

# AMERICAN SELF STORAGE DEVELOPMENT PLAN

## SOUTHWEST BLVD.

## GROVE CITY, FRANKLIN COUNTY, OHIO

## JUNE 2016

### SITE DATA:

Parcel ID: 040-007883-00  
 Certified Street Address: -  
 Existing Zoning District: IND-1 Light Industrial

Total Lot Area: 4.55 Acres  
 Total Building Area: 1.26 Acres = 28% Lot Coverage

Total Affected Disturbed Area: 3.21 Ac.  
 Height of Proposed Buildings: 14 Ft.-0 In.  
 Use of Proposed Buildings: Self Storage  
 Proposed Building "A": 3,500 S.F.  
 Proposed Building "B": 9,000 S.F.  
 Proposed Building "C": 6,000 S.F.  
 Proposed Building "D": 9,000 S.F.  
 Proposed Building "E": 7,000 S.F.  
 Proposed Building "F": 12,900 S.F.  
 Proposed Building "G": 7,650 S.F.

Proposed Total: 55,050 S.F.

Parking:  
 Proposed Parking Space: 4  
 Handicapped Accessible Space: 1  
 Total Parking Space: 5

### FRANKLIN COUNTY SURVEY CONTROL REFERENCE MONUMENT

#### REFERENCE MONUMENT

THE BEARING SYSTEM FOR THIS PLAT IS BASED ON OHIO STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83, REFERENCED TO STATION COLB-NGS AND IS FOR THE DETERMINATION OF ANGLES ONLY.

### BENCHMARKS

#### BM#1

BENCH MARK NO. 1

ALUMINUM PLUG ON THE SOUTHEAST CORNER OF A WINGWALL ON HOOVER ROAD CULVERT JAC 262-5.68, 500 FEET SOUTH OF SOUTHWEST BOULEVARD, 34.6 FEET EAST OF THE CENTERLINE OF HOOVER ROAD.

NAVD 88 DATUM ELEVATION: 806.23



VICINITY MAP  
Not to Scale



### CERTIFICATION:

I hereby certify that this drawing was prepared from an actual field survey of the premises, and that said drawing exhibits the topographic features within the limits specified by the owner and/or his agent. The location of underground utilities shown hereon have been obtained by field location and/or available records. It is believed that they are essentially correct, but the engineer does not guarantee their accuracy or completeness.

This Certification was made by me on this 1 day of June, 2016.

*Robert A. Beiter*  
 Robert A. Beiter, Ohio Professional Engineer No. 71768

### CITY OF GROVE CITY

"City of Grove City" signatures on this plan signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plans.

|  |      |
|--|------|
| CITY ADMINISTRATOR<br>CITY OF GROVE CITY, OHIO | DATE |
| SERVICE DIRECTOR<br>CITY OF GROVE CITY, OHIO   | DATE |
| REVIEWED FOR THE CITY OF GROVE CITY            | DATE |
| CHIEF<br>JACKSON TOWNSHIP FIRE DEPARTMENT      | DATE |

### GROVE CITY STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans shall be considered a part thereof.

C-GC-4, C-GC-42

### SHEET INDEX

- 1 TITLE SHEET
- 2 NOTES & DETAILS
- 3 NOTES & DETAILS
- 3A EXISTING SITE
- 4 OVERALL SITE LAYOUT PLAN
- 5 SITE DIMENSION, UTILITY & GRADING PLAN
- 6 LANDSCAPING PLAN

### Flood Note:

The subject building addition lies within the limits of Flood Zone "X" as shown on the Flood Insurance Rate Map for Franklin County, Ohio.  
 Map Number: 39049C0314K, June 17, 2008



### OWNER/DEVELOPER

AMERICAN SELF STORAGE  
 232 FRANKFORT SQ.  
 COLUMBUS, OHIO 43206  
 PHONE: (614) 582-4765  
 EMAIL: RLEVECK@LEVECKCONSTRUCTION.COM

PLAN PREPARED BY:



P.O. Box 27  
 260 S. Main St., Suite A  
 Sugar Grove, Ohio 43155  
 (740) 748-0250  
 www.crossingwaterseng.com

| NO. | REVISION | BY | DATE | RECORD DRAWING |
|-----|----------|----|------|----------------|
| -   | -        | -  | -    | BY:            |
| -   | -        | -  | -    | DATE:          |
| -   | -        | -  | -    | CONTRACTOR:    |
| -   | -        | -  | -    | CONSTRUCTED:   |
| -   | -        | -  | -    | NOTES:         |



**Street, Storm, and Water General Notes**

1. **SPECIFICATIONS:** The current City of Columbus and Ohio Department of Transportation (ODOT) "Construction and Material Specifications" (CMSC and ODOT CMS respectively) together with the requirements of the City of Grove City, Ohio, including all supplements thereto, in force on the date of the contract shall govern all materials and workmanship involved in the improvements shown on these plans, except as such specifications are modified by the following specifications, or by the construction details set forth herein. In case of any conflict among these identified technical specifications, the greater requirement shall take precedence (as determined by the sole discretion of the City) unless directed otherwise by the City. General provisions of the ODOT and the City of Columbus CMS as modified herein shall not apply. This exclusion includes, but is not necessarily limited to, Division 100 of the ODOT and City of Columbus CMS.

2. **BENCH MARKS:** The Contractor shall carefully preserve bench marks, property corners, service points, and stakes. Any bench mark, property corner, or survey marker damaged or disturbed by the Contractor shall be reset by an Ohio Registered Surveyor at the Contractor's expense.

3. **SAFETY REQUIREMENTS:** The Contractor and any and all Subcontractors shall be solely responsible for complying with all federal, state, and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also solely the responsibility of the Contractor and Subcontractor to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work, including all OSHA rules and regulations.

4. **PERMITS:** The Contractor shall secure and pay for all permits and government fees, licenses, and inspections necessary for the proper execution and completion of the improvements shown on the plans.

5. **NOTIFICATION:** The Contractor shall notify the City at least 48 hours in advance (holidays and weekends excluded) of the anticipated start of work requiring inspection, testing, or approval by the City. Work shall not commence until a pre-construction conference is held. The Contractor or Developer shall supply three (3) copies of the approved construction plans, along with one (1) complete set of mylars and one (1) electronic copy of all plan sheets (.tif format), to the City, and one (1) copy of the plans to the Director of Public Service one (1) week prior to the pre-construction conference. The Contractor shall notify all adjacent landowners a minimum of one (1) week in advance of work near their property. The Contractor shall coordinate with the City for a suggested format for the notice.

The Contractor must provide pre-notification of work no less than Forty-Eight (48) hours prior to work being performed that will have an effect on residents and/or businesses. The pre-notification must be in writing and it must include: (1) Contractor name and 24-hour phone number; (2) a description of work being performed; (3) a list of restrictions on the affected residents and/or businesses; (4) instructions to affected residents and/or businesses. The written notification shall be submitted to the City for approval at least Seven (7) days prior to work beginning.

The Contractor shall also post "No Parking" signs in appropriate areas no less than 48 hours in advance of any parking restriction. The City of Grove City will print and provide a maximum of 150 pre-approved "No Parking" signs on cardstock per contract for the Contractor's use. The Contractor must insert the days and times of the proposed parking restriction, the reason for the restriction, and the Contractor's contact information on the City-provided cardstock sign using black permanent marker. The Contractor must also supply stakes and weather proof sleeves for installation of signs and to protect the signs from damage caused by weather. The wooden stakes for "No Parking" signs shall be 1-in. x 2-in. x 36-in. The weather proof sleeves shall be 9-in. x 12-in. Staples® Heavyweight Job Ticket Holders (Staples Item No. 812754) or Approved Equal. The weather resistant sleeve with sign shall be fixed to the stake using heavy-duty staples.

"No Parking" signs must be installed, maintained, revised (if delays cause an adjustment in parking restriction), and removed by the Contractor. Should the nature of the work require more than the maximum of 150 City-provided "No Parking" signs, the Contractor must supply additional signs that are equal in appearance and quality to the City-provided signs at no additional cost. No additional compensation will be paid for resident/business notification or posting required signage.

As set forth herein, the Contractor shall provide all notices required under the Contract Documents and Specifications strictly in the manner prescribed therein. The Contractor shall defend, indemnify, and hold harmless the City and its officers, employees, representatives, and agents (hereinafter collectively referred to as the "City") against any and all claims, actions, damages, costs, and legal liability of every name and nature that the City may sustain, incur or be required to pay (including, but not limited to, consultant and attorney's fees, disbursements, costs or other expenses) arising out of or in connection with the Contractor's failure to strictly comply with the notice provisions imposed under the Contract Documents and Specifications.

The City may retain any amounts due that may become due to the Contractor as may be necessary to satisfy any claim for indemnification under this provision. The Contractor's obligation under this Section shall not be deemed waived by the failure of the City to retain in whole or any part of such monies due to the Contractor, nor shall such suit, action, damages and/or costs have to be resolved or determined prior to release of any monies to the Contractor under the Contract, nor shall such obligation be deemed limited or discharged by the procurement of any insurance for liability for damages imposed by law upon the Contractor, its subcontractors or suppliers, or the City.

6. **INSPECTION:** The City of Grove City will provide all construction inspection for this project. No work shall commence until arrangements have been made with the City Engineer and Director of Public Service for inspection services and payment of the inspection fee deposit.

7. **UTILITIES:** The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the Owner of the underground utility as required by Section 153.64 or Section 3781.27 of the Ohio Revised Code. The City of Grove City assumes no responsibility for the accuracy of locations of existing underground utilities shown on the approved construction drawings. When known or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the utility owner, the City and the Design Engineer.

The Contractor shall notify the Ohio Utilities Protection Service (OUPS) at (1-800-362-2764) at least 48 HOURS, and NO MORE THAN 10 DAYS PRIOR TO excavating, with such time periods not including weekends or holidays. Contractor shall similarly contact all utility owners who are not subscribers to OUPS.

If there are markers or other apparent physical evidence in or near the project area that may indicate the existence of underground petroleum or natural gas pipelines, the Contractor shall additionally contact the Oil & Gas Producers Underground Protection Service (OGUPS) at 800-925-0988, toll free. Said notification shall be given a minimum of 48 hours prior to the commencement of construction.

The following utilities are known or can be expected to be located within the limits of this project. UTILITY OWNER TELEPHONE Water, Sanitary, City of Grove City 614-277-1100 Storm and Street 4035 Broadway Lighting Facilities Grove City, Ohio 43123

The Contractor is responsible for the investigation, location, support, protection and restoration of all existing utilities and appurtenances whether shown on the plans or not. The Contractor shall proceed with the work and protect all underground utilities in a manner at least as cautious and protective of safety and underground utilities as those methods identified in Sections 3781.25 through 3781.30 of the Ohio Revised Code. All private utility relocation (gas, electric, phone, etc.) will be the responsibility of the utility owners. The Contractor is responsible for coordinating the relocation and/or protection of any utilities as required by the plan with the owner of the affected utility.

8. **EXPOSE EXISTING UTILTY:** Where potential grade and alignment conflicts might occur with existing utilities, or as specifically called out on the plans, the Contractor shall expose utilities or structures sufficiently in advance of laying pipe for the Design Engineer to verify the vertical and horizontal effect on the proposed construction. Any discrepancy with the plans shall be coordinated with the City to ensure that there are no construction or conflict issues associated with said discrepancy. The cost of this work shall be included in the unit price bid for the various improvement items if a specific bid item is not provided in the estimate of quantities.

9. **CONFLICTS:** In all conflicts in elevation between the water main and gravity sewers, the water main shall be lowered during construction, unless otherwise directed by the City.

10. **HOUSE SERVICE LINES:** The Contractor shall assume that each house has at least one (1) water and one (1) gas service line unless more are marked by the utility company. It is the Contractor's responsibility to locate and support these service lines. Cost for location and support shall be included in the cost bid for various items. Where service lines are cut or broken, the lines are to be restored to the standards of the utility owner at the Contractor's expense within 12 hours of the cutting or breaking of the service line.

11. **SITE VISIT:** The Contractor shall perform field reconnaissance to become acquainted with the existing site conditions and the potential effects upon the scope of work.

12. **RIGHTS-OF-WAY:** In addition to the direct requirements of the contract specifications, the Contractor shall observe and conform to the specific requirements of all Rights-of-Way, including easements, court entries, rights-of-entry, or action filed in court in accordance with the code of the applicable governing agency. The cost of the operations necessary to fulfill such requirements shall be included in the price bid for the various items of the contract unless specific provision is made in the contract specifications for such cost under specific items of the contract.

13. **EASEMENTS:** Approval of this plan is contingent upon all easements required for the construction of the work being secured and submitted to the City of Grove City for recording prior to commencement of the work, and no work which requires an easement will be allowed to proceed until this has been done.

14. **WORK LIMITS:** The Contractor is responsible for containing all performed work and all equipment, materials, vehicles, etc., used to complete the work within the rights-of-way of the streets, roadways, permanent easements and the property boundaries of the project improvements as shown on these plans. The Contractor is responsible for cost of restoration for any area outside of the right-of-way, permanent easement or project property boundaries to former condition or better and to the satisfaction of the Property Owner and the City.

15. **CONTRACT WORK PERFORMED BY THE CITY:** In the event that it becomes necessary for the City to perform work of an immediate nature (such as the placement of barricades or replacement of signs or other warning or protective devices) required of the Contractor by this contract because of failure or refusal of the Contractor to perform such work, the Contractor/Developer shall reimburse the City at the rate of 2.5 times the actual cost of labor, materials and equipment necessary to perform such work.

16. **CONVENIENCE FACILITIES:** The Contractor shall furnish and maintain sanitary convenience facilities for the workmen and inspectors for the duration of the work. Cost shall be included in the price bid for the various items.

17. **NON-RUBBER TIRED VEHICLES:** No non-rubber tired vehicles shall be moved on City streets, existing private roadways or parking lots. Exceptions may be granted by the City of Grove City, for public roadways only, where short distances and special circumstances are involved. Granting of exceptions must be in writing, and any damage must be repaired by the Contractor to the satisfaction of the City of Grove City.

18. **SIGNS, MAILBOXES, FENCES, ETC.:** The Contractor shall be responsible for restoring all signs, mailboxes, utility, shrubs, property, drainage structures, or other physical features disturbed or damaged during construction, whether shown on the plans or not, to their original or better condition and location and to the satisfaction of the Property Owner and the City of Grove City. Cost to be included in the price bid for the various items.

19. **PRUNING:** Branches or growth which interferes with the free construction of the project may be removed from trees/bushes that are to be saved by the use of pruning tools with prior approval from the City's Urban Forester. All pruning tools used and methods employed shall meet the approval of the City's Urban Forester. The branches shall be removed with a good clean cut made flush with the parent trunk or, if having a good healthy lateral branch, the cut shall be a good clean slanting cut close to and beyond the healthy branch. All pruning cuts shall be painted with an accepted pruning preservative. The cost of all work and expenses connected with tree pruning shall be included in the price bid for CMSC Item 201, Clearing and Grubbing. No extra payment shall be made. Trees damaged or destroyed that were not designated for removal or approved by the City for removal shall be replaced at the Contractor's expense.

20. **DEWATERING:** The Contractor is solely responsible to the Ohio Department of Natural Resources (ODNR) for the registry, maintenance, and abandonment of any withdrawal devices used in the construction of this project. Installation of any well, well point, pit or other device used for the purpose of lowering the groundwater level to facilitate construction of this project shall be properly abandoned in accordance with the provisions of Section 3745-9-10 of the Ohio Administrative Code or as directed by the Director or his representatives. The Contractor shall be required to complete and file a Well Log and a Drilling Report Form with ODNR, Division of Water, within 30 days of completion of installation of any well, well point, pit or other device used for the purpose of lowering groundwater from an aquifer, in accordance with Sections 1521.01 and 1521.05 of the Ohio Revised Code. In addition, any such facility that has a capacity to withdraw waters of the State in an amount greater than 100,000 gallons per day from all sources shall be registered by the Contractor with the Chief of the ODNR, Division of Water, within three (3) months of the completion of the facility in accordance with Section 1521.16 of the Ohio Revised Code. Copies of the necessary paperwork can be obtained at ODNR, Division of Water, Fountain Square, Columbus, OH, 43224-1387 -Phone: (614) 265-6717.

The Contractor shall furnish and operate suitable pumping equipment of such capacity, adequate to dewater the trench, should water be encountered. The trench shall be sufficiently dewatered so that the placement of bedding and the laying and joining of pipe is made on firm, dry ground. If dewatering cannot produce acceptable subgrade, and only as directed by the Engineer, unsuitable materials shall be removed and replaced by CMSC Item 906, stone foundation. The Contractor shall convey all trench water to a natural drainage channel or storm sewer without damage to property. The Contractor shall be responsible to place and maintain the necessary sediment and erosion control measures to filter the dewatering discharge and to prevent erosion at the discharge location. Costs for the above shall be included in the bid price for the various improvement items. The cost of any dewatering operations required for the construction of the project improvements shall be included in the price bid for the various improvement items.

21. **REPLACEMENT OF DRAIN TILES AND STORM SEWERS:** All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. Replaced drain tile shall be laid on compacted bedding equal in density to surrounding stratum. If possible, the drain tile and/or storm sewer shall be connected to a storm sewer structure, curb underdrain or outlet into the roadway ditch as applicable.

22. **PAVEMENT CROSSINGS:** For all permitted crossing of existing streets that are to be open to traffic the restoration shall be completed in one of the following manners:

- a. Immediately complete permanent, full-depth pavement repair in accordance with the plan and/or standard details.
- b. Provide temporary pavement in accordance with CMS Item 615. The finished surface of the temporary pavement shall be asphalt. Aggregate topped trenches shall not be open to traffic unless directed by the City.

23. **SAWCUTTING:** When saw cutting of pavement (concrete, asphalt, etc.) is necessary, the Contractor shall employ dust collection measures and shall ensure all slurry is cleaned from the roadway immediately after sawing. The Contractor is solely responsible for any damage to private property caused by fugitive dust and slurry.

24. **MAINTAIN DRAINAGE:** The flow in all sewers, drains and watercourses encountered shall be maintained by the Contractor at his own expense and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense, unless specific provision is made within the Contract Documents for the measure of and payment for such cost specific items, to a condition satisfactory to the City.

25. **INLET PROTECTION:** The Contractor is responsible to keep all storm sewer inlets protected from excessive amounts of sediments using adequate filtering devices as approved by the City.

26. **EROSION & SEDIMENTATION CONTROL:** The Contractor shall provide sediment control at all points where stormwater runoff leaves the project including waterways, overland sheet flow and storm sewers. Erosion and sediment control shall be provided as per the requirements of the City of Grove City and the Standards and Specifications of the "Rainwater and Land Development" manual of the ODNR. Erosion control measures are to be installed per NPDES permit regulations or as directed by the City, and are to be maintained until such time that they are no longer required by the permit and the City. Cost for erosion and sedimentation control shall be included in the price bid for CMSC Item 207.

All land disturbing activities shall be subject to inspection and site investigation by the City of Grove City and/or the Ohio EPA. Failure to comply with these regulations is subject to legal enforcement action. The Contractor is responsible to notify the City of Grove City 48 hours prior to commencement of initial site land disturbance on any site of one (1) or more acres. This includes site clearing, grubbing and any earth moving. Primary erosion and sediment control practices are mandated by regulations to be in place from the beginning of the construction activity.

All disturbed areas resulting from construction activities shall be stabilized in accordance with the temporary and permanent soil stabilization requirements indicated within the Ohio EPA Construction Stormwater General Permit effective at the construction start date.

It is the Contractor's responsibility to maintain the sediment and erosion control features used on this project. The site shall be inspected periodically and within 24 hours of a significant rainfall event. Records of these inspections shall be kept and made available to jurisdictional agencies if requested. Any sediment or debris which has reduced the efficiency of a structure shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace it at no additional cost to the Owner.

27. **SEEDING AND MULCHING:** Seeding and mulching shall conform to the notes contained herein, the requirements of Grove City and CMSC Section 659. In the event of a conflict, the more stringent requirement, determined at the sole discretion of the City of Grove City shall apply. In addition to these requirements, the seeding and mulching shall conform to the following:

- Seedable Seed Mixtures: Spring: 40% Kentucky Blue Grass 20% Creeping Red Fine Fescue 20% Chewing Fine Fescue 20% Penn Fine Perennial Ryegrass Fall: 30% Kentucky Blue Grass 20% Creeping Red Fescue 50% Perennial Ryegrass (Penn Fine, Keystone, or Equal)

Fertilizer: 12-12-12 at 2- pounds per 1,000 square feet (dry or liquid) All seeding, mulching and fertilizer shall be placed by utilizing hydro-seeding / hydromulching methods. Straw shall not be allowed without explicit permission from the City of Grove City. If straw is permitted, it shall be tacked at the time of placement.

28. **SOIL STOCKPILES:** The Contractor shall be responsible for keeping all soil stockpiles, including trench excavation stockpiles, protected from erosion. The areas surrounding the stockpiles are to be protected from sediment with the use of perimeter control devices such as earth or straw bale devices or silt fences. These perimeter control devices shall be maintained for the duration of the project.

29. **DISPOSAL OF EXCAVATION:** Unless specifically stated otherwise on the plans, the Contractor shall dispose of all excavated material that is not being used as fill at an offsite location. The Contractor shall provide a copy of the signed, written agreement between the Contractor and the offsite landowner before such disposal occurs. The agreement shall clearly state the purpose of the agreement and indicate the landowner's permission for such use. The cost for disposal of excavated materials shall be included in the Contractor's price bid for the various items of work.

30. **CLEANUP:** The Contractor shall be responsible for the immediate cleanup of any debris, mud or dirt tracked or spilled on City and/or public streets or private drives whether inside or outside the project area. The Contractor is responsible for the cost of any services contracted and/or completed by the City of Grove City in the cleanup of any tracking or spillage anytime during project construction. The Engineer may require the Contractor to perform weekly street cleaning if excessive amounts of dirt and mud are left along the street. This may include removal by sweeping, power cleaning, or manual methods. The cost of this work shall be included in the various contract items, unless otherwise specified.

31. **CONSTRUCTION DEBRIS:** All debris, rubble, unusable materials, and items not salvaged by the Owner shall become the property of the Contractor and shall be removed from the site by the Contractor and disposed of properly.

32. **SIGN PAINTING:** All signs located within the public right-of-way (traffic control, advance warning, wayfinding, etc.) shall be painted according to this specification. All visible elements of sign mounting systems such as sign back, backing assemblies, support posts, and hardware shall be painted according to Federal Specification 595-B Color #27040-Black. Painting must be performed under controlled environmental conditions and in accordance with manufacturer's recommendations pertaining to surface preparation, material handling and application. Cost to be included in the price of sign and support post items.

33. **MAINTENANCE OF TRAFFIC NOTES:** All temporary traffic control devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the Ohio Manual of Uniform Traffic Control Devices for Construction and Maintenance Operations (current edition), copies of which are available from the Ohio Dept. of Transportation, Bureau of Traffic, 1980 West Broad St., Columbus, OH 43223. Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night. Cones are NOT approved for use at night. All trenches within the road right-of-way shall be backfilled or securely plated during nonworking hours.

Access to all properties within the project area shall be maintained at all times. All traffic lanes shall be fully open to traffic from 7:00 a.m. to 9:00 a.m. and 4:00 to 6:00 p.m. weekdays on all roadways within the project area. One lane may be closed to traffic during working hours.

FOR MAJOR THOROUGHFARES AND COLLECTORS: Two-way, one-lane traffic shall be maintained during construction operations in accordance with page C-18 of the Ohio Manual. A uniformed officer shall be substituted for each flagman shown on that page and such officers shall be present whenever two-way, one-lane operation is in effect.

FOR LOCAL STREETS: Police Officers are not needed, unless a hazard develops, for two-way, one-lane traffic maintained during construction operations on all local roadways within the project area. If a hazard develops, an off-duty officer may be assigned by the City to the project at the Contractor's expense.

All permanent traffic controls not in conflict with the temporary traffic controls shall be maintained through this project by the Contractor. Permanent traffic controls may be temporarily relocated as approved by the Engineer. The Contractor shall assume all liability for missing, damaged, and improperly placed signs.

Any work done by the City, including installation, modification, removal and/or replacement of permanent traffic control devices as a result of work done by the Contractor or as a result of the negligence of the Contractor shall be at the expense of the Contractor. All permanent pavement markings and traffic control signs as shown on this plan shall be installed by the Contractor at the Developer's expense. The City of Grove City shall be notified a minimum of forty-eight (48) hours (excluding weekends and holidays) prior to the installation of permanent markings to inspect and approve pavement marking layout before markings are placed.

34. **CONCRETE PIPE AND STRUCTURE INSPECTION:** All precast concrete products shall be inspected at the location of manufacture. All concrete pipe, storm, and sanitary sewer structures shall be stamped or have such identification noting that said pipe, storm, and sanitary structures have been inspected by the City of Columbus and meets their specifications. Installation of pipe and structures without proper identification shall not be permitted.

35. **PIPE MATERIALS:** The installation of all sewer pipes on this project shall be in accordance with Section 901 of the CMSC, unless specifically indicated otherwise, with materials conforming to the appropriate referenced section of CMSC or ODOT CMS. The following pipe materials will be permitted for use for public sewers.

- OUTSIDE OF PAVEMENT LIMITS** Flexible Pipe according to the following specifications: Polyvinyl Chloride (PVC) pipe <= 15" diameter with minimum of 4 feet coverage and a maximum of 15 feet coverage shall conform to CMSC 720.08 and/or ODOT CMS 707.45. High Density Polyethylene (HDPE) pipe from 12" and 36" diameter conforming to CMSC 720.12 and/or ODOT CMS 707.33 with a maximum 20 feet coverage and a minimum 2 feet coverage. Polypropylene (PP) pipe from 12" and 36" diameter conforming to ODOT CMS 707.65 or 707.69 and/or COC CMS 720.13 or 720.14 with a maximum 20 feet coverage and a minimum 2 feet coverage. Mandrel testing shall be performed on all flexible pipe per CMSC 901.21. Rigid Pipe will be required for all sewers greater than 36" diameter (Reinforced Concrete Pipe per CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted for use on all sewers between 12" and 36" diameter.

- WITHIN PAVEMENT LIMITS** Flexible Pipe according to the following specifications: Flexible pipe installation which conforms to ODOT CMS 605 may be used for 4" and 6" underdrain tiles. High Density Polyethylene (HDPE) pipe <=36" diameter conforming to CMSC 720.12 and/or ODOT CMS 707.33 with a maximum 20 feet coverage and a minimum 2 feet coverage.

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Polypropylene (PP) pipe from <=36" diameter conforming to ODOT CMS 707.65 and/or COC CMS 720.13 with a maximum 20 feet coverage and a minimum 2 feet coverage.

Mandrel testing shall be performed on all flexible pipe (except underdrains) per CMSC 901.21.

Rigid Pipe will be required for all sewers greater than 36" (Reinforced Concrete Pipe 706.02, Concrete Box 706.05) and is also permitted for use on 12" to 36" sewers.

**SANITARY SEWER PIPE**

**Outside of R/W Limits**

- Flexible Pipe according to the following specifications: Flexible Pipe (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 35) will be allowed for sewers up to and including 15" diameter that have a minimum of 4 coverage and a maximum 20 feet coverage. Flexible Pipe (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 26) will be allowed for sewers 8"-10" diameter that exceed 20 feet in depth. Polypropylene (PP) pipe between <=36" diameter conforming to ODOT CMS 707.65 and/or Columbus CMSC 720.13 with a maximum 20 feet coverage and a minimum 2 feet coverage. Mandrel testing shall be performed on all flexible pipe per CMSC 901.21. Rigid Pipe will be required for all sewers greater than 36" (Reinforced Concrete Pipe 706.02, Vitrified Clay Pipe 706.08, Ductile Iron 801.03) and for any sewers greater than 10" diameter that will have less than 4 feet of coverage or more than 20 feet of coverage.

**Within R/W**

- Flexible Pipe will be allowed for sewers up to an including 15" diameter (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 35) that have a minimum of 4 feet coverage and a maximum of 20 feet coverage.

- Flexible Pipe (PVC Pipe per CMSC 720.08 only, ASTM D-3034, SDR 26) will be allowed for sewers 8"-10" diameter that exceed 20 feet in depth. Polypropylene (PP) pipe <=36" diameter conforming to ODOT CMS 707.65 and/or Columbus CMSC 720.13 with a maximum 20 feet coverage and a minimum 2 feet coverage. Mandrel testing shall be performed on all flexible pipe per CMSC 901.21. Rigid Pipe will be required for all sewers greater than 36" (Reinforced Concrete Pipe 706.02, Vitrified Clay Pipe 706.08, Ductile Iron 801.03) and for any sewers greater than 10" diameter that will have less than 4 feet of coverage or more than 20 feet of coverage.

36. **TRENCH BACKFILL:** Trenches within a 1:1 influence of the roadway and/or pavement, including all points to within 3' behind the curb or edge of pavement, shall be filled and compacted per Type A backfill. Trenches within the right-of-way, but outside the road influence shall be filled and compacted per Type B backfill. All other trenches shall be filled and compacted as per Type C backfill at a minimum, or as otherwise indicated within these plans.

All item numbers shown below refer to City of Columbus Construction and Material Specifications (CMSC) item numbers. Type A backfill shall be granular material, conforming to Item 304, as directed by the Engineer, compacted as stipulated in Item 912.03. In all cases granular material shall be used around all manholes, structures and cleanouts. ODR is not permitted unless specifically requested by the City and in such case will be Type I or Type II.

Type B backfill shall be natural soil free from stones larger than two inches (2") across their greatest dimension, topsoil, vegetation, debris, rubbish or frozen material, compacted to 95% of its maximum laboratory dry weight and placed per Item 901.17. Type C backfill shall be natural soil free from stones larger than six inches (6") across their greatest dimension, vegetation, debris, rubbish or frozen material, compacted to 90% of its maximum laboratory dry weight. When approved by the Engineer, rocks no larger than one cubic foot may be deposited at least three feet above the top of the sewer.

Aggregate for bedding shall be No. 57 or No. 8, as per Item 703. The excavated trench width twelve inches (12") above the conduit may be increased without extra compensation.

37. **TRENCHES:** All trenches shall be maintained as safe as possible by the Contractor at all times and backfilled as soon as practical. All trenches during non-working hours require traffic plates, and/or lighted barricades and construction fence.

38. **WATER MAIN SEPARATION:** The Contractor shall maintain eighteen inches (18") vertical and ten feet (10') horizontal separations between any water main and sanitary and storm sewers.

39. **DEFLECTION TESTING:** All flexible sewers are subject to Mandrel Testing and video inspection as directed by the City Engineer. Testing shall be performed no sooner than 30 days after the pipe trench has been backfilled and all roadway and site fills over the sewers constructed. The testing shall be completed in conformance with the requirements of CMSC Item 901.21. Maximum deflection shall not exceed 5% of the base inside diameter. Cost of the testing shall be at the expense of the Contractor.

40. **GRADE CHECKS:** The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer line structures or pipe are being installed. The Contractor shall make this equipment available for the use of, and assist, the City Inspector in performing grade checks when requested by the Inspector. The Inspector will make all reasonable attempts to confine requests for assistance in performing grade checks to a time convenient to the Contractor.

These checks will be performed to ensure the following: A. Proper placement of each structure. B. Proper installation of initial runs of pipe from a structure. C. Grade, after an overnight or longer shutdown. D. Grade, at any other time the Inspector has reason to question grade of installation.

A grade check performed by the City Inspector in no way relieves the Contractor from the ultimate responsibility to ensure construction to the plan grade.

41. **GRADE CHANGES:** If it is determined that the elevation of the existing sewer, or existing appurtenance to be connected to, differs from the plan elevation or results in a change in the plan sewer slope, the Design Engineer shall be notified before starting construction of any portion of the proposed sewer which will be affected by the variance in the existing elevations.

If it is determined that the proposed sewer will intersect an existing sewer or structures shall be stamped or have such identification noting that said pipe, storm, and underground utility if constructed as shown on the plan, the Design Engineer shall be notified before starting construction of any portion of the proposed sewer which would be affected by the interference with an existing facility. Grades and elevations shown on the plans shall not be revised under any circumstances without first obtaining written approval from the City.

42. **STRUCTURE ADJUSTMENT:** The Contractor shall field verify the top of casting elevation of all proposed manholes. If precast structures are utilized, a minimum of the top 6" and a maximum of 12" shall be field placed either with grade rings or brick and mortar to allow for field adjustment.

43. **TEMPORARY BULKHEAD:** The Contractor shall install a temporary bulkhead, where directed on the plans, prior to construction of the proposed sewers and shall maintain same until said sewers are accepted by the City.

44. **CITY WATER:** Omitted per City of Columbus.

**CROSSING WATERS ENGINEERING, INC.**

P.O. BOX 27, 260 S. MAIN ST., SUITE A  
SUGAR GROVE, OHIO 43155 (740) 746-0250

**AMERICAN SELF STORAGE**

SOUTHWEST BLVD.

GROVE CITY, FRANKLIN COUNTY, OHIO

**NOTES & DETAILS**

| CONTRACT         | JOB NO.:         | CONTRACTOR   |
|------------------|------------------|--------------|
| DRAWN BY: RAB    | SCALE: AS NOTED  | CONTRACTOR:  |
| CHECKED BY: JAS  | DATE: 06/01/2016 | CONSTRUCTED: |
| APPROVED BY: RAB | SHEET: 2 OF 6    | NOTES:       |

| NO. | REVISION | BY | DATE | RECORD DRAWING |
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**45. WATER PLAN APPROVAL:** No person shall begin construction or installation of a public water main until the plans have been approved by the State of Ohio Environmental Protection Agency (OEPA).

**46. WATER CONTRACTOR LICENSE:** It shall be unlawful for any person to perform any work on City of Columbus waterline systems without first securing a license to engage in such work, as indicated in Columbus City Code Section 1103.02 and 1103.06. This work includes any attachments, additions to or alterations to any city service pipe or appurtenances (including water service lines and taps). This requirement may be met by utilization of a subcontractor who holds a City of Columbus Water Contractor License or a Combined Water/Sewer Contractor License to perform this work. Utilization of a subcontractor must meet the licensing requirements of City of Columbus Building Code, in particular Section 4114.119 and 4114.529.

**47. INTERRUPTION OF WATER SERVICE:** The Contractor shall give written notice to all affected property owners at least 24 hours, but not more than 72 hours prior to any temporary interruption of water service. Interruption of water service shall be held to a minimum and shall be approved by the City of Grove City.

**48. WATER MAIN MATERIALS:** All water main material on this project shall be in accordance with Item 801 of the CMSC. All water main installation and testing shall be in accordance with the current rules and regulations of the City of Columbus, Division of Water.

**49. EXISTING VALVES:** All existing valves shall be operated by City of Columbus, Division of Water personnel only, as stated in Chapter 1113 of the Columbus City Code.

**50. WATER MAIN CLEANING AND FLUSHING:** All water mains shall be cleaned and flushed in accordance with section 801.13 of the City of Columbus, Construction and Material Specifications. Additionally, water main 12-inch and larger must also be properly pigged.

**51. TESTING PROCEDURE:** All water mains shall be hydrostatically tested in accordance with Item 801.14 of the CMSC. Cost of this work is to be included in the unit price bid for the respective pipe under CMSC Item 801. Each valved section of water main shall be tested independently of one another unless otherwise approved by the City Engineer. Pressure test shall be conducted with all watch valves open and hydrant foot valves closed. Any testing performed against existing valves shall be at the Contractor's risk and in strict compliance with the requirements of the City. If satisfactory results cannot be obtained against an existing valve, the new line shall be disconnected from the existing valve plugged and retested. Disconnection from the existing water main and any repairs necessary because of damage caused to the existing lines, valves and service connections shall be at the Contractor's expense.

**52. DISINFECTION:** All water mains shall be disinfected in accordance with Section 801.15 of the City of Columbus Construction and Material Specifications (CMSC). Special attention is directed to applicable sections of AWWA C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). The Contractor shall be responsible for all costs associated with all water mains constructed under this plan.

**53. HAND SWABBING:** The Contractor shall hand swab all pipes and fittings that are not otherwise disinfected. The amount of chlorine to be used during hand swabbing operations will be determined by the City of Grove City.

**54. SERVICE TRANSFER AND WATERLINE ABANDONMENT:** Where indicated on plans, the existing waterlines shall be abandoned and existing water services off these lines, indicated on the plans and shown by house number, shall be transferred to the new waterline. Prior to abandonment of existing waterlines, the proposed new waterlines shall be tested and chlorinated and then the existing services shall be transferred to the new waterlines. The Contractor shall maintain water service to all water customers affected by transfer of service. The disposition of all other existing services shown on the plans and not indicated as transfers shall be coordinated with the City prior to any action. To ensure that all existing water services are transferred to the new waterline, no waterline shall be abandoned until all affected water services have been transferred; the new waterline is put in service; and the existing waterline to be abandoned has been shut down for 24 hours. All visible valve and service boxes on the waterline to be abandoned, which will no longer be in service, shall be removed. The required surface restoration shall be paid for under the appropriate bid item(s).

**55. SERVICE CONNECTION PERMITS:** No service connection permits shall be issued or connection made to any service taps until the waterline has been disinfected by the City of Columbus, Division of Water.

**56. BLOCKING:** All fittings shall be adequately restrained with concrete blocking per the City of Columbus standard construction drawings. All fittings to be backed must be thoroughly wrapped in a plastic sheeting prior to placing concrete.

**57. EXISTING FLUGS, CAPS, ETC.:** Plugs and caps removed from existing waterlines shall be delivered to the Water Services Center, 4035 Broadway, Grove City, Ohio, unless otherwise directed by the City Engineer. No additional payment will be made for this delivery.

**58. FIRE HYDRANT REPLACED OR RELOCATED:** No existing fire hydrants to be replaced or relocated shall be removed, or taken out of service, until the new waterlines are in service and the new fire hydrants are accepted by the Jackson Township Fire Department.

**59. WATER SERVICES:** Where and as shown on the plans, the water services shall be extended from the normal locations of the permanent box and curb stop to its terminus point with Copper Type K and a temporary box set at the end of the extension.

**60. WATER METERS:** All water meters associated with this project shall be installed inside the proposed structure unless a meter pit is approved by the Administrator of the Division of Water, City of Columbus. All meter pits must conform to Standard Drawing L-7103, A & B for 5/8" through 1" meters or L-6317, A & B for 1 1/2" or larger meters.

**61. POLYETHYLENE ENCASUREMENT:** Contractor shall wrap all ductile iron pipe with tube style 8 mil linear low density polyethylene (LLDPE) film made from virgin polyethylene only (no recycled material) per AWWA C-105. The color shall be black with nominal 2% carbon black UV inhibitor and printed per the AWWA C-105 standard. Installation shall be done in accordance with the "Polyethylene Encasement Installation Guide" written by the Ductile Iron Pipe Research Association (DIPRA). All lumps of clay, mud, cinders, etc., on the pipe surface shall be removed before the pipe is covered with polyethylene. When lifting polyethylene-encased pipe use a fabric type sling or padded cable. Joints shall be overlapped and taped. Fold excess slack over the top of the pipe and tape every three (3) feet. Small holes or tears shall be repaired with a piece of tape placed over the hole. Large holes or tears should be repaired by taping another piece of polyethylene over the hole. To avoid damage during backfilling allow adequate slack in the film tube at joints. Backfill material shall be free of cinders, rocks, boulders, nails, sticks or other material that will damage the polyethylene sleeve. Appurtenances such as bolted joints, valves, service taps shall also be wrapped. For service taps, wrap two/three layers of tape completely around the polyethylene-encased pipe to cover the area where tapping machine will contact the pipe. Install corporation stop directly through the tape and polyethylene. Wrap copper service at least three feet (3') back from installation with tape and additional polyethylene film to prevent electrolysis. All work necessary to furnish and install the polyethylene encasement shall be included in the price bid for Item 801.

**62.** All brass fittings associated with water work, including repairs to the existing system, shall conform to the revised allowable lead extraction limit per the updated NSF/ANSI 61 Standard. The Division of Water's Approved Materials List has been updated to reflect this requirement.

**63.** Water service boxes shall be placed 1' from the edge of the proposed or existing sidewalk between the sidewalk and the curb, or 2 feet inside the right-of-way or easement line when no sidewalk is present or proposed. Refer to Standard Drawing L-9901 for additional information.

**64.** "Survey Coordinates" shall include all material, equipment, and labor necessary to obtain horizontal and vertical (northing, easting, and elevation) survey coordinates for the water main improvements. The survey coordinates shall be obtained for the completed water main construction and shall include all valves, tees, crosses, bends, deflections, plugs, reducers, tapping sleeves, blow offs, chlorination taps, fire hydrants, air releases, curb stops, casing pipe termini, and other fittings. Additional survey coordinates are required on the water main every 500' where no fitting or other water main structure is being installed within that length of the improvement.

**65.** All survey coordinates shall be referenced to the applicable County Engineer's Monuments, and shall be based on the North American Datum of 1983 (NAD 83) with the (NSRS2007) adjustment, with further reference made to the Ohio State Plane South Coordinate System, South Zone, with elevations based on NAVD 88 datum. All coordinates (Northing, Easting, Elevation) shall be referenced to the nearest hundredth (N xxxxxx.xx, E xxxxxx.xx, Elev. xxx.xx). All survey coordinates shall be accurate to within 1.0 foot horizontal and a tenth of a foot (0.10) or less vertical.

**66. BACKFILL TESTING:** Prior to construction of the public roadway, soil density tests shall be made on all sanitary sewer and designated storm sewer trenches which cross the proposed pavements or which lie such that the proposed pavements are located within any part of the influence line of said trench. Where said results indicate that the trench backfill does not meet the compaction requirements of Item 912.03 of the Construction and Material Specifications (CMSC), all backfill material shall be removed, replaced, and re-tested until compaction meets said requirements of Item 912.03.

**67. RECORD PLANS:** The Developer is responsible for providing "Record Plan" construction drawings to the City of Grove City after the project has been completed. The plans must include top of casting and invert elevations for all sanitary and storm structures and identify any and all field modifications to, and deviations from, the approved plan set. The plans must also include the installed length and diameter, coordinates of water quality BMP's and normal pool elevations. A redline set of plans reflecting the "Record Plan" information shall be kept by the project inspector and provided to the City for review if the redline plans are incomplete or missing information, the Developer shall be responsible for supplying the missing information by field survey or other means to facilitate a complete set of record drawings. Upon approval of the redline set the Developer is responsible for submitting an electronically drafted Record Plan set to the City in accordance with City policy.

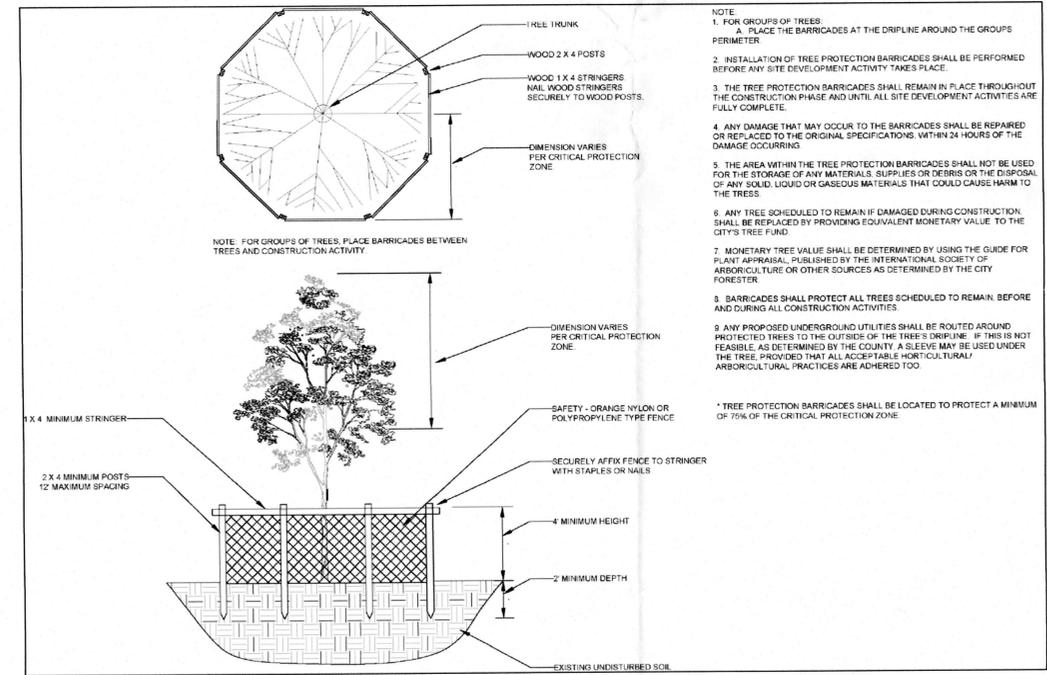
**General Notes**

- The City of Columbus Construction and Material Specifications, 2012 edition and all revisions, including all supplements thereto, shall govern all construction items that are a part of this plan, unless otherwise noted.
- All water main materials and installations shall be in accordance with the current rules and regulations of the City of Columbus, Division of Water. All City of Columbus, Division of Water Standard Drawings shall apply to the project, unless otherwise noted.
- For any emergencies involving the water distribution system, please contact the Division of Water Distribution Maintenance Office at 614-645-7788
- All brass fittings associated with water work, including repairs to the existing system, shall conform to the revised allowable lead extraction limit per the updated NSF/ANSI 61 Standard. The Division of Water's Approved Materials List has been updated to reflect this requirement.
- The Contractor shall obtain the proper hydrant permit(s), and pay any applicable fees, for any approved hydrant usage deemed necessary for work under this improvement. Permits may be obtained through the Division of Water Permit Office (645-730). The contractor shall adhere to all rules & regulations governing said permit and must have the original permit on site anytime in which the hydrant is in use. Cost to be included in the various bid items.
- All water mains shall be cleaned and flushed, and any water main 12-inch and larger must be properly pigged, in accordance with section 801.13 of the City of Columbus, Construction and Material Specifications.
- All water mains shall be pressure tested in accordance with section 801.14 of the City of Columbus Construction and Material Specifications, with the following exception: 150 psi of pressure shall be maintained for at least two hours in any tested section. The City may not approve any test lasting less than two hours regardless of the amount of leakage.
- All water mains shall be disinfected in accordance with section 801.15 of the City of Columbus Construction and Material Specifications. Special attention is directed to applicable sections of A.W.W.A. C-651. When the water mains are ready for disinfection, the City of Grove City shall submit a written request for chlorination of the mains that need disinfected, three (3) sets of "as-built" plans (full size sheets only), the as-built survey coordinates, water service reports and a pressure test to the City of Columbus, Division of Water. The contractor shall be responsible for all costs associated with the disinfection of all water mains constructed under this plan.
- Only one connection to an existing water line is permitted before disinfection of a new water line has been completed. All other connections must be made after the line has been disinfected.
- Where indicated on the plans, the existing water main shall be abandoned; and any existing water services off this main shall be transferred to the new water main. Prior to abandonment of the existing water main, the proposed water main shall be pigged (if required), tested, chlorinated and put in service and then the existing water services shall be transferred. The Contractor shall maintain water services to all properties during construction of the new water main and shall notify all customers affected by the transfer of services. To ensure that all existing services are transferred to the new main, no water main shall be abandoned until the new water main has been put in service; all affected water services have been transferred; and the existing water main to be abandoned has been shut down for 24 hours. All visible valve boxes, fire hydrants, and service boxes on the water main to be abandoned, which will no longer be in service, shall be removed. All water mains to be abandoned shall be made water tight. The required surface restoration shall be paid for under the appropriate bid item(s).
- All water meters associated with this project shall be installed inside the proposed structure unless a meter pit is approved by the Administrator of the Division of Water. All meter pits must conform to Standard Drawing L-7103 for 5/8" through 1" meters or L-6317 A, B, C, D, & E for 1-1/2" or larger meters.
- No service connection permits shall be issued or connections made to any service taps until water mains have been disinfected by the City of Columbus, Division of Water. When a 3-inch or larger tap is to occur on a 20-inch or larger water main, the Contractor shall notify the Division of Water Operations Control Center at (614)-645-7168 twenty-four (24) hours in advance of performing the tap.
- Water service boxes shall be placed 1' from the edge of the proposed or existing sidewalk between the sidewalk and the curb, or 2 feet inside the right-of-way or easement line when no sidewalk is present or proposed. Refer to Standard Drawing L-9901 for additional information.
- Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation between any sanitary or storm sewer piping and all proposed water mains.
- When Controlled Density Fill (Item 613) is to be used as backfill, the Contractor shall provide Size No. 57 Crushed Carbonate Stone (CCS) 1 foot below to 1 foot above the existing water line.
- "Survey Coordinates" shall include all material, equipment, and labor necessary to obtain horizontal and vertical (northing, easting, and elevation) survey coordinates for the water main improvements. The survey coordinates shall be obtained for the completed water main construction and shall include all valves, tees, crosses, bends, deflections, plugs, reducers, tapping sleeves, blow offs, chlorination taps, fire hydrants, air releases, curb stops, casing pipe termini, and other fittings. Additional survey coordinates are required on the water main every 500' where no fitting or other water main structure is being installed within that length of the improvement.
- All Survey coordinates shall be referenced to the applicable County Engineer's Monuments, and shall be based on the North American Datum of 1983 (NAD 83) with the (NSRS2007) adjustment, with further reference made to the Ohio State Plane South Coordinate System, South Zone, with elevations based on NAVD 88 datum. All coordinates (Northing, Easting, Elevation) shall be referenced to the nearest hundredth (N xxxxxx.xx, E xxxxxx.xx, Elev. xxx.xx). All survey coordinates shall be accurate to within 1.0 foot horizontal and a tenth of a foot (0.10) or less vertical.
- The coordinates shall be documented to the Municipality Engineer or designated Representative in digital spreadsheet form and shall include the applicable item, station, northing, easting, and elevation. Coordinates shall be submitted to the Municipality Engineer or designated Representative on a bi-weekly basis. Coordinates shall also be

required to be submitted to the Division of Water as part of the request for chlorination. Lump sum payment is full compensation for all work involved in obtaining and documenting the survey coordinates as described in this specification.

**Special Notes**

- All water line valve boxes, service boxes, test stations, pitometer tap structures, meter pit covers, and other surface utility structures within the disturbed area shall be adjusted to grade. Any of these structures located within pavement, driveways, or other traveled areas, whether existing or proposed, shall be equipped with a traffic rated, heavy duty valve box and/or cover in accordance with the Standard Drawings. Existing water service boxes to remain that are encountered within the project limits shall be cleaned out, centered over the curb stop, and adjusted to the proposed grade.
- Where new conduit is proposed to cross an existing or proposed water main or water service, a minimum of 12-inches of vertical clearance shall be maintained between the conduit and the water main or service. A minimum of 3-foot horizontal clearance (out to out) is required at locations where the conduit is parallel to the water main and at locations of water line thrust blocks.
- A minimum of 3 feet of horizontal clearance (out to out) shall be maintained between all existing water mains and foundations for poles, pull boxes, push button pedestals, and any other miscellaneous electrical structure.
- A minimum of 4 feet of cover is required prior to pressure testing any water main. A sufficient amount of backfill shall be installed to provide the adequate restraint in areas where required.
- The proposed water main shall be located a minimum distance of twenty (20) feet away from any structure, overhang or footer.
- All valve boxes, service boxes, and fire hydrants shall be located within the easement area.
- No two (2) adjacent fire hydrants shall be taken out of service concurrently.
- Relocated fire hydrants shall be put back in service as soon as possible.
- The Contractor shall coordinate his work such that no water customer will have their service disrupted more than two (2) times throughout the duration of this project.
- Fire hydrant relocations shall conform to applicable sections of Item 809 of the Columbus Construction and Material Specifications. Work shall consist of removing the existing hydrant, installing new 6" pipe and fitting as required to locate the fire hydrant 2 feet from back of proposed curb or 8 feet off edge of pavement, resetting hydrant and blocking as required. All 6" pipe shall be installed at 4'-0" minimum cover. Hydrant extensions shall be provided per Item 810, as required. Relocated fire hydrants shall be adjusted to proper grade and faced in the proper direction. When a hydrant is relocated fifteen (15) feet or more from the "Typical Hydrant Setting" valve location (see L-6409 & L-6637), and additional valve shall be installed, and restrained, within two (2) feet of the relocated hydrant. Payment is to be included under Item 809, Fire hydrant relocated.



**CROSSING WATERS ENGINEERING, INC.**  
P.O. BOX 27, 280 S. MAIN ST., SUITE A  
SUGAR GROVE, OHIO 43155 (740) 746-0250

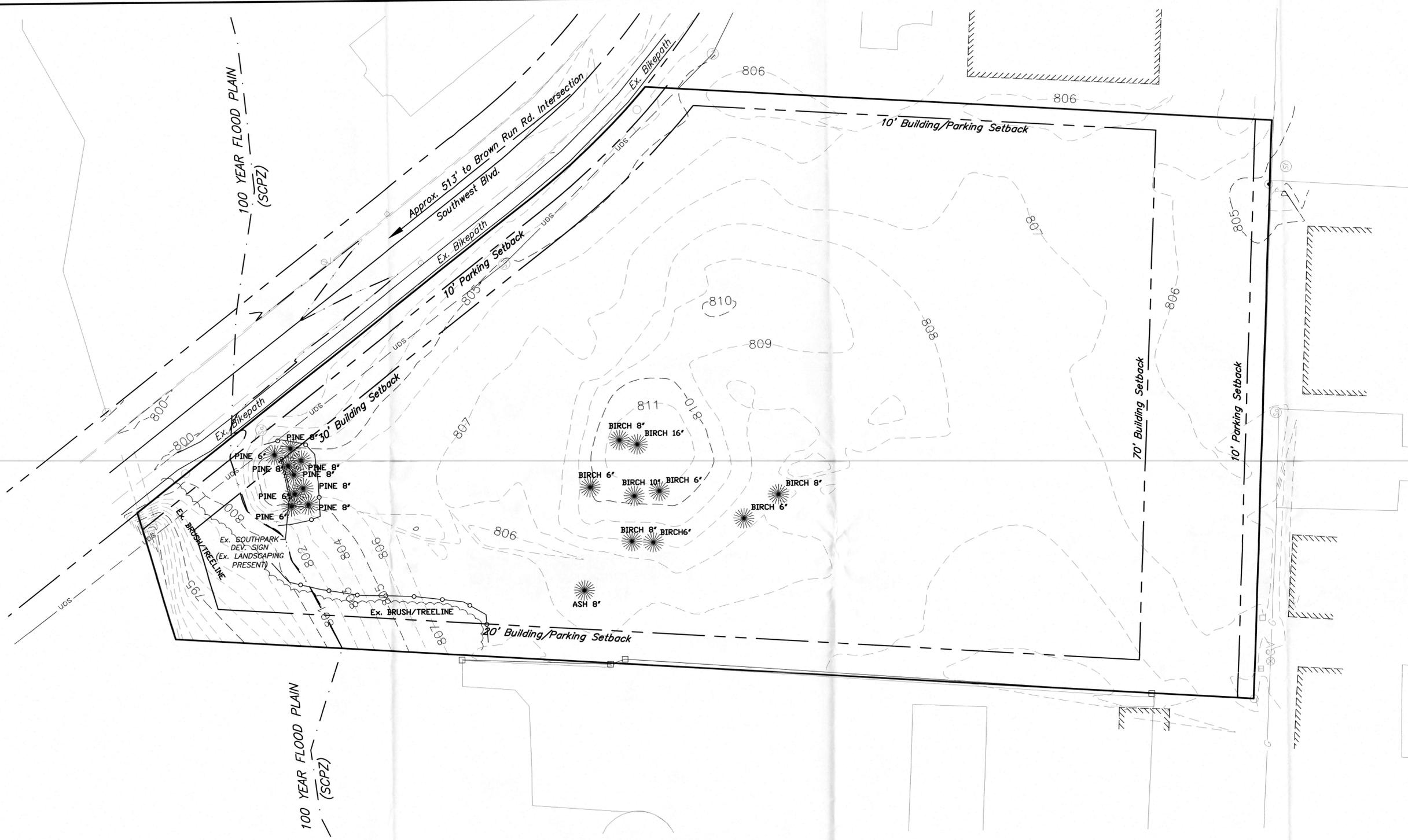
**AMERICAN SELF STORAGE**  
SOUTHWEST BLVD.  
GROVE CITY, FRANKLIN COUNTY, OHIO  
NOTES & DETAILS

|                  |          |            |
|------------------|----------|------------|
| CONTRACT         | JOB NO.: | CW-16008   |
| DRAWN BY: RAB    | SCALE:   | AS NOTED   |
| CHECKED BY: JAS  | DATE:    | 06/01/2016 |
| APPROVED BY: RAB | SHEET:   | 3 OF 6     |

PLAN PREPARED BY:

P.O. Box 27  
280 S. Main St., Suite A  
Sugar Grove, Ohio 43155  
(740) 746-0250  
www.crossingwaterseng.com

| NO. | REVISION | BY | DATE | RECORD DRAWING |
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**LEGEND**

○—○ = TREE PROTECTION FENCE

PLAN PREPARED BY:



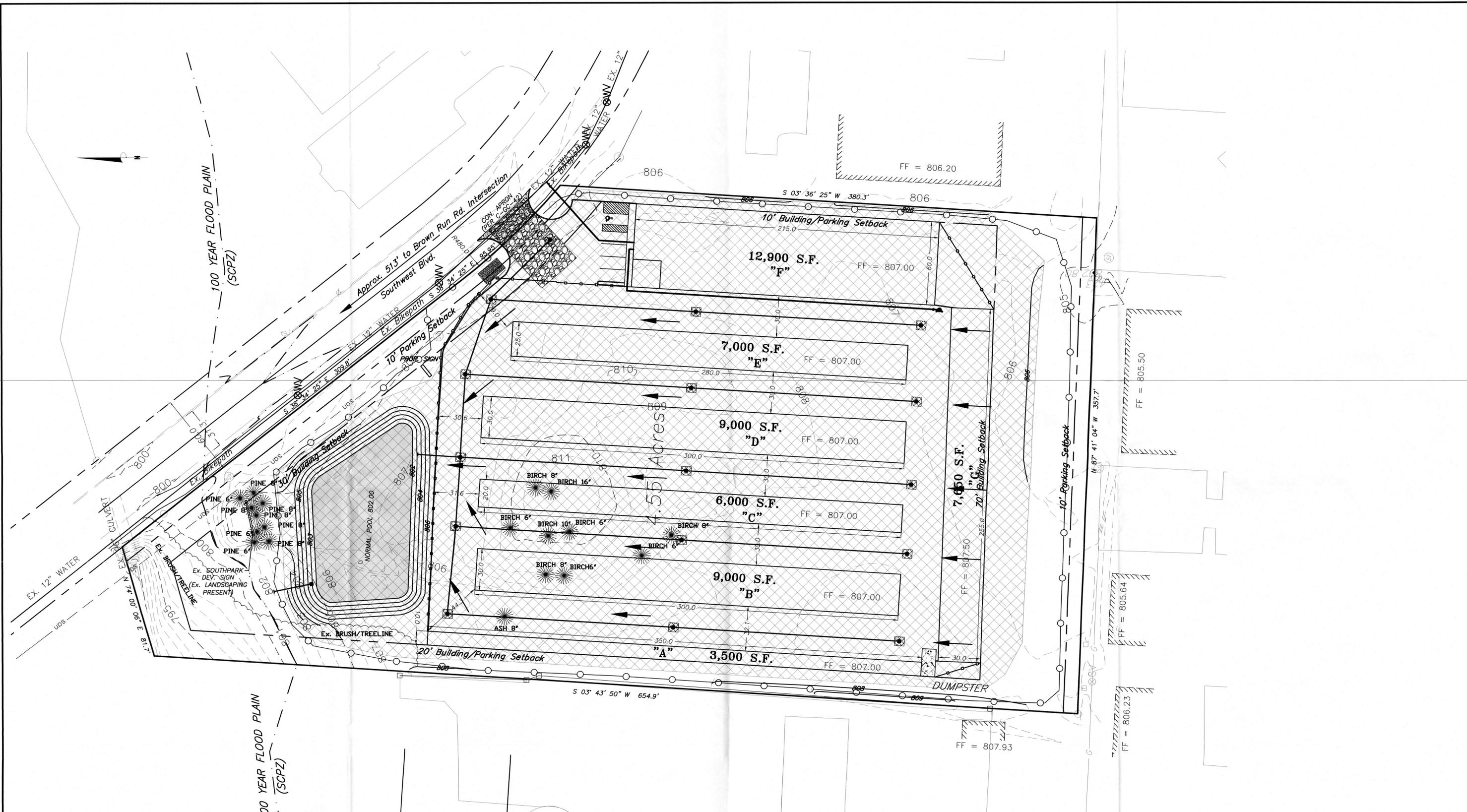
P.O. Box 27  
260 S. Main St., Suite A  
Sugar Grove, Ohio 43155  
(740) 746-0250  
www.crossingwaterseng.com

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**CROSSING WATERS ENGINEERING, INC.**  
P.O. BOX 27, 260 S. MAIN ST., SUITE A  
SUGAR GROVE, OHIO 43155 (740) 746-0250

**AMERICAN SELF STORAGE**  
SOUTHWEST BLVD.  
GROVE CITY, FRANKLIN COUNTY, OHIO  
EXISTING SITE

|                  |          |            |
|------------------|----------|------------|
| CONTRACT         | JOB NO.: | CW-16008   |
| DRAWN BY: RAB    | SCALE:   | 1" = 30'   |
| CHECKED BY: JAS  | DATE:    | 06/01/2016 |
| APPROVED BY: RAB | SHEET:   | 3A OF 6    |



**LEGEND**

-  = DROP INLET PROTECTION
-  = STABILIZED CONSTRUCTION ENTRANCE
-  = FILTER BARRIER FENCE
-  = FLOOD ROUTING (GREATER THAN 100 YR. EVENT)
-  = LIMITS OF DISTURBANCE
-  = CONCRETE WASHOUT AREA

PLAN PREPARED BY:

**CROSSING WATERS ENGINEERING, INC.**  
 P.O. Box 27  
 260 S. Main St., Suite A  
 Sugar Grove, Ohio 43155  
 (740) 746-0250  
 www.crossingwaterseng.com

| NO. | REVISION | BY | DATE | RECORD DRAWING |
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**CROSSING WATERS ENGINEERING, INC.**  
 P.O. BOX 27, 260 S. MAIN ST., SUITE A  
 SUGAR GROVE, OHIO 43155 (740) 746-0250

**AMERICAN SELF STORAGE**  
 SOUTHWEST BLVD.  
 GROVE CITY, FRANKLIN COUNTY, OHIO  
 OVERALL SITE LAYOUT PLAN

| CONTRACT         | JOB NO.: | CW-16008   |
|------------------|----------|------------|
| DRAWN BY: RAB    | SCALE:   | 1" = 30'   |
| CHECKED BY: JAS  | DATE:    | 06/01/2016 |
| APPROVED BY: RAB | SHEET:   | 4 OF 6     |



**GENERAL PLANTING NOTES:**

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- PLANTING BEDS AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE ENGINEER.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

**LANDSCAPE REQUIREMENTS:**

**BUILDINGS:**

**REQUIRED:**  
 1 TREE PER 60 L.F. OF BUILDING  
 4410 L.F. / 60 L.F. = 74 TREES REQUIRED  
 20 S.F. OF ADDITIONAL LANDSCAPED AREAS PER 50 L.F. OF BUILDING  
 4410 L.F. / 50 \* 20 = 1764 S.F.

**PROVIDED:**  
 97 ~ 2" CALIPER TREES  
 1819 S.F. GROUND COVER - GROUND IVY

**PARKING LOT:**

**REQUIRED:**  
 ISLAND TREES EVERY 15 SPACES (1 PER ISLAND)

**PROVIDED:**  
 1 ~ 2" CALIPER TREE  
 9 PAMPAS GRASS

**EQUIPMENT SCREENING:**

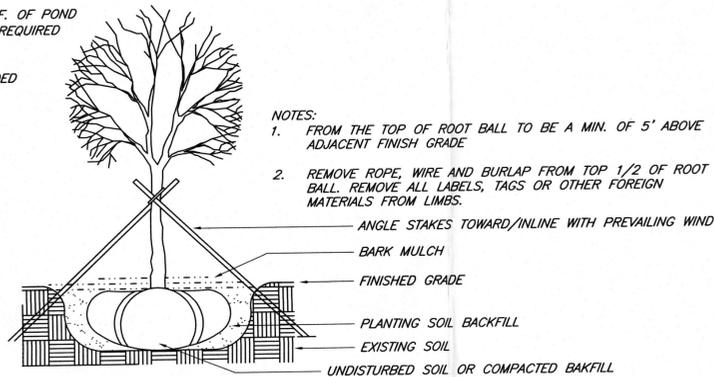
**REQUIRED:**  
 8' HIGH 100% OPAQUE FENCE AND PLANTINGS 36" HIGH AT 5'-0" O.C.

**PROVIDED:**  
 FENCING AND 5 ~ 5' HEIGHT TREES (AROUND AC UNIT - REAR BUILDING "F")  
 FENCING AND 5 ~ 5' HEIGHT TREES (AROUND DUMPSTER)

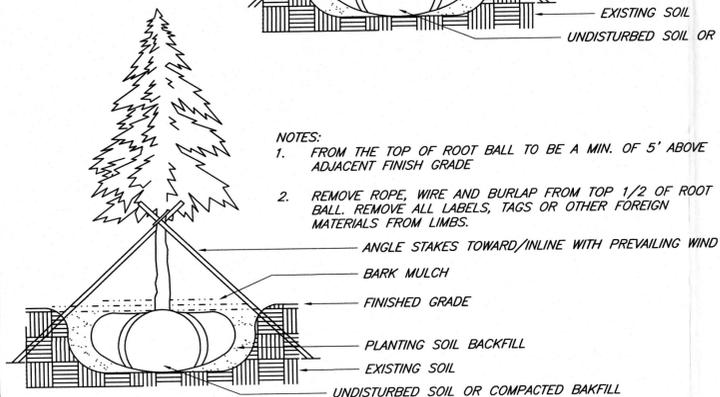
**RETENTION POND:**

**REQUIRED:**  
 1 SHADE TREE PER 100 L.F. OF POND  
 390 L.F./100 = 4 TREES REQUIRED

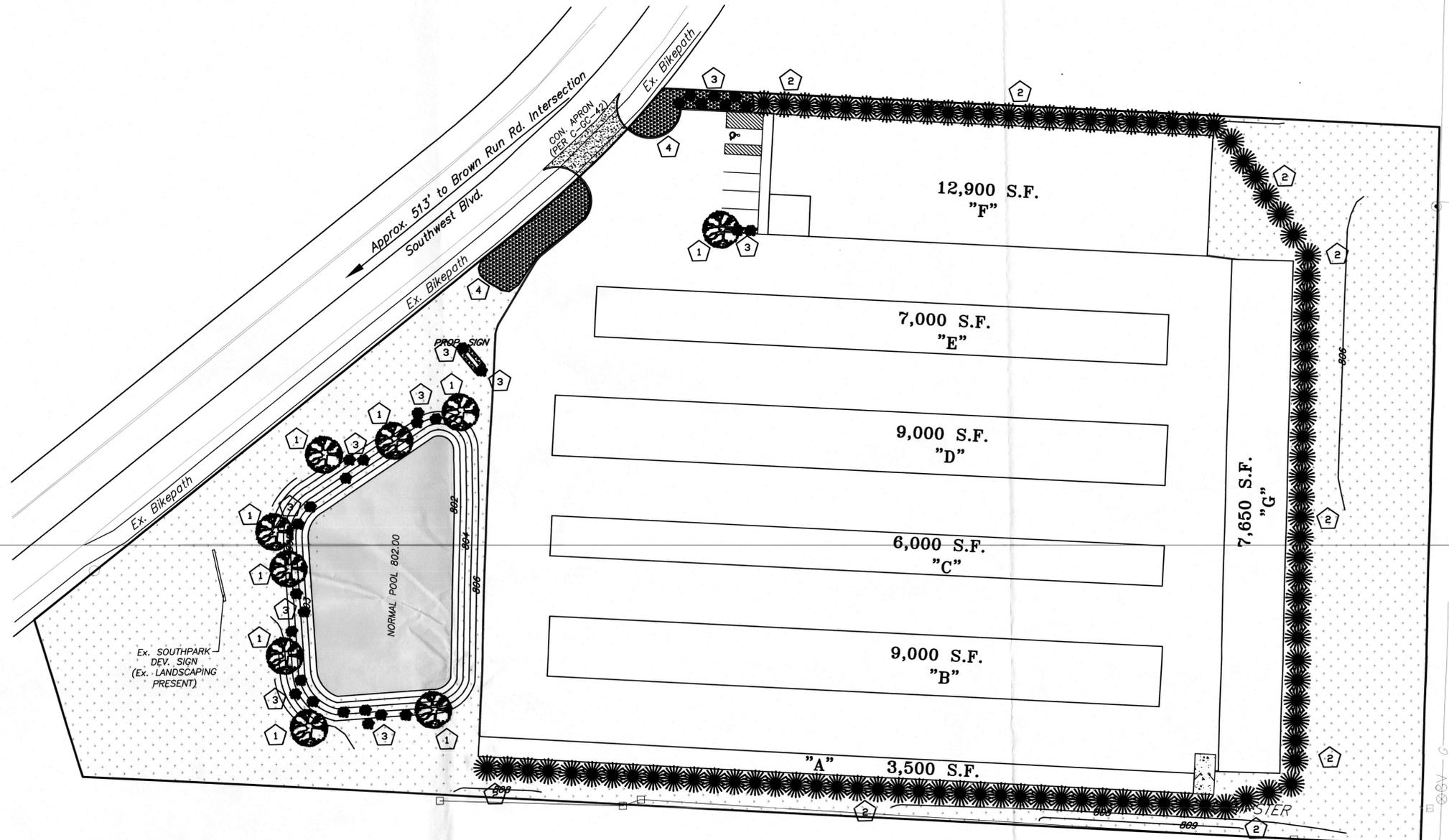
**PROVIDED:**  
 8 - 2" CAL TREES PROVIDED  
 19 PAMPAS GRASS



- NOTES:**
- FROM THE TOP OF ROOT BALL TO BE A MIN. OF 5' ABOVE ADJACENT FINISH GRADE
  - REMOVE ROPE, WIRE AND BURLAP FROM TOP 1/2 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



- NOTES:**
- FROM THE TOP OF ROOT BALL TO BE A MIN. OF 5' ABOVE ADJACENT FINISH GRADE
  - REMOVE ROPE, WIRE AND BURLAP FROM TOP 1/2 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



**PLANT LISTING**

| KEY | QTY.    | BOTANICAL NAME             | COMMON NAME                 | SIZE           | REMARKS    |
|-----|---------|----------------------------|-----------------------------|----------------|------------|
| 1   | 8       | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LITTLELEAF LIDEN | 2" CAL.        | NONE       |
| 2   | 97      | PINUS STROBUS              | EASTERN WHITE PINE          | MIN. 5' HEIGHT | MULTI STEM |
| 3   | 30      | CORTADERIA SELLOANA        | PAMPAS GRASS                | 1 GAL.         | NONE       |
| 4   | 1819 SF | GLECHOMA HEDERACEA         | GROUND IVY                  |                | NONE       |

**LANDSCAPING LEGEND**

PERMANENT SEEDED GREENSPACE AREAS (HYDRO-SEED, TYP.)

**NOTE:**  
 ALL SERVICE STRUCTURES SHALL BE SCREENED PER THE REQUIREMENTS OF SECTION 11.36.08.

PLAN PREPARED BY:



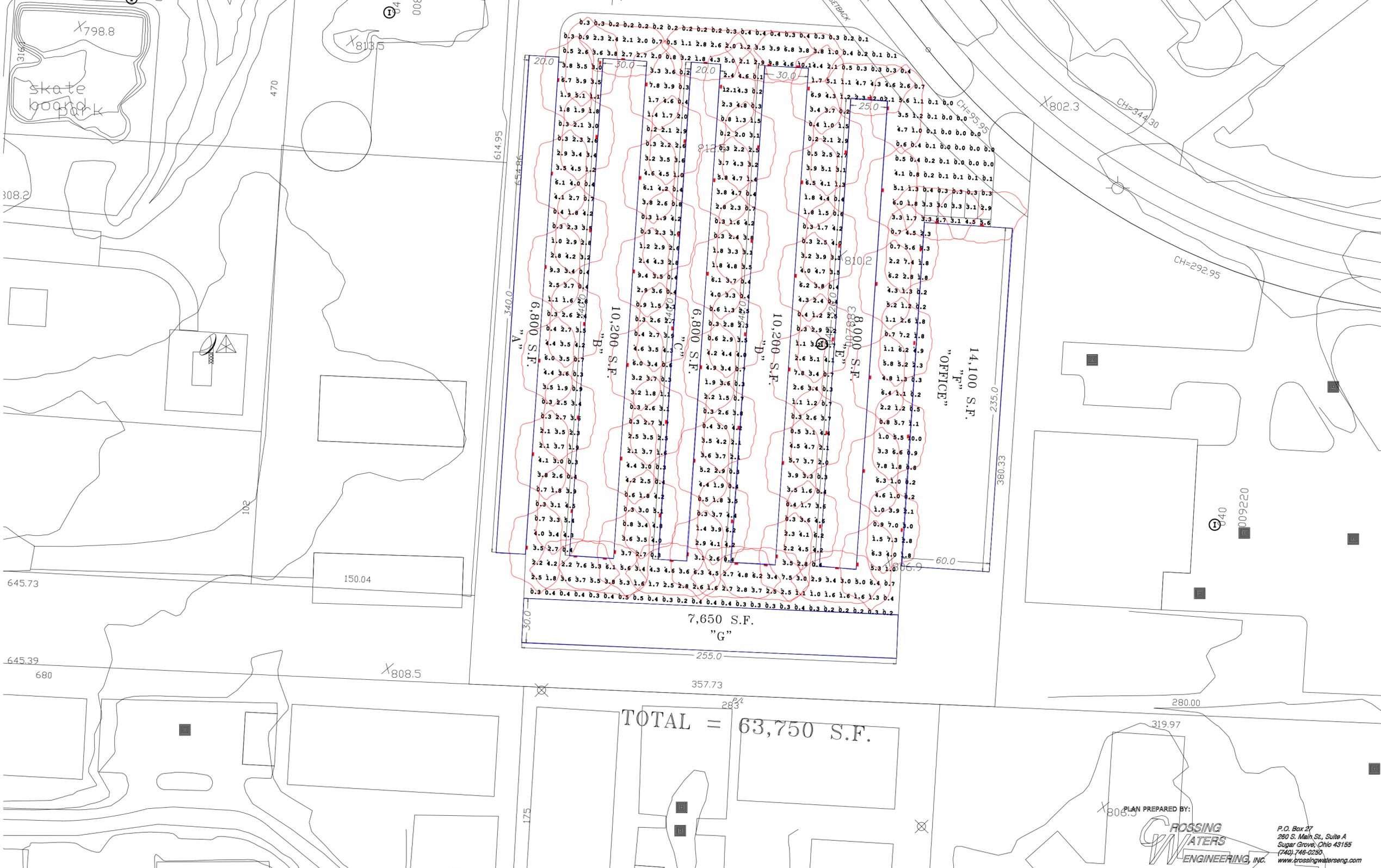
| NO. | REVISION | BY | DATE | RECORD DRAWING |
|-----|----------|----|------|----------------|
|     |          |    |      |                |
|     |          |    |      |                |
|     |          |    |      |                |

**CROSSING WATERS ENGINEERING, INC.**  
 P.O. BOX 27, 260 S. MAIN ST., SUITE A  
 SUGAR GROVE, OHIO 43155 (740) 746-0250

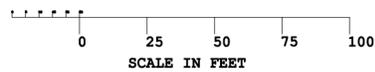
**AMERICAN SELF STORAGE**  
 SOUTHWEST BLVD.  
 GROVE CITY, FRANKLIN COUNTY, OHIO

**LANDSCAPING PLAN**

|              |          |                  |
|--------------|----------|------------------|
| CONTRACT     | JOB NO.: | CW-16008         |
| DRAWN BY:    | RAB      | SCALE: 1" = 30'  |
| CHECKED BY:  | JAS      | DATE: 06/01/2016 |
| APPROVED BY: | RAB      | SHEET: 6 OF 6    |



PHOTOMETRIC LIGHTING PLAN



PLAN PREPARED BY:  
**CROSSING WATERS ENGINEERING, INC.**  
 P.O. Box 27  
 280 S. Main St., Suite A  
 Sugar Grove, Ohio 43155  
 (740) 745-0250  
 www.crossingwaterseng.com

**SIMKAR**  
 CORPORATION  
 700 Ramona Ave  
 Philadelphia, PA 19120  
 www.simkar.com  
 www.cewlighting.com

Project:  
**GROVE CITY  
 SELF STORAGE  
 PROJECT**

Scale:  
**AS SHOWN**

Date:  
**4-25-16**

Project#  
**GROVCTY2.AGI**

Drawn By:  
**D.A.O.**

Email:  
**doneal@simkar.com**

Sheet Size:  
**C**

| Luminaire Schedule |        |     |   |
|--------------------|--------|-----|---|
| Project: Project_1 |        |     |   |
| Label              | Symbol | Qty | Description                                     |
| A                  |        | 68  | 44WT FULL C/O VISOR WALLPACK - VISOR44 @ 8' AFG |

| Numeric Summary        |       |      |      |     |         |         |
|------------------------|-------|------|------|-----|---------|---------|
| Project: Project_1     |       |      |      |     |         |         |
| Description            | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| PARKING/DRIVES @ GRADE | Fc    | 2.52 | 12.1 | 0.0 | N.A.    | N.A.    |

NOTES:  
 THIS LIGHTING DESIGN IS BASED ON INFORMATION PROVIDED BY OTHERS. ACTUAL RESULTS MAY DIFFER FROM DESIGN, DUE TO INACCURATE, ADDITIONAL OR MISSING CRITICAL SITE INFORMATION THAT IS PERTINATE TO THIS DESIGN. SIMKAR CORPORATION OR CEW LIGHTING IS NOT RESPONSIBLE FOR DIFFERENCES IN DESIGN VERSUS ACTUAL PERFORMANCE BASED ON THIS SITE INFORMATION.  
 ILLUMINANCE VALUES SHOWN ARE CALCULATED FROM THE LUMINAIRE LABORTORY TEST DATA LISTED. LABORATORY TEST ARE MADE UNDER OPTIMUM CONDITIONS, WITH LAMP OUTPUT AT RATED VALUE AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING STANDARDS.

**SIMKAR**  
 CORPORATION  
 LIGHTING APPLICATIONS

Fax: 972-692-6654



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

5/20/16

Robert LeVeck  
LeVeck Construction & Development  
232 Frankfort Sq.  
Columbus, OH 43206

Via email: RLeVeck@LeVeckConstruction.com

Dear Mr. LeVeck:

Staff has reviewed your development plan application for American Self-Storage located on Southwest Boulevard. The control number for this application is #201603280021 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. The proposed site plan does not meet required building setbacks on the south or west sides. Buildings should be setback at least 100' from the southern property line and at least 50' from the western property line. Staff would not support any variances to the setback requirements given the residential and civic nature of the adjacent uses.
2. Due to the prominence of the proposed pond along Southwest Boulevard and the fact that this site acts as the western gateway to the Southpark area, staff recommends the landscaping around the pond be greatly increased. Landscaping in the form of trees, shrubs, and other plantings should be installed around the entire pond with a variety of plantings to create an aesthetically pleasing site feature.
3. Elevations for all sides of all buildings should be submitted, showing that all building elevations visible from the public right-of-way will be finished in brick.
4. Details for the proposed dumpster enclosure need to be submitted. The enclosure should utilize the same brick as the primary structures and have stained wood gates.
5. Details for all proposed signage should be submitted.
6. If a monument sign is proposed for the site, the location of the sign should be noted on plans. The sign will be required to have a brick base matching the brick utilized on the primary structures.
7. 18" straight curb will be required in all parking and drive areas.
8. The location of the existing Southpark entry sign and landscaping should be noted on plans.
9. A separate 8.5x11" material detail sheet should be submitted with information on all proposed exterior materials including color and manufacturer.
10. A material sample board should be submitted with samples of all proposed exterior materials.
11. The signature block should be amended to include signatures only for City Administrator, Service Director, Review for the City of Grove City, and Fire Department Jackson Township.
12. A continuous 80% opaque landscape hedge, solid fence, wall, or earthen mound is required along the south property line to visually screen the proposed development from the residential development to the south.
13. A tree inventory needs to be completed on any tree located on the property that is 6" or larger dbh. The plans need to show which trees are going to be removed during the construction process and there

needs to be a plan stating how the trees that are to remain, will be protected during the construction process.

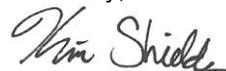
14. All parking aisles must end in landscaped areas. A landscape peninsula should be added at the west end of the parking spaces adjacent to Building F. The peninsula is required to have a 2" minimum caliper tree.
15. All service structures, including but not limited to electric transformers, A/C units and dumpsters need to be screened by a continuous 100% opaque landscape hedge, solid fence or wall. If walls or fences are used, supplemental landscaping is required: 36" height minimum plantings at 5' maximum spacing around the enclosed portion of the perimeter screen. A note should also be added to the landscape plan stating that all service structures will be screened per the requirements of section 1136.08
16. A minimum of 20 square feet of landscaped area is required for every 50 lineal feet of building perimeter-adjacent to the building(s) and contain shrubs, ground cover or other ornamental plantings 24" minimum in height at installation and maximum spacing of 5' on center.
17. If a monument sign is proposed, it must be placed in a landscape bed 2' larger than the foundation of the sign on all sides and landscaped with permanent shrubs 24" minimum height at installation.
18. The driveway approach shall be installed as per C-GC-42.
19. Proposed 8-inch water along north parking area shall be clarified. It is unclear what developer is showing/intending.
20. Stormwater management and water quality shall be provided onsite consistent with the City's Stormwater Design Manual. Please review and verify that site will comply with manual in conjunction with detailed construction drawings/engineering.
  - a. Normal Pool Elevation shall be no greater than 5' below adjacent viewing area/right-of-way.
  - b. Maximum ponding depth shall be 4'.
  - c. Developer to show Stream Corridor Protection Zone on plans as per Section 8 of the Stormwater Design Manual. If applicable, Developer shall make accommodations to plans based on the SCPZ requirements.
21. Grading around pond is unclear. The contours do not tie into existing contours. Please clarify.

Please revise your materials accordingly and submit twenty (20) completely folded copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00 p.m. on Wednesday, June 1<sup>st</sup>. This will allow us time to review the revisions prior to finalizing the agenda for the June Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the July Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, June 7, 2016 in the lower level of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3007 or email [kshields@grovecityohio.gov](mailto:kshields@grovecityohio.gov).

Sincerely,



Kimberly Shields, AICP  
Community Development Manager

June 1, 2016

City of Grove City  
4035 Broadway  
Grove City, Ohio 43123  
Attn: Ms. Kimberly Shields

RE: ***Comment Response Letter – First Review, American Self Storage, Southwest Blvd.***

Dear Ms. Shields,

In response to the comment letter dated 05/20/16, Crossing Waters Engineers, Inc. has addressed the following comments for the aforementioned project by means of this response letter:

1. The Developer has decided to submit an application to the Board of Zoning Appeals for a Variance on the South Building Setback (Proposed 70') and West Building Setback (Proposed 20'), to conform to the adjacent neighboring parcels.
2. Landscaping has been greatly added around the proposed pond, due to its prominence to the entrance of the Southpark Development. See SH6.
3. Comment addressed by the Developer.
4. Details of the proposed dumpster enclosure have been added to the plan. See SH5.
5. Comment addressed by the Developer.
6. Proposed ground-mounted sign location has been added to the plan. See SH5. Remaining comments addressed by the Developer.
7. An 18" straight curb has been added to all maneuvering areas and parking locations. See SH5.
8. Location of the existing Southpark Sign has been added to the plan. See SH3A.
9. Comment addressed by the Developer.
10. Comment addressed by the Developer.
11. Signature Block has been amended per your request. See SH1.
12. Continuous line of white pine trees have been added to the south side of the development for screening to the residential development to the south.
13. SH3A has been added to the plan set, which contains the tree inventory that was performed by the Developer.
14. A landscaped peninsula has been added along the west end of the proposed parking. Landscaping has also been added along the east end of the aforementioned parking.

15. Known service structures have been appropriately screened, and a note has been added on the plan stating that "All service structures shall be screened per the requirements of Section 1136.08." See SH6.
16. 1819 S.F. of additional ground cover landscaping has been added to the plan. See SH6.
17. A landscaped area has been added to the plan surrounding the proposed ground-mounted sign. See SH6.
18. A note has been added to the plan, and the standard drawing C-GC-42 has been added to the Title Sheet. See SH1 & SH5.
19. Typically, what is done to provide Fire Protection Water to the development is, a 6" FPO (Fire Protection Only) tap is made on the municipal main. That line is brought into the building's mechanical room, which contains the meters and back-flow protection system. Then a 6" FPO line shall exit the building to serve the proposed fire hydrant on-site.
20. The proposed retention pond has been modified to conform with the requirements presented:
  - a. Normal pool elevation does not exceed 5' below surrounding areas.
  - b. Maximum ponding depth is 4'.
  - c. SCPZ has been found to be the 100-year floodplain elevation, and has been added to the plan. See SH5.
21. Grading on the site has been revised, so as to clearly tie into existing contours.

Thank you for your time and consideration. If you have any questions or comments, please feel free to contact my office.

Sincerely,



Robert A. Beiter, P.E.  
Project Engineer  
Crossing Waters Engineering, Inc.  
[rbeiter@crossingwaterseng.com](mailto:rbeiter@crossingwaterseng.com)

Cc: File

## **Project Narrative**

LeVeck Construction and Development, LLC proposes to develop a 63,750sf single story self-storage facility along with necessary site improvements on 4.55 acres of vacant ground. The facility will include an on-site leasing office adjacent to the main vehicular access point.

The architectural character of the buildings and project are intended to be consistent with the surrounding development of the existing industrial park campus. The building materials were selected to create a contemporary commercial industrial character as well as for ease of maintenance and durability to ensure the project remain an attractive asset to the community.

The landscape character reflects an attractive and aesthetic setting for the storage facility within the industrial park campus while closely adhering to the Grove City requirements. The project landscape will be designed with water conservation as a prime goal and will employ water- reducing methods, techniques and standards throughout the property. Landscape design will complement the building architecture with screening and accents, and reinforce the public streetscape along the street adjacent to the project.

On site lighting has been designed to provide a visually strong but understated street presence and enhanced site security. All exterior lighting will be provided via building mounted LED fixtures. All site / drive aisle lighting interior to the secured property will be time or daylight activated and motion sensor controlled to provide safe secured lighting during hours of operation while minimizing energy usage and operating costs.

Instr: 199906020139282 06/02/1999  
Pages: 2 Fee: \$14.00 10:53AM  
Richard B. Metcalf T199906078199  
Franklin County Recorder BXCARDINAL

**GENERAL WARRANTY DEED**

**PIZZUTI EQUITIES, INC.**, a Delaware corporation ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to **PIZZUTI LAND COMPANY LLC**, an Ohio limited liability company ("Grantee"), its successors and assigns forever, the real property described in attached Exhibit A, which Exhibit A is incorporated herein by this reference ("Premises").

Prior Investment Reference: 21969406  
Tax Parcel Number: 040-7883

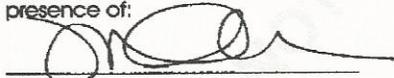
CT PZ  
CARDINAL TITLE  
BOX

**TO HAVE AND TO HOLD THE PREMISES**, with all the privileges and appurtenances thereunto belonging, to Grantee, its successors and assigns forever. Grantor, for itself and its successors, hereby covenants with Grantee and its successors and assigns that it is lawfully seized of the Premises in fee simple, that it has good right, power and authority to sell and convey the Premises and that the Premises are **FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, EXCEPT FOR THE FOLLOWING**; (a) zoning and building laws, ordinances and other governmental rules and regulations; (b) public streets and highways; (c) building setback lines, rights-of-way, mortgages, covenants, restrictions, conditions and easements of public record; and (d) the lien of real estate taxes and assessments which are not yet due and payable. Grantor, for itself and its successors, further hereby covenants that it will forever **WARRANT AND DEFEND** the Premises, with the appurtenances unto the Grantee and its successors and assigns against the lawful claims of all persons, except as noted above.

**IN WITNESS WHEREOF**, Grantor has executed this General Warranty Deed as of April 30, 1999.

Signed and acknowledged in the presence of:

**PIZZUTI EQUITIES, INC.**

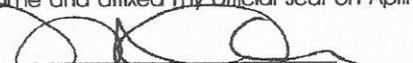
  
Arthur Stayer

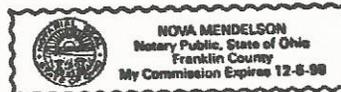
By   
(Name) (Title)

STATE OF Ohio  
COUNTY OF Franklin SS:

Before me, a notary public in and for said state and county, personally appeared Richard C. Daley, the Executive Vice President of Pizzuti Equities, Inc., who acknowledged the signing of the foregoing instrument to be his free act and deed for the uses and purposes set forth therein.

**IN WITNESS WHEREOF**, I have signed my name and affixed my official seal on April 30, 1999.

  
Notary Public

  
NOVA MENDELSON  
Notary Public, State of Ohio  
Franklin County  
My Commission Expires 12-8-98

Richard C. Daley, Esq.  
250 East Broad Street  
Columbus, Ohio 43215

THIS INSTRUMENT WAS  
**TRANSFERRED**  
JUN 02 1999  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

905679  
UNIFORM GIFT TAX  
EXEMPT  
G. J.  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

LEGAL DESCRIPTION  
4.553 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey No. 6839 and being 4.553 acres of that tract as conveyed to Pizzuti Equities, Inc. by deed of record in Official Record 21969H06, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 4.553 acres being more particularly bounded and described as follows:

Beginning at an iron pin found at the southeasterly corner of that tract as conveyed to the City of Grove City by deed of record in Official Record 27258J18, said iron pin also being located on the northerly line of that 4.890 acre tract as conveyed to Southampton Apartments II by deed of record in Official Record 23127D04;

thence North 7° 08' 07" East, along the easterly line of the said City of Grove City tract and that tract as conveyed to Jackson Township Trustees 2.044 acre tract of record in Deed Book 2567, Page 402, a distance of 654.86 feet to an iron pin found;

thence North 77° 24' 23" East, leaving the easterly line of the said Jackson Township Trustees tract, a distance of 81.72 feet to an iron pin found in the southwesterly right-of-way line of Southwest Boulevard, as shown of record in Plat Book 77, Pages 92 thru 94;

thence South 35° 10' 08" East, along the southwesterly right-of-way line of said Southwest Boulevard, a distance of 309.81 feet to an iron pin found in the arc of a curve to the left;

thence in a southeasterly direction along the arc of said curve to the left and along the southwesterly right-of-way line of said Southwest Boulevard (Delta = 11° 28' 22", Radius = 480.00 feet), a chord bearing and distance of South 40° 54' 20" East. 95.95 feet to an iron pin set;

thence South 7° 00' 42" West, leaving the southwesterly right-of-way line of said Southwest Boulevard, a distance of 380.33 feet to an iron pin set on the northerly line of that 3.311 acre tract as conveyed to Carriage Court Company by deed of record in Official Record 12374G18;

thence North 84° 16' 50" West, along the northerly line of the said tract and that 6.1186 acre tract as conveyed to High Style Homes Corporation by deed of record in Official Record 12301F10, a distance of 357.73 feet to the place of beginning, containing 4.553 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based upon the same meridian as the bearings shown on the recorded plat known as "Ziner Farm" as recorded in Plat Book 77, Pages 92 thru 94, in which the centerline of Southwest Boulevard has a bearing of South 35° 10' 08" East, and being recorded in the Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*James R Hill*

James R. Hill  
Registered Surveyor No. 6919



032D  
AU OF  
(040)  
788B

JRH/mf