHAM SMITH AND PARTNERS**

**ARRAY** architects  
**HARRIS** ARCHITECTS  
**EMHT**  
Engineers, Surveyors, Planners, Scientists

**GPD GROUP**  
Glaus, Pyte, Schomer, Burns & DeHaven, Inc.  
**Heapy Engineering**  
MEP Design Technology Planning Commissioning Energy  
Nationally Recognized Leader in Sustainability

**Dynamix**  
Engineering Ltd.  
**KJWW** MEDICAL EQUIPMENT PLANNING CONSULTANTS  
THE FUTURE IS SMARTER™



Grove City  
Phase II  
Development Plan

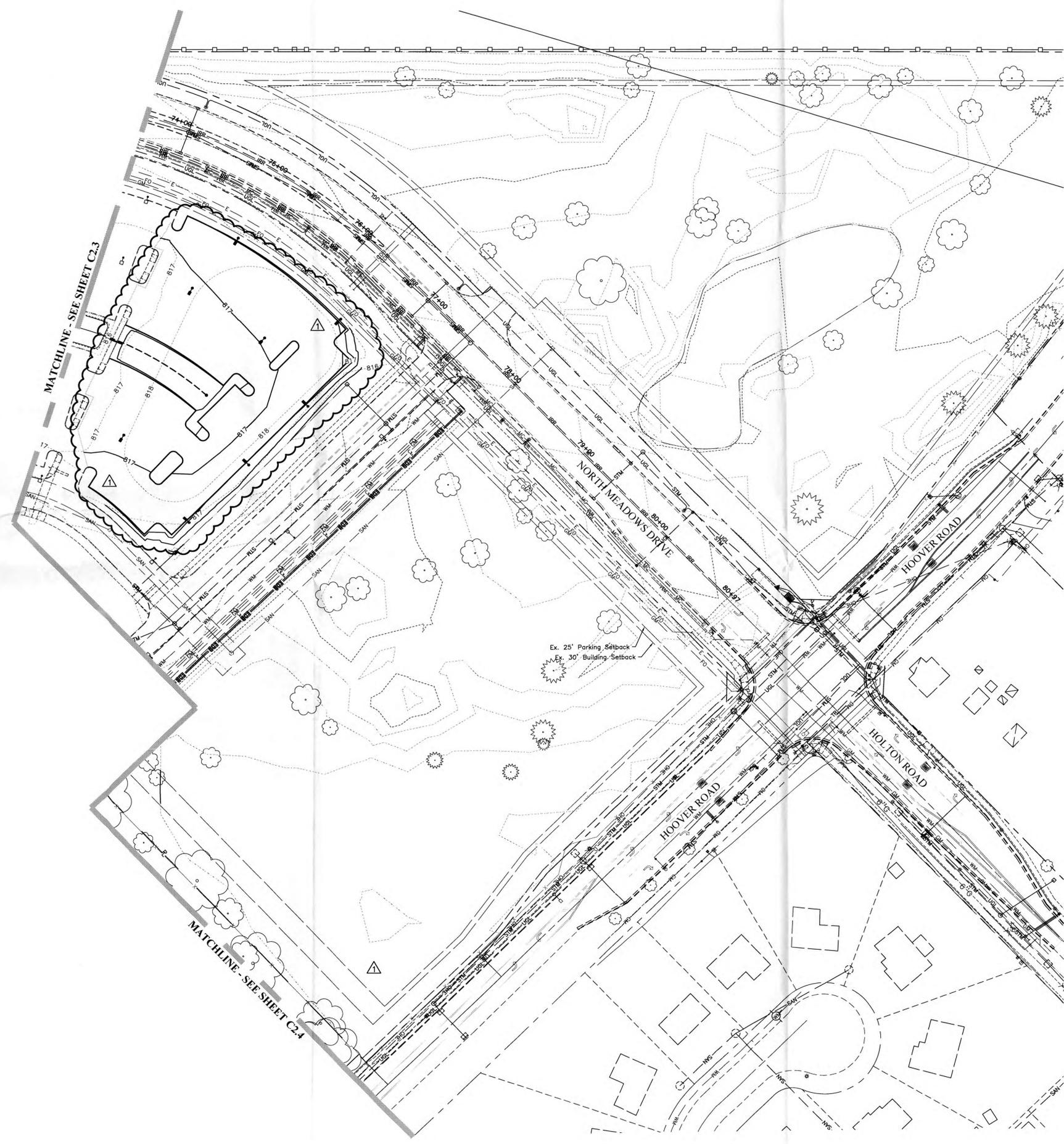
Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Grading Plan-Northwest

**C2.2**

PROJECT: 20131538  
DATE: FEBRUARY 29, 2016

Drawn By:  
Checked By:  
Approved By:



**LEGEND**

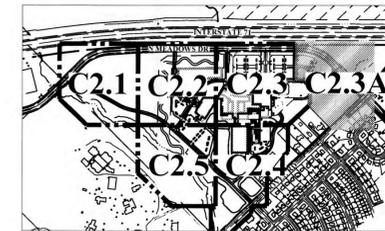
**EXISTING**

- Existing Right of Way
- Existing Boundary/Property Line
- ▨ Existing Building
- Existing Sidewalk
- Existing Concrete Curb
- Existing Watermain
- Existing Storm
- Existing Sanitary
- Existing Gas Line
- Existing Underground Electric
- Existing Underground Lighting
- Existing Underground Communication
- Existing Sign
- Existing Bollard
- Existing Trees

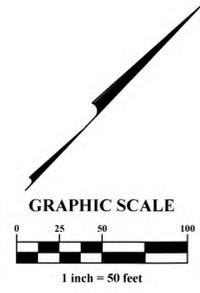
**PROPOSED**

- ▨ Proposed Building Outline
- Proposed Elevation
- Building Overhang
- Sanitary Sewer
- Storm
- Sidewalk/Curb Ramp
- Building Overhang
- Water Easment

Ex. 25' Parking Setback  
Ex. 30' Building Setback



**KEY MAP**  
Scale: 1" = 1000'



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hombelton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538



Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**

**ARRAY**  
architects  
**HARRIS**  
ARCHITECTS  
**EMHT**  
Engineers, Surveyors, Planners, Scientists

**GPD GROUP**  
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
**Heapy Engineering**  
NEP Design Technology Planning Commissioning Energy  
Nationally Recognized Leader in Sustainability

**Dynamix**  
Engineering Ltd.  
**KJWW** MEDICAL EQUIPMENT  
PLANNING CONSULTANTS  
THE FUTURE  
BUILT SMARTER



Grove City  
Phase II  
Development Plan

Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Grading  
Plan-Northeast  
**C2.3A**  
PROJECT: 20131538  
DATE: FEBRUARY 29, 2016

Drawn By:  
Checked By:  
Approved By:

MATCHLINE - SEE SHEET C2.3



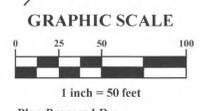
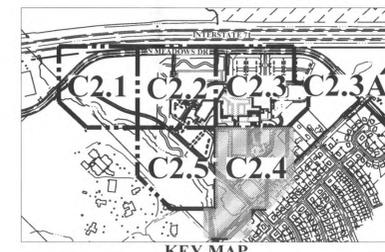
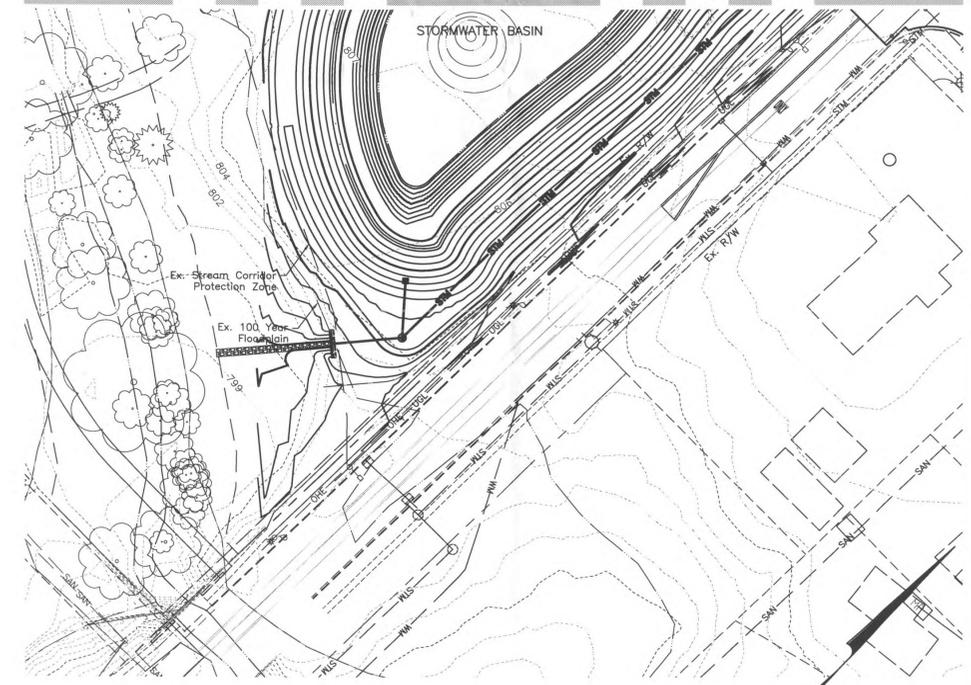
MATCHLINE - SEE SHEET C2.5

MATCHLINE - SEE THIS PAGE

**LEGEND**

- EXISTING**
- Existing Right of Way
  - Existing Boundary/Property Line
  - Existing Building
  - Existing Sidewalk
  - Existing Concrete Curb
  - Existing Watermain
  - Existing Storm
  - Existing Sanitary
  - Existing Gas Line
  - Existing Underground Electric
  - Existing Underground Lighting
  - Existing Underground Communication
  - Existing Sign
  - Existing Bollard
  - Existing Trees
- PROPOSED**
- Proposed Building Outline
  - Proposed Elevation
  - Building Overhang
  - Sanitary Sewer
  - Storm
  - Sidewalk/Curb Ramp
  - Building Overhang
  - Water Easment

MATCHLINE - SEE THIS PAGE



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hamblen & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43234  
Phone: 614.776.6200 Fax: 614.776.6200  
emht.com  
Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538



Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**



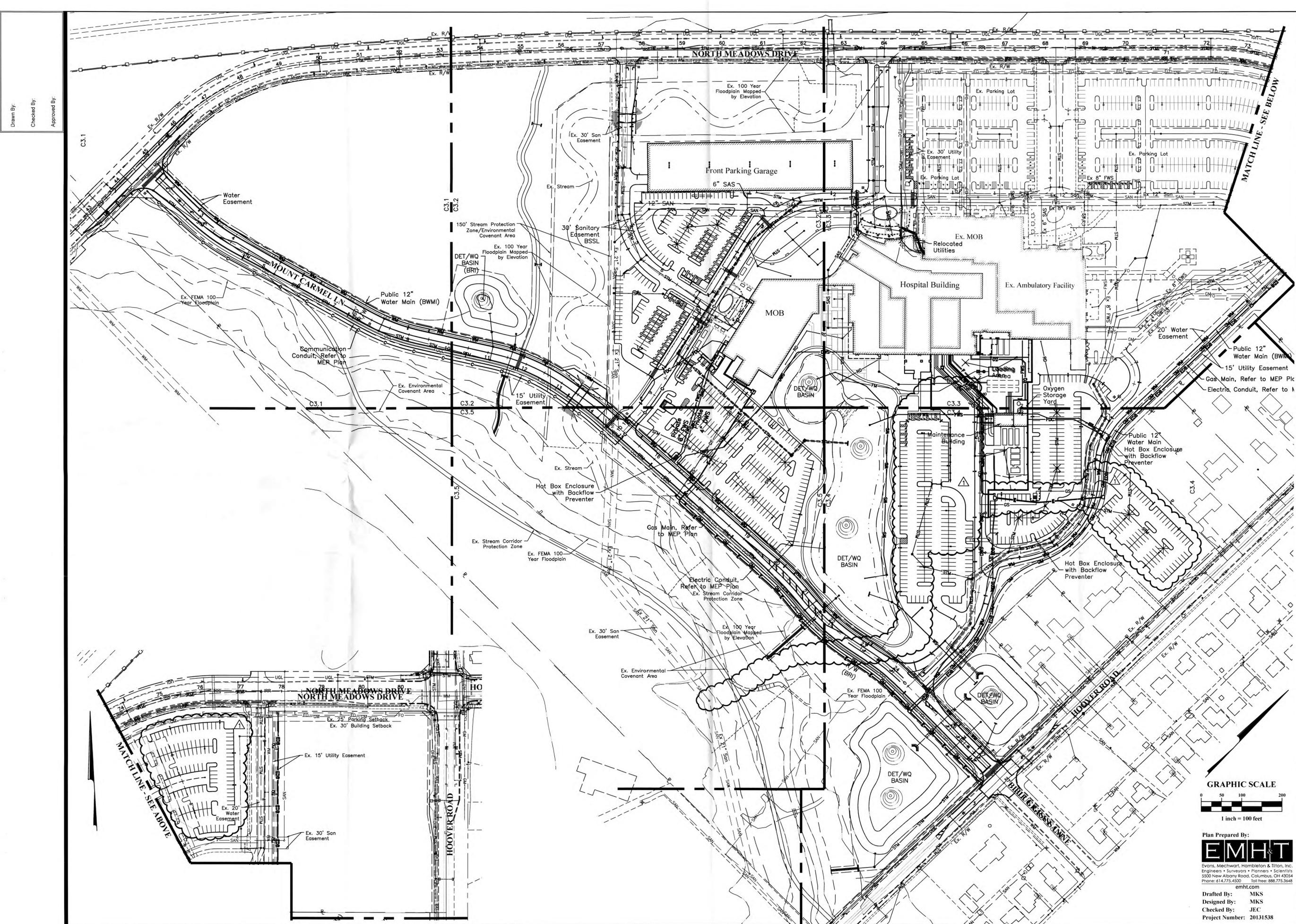
Grove City  
Phase II  
Development Plan

Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1

Grading Plan-Southeast

**C2.4**

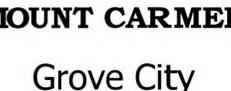
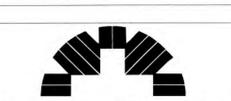
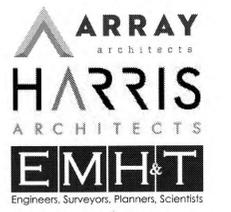
PROJECT: 20131538  
DATE: FEBRUARY 29, 2016



Drawn By:  
Checked By:  
Approved By:

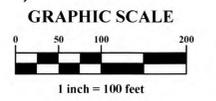


Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**



**MOUNT CARMEL**  
Grove City  
Phase II  
Development Plan

Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Revision 1



Plan Prepared By:  
**EMHT**  
Evans, Mechwart, Hamblen & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.776.6500 • Toll Free: 888.753.3448  
emht.com  
Drafted By: MKS  
Designed By: MKS  
Checked By: JEC  
Project Number: 20131538

Overall Utility Plan

**C3.0**

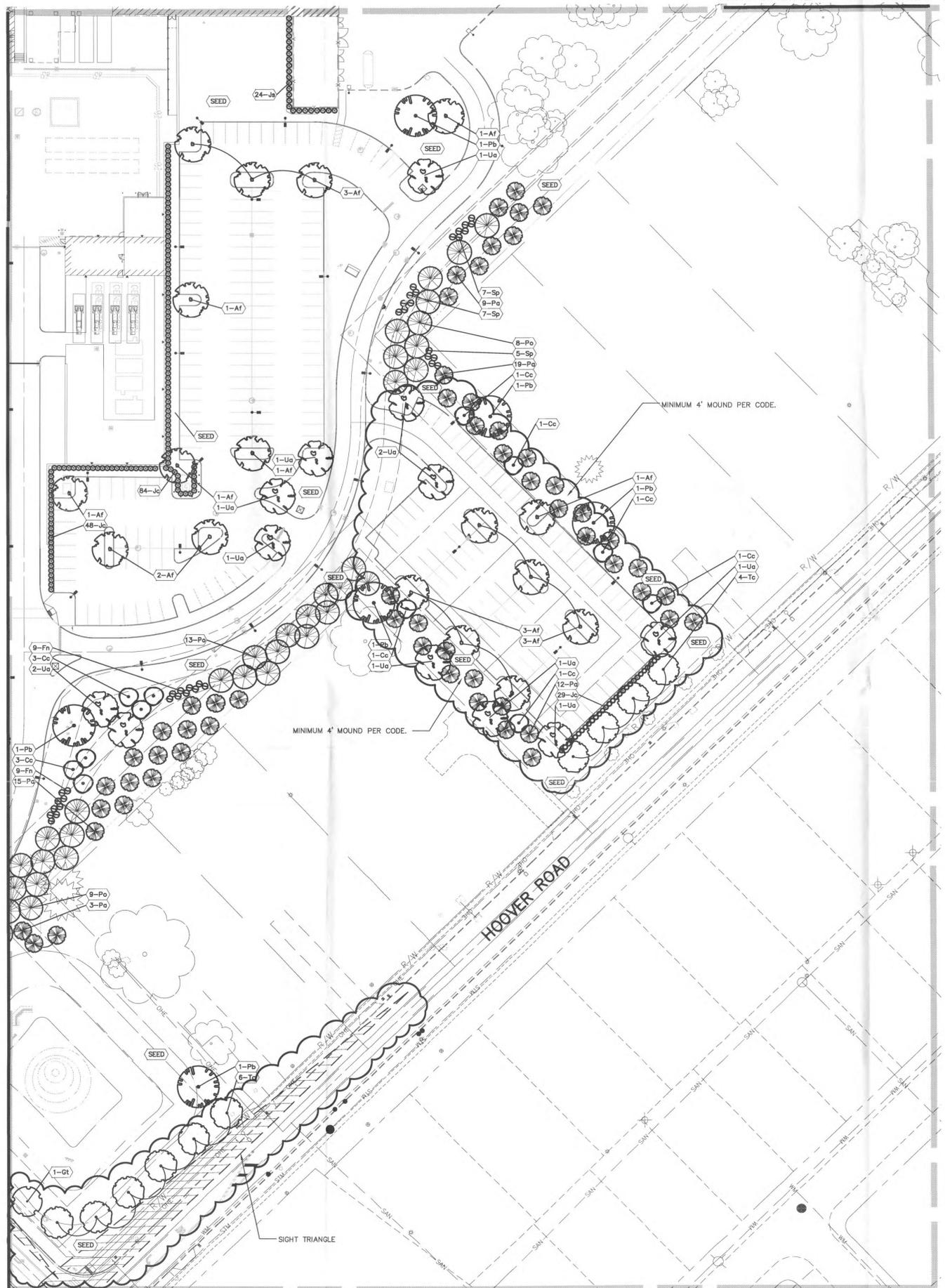
PROJECT: 20131538  
DATE: MARCH 30, 2016



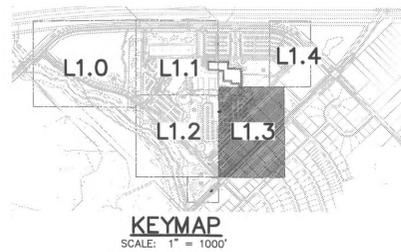
Drawn By:  
Checked By:  
Approved By:

MATCHLINE - SEE SHEET L-1.1

MATCHLINE - SEE SHEET L-1.2



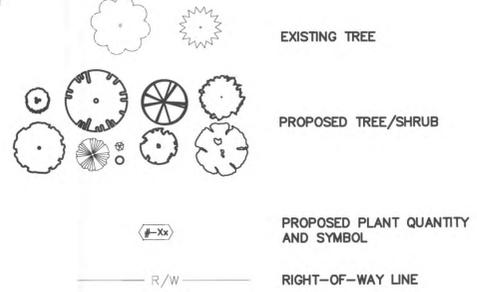
MATCHLINE - SEE SHEET L-1.4



CONSTRUCTION NOTES

1. THIS LANDSCAPE PLAN IDENTIFIES THE MINIMUM LANDSCAPING REQUIRED IN THE ZONING CODE. A FINAL LANDSCAPE PLAN WILL BE DESIGNED WHEN ENGINEERING AND BUILDING PANS ARE FINALIZED. THE FINAL LANDSCAPE PLAN WILL INCLUDE ALL REQUIRED PLANT MATERIAL IDENTIFIED ON THIS PLAN PLUS ADDITIONAL MATERIAL.
2. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED OR MULCHED SHALL BE SEEDED.
3. ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08.

LEGEND



PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>					
Af	57 ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	2.5" CAL.	B&B	SPECIMEN
Am	15 AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8" H MIN.	B&B	CLUMP
Bn	42 BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	12' H MIN.	B&B	CLUMP
Cc	12 CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	SPECIMEN
Cr	28 CRATAEGUS CRUS-GALLI INERMIS 'CRUZAM'	CRUSADER THORNLESS HAWTHORN	2" CAL.	B&B	SPECIMEN
Gb	9 GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	SPECIMEN
Gt	81 GLEDITSIA INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5" CAL.	B&B	SPECIMEN
Ge	26 GLEDITSIA INERMIS 'DRAVES'	STREETKEEPER HONEYLOCUST	2.5" CAL.	B&B	SPECIMEN
Pa	83 PICEA ABIES	NORWAY SPRUCE	8" H MIN.	B&B	SPECIMEN
Pb	21 PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	3" CAL.	B&B	SPECIMEN
Po	43 PICEA OMORIKA	SERBIAN SPRUCE	8" H MIN.	B&B	SPECIMEN
Td	12 TAXODIUM DISTICHUM	BALDCYPRESS	8" H MIN.	B&B	SPECIMEN
Tc	82 TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	B&B	SPECIMEN
Ua	60 ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL.	B&B	SPECIMEN

SHRUBS, GRASSES AND PERENNIALS

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Bx	379 BUXUS 'WINTERGREEN'	WINTERGREEN BOXWOOD	30" H MIN.	B&B	3.5' O/C
Ca	251 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	NO. 3	CONT.	3' O/C
Cv	99 COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	NO. 1	CONT.	18" O/C
Cs	46 CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD	36" H MIN	B&B	5' O/C
Fn	37 FORSYTHIA 'NORTHERN SUN'	FORSYTHIA	30" H MIN.	B&B	5' O/C
Hp	184 HYDRANGEA PANICULATA	PANICLE HYDRANGEA	NO. 5	CONT.	4' O/C
Ic	378 IMPERATA CYLINDRICA 'RUBRA'	JAPANESE BLOOD GRASS	NO. 1	CONT.	1' O/C
Ig	80 ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" H MIN.	CONT.	3' O/C
It	148 ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPICE	24" H MIN.	CONT.	3' O/C
Iv	344 ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" H MIN.	CONT.	3' O/C
Is	4 ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' *	SOUTHERN GENTLEMAN WINTERBERRY	30" H MIN.	CONT.	5' O/C
Iw	28 ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	30" H MIN.	CONT.	5' O/C
Jc	422 JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30" H MIN.	B&B	4' O/C
Js	162 JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6" H MIN.	B&B	4' O/C
Lm	4707 LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	NO. 1	CONT.	1' O/C
Nf	326 NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	2' O/C
Pa	1268 PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	NO. 1	CONT.	18" O/C
Pv	269 PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL ORNAMENTAL GRASS	NO. 3	CONT.	3' O/C
Ra	130 RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	NO. 5	CONT.	3' O/C
Sh	206 SPOROBOLUS HETEROLEPIS	DROP SEED	NO. 1	CONT.	3' O/C
Sx	140 SYRINGA PUBESCENS 'MISS KIM'	MISS KIM LILAC	30" H MIN.	CONT.	4' O/C
Tp	145 TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	30" H MIN.	B&B	4' O/C
Vb	18 VIBURNUM BURKWOODII	BURKWOOD VIBURNUM	30" H MIN.	B&B	4' O/C

NOTE: \* DENOTES MALE POLLINATOR SPECIES



Design Services  
For The Built  
Environment  
GRESHAM  
SMITH AND  
PARTNERS



Grove City  
Phase II

Development Plan

PRELIMINARY  
NOT FOR  
CONSTRUCTION

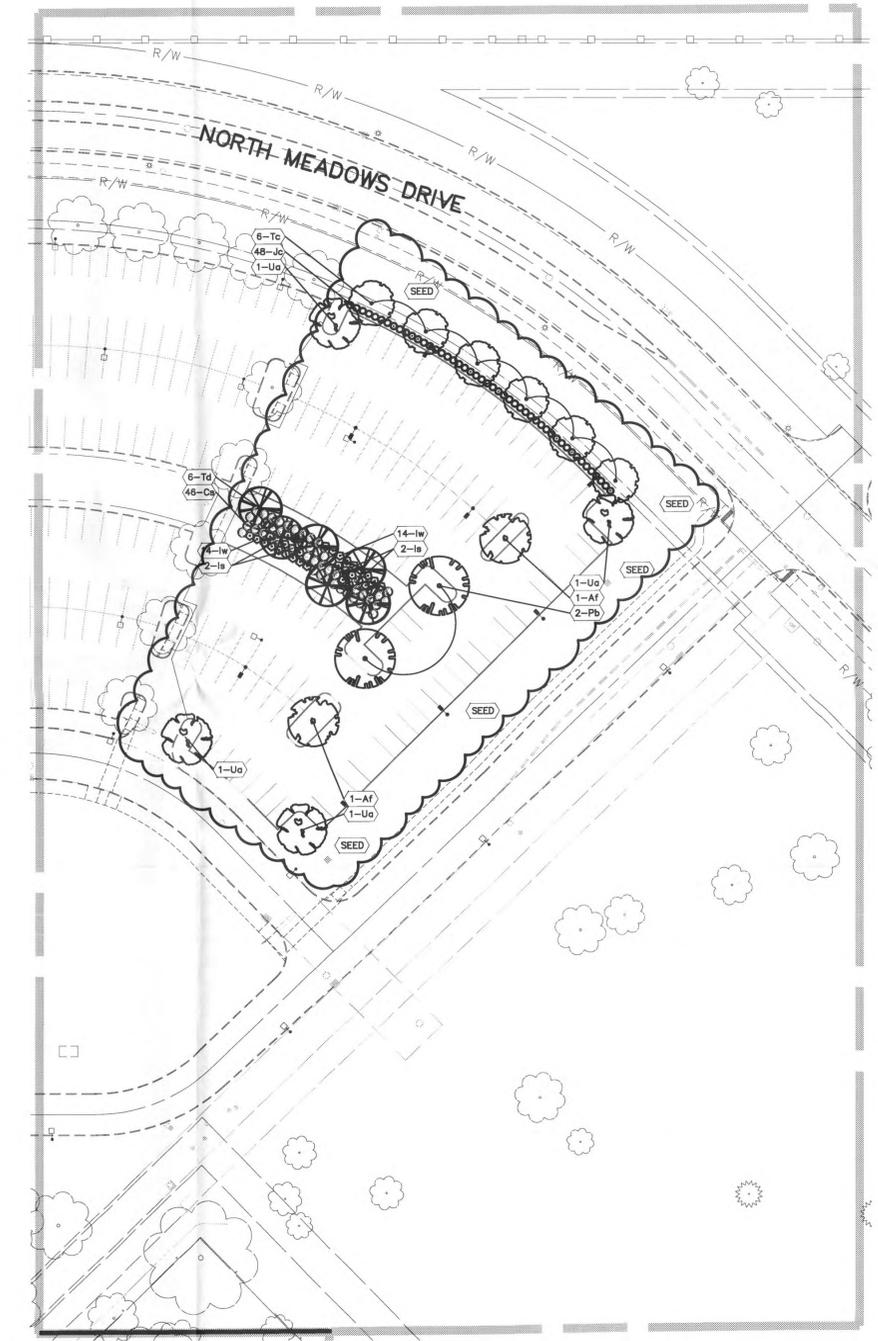
Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Rev. 1

Landscape Plan -  
Northeast

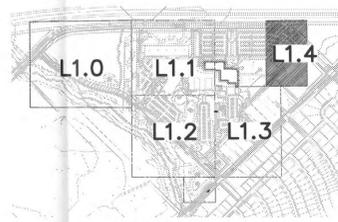
L-1.3

PROJECT: 20131538  
DATE: FEBRUARY 29, 2016

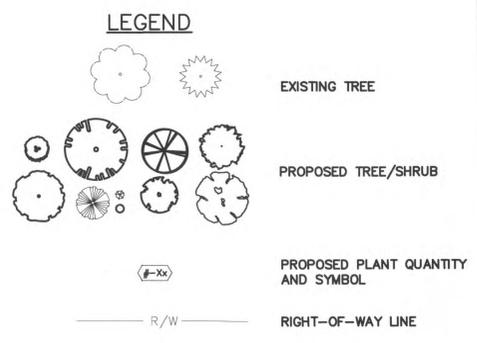
Drawn By:  
Checked By:  
Approved By:



MATCHLINE - SEE SHEET L-1.3



KEYMAP  
SCALE: 1" = 1000'

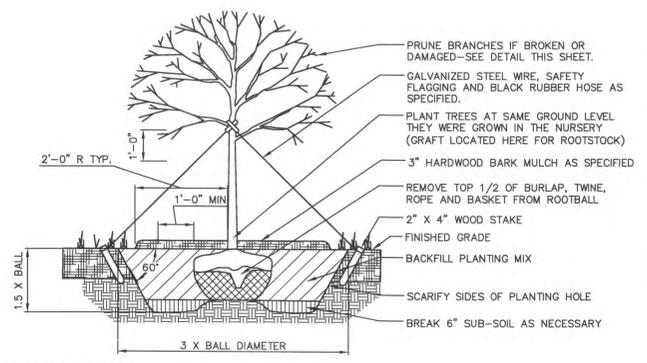


**CONSTRUCTION NOTES**

1. THIS LANDSCAPE PLAN IDENTIFIES THE MINIMUM LANDSCAPING REQUIRED IN THE ZONING CODE. A FINAL LANDSCAPE PLAN WILL BE DESIGNED WHEN ENGINEERING AND BUILDING PANS ARE FINALIZED. THE FINAL LANDSCAPE PLAN WILL INCLUDE ALL REQUIRED PLANT MATERIAL IDENTIFIED ON THIS PLAN PLUS ADDITIONAL MATERIAL.
2. SEE SHEET L1.3 FOR PLANT SCHEDULE.
3. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED OR MULCHED SHALL BY SEEDED.
4. ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08.

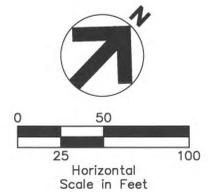
**LANDSCAPE SUMMARY CODE**

ORDINANCE	REQUIRED	PROVIDED
1136.06 (c)	-ONE 2" MIN. CAL. TREE PER 35' OF FRONTAGE	<ul style="list-style-type: none"> <li>• 3" CAL. TREES PROVIDED FOR ALL FRONTAGE ON NORTH MEADOWS</li> <li>• 195 FOOT NATURAL BUFFER BETWEEN PARKING AND NORTH MEADOWS</li> </ul>
1136.06 (c)	-SCREENING FOR TRUCK VEHICULAR AREA	<ul style="list-style-type: none"> <li>• 6' MOUND PROVIDED WHERE APPROPRIATE, 3 ROWS OF EVERGREEN TREES, 1 DECIDUOUS TREE PER 40 LINEAL FEET, AND TWO 18" DECIDUOUS SHRUBS PER EACH LINEAL FEET.</li> </ul>
1136.06 (c)	-SCREENING INCOMPATIBLE SIDE YARDS	<ul style="list-style-type: none"> <li>• 4' MOUND PROVIDED WHERE APPROPRIATE, 2 ROWS OF EVERGREEN TREES, 1 DECIDUOUS TREE PER 50 LINEAL FEET</li> </ul>
1136.06 (d)	-EACH PENINSULA, ISLAND, AISLE END ISLAND, OR PLANTING AREA IS TO CONTAIN AT LEAST ONE, 2" MIN. CAL. TREE	<ul style="list-style-type: none"> <li>• 2.5" CAL. TREES FOR EACH ISLAND</li> </ul>
1136.07	-LANDSCAPE BUFFER OF A CONTINUOUS 80% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL OR EARTHEN MOUND VISUAL SCREEN	<ul style="list-style-type: none"> <li>• LANDSCAPE BUFFER AND MOUND FOR VISUAL SCREEN IN SOUTHEAST BORDER</li> </ul>
1136.09 (c) (3)	<ul style="list-style-type: none"> <li>-2" MIN. CAL. TREE FOR EVERY 40 LINEAL FEET OF BUILDING PERIMETER</li> <li>-20 SQUARE FEET OF LANDSCAPED AREA FOR EACH 5 LINEAL FEET OF BUILDING PERIMETER</li> <li>-FREE STANDING SIGNS AND FLAGPOLES ARE TO BE SET IN LANDSCAPED AREAS</li> <li>-IRRIGATION ON 75-100% OF THE ENTIRE PROPERTY WITH EMPHASIS ALONG PRIMARY AND SECONDARY ROADWAYS</li> <li>-IRRIGATION SHALL BE REQUIRED ON 100% OF ALL LANDSCAPE AREAS ADJACENT TO THE STRUCTURE</li> </ul>	<ul style="list-style-type: none"> <li>• 100 - 2.5" CAL. TREES PLANTED FOR BUILDING PERIMETERS</li> <li>• VARIANCE: STREAM SIDE OF WESTERN GARAGE IS PROVIDING SCREENING FOR THE GARAGE.</li> <li>• VARIANCE: IRRIGATION SHALL BE PROVIDED AT ENTRANCES AND ENTRY DRIVES, SEE SHEET L-1.5.</li> <li>• VARIANCE: IRRIGATION SHALL BE PROVIDED ON LANDSCAPE AREAS ADJACENT TO THE STRUCTURE, SEE SHEET L-1.5.</li> </ul>
1136.09 (c)	-2" MIN. CAL. TREE FOR EVERY 50 LINEAL FEET OF RETENTION AREA PERIMETER	<ul style="list-style-type: none"> <li>• 28 - 2.5" CAL. TREES PLANTED ALONG 1,371 LINEAL FEET PERIMETER OF THE CENTRAL RETENTION BASIN</li> <li>• 14 - 2.5" CAL. TREES PLANTED ALONG 686 LINEAL FEET PERIMETER OF THE SE RETENTION BASIN</li> <li>• 4 EXISTING TREES &amp; 23 PROPOSED - 2.5" CAL. TREES PLANTED ALONG 1,240 LINEAL FEET PERIMETER OF THE SW RETENTION BASIN</li> <li>• 4 EXISTING TREES AND 5 PROPOSED - 2.5" CAL. TREES PLANTED ALONG 350 LINEAL FEET PERIMETER OF THE NW RETENTION BASIN</li> </ul>
1136.11	-SOD AND/OR SEED TO BE PLANTED UPON GROUND IN ALL BARREN AREAS TO COVER THE FRONT, SIDE, AND REAR YARDS	<ul style="list-style-type: none"> <li>• ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED OR MULCHED SHALL BY SEEDED.</li> </ul>



GENERAL NOTES:  
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

PLANTING DETAIL: CANOPY TREE (2" + CAL.)  
N.T.S.



Design Services  
For The Built  
Environment  
GRESHAM  
SMITH AND  
PARTNERS



Grove City  
Phase II  
Development Plan

PRELIMINARY  
NOT FOR  
CONSTRUCTION

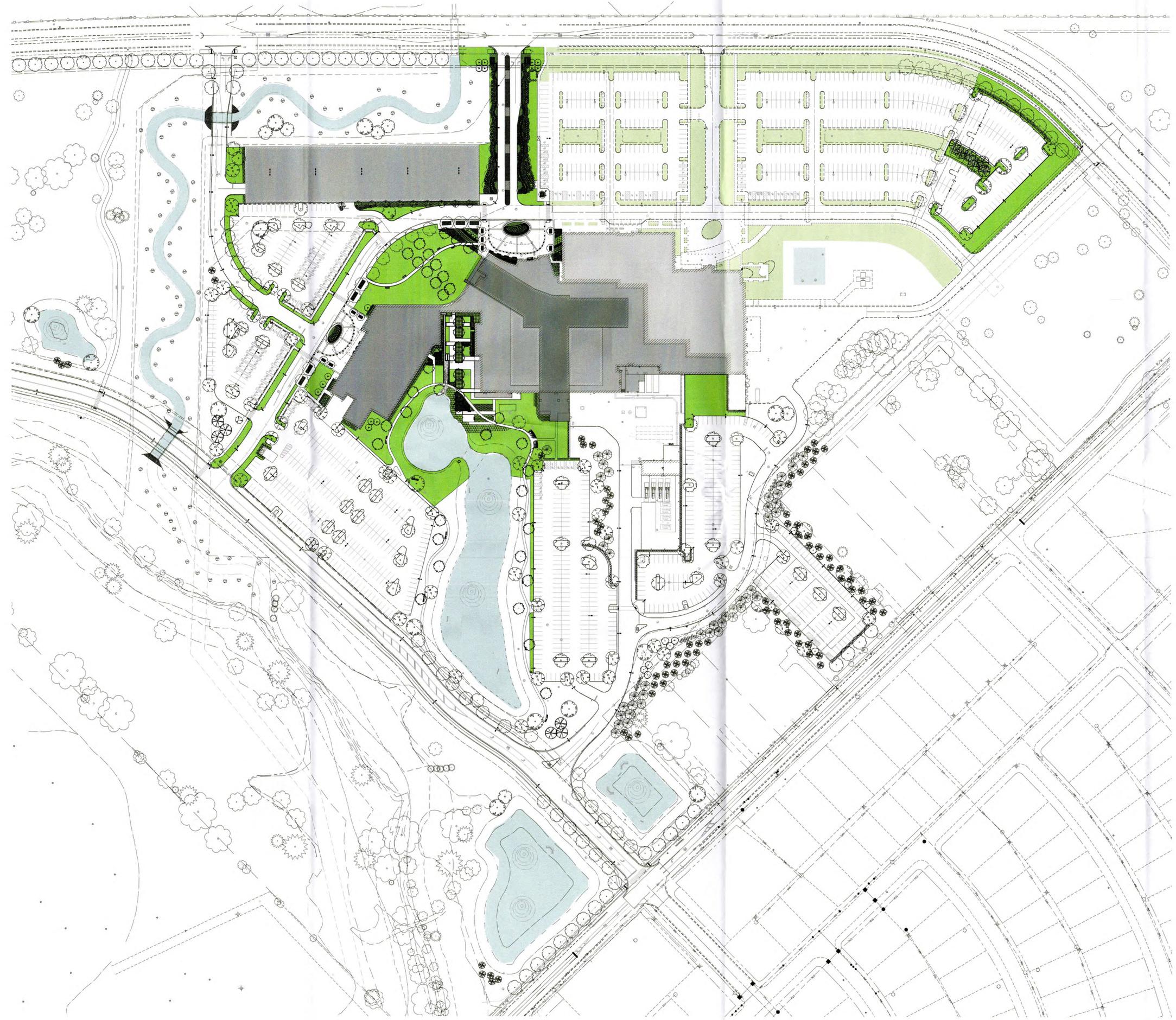
Revision		
No.	Date	Description
1	03/30/2016	Dev. Plan Rev. 1

Landscape Plan - North

**L-1.4**

PROJECT: 20131538  
DATE: FEBRUARY 29, 2016

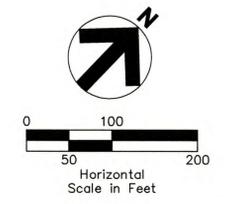
Drawn By:  
Checked By:  
Approved By:



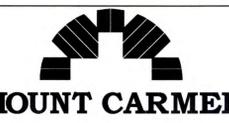
**LEGEND**

- EXISTING IRRIGATED AREA
- PROPOSED IRRIGATED AREA

41% IRRIGATED AREA  
 PERVIOUS AREA: 467,670 SF  
 IRRIGATED AREA: 189,956 SF



Design Services  
For The Built  
Environment  
**GRESHAM  
SMITH AND  
PARTNERS**



**Grove City  
Phase II  
Development Plan**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Revision		
No.	Date	Description
1	03/30/16	Dev. Plan Rev. 1

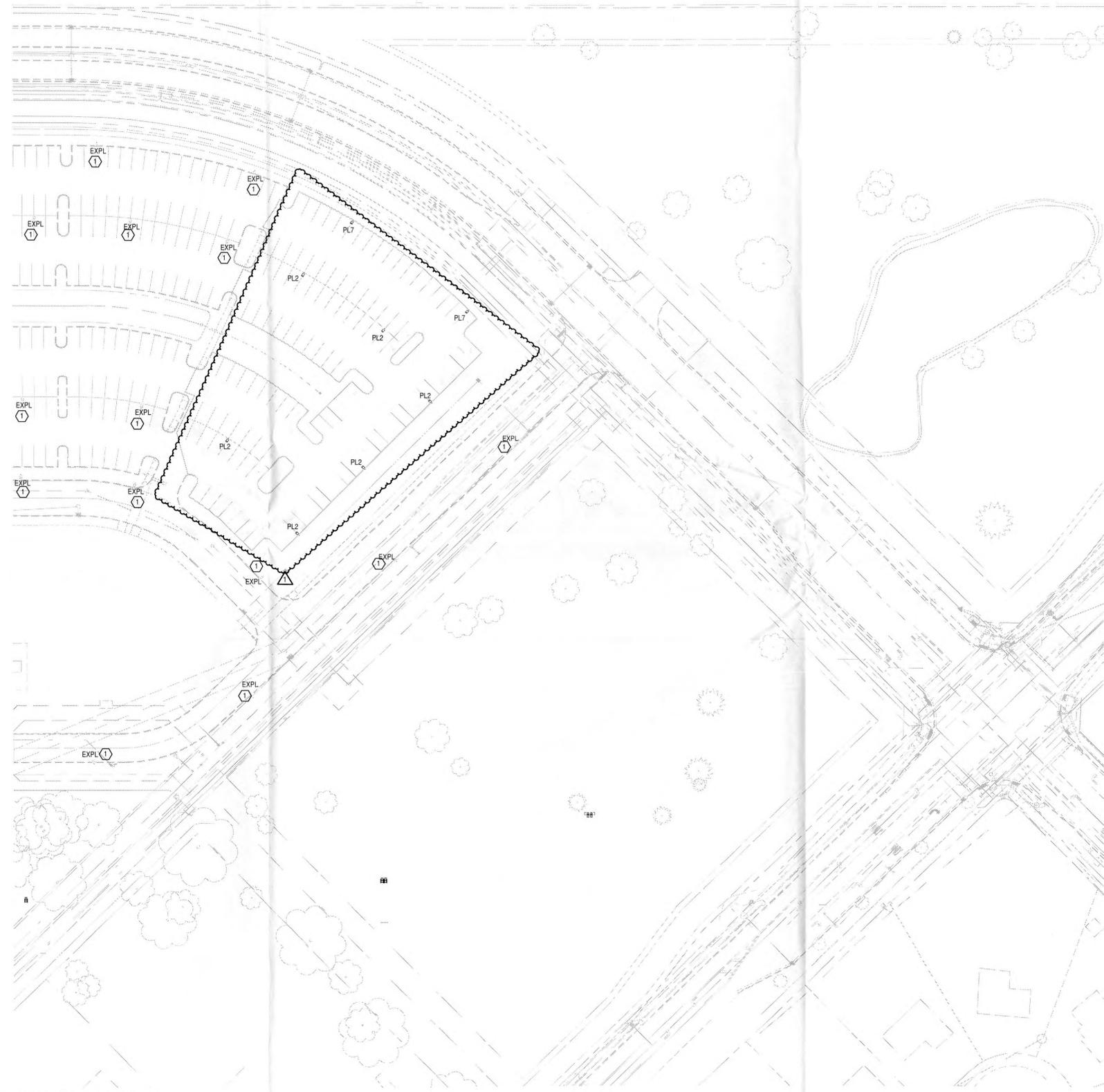
Irrigation Areas -  
Overall

**L-1.5**

PROJECT: 20131538  
DATE: MARCH 30, 2016

Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver

NOTES:  
 1 EXISTING LIGHTING STANDARD TO REMAIN.



1 MEP SITE PLAN - E  
 SCALE: 1" = 50'-0"

3/29/2016 1:41:21 PM



Design Services  
 For The Built  
 Environment

GRESHAM  
 SMITH AND  
 PARTNERS



**MOUNT CARMEL**  
 Mt Carmel  
 Grove City  
 Phase II  
 Development Plan

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

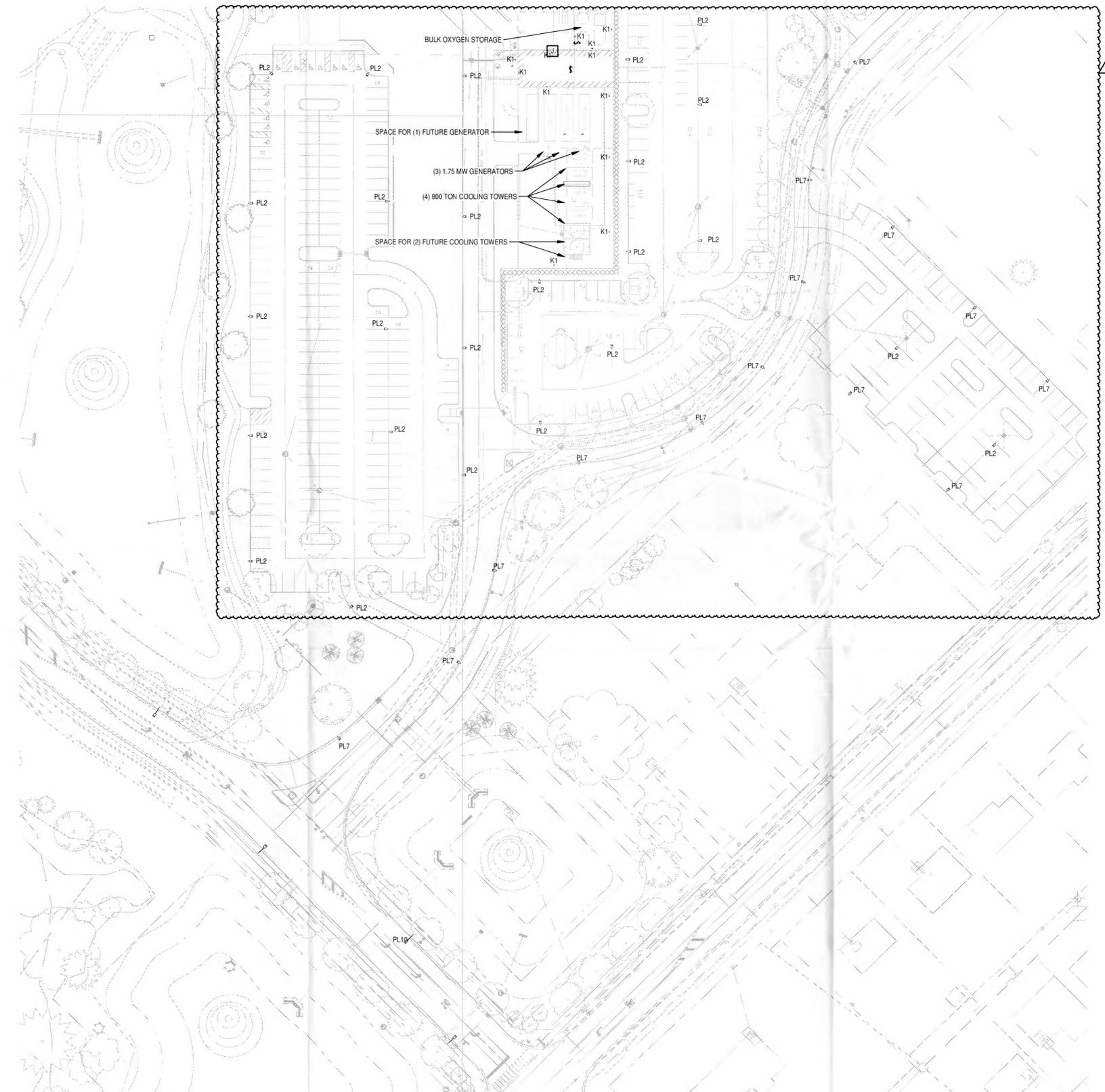
Revision		
No.	Date	Description
1	03/30/2016	Dev Plan Revision 1

MEP SITE PLAN - E

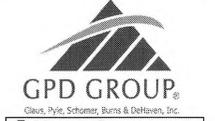
**E1.4**

PROJECT:2013-05048  
 DATE: FEBRUARY 29, 2016

Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver



Design Services  
 For The Built  
 Environment  
 GRESHAM  
 SMITH AND  
 PARTNERS



**MOUNT CARMEL**  
 Mt Carmel  
 Grove City  
 Phase II  
 Development Plan

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

Revision		
No.	Date	Description
1	03/30/2016	Dev Plan Revision 1

MEP SITE PLAN - SE

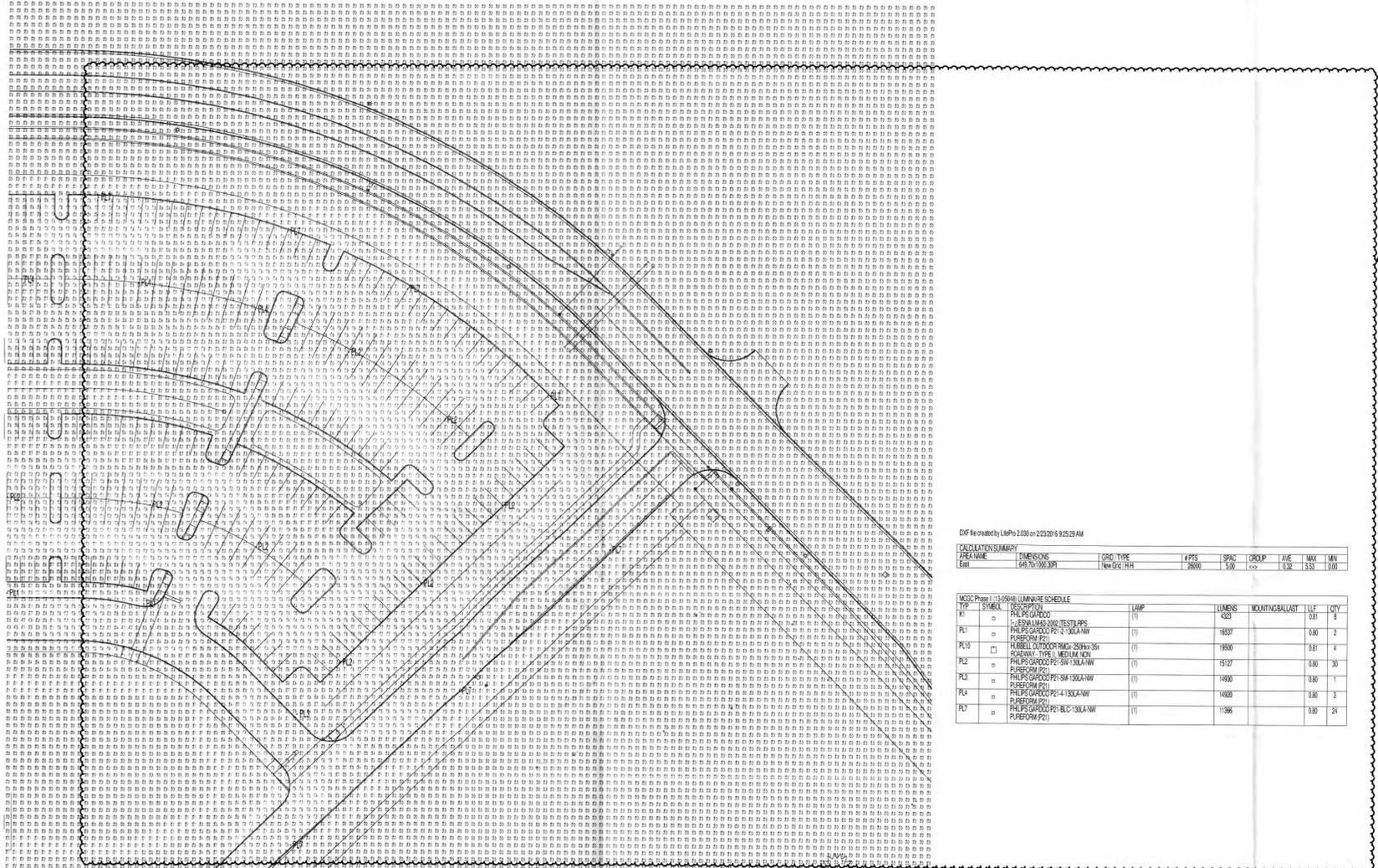
**E1.6**

PROJECT: 2013-05048  
 DATE: FEBRUARY 29, 2016

3/29/2016 1:41:30 PM

**1 MEP SITE PLAN - SE**  
 SCALE: 1" = 50'-0"

Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver



**SITE PHOTOMETRICS EAST**

1" = 100'

DOC file created by LHM on 2/23/2016 8:25:28 AM

CALCULATION SUMMARY  
 PRELIMINARY DIMENSIONS GRID TYPE #FPS SPAC GROUP AVE MAX MIN  
 EAST 142' x 100' 0" 10' New Opt. 144 5'00' 10' 0.32 5.52 1.00

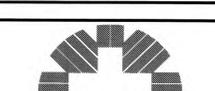
MOCK Phase II (11:50:08) LUMINAIRE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LUMPS	LUMENS	MOUNTING BALLAST	LLC	OVLY
PL1	□	PHILIPS GARDOL LUMINAIRE (8' x 4' x 1' 6") PHILIPS GARDOL TESTER (8' x 4' x 1' 6") PHILIPS GARDOL (8' x 4' x 1' 6")	(1)	1837		0.80	2
PL2	□	PHILIPS GARDOL (8' x 4' x 1' 6") ROADWAY TYPE II MEDIUM NON PHILIPS GARDOL (8' x 4' x 1' 6")	(1)	1850		0.81	4
PL3	□	PHILIPS GARDOL (8' x 4' x 1' 6") PHILIPS GARDOL (8' x 4' x 1' 6")	(1)	1527		0.80	30
PL4	□	PHILIPS GARDOL (8' x 4' x 1' 6") PHILIPS GARDOL (8' x 4' x 1' 6")	(1)	1430		0.80	1
PL5	□	PHILIPS GARDOL (8' x 4' x 1' 6") PHILIPS GARDOL (8' x 4' x 1' 6")	(1)	1430		0.80	3
PL6	□	PHILIPS GARDOL (8' x 4' x 1' 6") PHILIPS GARDOL (8' x 4' x 1' 6")	(1)	1196		0.80	24



Design Services  
 For The Built  
 Environment

GRESHAM  
 SMITH AND  
 PARTNERS



MOUNT CARMEL  
 Mt Carmel  
 Grove City  
 Phase II  
 Development Plan

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Revision

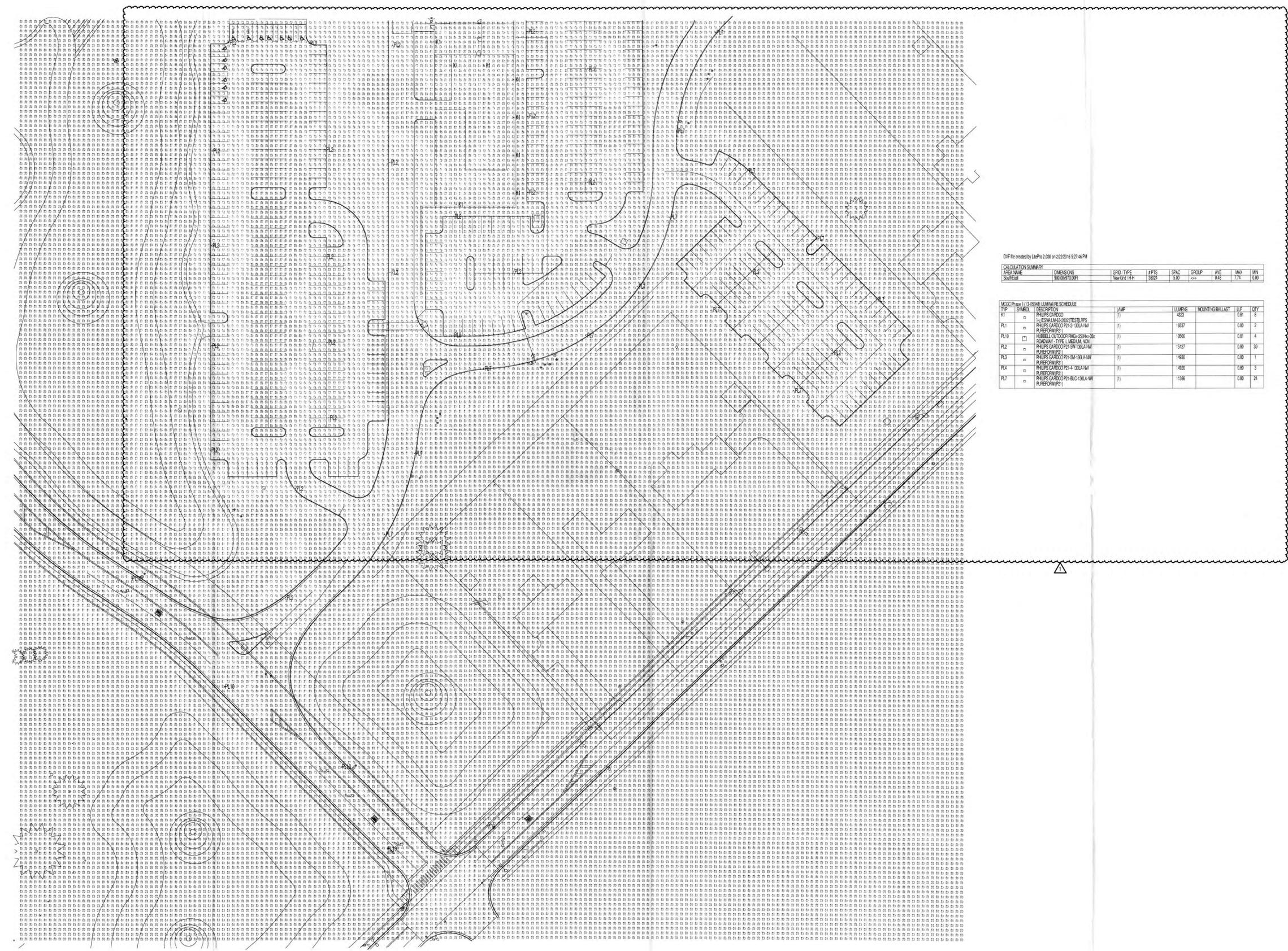
No.	Date	Description
1	03/30/2016	Dev Plan Revision 1

SITE LIGHTING  
 PHOTOMETRICS - E

**E2.4**

PROJECT: 2013-05048  
 DATE: FEBRUARY 29, 2016

Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_



DWG File created by Lxp@2.000 on 2/22/2016 4:27:46 PM

AREA NAME	DIMENSIONS	GRID TYPE	#PTS	SPAC	GROUP	AVE	MAX	MIN
Southeast	386.00x700.00	WxOxT	144	5.00	100	0.48	7.74	0.00

NO.	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HEIGHT	LF	CF
KL	□	PHILIPS GARDOL PFC 2 130A-W	(1)	4325	16037	0.80	8
PL10	□	PHILIPS GARDOL PFC 2 130A-W	(1)	18000	15927	0.80	4
PL2	□	PHILIPS GARDOL PFC 2 130A-W	(1)	18000	15927	0.80	30
PL3	□	PHILIPS GARDOL PFC 2 130A-W	(1)	18000	15927	0.80	1
PL4	□	PHILIPS GARDOL PFC 2 130A-W	(1)	14820	14820	0.80	3
PL5	□	PHILIPS GARDOL PFC 2 130A-W	(1)	11366	11366	0.80	24

② SITE PHOTOMETRICS - SOUTHEAST  
 SCALE: 1" = 50'-0"



Design Services  
 For The Built  
 Environment

GRESHAM  
 SMITH AND  
 PARTNERS

ARRAY  
 architects

HARRIS  
 ARCHITECTS

EMHT  
 Engineers, Surveyors, Planners, Scientists



Gen. Pric. Solutions, Bems & Dehnen, Inc.



Heapy Engineering  
 MEP Design Technology Planning Commissioning Energy



Engineering Ltd.



THE FUTURE  
 ISN'T SMARTER

MOUNT CARMEL  
 Mt Carmel  
 Grove City  
 Phase II  
 Development Plan

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

No.	Date	Description
1	03/30/2016	Dev Plan Revision 1

SITE LIGHTING  
 PHOTOMETRICS - SE

E2.6

PROJECT: 2013-05048  
 DATE: FEBRUARY 29, 2016

3/29/2016 1:41:46 PM