RITERUG

LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

FINAL DEVELOPMENT PLAN
06 | 01 | 2016

SHEET INDEX

NO.	SHEET TITLE	1	2	3	4	5	6	Current Revision Date
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● SYMBOL INDICATES A REVISED SHEET
○ SYMBOL INDICATES A NEW SHEET

archall
ARCHITECTURAL ALLIANCE
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P614.469.7500 | F 614.469.0500 | www.archall.com

think. create. *do.*

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LANDSCAPE DESIGNER

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EM ENGINEERING

John Eschenbrenner

143 E. Main St.
Columbus, OH 43215
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SET INFORMATION

DRAWING SET

■	6/01/2016	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

PROJECT NUMBER
A15-072

DRAWING SET
FINAL DEVELOPMENT PLAN

SEAL

NOT FOR CONSTRUCTION

RECEIVED
JUN 01 2016
GC PLANNING COMMISSION

A15-072

RITERUG
LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

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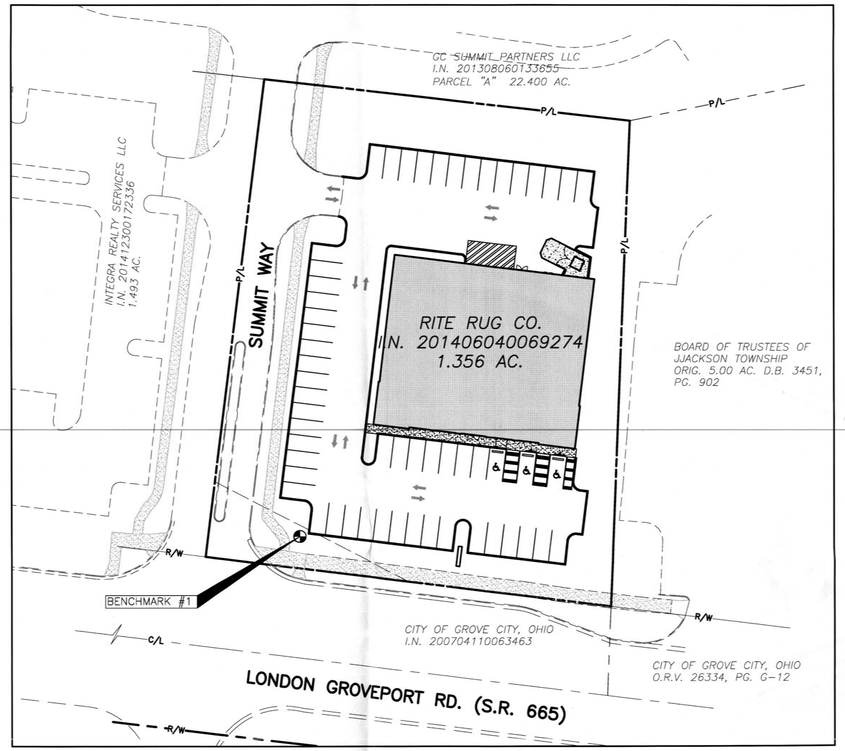
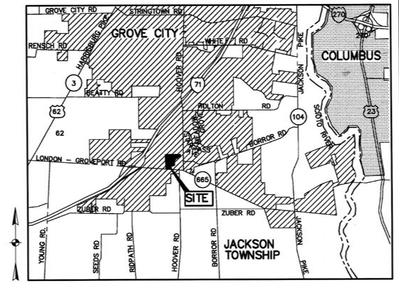
GENERAL DEVELOPMENT STANDARDS

PROPOSED SUB AREA	SUB-AREA, PUD-C
AREA	1.356 ACRES
PERMITTED USES	USES PERMITTED C-1 AND C-C AND UNDER (PSO) PROFESSIONAL SERVICES,(OLR) OFFICE LAB RESEARCH IN CHAPTER 1135.09
DENSITY	8,000 S.F./ACRE (MAX.) (10,848 S.F. ALLOWED) 10,802 S.F. PROPOSED
MAXIMUM BUILDING HEIGHT	35' HEIGHT (MEASURED FROM GRADE TO THE MIDDLE POINT OF THE ROOF MASSING BETWEEN THE EAVES OF THE PEAK)
OFF STREET PARKING	PER GROVE CITY REQUIREMENTS FOR USE SECTION 1135.12
R.O.W.	100' LONDON GROVEPORT RD
SET BACKS:	
PUBLIC ROAD	20' PARKING SETBACK 30' BUILDING SETBACK
SIDE	10' BUILDING AND PARKING SETBACK
REAR	30' BUILDING AND PARKING SETBACK (ADJOINING SUB SUB-AREA "I")

CITY OF GROVE CITY, OHIO
RITE RUG CO.
LONDON GROVEPORT ROAD & SUMMIT WAY
SITE DEVELOPMENT PLAN
2016



INDEX MAP
SCALE: 1"=50'



LOCATION MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET.....C-1
SITE PLAN.....C-2
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GRADING PLAN.....C-4
LANDSCAPE PLAN.....C-5
MISCELLANEOUS DETAILS.....C-6

SITE DATA

TOTAL SITE AREA:	1.356± AC (59,072 S.F.) (BY SURVEY)
BUILDING AREA:	10,802 S.F.
BUILDING HEIGHT:	26'-4"
CURRENTLY ZONED:	PUD-C

PARKING DATA

PARKING SPACES REQUIRED:	
RETAIL 10,802 S.F. (1 PER 200):	54 SPACES REQ'D
TOTAL PARKING SPACES PROVIDED:	57 SPACES
H/C PARKING SPACES PROVIDED:	2 SPACES

LOT COVERAGE

BUILDING:	10,802 S.F. (18.3%)
PAVEMENT AND WALK:	31,679 S.F. (53.6%)
LANDSCAPING/OPENSPACE:	16,591 S.F. (28.1%)

BENCH MARKS

ELEVATIONS ARE BASE ON FRANKLIN COUNTY SURVEY CONTROL MONUMENT "PTSN0.5Y" BRASS PLUG ON A CONCRETE PLATFORM AT THE SOUTHEAST CORNER OF HOOVER ROAD AND LONDON GROVEPORT ROAD, IN FRONT OF THE FORMER CONCORD CHURCH, 55 FEET EAST OF THE CENTERLINE OF HOOVER ROAD, 54.8 FEET SOUTHEAST OF A TRAFFIC SIGNAL POLE, 60 FEET SOUTHWEST OF A POWER POLE. ELEVATION 810.63 NAVD 88 DATUM.

B.M. #1
NORTHEAST CORNER OF CONCRETE BASE FOR TRAFFIC SIGNAL POLE LOCATED AT THE SOUTHWEST CORNER OF THE SITE

ELEV.=820.46
NORTHING 670541.418
EASTING 1806234.267

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

ENGINEER

THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVENUE, SUITE 650
COLUMBUS, OHIO 43215
CONTACT: STEVEN E. FOX, P.E.
PHONE: 614-441-4222
EMAIL: SFOX@MANNIKSMITHGROUP.COM

DEVELOPER / OWNER

NATIONAL UC REALTY
5401 W. KENWOOD BLVD #540
TAMPA, FL 33609
CONTACT: MICHAEL ZELNIK
PHONE: 614-309-3288
EMAIL: MIKE@NATIONALUCR.COM

STANDARD DRAWINGS

CITY OF GROVE CITY
C-GC-46A
C-GC-58
ODOT
CB-1.3

REGISTERED ENGINEER — 5/31/2016 DATE

CITY OF GROVE CITY APPROVALS
"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, CITY OF GROVE CITY — DATE

SERVICE DIRECTOR, CITY OF GROVE CITY — DATE

REVIEWER FOR THE CITY OF GROVE CITY — DATE

JACKSON TOWNSHIP FIRE DEPARTMENT — DATE

NO.	DATE	BY	DESCRIPTION
1	6/1/16	DS	CITY OF GROVE CITY PLANNING COMMENTS

DATE: 05/02/2016 | JOB#: N1810001 | DRAWN BY: DES | CHECKED BY: RJT

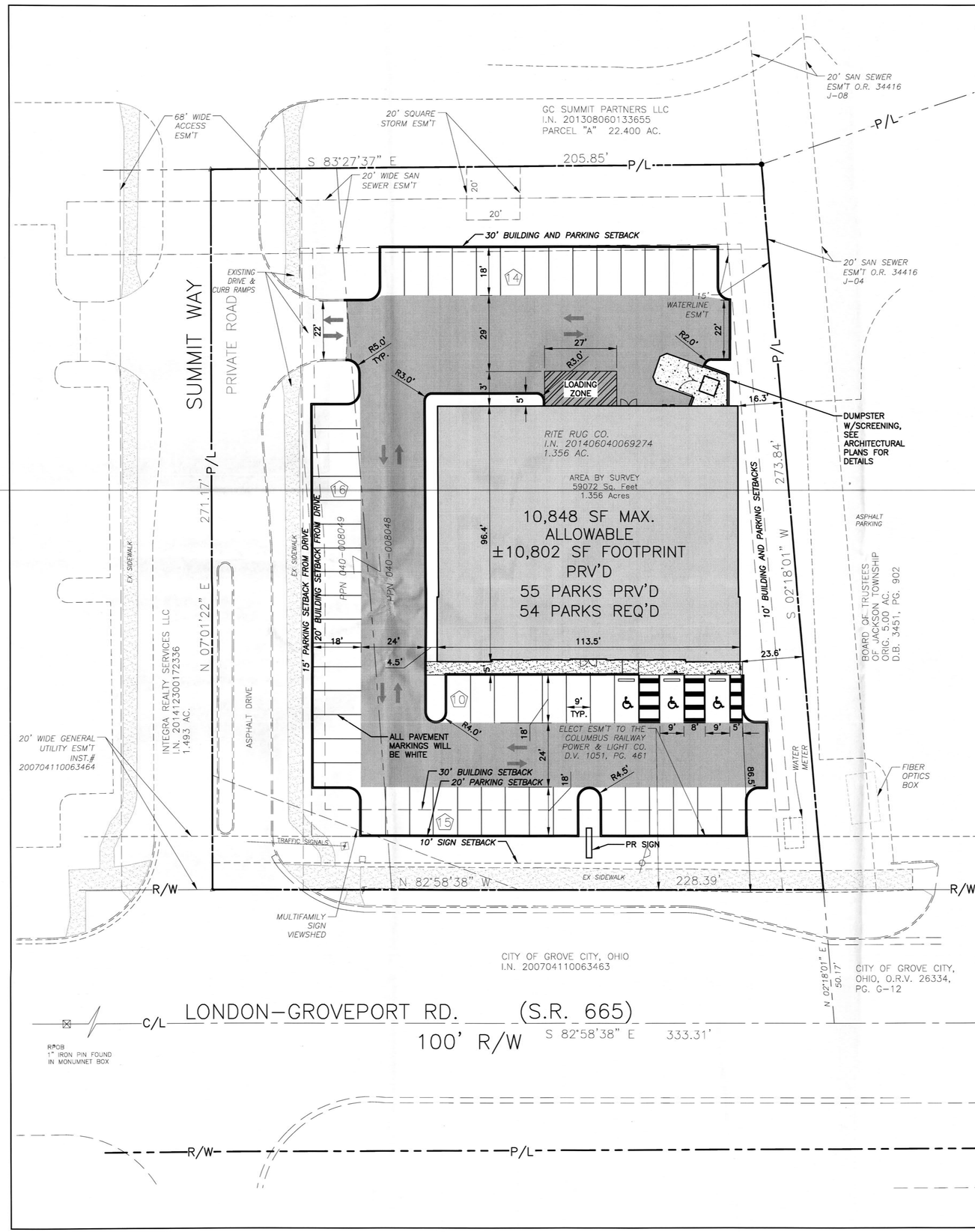
TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

CITY OF G ROVE CITY, OHIO
RITE RUG RETAIL STORE
SITE DEVELOPMENT PLAN
LONDON GROVEPORT RD
GROVE CITY, OHIO 43123

TITLE SHEET

C-1

L:\Projects\Projects K-O\N1810001\CAD\SITE PLANS\N1810001 - C-01 COVER.dwg - Last printed 6/1/2016 8:20 AM



DEVELOPMENT PLAN REQUIREMENTS

1. A TITLE BLOCK IN THE LOWER RIGHT HAND CORNER CONTAINING:
   A. "FINAL DEVELOPMENT PLAN"
   B. PROJECT TITLE AND CITY PROJECT NO.
   C. NAME AND ADDRESS OF OWNER
   D. DATE
   TITLE BLOCK SHOWN ON ALL SHEETS WITH REQUIRED INFORMATION PROVIDED.

2. LOCATION MAP.
   LOCATION MAP PROVIDED IN THE UPPER RIGHT CORNER OF SHEET 1.

3. NORTH ARROW (UP OR TO THE LEFT)
   NORTH ARROW PROVIDED ON ALL SHEETS IN PROPER ORIENTATION.

4. THE PROPERTY DIMENSIONS AND BOUNDARY LINES OF THE SITE, INCLUDING TOTAL ACREAGE AND/OR TOTAL SQUARE FOOTAGE OF SITE, AND APPROXIMATE DISTANCE TO THE NEAREST CROSS STREET.
   THE PROPERTY BOUNDARY, TOTAL ACREAGE AND APPROXIMATE DISTANCES ARE SHOWN AND LABELED ON THIS SHEET.

5. ALL EXISTING OR PROPOSED BUILDING LOCATIONS ON OR ADJACENT TO THE PROPERTY, EXISTING STRUCTURES PER THE BOCA AND OHIO FIRE CODE AND ACCESS POINTS ON AND ADJACENT TO THE PROPERTY. (CHAP 1511)
   ALL EXISTING BUILDINGS, ACCESS POINTS AND PARKING AREAS ARE SHOWN ON THIS SHEET.

6. ALL SETBACKS AND BUILDING LINES. (CHAP. 1135.10)
   BUILDING AND SETBACK LINES ARE SHOWN ON THIS SHEET.

7. ALL EXISTING PUBLIC STREETS OR PRIVATE DRIVES WITH STREET NAME, RIGHT-OR-WAY AND PAVEMENT WIDTH, MEDIAN OPENINGS, AND LEFT TURN LANES. (CHAP. 901)
   ALL EXISTING ROADWAYS, BOTH PUBLIC AND PRIVATE ARE SHOWN ON THIS SHEET. RIGHT-OF-WAY WIDTHS, LANE CONFIGURATION AND PAVEMENT WIDTHS ARE ALL LABELED.

8. ALL RAILROAD AND UTILITY RIGHT-OR-WAYS, OR EASEMENTS, PARKS OR OTHER PUBLIC/OPEN SPACES AND CORPORATION LINES WITHIN OR ADJACENT TO THE TRACT.
   NO PARKS OR PUBLIC OPEN SPACES ARE TO BE DEDICATED AS A PART OF THIS DEVELOPMENT.

9. PROPOSED AREAS OF DEDICATION, IF NECESSARY, INCLUDING STREETS, ALLEYS, EASEMENTS, OR RESERVES BY DEED COVENANT WITH THE CONDITION PROPOSED TO THE TRACT. (CHAP. 1141.01A)
   NOT APPLICABLE

10. POINTS OF INGRESS AND EGRESS TO THE PROPERTY INCLUDING DESIGN AND SPACING OF DRIVEWAYS IN ACCORDANCE WITH CHAPTER 1105 OF THE CODIFIED ORDINANCES.
    ALL INGRESS AND EGRESS POINTS ON THE PROPERTY ARE SHOWN AND LABELED ON THIS SHEET.

11. EXISTING GROUND CONFIGURATION, DRAINAGE CHANNELS, WOODED AREAS, WATERCOURSES, AND OTHER SIGNIFICANT PHYSICAL FEATURES. (CHAP. 1136)
    EXISTING GROUND CONTOURS ARE SHOWN ON SHEET 4. THERE ARE CURRENTLY NO WOODED AREAS OR WATER COURSES ON THE PROPOSED SITE.

12. PARKING AREA INCLUDING NUMBER AND LAYOUT OF SPACES, AISLE WIDTH, GARBAGE PICK-LOCATION (INCLUDING PRIVACY FENCING AROUND DUMPSTER, AREA, WITH GATES). PER OHIO FIRE CODE AND HANDICAPPED PARKING SPACES. CALCULATIONS OF THE PARKING SPACES REQUIRED UP. (CHAP. 1136, 1511)
    PROPOSED PARKING IS SHOWN AND LABELED ON THIS SHEET. AISLE WIDTHS AND NUMBER OF SPACES ARE CLEARLY LABELED.
    PROPOSED DUMPSTER LOCATION AND SCREENING ARE SHOWN ON THIS SHEET WITH ADDITIONAL DETAILS ON ARCHITECTURAL PLANS.
    PARKING SPACES REQUIRED AND PROVIDED ALONG WITH HANDICAP SPACE CALCULATIONS ARE SHOWN IN THE SITE DATA TABLE PROVIDED ON SHEET 1.

13. SCREENING WALLS AND LOCATION, TYPE OF SCREENING WALL, EITHER LIVING, MASONRY, OR PRIVACY FENCING. (CHAP. 1136.08)
    SITE SCREENING IS SHOWN ON THE SITE LANDSCAPING PLAN.

14. INDICATE ALL AREAS TO BE LANDSCAPED, TYPE OF LANDSCAPING, AND TOTAL SQUARE FOOTAGE OF LANDSCAPED AREAS IN ACCORDANCE WITH CHAPTER 1136 OF THE CODIFIED ORDINANCES.
    SEE SITE LANDSCAPING PLAN FOR DETAILS OF ALL PROPOSED LANDSCAPING FEATURES.

15. SHOW ALL MECHANICAL EQUIPMENT TO BE LOCATED ON EXTERIOR OF BUILDINGS (HVAC, EXHAUST VENTS, HOODS, ETC.) (CHAP. 1341)
    EXTERIOR MECHANICAL EQUIPMENT AND PROPOSED SCREENING IS SHOWN AS PART OF THE ARCHITECTURAL PLANS.
    ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED BY RAISED PARAPET.

16. EXISTING SEWERS, WATER MAINS, CULVERTS AND OTHER UNDERGROUND FACILITIES WITHIN THE TRACT, ADJACENT TO THE TRACT, OR THAT WILL BE USED IN DEVELOPING THE TRACT, INDICATING PIPE SIZES, GRADES, AND LOCATIONS INCLUDING FIRE HYDRANTS EXISTING AND PROPOSED. (CHAP. 953, 939, 1101)
    REFERENCE SHEET 3 FOR EXISTING STORM SEWER, WATERLINE AND SANITARY SEWER.

17. ALL PROPOSED WATER AND SEWER LINES WITH SIZES INDICATED AND LOCATION OF VALVES, FIRE HYDRANTS, MANHOLES, AND OTHER APPURTENANCES OR STRUCTURES SHOWN. (CHAP. 953, 939, 1101)
    PROPOSED WATER AND SEWER LINES ALONG WITH VALVES, HYDRANTS, MANHOLES AND OTHER APPURTENANCES ARE SHOWN ON SHEET 3.

18. ALL PROPOSED OR EXISTING WATER AND SEWER CONNECTIONS, METER LOCATIONS, SIZE OF METERS, WITH METER AND/OR DETECTOR CHECK VALVE VAULTS INDICATED. (CHAP. 1101, 1103, 1133, 1307)
    ALL EXISTING AND PROPOSED CONNECTIONS AND METERS ARE SHOWN ON SHEET 3.

19. FINISHED FLOOR ELEVATION OF PROPOSED OR EXISTING STRUCTURES ON THE SITE REFERENCED TO SEA LEVEL DATUM. (CHAP. 1101, 1103, 1133, 1307)
    PROPOSED FINISHED FLOOR ELEVATIONS ARE SHOWN ON SHEET 4. ALL ELEVATIONS SHOWN HEREON ARE BASED ON FRANKLIN COUNTY NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

20. EXISTING AND PROPOSED CONTOURS OF THE TRACT IN INTERVALS OF ONE FOOT OR LESS, REFERENCED TO SEA LEVEL DATUM. (CHAP 1101.05G)
    EXISTING & PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS ON SHEET 4.

21. PROPOSED OR EXISTING ON AND OFF SITE INLETS, CULVERTS OR OTHER DRAINAGE STRUCTURES. (CHAP. 1322, 1323)
    ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES ARE SHOWN ON SHEET 3.

22. PROPOSED SIGNAGE FOR THE ENTIRE SITE TO INCLUDE PERMITTED SQUARE FOOTAGE OF ALL SIGNS AND PERMITTED HEIGHT AND LOCATION OF POLE SIGNS (HOWEVER, SEPARATE APPLICATION FOR SIGNAGE MUST BE APPROVED AND SIGN PERMIT ISSUED.) (CHAP. 1101.08)
    SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 1145 AND REVIEWED/ APPROVED BY THE BUILDING DIVISION.

23. PROPOSED AREA LIGHTING SHOWING DETAIL OF EACH FIXTURE AND HEIGHT (ON BUILDING AND/OR AROUND PARKING AREA). (CHAP. 1139.03)
    PROPOSED LIGHT LOCATIONS AND FIXTURE DETAILS ARE SHOWN ON THE SITE PHOTOMETRIC PLAN.

24. ZONING OF THE PROPERTY AS IT NOW STANDS AND THE ZONING PROPOSED, IF IT IS BEING REQUESTED TO BE CHANGED. (CHAP. 1101)
    THE SITE IS CURRENTLY ZONED PUD-C

25. PROPOSED USE OF THE SITE OR BUILDINGS. (CHAP. 1101.08)
    MULTI-TENANT RETAIL.

26. STORM WATER RETENTION IN ACCORDANCE WITH SECTION. (CHAP. 1135.10)
    SITE DETENTION WITH STORM WATER REQUIREMENTS ARE SHOWN ON SHEET 3.

27. SIZE OF THE BUILDING (SQUARE FOOTAGE). SEE TABLE 1135.10-1. 1135.12-11 AND 1135.14-111.
    THE BUILDING SIZES ARE SHOWN ON THIS SHEET

28. HEIGHT OF ALL STRUCTURES INCLUDING SITE LIGHTING. (CHAP. 1101)
    THE BUILDING HEIGHT IS SHOWN ON THE ARCHITECTURAL ELEVATIONS PROVIDED. SITE LIGHTING DETAILS ARE SHOWN ON THE SITE PHOTOMETRIC PLAN.

29. NUMBER OF LIVING UNITS, BY NUMBER OF BEDROOMS, IF APPLICABLE. (CHAP. 1135.10G(7)
    THERE ARE NO RESIDENTIAL LIVING UNITS PROPOSED FOR THIS DEVELOPMENT.

30. A CERTIFICATE BY A REGISTERED LAND SURVEYOR OR ENGINEER THAT THE PREMISES COVERED BY THE PLAN HAVE BEEN SURVEYED, THAT THE PLAN IS CORRECT, AND THAT THE MONUMENTS SHOWN ON THE PLAT WILL BE SET IN ACCORDANCE WITH SECTION 1101.051.
    THE LOT LINES REFLECT THE LOT DIMENSIONS ON ALTA SURVEY AS PREPARED BY AN OHIO LICENSED SURVEYOR.

31. COLOR RENDERING OF BUILDING(S), COMPLETE WITH LISTING OF ALL COLORS, INCLUDING PANTONE1999-2000 REFERENCE NUMBERS OR IF PANTONE IS NOT AVAILABLE, THE MANUFACTURER'S REFERENCE/SERIAL NUMBER WITH SAMPLE, AND MATERIALS, WITH SAMPLES TO BE USED. (C-39-00; PASSED 5/12/00)
    COLOR RENDERINGS ARE INCLUDED.

32. COMPLIANCE TO NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANELS NO. 390173-0001 THROUGH 4. SHOW 100-YEAR FLOOD PLAIN. (CHAP. 1329)
    THE PROPOSED SITE LIES WITHIN ZONE X – AREA DETERMINED TO BE OUTSIDE THE 100-YEAR & 500-YEAR FLOODPLAIN PER FEMA PANEL #39049C0404K, DATED JUNE 17, 2008.

33. SITE PLAN TO BE SIGNED BY AN ENGINEER OR SURVEYOR REGISTERED IN THE STATE OF OHIO. (CHAP. 1101.05)
    REGISTERED ENGINEER SIGNATURE PROVIDED ON SHEET 1.

34. SIGNATURE BLOCK.
    SIGNATURE BLOCK PROVIDED ON SHEET 1 WITH REQUIRED MUNICIPAL SIGNATURE BLOCKS.

35. COMPLIANCE WITH HISTORICAL PRESERVATION AREA REQUIREMENTS, IF APPLICABLE, CHAPTER 1138 OF THE CODIFIED ORDINANCES.
    NOT APPLICABLE

36. A NARRATIVE DESCRIPTION OF THE PROJECT OF AT LEAST ONE PARAGRAPH IN LENGTH.
    PROJECT NARRATIVE ATTACHED WITH SUBMITTAL.

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT MARKINGS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED TO CONFORM WITH ASTM A36 OR ASTM A441 AND SHOULD BE GALVANIZED IN ACCORDANCE WITH AASHTO M111.
4. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.
5. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ODOT CONSTRUCTION MATERIALS SPECIFICATIONS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS.
6. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.

SITE SUMMARY

ADDRESS:	LONDON GROVEPORT RD
PID:	040-008048-00 AND 040-008049-00
TOTAL SITE AREA:	1.356 AC
ZONING:	PUD-C
PARKING:	REQUIRED SPACE: 1 PER 200 SF 10,802 / 200 = 54 PROPOSED SPACES: 57

SETBACKS:

	LONDON GROVEPORT RD. FRONT	SIDE	REAR
BUILDING	30'	10'	30'
PARKING	20'	10'	30'

LEGEND

- EX FIRE HYDRANT
- EX STORM MANHOLE
- EX STORM CATCH BASIN
- EX CURB INLET
- EX SANITARY MANHOLE
- EX LIGHT POLE
- EX WATER VALVE
- EX POWER POLE
- EX SIDEWALK
- EX EDGE OF PAVEMENT
- PR LIGHT POLE
- PR STRUCTURE NUMBER
- PR PARKING COUNT
- PR HEAVY DUTY PAVEMENT
- PR CONCRETE
- PR SIDEWALK

FLOOD NOTE

BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0404K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

NO.	DATE	BY	DESCRIPTION
1	6/1/16	DS	CITY OF GROVE CITY PLANNING COMMENTS

DATE: 05/02/2016
JOB#: N1810001
DRAWN BY: DES
CHECKED BY: RJT

TECHNICAL SKILL. CREATIVE SPIRIT.
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CITY OF GROVE CITY, OHIO

RITE RUG RETAIL STORE
SITE DEVELOPMENT PLAN
LONDON GROVEPORT RD
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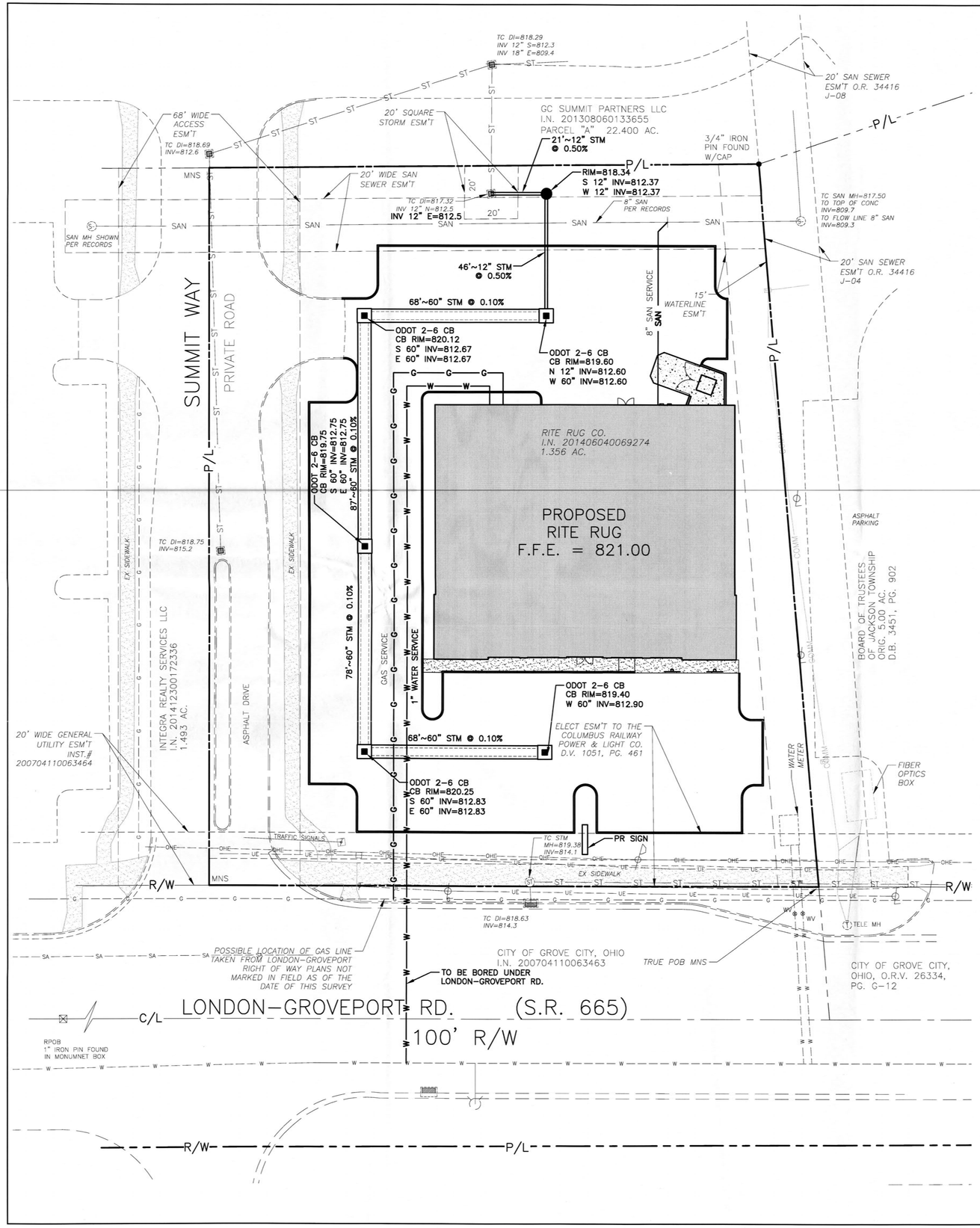
SITE PLAN

C-2



LEGEND

COMM	EX COMMUNICATIONS LINE		EX CATCH BASIN
UE	EX UNDERGROUND ELECTRIC		EX CURB INLET
G	EX GAS LINE	SA	EX SANITARY MANHOLE
SAN	EX SANITARY LINE		PR CATCH BASIN
ST	EX STORM LINE	1	PR STORM STRUCTURE #
W	EX WATER LINE		PR MANHOLE
	EX FIRE HYDRANT		PR LIGHT POLE
	EX WATER VALVE	CO	CLEAN OUT

ABBREVIATIONS

EX	EXISTING	STM	STORM
PR	PROPOSED	ESMT	EASEMENT
R/W	RIGHT-OF-WAY	INV	INVERT
TC	TOP OF CASTING	FF	FINISHED FLOOR
SAN	SANITARY		

NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. EXISTING SITE DATA WAS PROVIDED TO MSG BY THE CLIENT. INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN ALL UNDERGROUND UTILITIES. WATER, SANITARY AND STORM UTILITIES REQUIRE MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE OTHER FACILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MSG OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
6. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRIC CIRCUITRY.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

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SITE DEVELOPMENT PLAN

LONDON GROVEPORT RD
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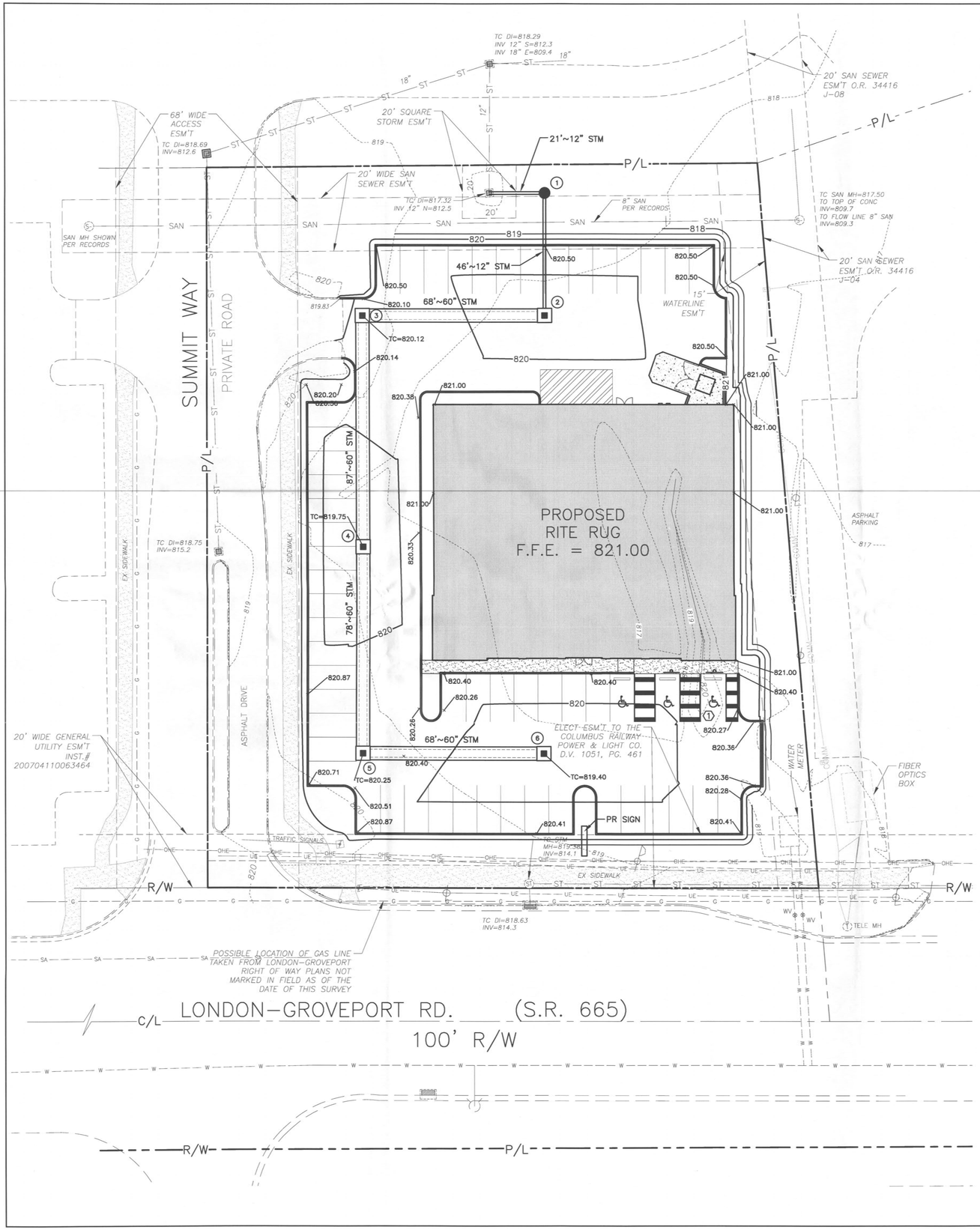
UTILITY PLAN

C-3



LEGEND

- EX CONTOUR
- PR CONTOUR
- EX FIRE HYDRANT
- EX WATER VALVE
- EX CATCH BASIN
- EX CURB INLET
- EX SANITARY MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE #
- PR MANHOLE
- PR LIGHT POLE

ABBREVIATIONS

EX	EXISTING	STM	STORM
PR	PROPOSED	ESMT	EASEMENT
R/W	RIGHT-OF-WAY	INV	INVERT
TC	TOP OF CASTING	FF	FINISHED FLOOR
SAN	SANITARY		

NOTES

1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
4. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
6. REFERENCE THE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS RELATED TO STOOPS AND PATIOS AT BUILDING.

KEYED NOTES

(1) HANDICAP PARKING AREA SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

NO.	DATE	BY	DESCRIPTION
1	6/1/16	DS	CITY OF GROVE CITY PLANNING COMMENTS

DATE: 05/02/2016
JOB#: N1810001
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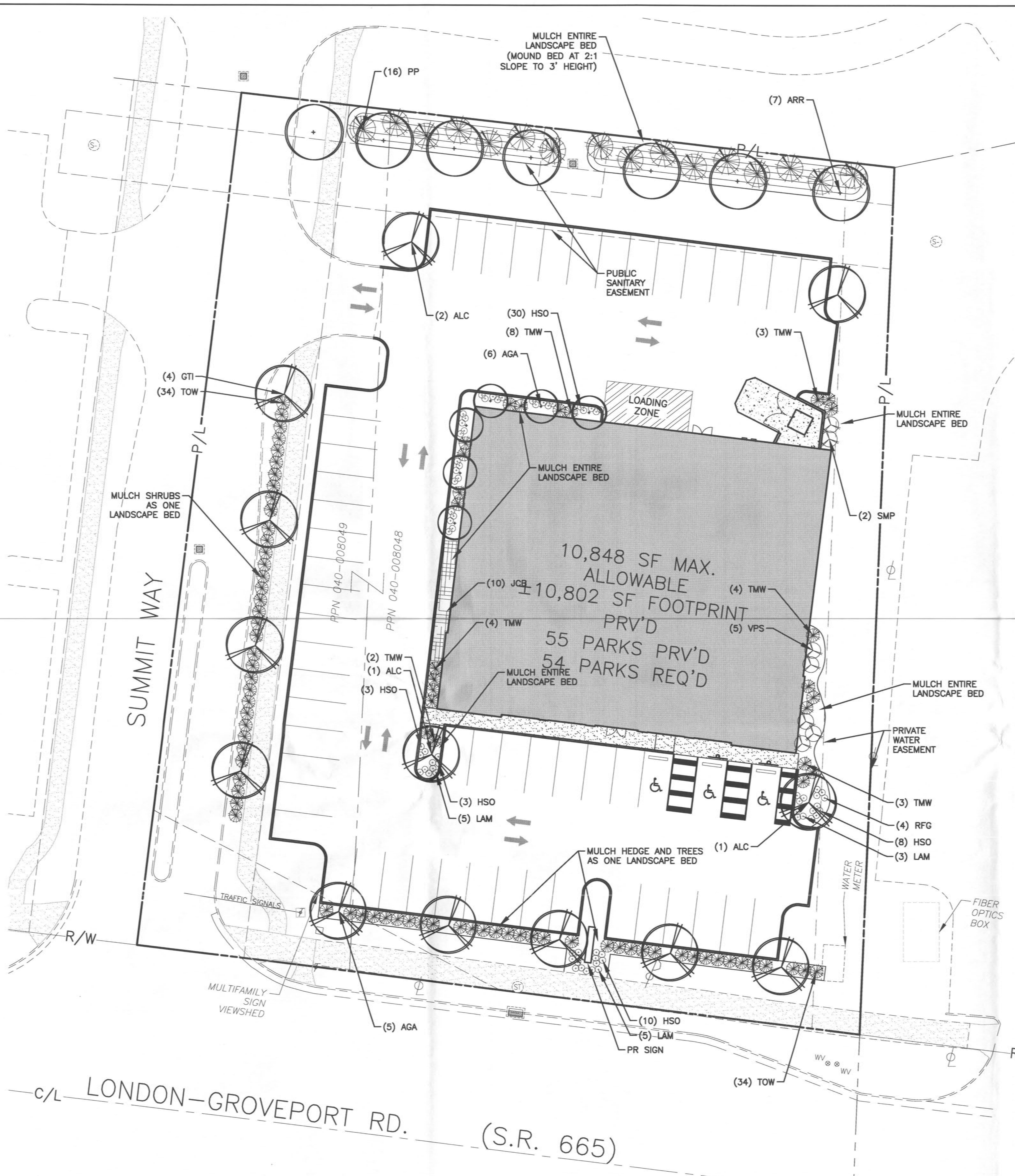
GRADING PLAN

C-4



LANDSCAPE REQUIREMENTS

S.R. 665 FRONTAGE–175 L.F.	REQUIRED	PROVIDED
OPTION A : CONTINUOUS 3' EVERGREEN HEDGE AND ONE 2" CAL. MED. OR LRG. CLASS TREE PLANTED FOR EVERY 35' L.F. OF FRONTAGE.	5 TREES CONT. 3' HEIGHT EVGRN. HEDGE	5 TREES CONT. 3' HEIGHT EVGRN. HEDGE

EASTERN SIDE YARD (COMPATABLE)–274 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED.**OR LRG.** SPECIES TREE AND TWO (2) 18" HEIGHT DECIDUOUS SHRUBS PLANTED FOR EVERY 40' LINEAL FEET OF PROPERTY LINE	7 TREES 14 SHRUBS	7 TREES IN REAR (DUE TO WATERLINE ESMT.) 14 SHRUBS

WESTERN SIDE YARD (COMPATIBLE)–167 L.F.	REQUIRED	PROVIDED
272'–105' DRIVES =176' ONE (1) 2" CAL. MED.**OR LRG.** SPECIES TREE AND TWO (2) 18" HEIGHT DECIDUOUS SHRUBS PLANTED FOR EVERY 40' LINEAL FEET OF PROPERTY LINE	5 TREES 9 SHRUBS	5 TREES 9 SHRUBS

REAR YARD (INCOMPATABLE)–229 L.F.	REQUIRED	PROVIDED
90% OPAQUE 5' MIN HEIGHT EVERGREEN SCREEN AND FOUR (4) 18" DECIDUOUS SHRUBS FOR EVERY 40' LINEAL FEET OF PROPERTY LINE	5' HEIGHT EVERGREEN SCREEN 24 DECIDUOUS SHRUBS	5' HEIGHT EVERGREEN SCREEN 24 DECIDUOUS SHRUBS

INTERIOR VEHICULAR AREA	REQUIRED	PROVIDED
EACH PENINSULA ISLAND, AISLE END ISLAND OR PLANTING AREA IS TO CONTAIN AT LEAST ONE (1) 2" CAL. MED.**OR LRG.** SPECIES TREE	2	2 TREES IN PARKING LOT

RETAIL COMMERCIAL & SHOPPING CENTER USE DISTRICT	REQUIRED	PROVIDED
THERE SHALL BE A TREE PLANTED IN A LANDSCAPED AREA FOR EVERY 50' LINEAL FEET OF BLDG. PERIMETER OR FRACTION THEREOF. SUCH LANDSCAPED AREAS SHALL BE ADJACENT TO THE BLDG., 64' S.F. MIN. IN SIZE AND SHALL CONTAIN A SMALL, MEDIUM OR LARGE SPECIES TREE.	8 TREES AND 512 S.F. OF LANDSCAPED AREA FOR +/– 389 L.F. PF BLDG. PERIMETER	5 TREES (LESS 30%) AND 512 S.F. OF LANDSCAPED AREA WITH SHRUBS. (TWO ISLANDS IN FRONT AND ONE AT REAR OF BUILDING).

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES. A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.

GENERAL LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE–EMERGENT AND POST–EMERGENT TYPE HERBICIDES. USE A STATE–LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING. TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO–TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART EPA RATED CLASS IV COMPOST.
C. A SLOW RELEASE COMMERCIAL FERTILIZER (0–20–20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12–12–12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

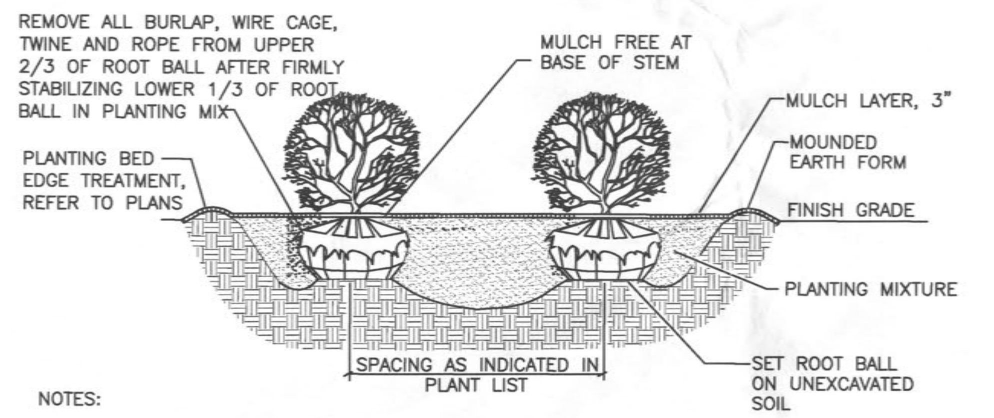
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A PENN OR HYDRO MULCH COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS.

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL–TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE

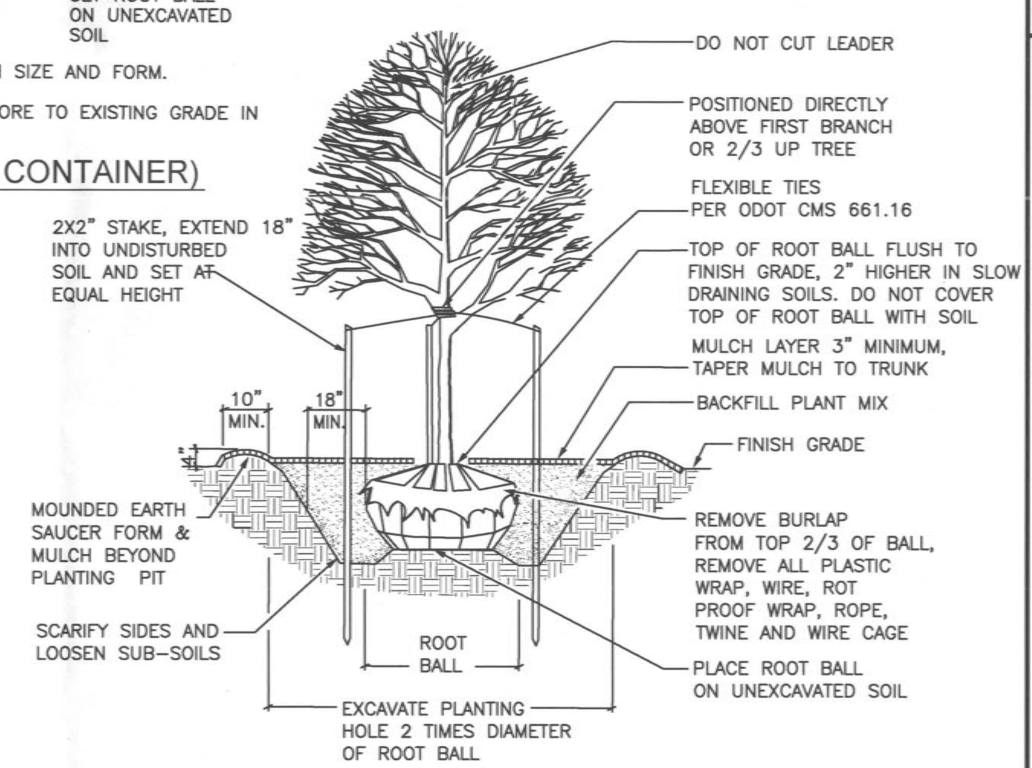
LEGEND

PR SITE DECIDUOUS TREE

PR EVERGREEN TREE

PR SHRUB

PR ELECTRIC TRANSFORMER



DECIDUOUS TREE PLANTING DETAIL

LANDSCAPE GENERAL NOTES

ALL SERVICE STRUCTURES SHALL BE SCREENED PER SECTION 1136.08.

LANDSCAPE PLANT LIST

ABRV.	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
TREES						
ALC	4	AMELANCHIER LEAVIS 'CUMULUS'	CUMULUS SERVICEBERRY	2" CALIPER	B&B	DECIDUOUS
ARR	7	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2" CALIPER	B&B	DECIDUOUS
GTI	4	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CALIPER	B&B	DECIDUOUS
AGA	11	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5' HEIGHT	B&B	DECIDUOUS
PG	16	PICEA GLAUCA	COLORADO GREEN SPRUCE	7' HEIGHT	B&B	EVERGREEN
SHRUB						
SMP	2	SYRINGA MEYERI 'PALIBINIANA'	DWARF KOREAN LILAC	18" HEIGHT	B&B	DECIDUOUS
VPS	5	VIBURNUM PLICATUM TOM. 'MARESII'	MARESI DOUBLEFILE VIBURNUM	18" HEIGHT	B&B	DECIDUOUS
TOW	68	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	36" HEIGHT	B&B	EVERGREEN
TMW	24	TAXUS MEDIA 'WARDI'	WARDI JAPANESE YEW	18" HEIGHT	B&B	EVERGREEN
PERENNIALS/GROUND COVER						
HSO	54	HEMOROCALLIS SP. 'STELLA D' ORO'	STELLA D'ORO DAYLILY	2 GALLON	CONT.	PERENNIALS
LAM	13	LAVANDULA AGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVANDER	2 GALLON	CONT.	PERENNIALS
RFG	4	RUDEBECKIA FULGIDA 'GOLDSTRUM'	BLACK–EYED SUSAN	2 GALLON	CONT.	PERENNIALS
JCB	10	JUMIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	2 GALLON	CONT.	GROUND COVER

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05–31–16

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

NO.	DATE	BY	DESCRIPTION
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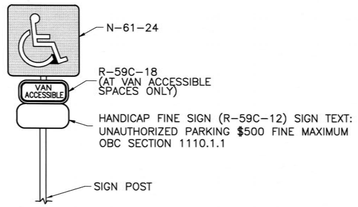
LANDSCAPE PLAN

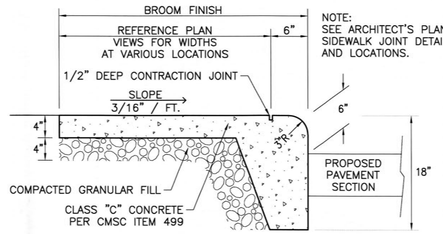
C–5



NOTE:
HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

HANDICAP PARKING AND VAN ACCESSIBLE SIGN

NOT TO SCALE



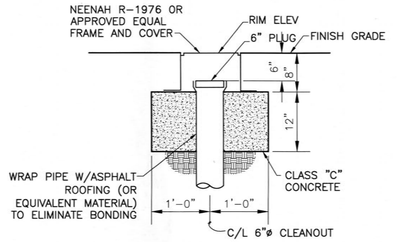
NOTE:
SEE ARCHITECT'S PLAN FOR SIDEWALK JOINT DETAILS AND LOCATIONS.

NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" CONCRETE CURB (THIS SHEET).

COMBINED CURB AND WALK

NOT TO SCALE



CLEANOUT DETAIL

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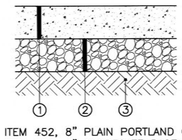


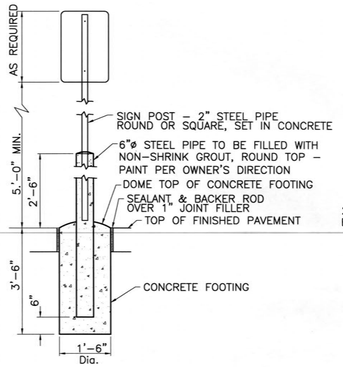
1. ITEM 452, 8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
2. ITEM 304, 4" AGGREGATE BASE
3. SUBGRADE COMPACTION, REF. SOILS REPORT

NOTE:
CONCRETE PAVING, CMSC ITEM 452 SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

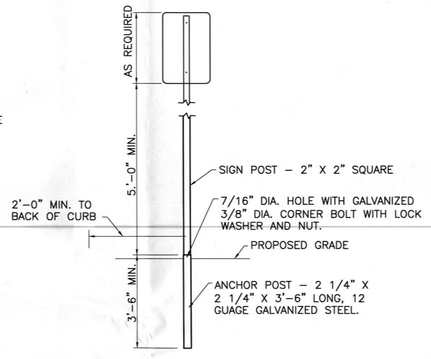
1. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
2. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
3. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
4. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
5. CURING COMPOUND SHALL BE APPLIED AS PER CMSC ITEM 451.10.

CONCRETE PAVEMENT SECTION

NOT TO SCALE



IN PAVEMENT



IN GRASS

TYPICAL SIGN POST

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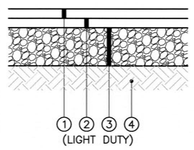
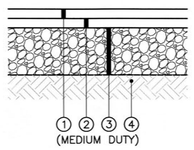


(LIGHT DUTY)

1. ITEM 448, 1.5" ASPHALT CONCRETE, SURFACE COURSE
2. ITEM 448, 2.5" ASPHALT CONCRETE, INTERMEDIATE COURSE
3. ITEM 304, 6" CRUSHED AGGREGATE BASE
4. SUBGRADE COMPACTION



(MEDIUM DUTY)

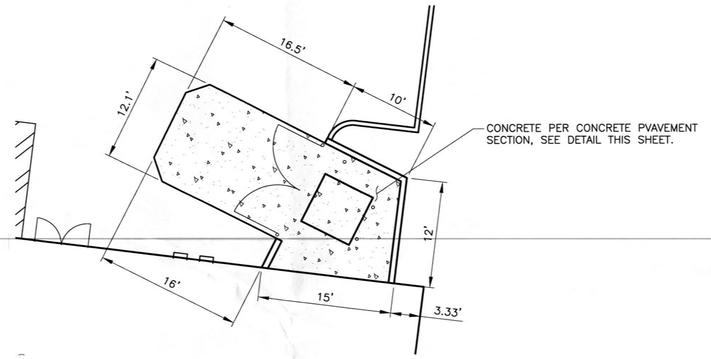
1. ITEM 448, 1.5" ASPHALT CONCRETE, SURFACE COURSE
2. ITEM 448, 4" ASPHALT CONCRETE, INTERMEDIATE COURSE
3. ITEM 304, 10" CRUSHED AGGREGATE BASE
4. SUBGRADE COMPACTION

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS TOGETHER WITH THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

PAVEMENT SECTION AS RECOMMENDED BY TERRACON CONSULTANTS, INC WITHIN THE GEOTECHNICAL REPORT DATED DECEMBER 8, 2014.

PAVEMENT SECTIONS

NOT TO SCALE



DUMPSTER DETAIL

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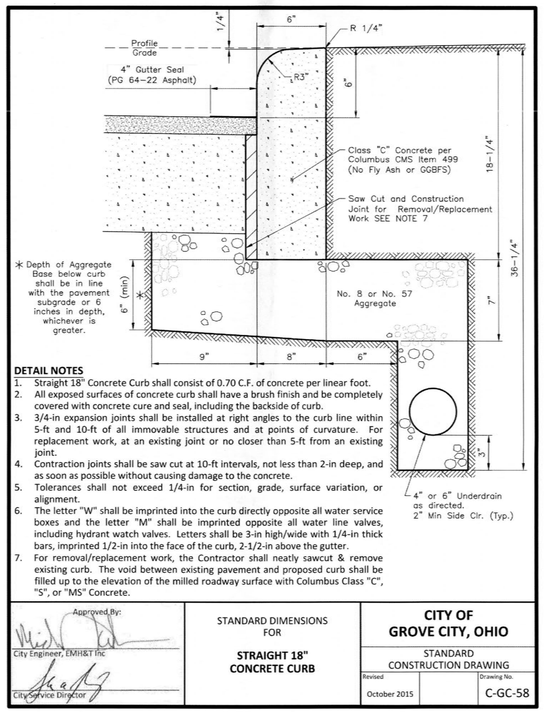
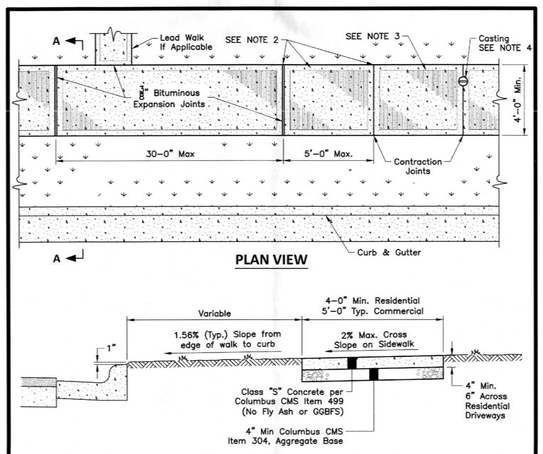


DETAIL NOTES
1. Straight 18" Concrete Curb shall consist of 0.70 C.F. of concrete per linear foot.
2. All exposed surfaces of concrete curb shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
3. 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work, at an existing joint or no closer than 5-ft from an existing joint.
4. Contraction joints shall be saw cut at 10-ft intervals, not less than 2-in deep, and as soon as possible without causing damage to the concrete.
5. Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.
6. The letter "W" shall be imprinted into the curb directly opposite all water service boxes and the letter "M" shall be imprinted opposite all water line valves, including hydrant watch valves. Letters shall be 3-in high/wide with 1/4-in thick bars, imprinted 1/2-in into the face of the curb, 2-1/2-in above the gutter.
7. For removal/replacement work, the Contractor shall neatly sawcut & remove existing curb. The void between existing pavement and proposed curb shall be filled up to the elevation of the milled roadway surface with Columbus Class "C", "S", or "MS" Concrete.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO
City Engineer, EMH&T Inc City Service Director	**STRAIGHT 18" CONCRETE CURB**	STANDARD CONSTRUCTION DRAWING Revised: October 2015 — Drawing No.: C-GC-58



DETAIL NOTES
1. Sidewalks shall be constructed according to Columbus CMS Item 608.
2. All joints and edges shall be tooled after broom finish.
3. Sidewalk surface shall have a broom finish.
4. All castings shall be set to proper grade. Where feasible, tool a joint at the casting location to control cracking.
5. All concrete shall contain 6% ±2% air entrainment.
6. Contraction Joints shall be not less than 2-in in depth.
7. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF GROVE CITY, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL SIDEWALK DETAIL**	STANDARD CONSTRUCTION DRAWING Revised: March 2016 — Drawing No.: C-GC-46A

NO.	DATE	BY	DESCRIPTION
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MISCELLANEOUS DETAILS

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STREET, STORM, AND WATER GENERAL NOTES

1. SPECIFICATIONS: THE MOST 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 CMS AND THE CITY OF COLUMBUS CMSC SHALL NOT APPLY UNLESS SPECIFICALLY REFERENCED. THIS EXCLUSION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, DIVISION 100 OF THE ODOT CMS AND CITY OF COLUMBUS CMSC.

2. BENCH MARKS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE 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 OR DEVELOPER 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) 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 MUST NOTIFY ALL ADJACENT LANDOWNERS A MINIMUM OF ONE (1) WEEK IN ADVANCE OF WORK NEAR THEIR PROPERTY. THE CONTRACTOR MUST COORDINATE WITH THE CITY FOR A SUGGESTED FORMAT FOR THE NOTICE. NOTICES SHALL NOT BE SENT OUT UNTIL REVIEWED BY THE CITY.
-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 MUST POST "NO PARKING" SIGNS IN APPROPRIATE AREAS NO LESS THAN 48 HOURS IN ADVANCE OF ANY PARKING RESTRICTION. THE CONTRACTOR WILL PROVIDE PRE-APPROVED "NO PARKING" SIGNS ON CARDSTOCK FOR USE ON THE PROJECT. THE CONTRACTOR MUST COORDINATE WITH THE CITY OF GROVE CITY ON THE PRINTING OF THE SIGNS. 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 CARDSTOCK SIGN USING BLACK PERMANENT MARKER. THE CONTRACTOR MUST ALSO SUPPLY STAKES AND WEATHER RESISTANT 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. NO ADDITIONAL COMPENSATION WILL BE PAID FOR RESIDENT/BUSINESS NOTIFICATION OR POSTING REQUIRED SIGNAGE.
-AS SET FORTH HEREIN, THE CONTRACTOR MUST PROVIDE ALL NOTICES REQUIRED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS STRICTLY IN THE MANNER PRESCRIBED THEREIN. THE CONTRACTOR MUST 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.

6. INSPECTION: 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 ARE 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 OR DEPTHS OF UNDERGROUND FACILITIES WHETHER SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT. WHEN UNKNOWN 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 (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 (OGPUPS) AT (800) 925-0988. 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, STORM AND STREET LIGHTING FACILITIES	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OHIO 43123	(614) 277-1100

-LIST APPLICABLE UTILITIES
-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 UTILITY: 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) SANITARY, 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.

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, TEMPORARY EASEMENTS, 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, FENCES, GUARDRAIL, 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 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 THE COMPLETION OF INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING 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 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.
-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. COST FOR THE ABOVE SHALL BE INCLUDED IN THE BID PRICE 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. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

22. PAVEMENT CROSSINGS: FOR ALL PERMITTED CROSSINGS 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 ODOT 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. SAW CUTTING: 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 ITS 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 ITS 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 STORMWATER DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL OF THE ODNR.
-THE DEVELOPER SHALL PREPARE A STORMWATER POLLUTION PROTECTION PLAN (SWP3) FOR PROPOSED IMPROVEMENTS RESULTING IN THE LAND DISTURBANCE OF ONE ACRE OR MORE. THE SWP3 SHALL BE PREPARED IN ACCORDANCE WITH THE GENERAL AND SPECIFIC REQUIREMENTS OUTLINED IN THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE OEPA'S PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR ITS SUBSEQUENT OEPA-ISSUED REVISION. THE SWP3 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A COPY OF THE OEPA NOTICE OF INTENT (NOI) SUBMISSION SHALL BE MADE AVAILABLE TO THE CITY.
-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 CITY OF GROVE CITY SEEDING AND MULCHING GENERAL NOTES.
-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. 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:
-PERMANENT SEEDING: DISTURBED AREAS THAT ARE AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN TWO (2) DAYS OF REACHING FINAL GRADE.
-TEMPORARY SEEDING: DISTURBED AREAS THAT ARE NOT AT FINAL GRADE AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF THE MOST RECENT DISTURBANCE.
-ALL TOPSOIL SHALL BE OF THE HIGHEST QUALITY AND FREE OF ALL STONES, TRASH, AND OTHER DELETERIOUS MATERIALS GREATER THAN 1/4". BEFORE PLACING TOPSOIL, THE DISTURBED AREAS SHALL BE FREE OF LARGE ROCKS AND DEBRIS (GREATER THAN 3" IN SIZE). ORGANIC CONTENT SHALL BE TESTED BY AN APPROVED LAB AND CERTIFIED TO BE BETWEEN 10-20% BY WEIGHT. ALL TOPSOIL SHALL BE SATURATED WITH WATER AND ALLOWED TO SETTLE PRIOR TO SEEDING. SETTLED AREAS SHALL BE REFILLED AND SATURATED AGAIN PRIOR TO SEEDING. THE GRADES SHALL MATCH ALL EXISTING LANDSCAPE AND ANY IMPROVEMENTS COMPLETED UNDER THIS PLAN. THE CONTRACTOR SHALL SCARIFY THE SOIL SURFACE TO OPEN THE SOIL PRIOR TO SEEDING. ALL SEEDING, FERTILIZER, AND MULCH SHALL BE PLACED WITHIN FIVE (5) WORKING DAYS OF PLACING TOPSOIL.
-ALL SEEDING, MULCHING AND FERTILIZER SHALL BE PLACED BY UTILIZING HYDRO-SEEDING / HYDRO-MULCHING 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.

REQUIRED PERMANENT SEED MIXES FOR CONSTRUCTION

OPTION #1 (SEEDING DATES: MARCH 1 TO SEPTEMBER 30)
- 40% KENTUCKY BLUE GRASS
- 20% CREEPING RED FINE FESCUE
- 20% CHEWINGS FINE FESCUE
- 20% PENN FINE PERENNIAL RYE GRASS

OPTION #2 (FALL SEEDING DATES AFTER SEPTEMBER 30)
- 30% KENTUCKY BLUE GRASS
- 20% CREEPING RED FESCUE
- 50% PERENNIAL RYE (PENN FINE, KEYSTONE, OR EQUAL)

FERTILIZER

12-12-12 AT 2- POUNDS PER 1,000 SQUARE FEET (DRY OR LIQUID)

-TEMPORARY SEEDING SHALL BE APPLIED PER THE SPECIFICATIONS PROVIDED WITHIN THE ODNR "RAINWATER AND LAND DEVELOPMENT" MANUAL.

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 MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.

29. DISPOSAL OF EXCAVATION: UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS, THE CONTRACTOR MUST DISPOSE OF ALL EXCAVATED MATERIAL THAT IS NOT BEING USED AS FILL AT AN OFFSITE LOCATION. THE CONTRACTOR MUST PROVIDE A COPY OF THE SIGNED, WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OFFSITE LANDOWNER BEFORE MUST 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 MUST 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.) MUST 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 MUST 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 MUST 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 NON-WORKING HOURS.
ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.
-ALL TRAFFIC LANES MUST 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 MUST BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH PAGE C-18 OF THE OHIO MANUAL. A UNIFORMED OFFICER MUST 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. ALL TEMPORARY MAINTENANCE OF TRAFFIC CONTROLS, INCLUDING LAW ENFORCEMENT OFFICERS AND THEIR CARS, MUST 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 MUST BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES MUST 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. COST OF SAID INSPECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. INVOICES SHALL BE SUBMITTED TO THE CONSTRUCTION REPRESENTATIVE OF RECORD AND PAID FROM THE PROJECT OBSERVATION FEES.

35. 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. CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.

STORM SEWER PIPE
OUTSIDE OF PAVEMENT LIMITS
FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
A. POLYVINYL CHLORIDE (PVC) PIPE <= 15" DIAMETER WITH MINIMUM OF FOUR FEET (4') COVERAGE AND A MAXIMUM OF 15 FEET COVERAGE SHALL CONFORM TO CMSC 720.08 AND/OR ODOT CMS 707.45.
B. HIGH DENSITY POLYETHYLENE (HDPE) PIPE FROM 12" TO 36" DIAMETER CONFORMING TO CMSC 720.12 AND/OR ODOT CMS 707.33 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.
C. POLYPROPYLENE (PP) PIPE FROM 12" TO 36" DIAMETER CONFORMING TO ODOT CMS 707.65 OR 707.69 AND/OR CMSC 720.13 OR 720.14 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.
-MANDREL TESTING MUST 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 CMSC 706.02, CONCRETE BOX CMSC 706.05) AND IS ALSO PERMITTED ON ALL SEWERS FROM 12" TO 36" DIAMETER.

WITHIN PAVEMENT LIMITS
FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
A. FLEXIBLE PIPE INSTALLATION WHICH CONFORMS TO ODOT CMS 605 MAY BE USED FOR FOUR INCH AND 6 INCH (4" AND 6") UNDERDRAIN TILES.
B. 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 TWO FEET (2') COVERAGE.
C. POLYPROPYLENE (PP) PIPE <=36" DIAMETER CONFORMING TO ODOT CMS 707.65 AND/OR CMSC 720.13 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.
-MANDREL TESTING MUST 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 CMSC 706.02. CONCRETE BOX CMSC 706.05) AND IS ALSO PERMITTED FOR USE ON 12" TO 36" SEWERS.

36. TRENCH BACKFILL: TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN THREE FEET (3') BEHIND THE CURB OR EDGE OF PAVEMENT, MUST BE FILLED AND COMPACTED PER TYPE A BACKFILL. TRENCHES WITHIN THE RIGHT-OF-WAY, BUT OUTSIDE THE ROAD INFLUENCE, MUST BE FILLED AND COMPACTED AS 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, COMPACTED AS STIPULATED IN ITEM 912.03. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL MANHOLES, STRUCTURES AND CLEANOUTS. CDF 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 (3') ABOVE THE TOP OF THE SEWER.
-AGGREGATE FOR BEDDING SHALL BE NO. 57 OR NO. 8, AS PER ITEM 703.
-THE EXCAVATED TRENCH WIDTH 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 10' HORIZONTAL SEPARATIONS BETWEEN ANY WATER MAIN AND SANITARY OR STORM SEWERS.

39. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING MUST 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 MUST NOT EXCEED FIVE PERCENT (5%) OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

NO.	DATE	BY	DESCRIPTION
1	6/1/16	DS	CITY OF GROVE CITY PLANNING COMMENTS

DATE: 05/02/2016
JOB#: N1810001
DRAWN BY: DES
CHECKED BY: RJT

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

CITY OF G ROVE CITY, OHIO
RITE RUG RETAIL STORE
SITE DEVELOPMENT PLAN
LONDON GROVEPORT RD
GROVE CITY, OHIO 43123

GENERAL NOTES

C-7

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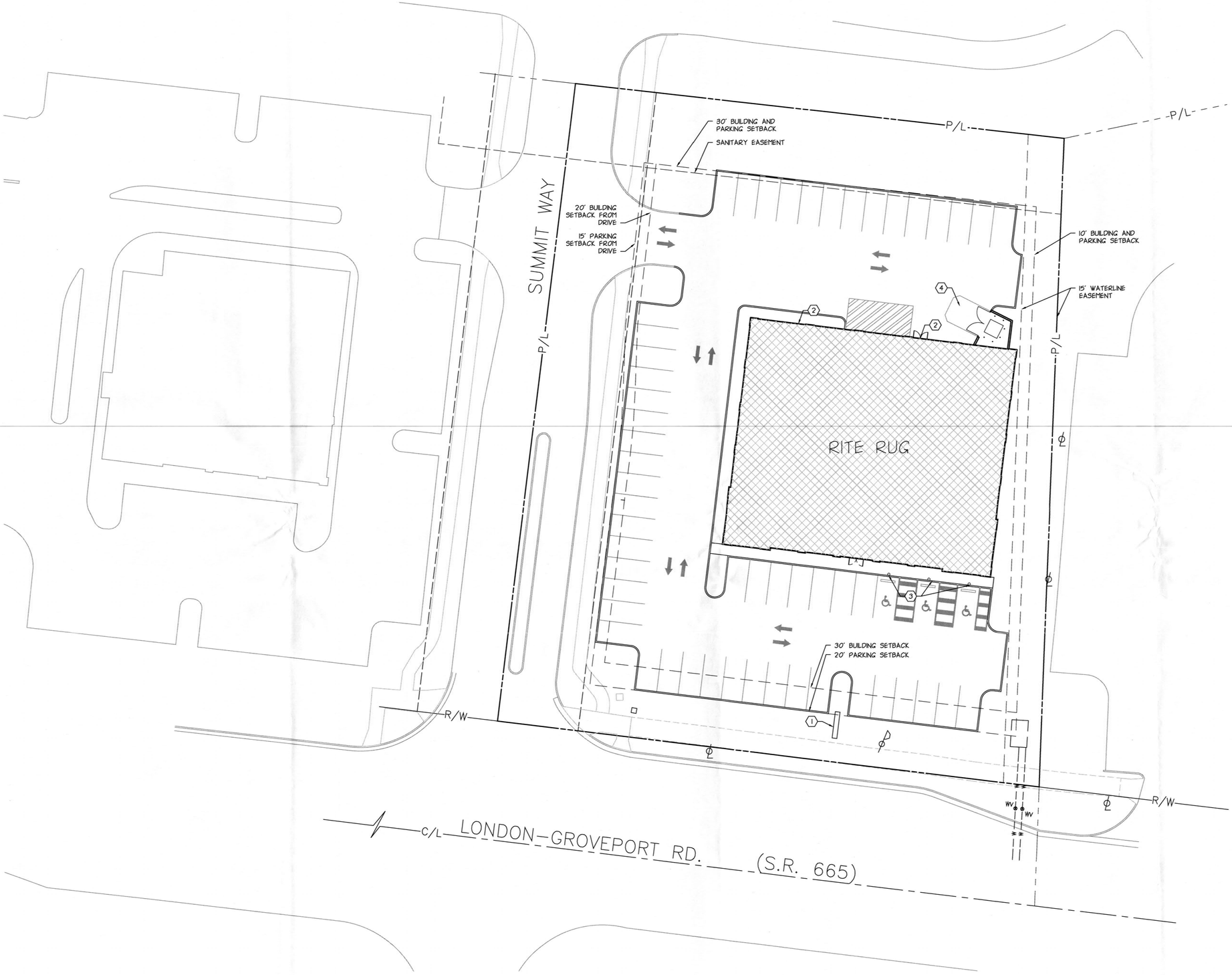
SITE PLAN NOTES

1. ROAD SIGN - SEE DETAILS 2 AND 3/A1.01
2. SITE LIGHTING - COLOR TO BE BRONZE - SEE ELECTRICAL DRAWINGS
3. HANDICAP PARKING SIGN
4. CONCRETE APRON - SEE CIVIL DRAWINGS



N
SITE PLAN
SCALE 1" = 20'

RITE RUG

LONDON GROVEPORT ROAD, GROVE CITY, OH 43123

DRAWING SET

06	01	2016	preliminary
		check
		bid
		permit
		construction

REVISIONS

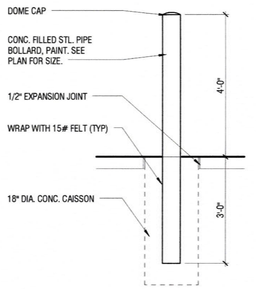
SEAL

NOT FOR CONSTRUCTION

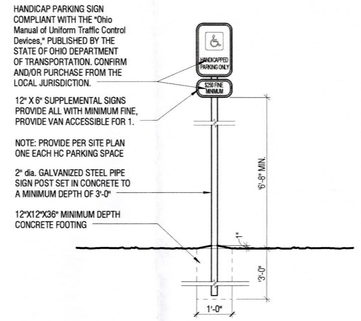
PROJECT NUMBER
A15-016

SHEET TITLE
ARCHITECTURAL SITE PLAN

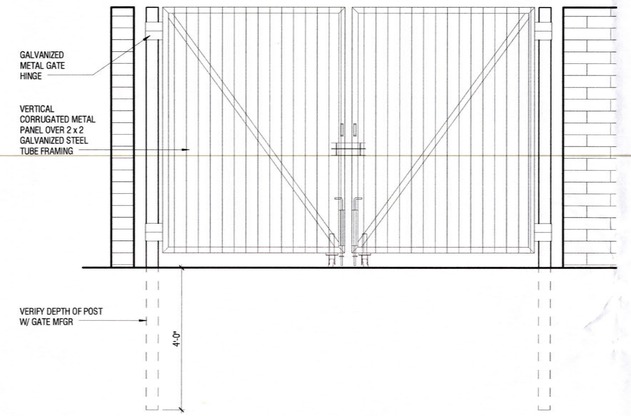
SHEET NUMBER
A1.01



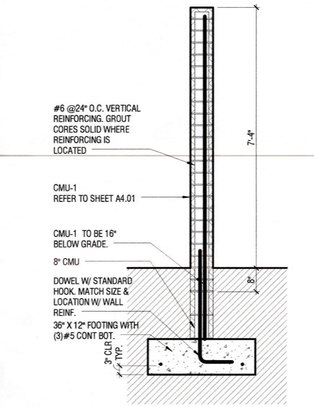
6 BOLLARD
SCALE 1/2" = 1'-0"



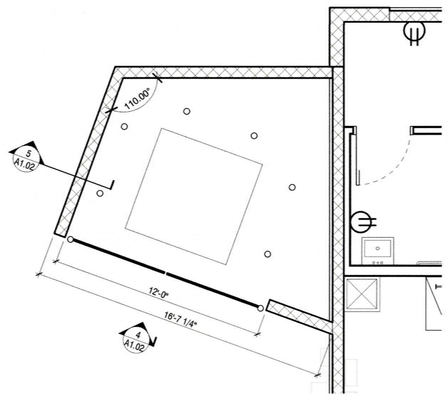
7 HANDICAP SIGN
SCALE 1/2" = 1'-0"



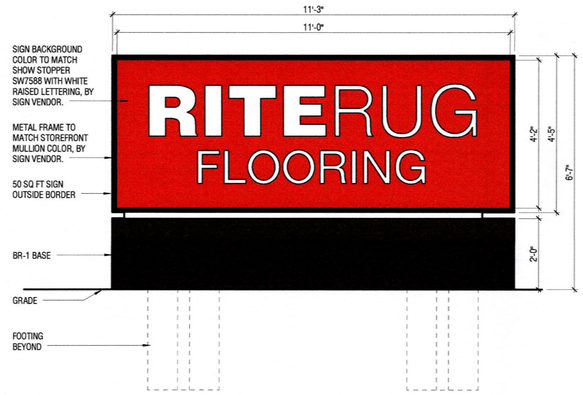
4 DUMPSTER ENCLOSURE GATE
SCALE 1/2" = 1'-0"



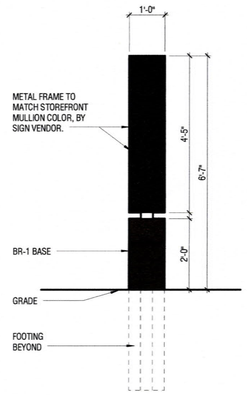
5 DUMPSTER ENCLOSURE WALL
SCALE 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
SCALE 1/4" = 1'-0"



2 ROAD SIGN ELEVATION
SCALE 1/2" = 1'-0"



3 ROAD SIGN ELEVATION
SCALE 1/2" = 1'-0"

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RITERUG
LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

DRAWING SET

■	6/01/2016	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

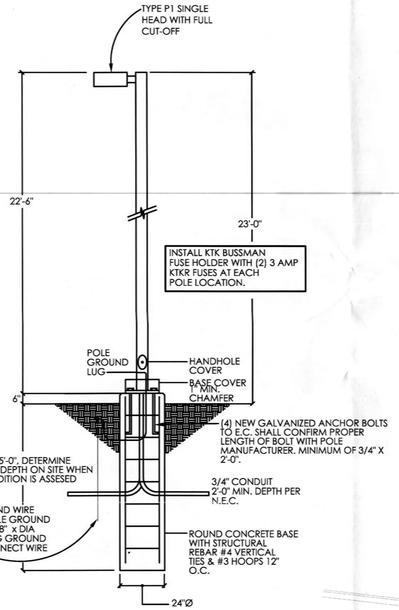
SEAL

NOT FOR CONSTRUCTION

PROJECT NUMBER
A15-072

SHEET TITLE
SITE DETAILS

SHEET NUMBER
A1.02



B POLE BASE DETAIL FOR P1 POLE
SCALE: N.T.S.

N A SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
10' past property line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A	0.3:1
Parking Area	+	2.1 fc	14.7 fc	0.5 fc	29.4:1	4.2:1	0.1:1

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○ □	P1	6	KIM LIGHTING	CC21x3E35-120L4K	CURVILINEAR LED SPUN ALUMINUM HOUSING AND DIE-CAST ALUMINUM LENS FRAME. FLAT GLASS LENS. LED EMITTER DECK INCLUDES SPUN ALUMINUM DECK, LED MODULES, HEATSINKS, AND PRISMS.	120 219B DIODES. 4200K	1	cc213e35-1204k.ies	9735.041	1	126
△ □	W1	2	Lithonia Lighting	ALXW LED 1 30A350/51K SR4	LED WALLPACK WITH TYPE 4 DISTRIBUTION	ONE 113.1-WATT LED, AIMED DOWN POS.	1	ALXW_LED_1_30A350_51K_SR4.ies	6892.2	1	113.1
○	A	3	Lithonia Lighting	REAL6C D6MW ESL 1500L 35K 9SSC	6" REALITY LED RECESSED DOWNLIGHT, 1500 LUMENS .9S SPACING 3500K CCT		1	REAL6C_D6MW_ESL_1500L_35K_9SSC.ies	1520.937	1	18.8

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ENGINEERINGGROUP, LTD.
625 EAST NORTH BROADWAY
COLUMBUS, OHIO 43214
614-225-1980
EMENGINEERINGGROUP.COM

PROJECT NUMBER: **160152**
DESIGN BY: **JSE**

RITE RUG
LONDON GROVEPORT ROAD, GROVE CITY, OH 43123

DRAWING SET
- 06/01/2016 preliminary
- check
- bid
- permit
- construction

REVISIONS

SEAL

NOT FOR CONSTRUCTION

PROJECT NUMBER
A15-016

SHEET TITLE
SITE PHOTOMETRIC LIGHTING PLAN

SHEET NUMBER
SL-1.0

think. create. *do.*

CC/CCS21

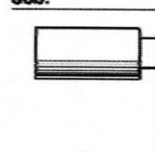
KIM LIGHTING

21" Arm Mounted, Curvilinear, PicoEmitter™ LED

revision 11/21/14 • kim_cc21aeled_spec.pdf

Type: P1
Job:

Page: 2 of 6



Standard Features

Mounting
3Y configuration is available for round poles only.

Plan View:							Wall Mount
EPA:	1.2	2.4	2.2	3.4	3.4	3.9	—
Cat. No.:	☐1A	☐2B	☐2L	☐3T	☐3Y	☐4C	☐1W

Fixture
Cat. No. designates CC/CCS fixture and light distribution.

CC 21 A x 350mA

Housing: CC, CCS
Size: 21 = 21" Large 120 LEDs
A = Arm Mount
Distribution:
☐1 = Type I Full Cutoff
☐2 = Type II Full Cutoff
☐3 = Type III Full Cutoff
☐4 = Type IV Full Cutoff
☐5 = Type V Square Full Cutoff
☐L = Type L Left Full Cutoff
☐R = Type R Right Full Cutoff

E35 = 350mA

Light Distribution: Type I, Type II, Type III, Type IV Forward Throw, Type V Square, Type R Right, Type L Left

Electrical Module

Cat. Nos. for Electrical Modules available:

120L xK x

Source: 120L = 120 LED's

Color Temperature:
☐3K = 3000K
☐4K = 4200K
☐5K = 5100K
☐2K = 580nm - Amber

Voltage:
☐120 = 120V
☐208 = 208V
☐240 = 240V
☐277 = 277V
☐347 = 347V
☐480 = 480V

Finish
TGIC powder coat

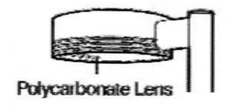
Color:	Black	Dark Bronze	Light Gray	Stealth Gray	Platinum Silver	White	Custom Color¹
Cat. No.:	☐BL	☐DB	☐LG	☐SG	☐PS	☐WH	☐CC

¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:

Optional Features

Polycarbonate Lens
Cat. No. ☐L21F
☐No Option

Clear UV stabilized polycarbonate replaces standard flat glass lens, gasketed and integral with lens frame.
CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight.



Polycarbonate Lens

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CSXW LED

LED Wall Luminaire

CONTOUR

Catalog Number
Notes
Type W1

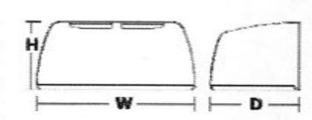
Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Specifications

Height: 7-1/8" (18.2 cm)
Width: 16-3/8" (41.6 cm)
Depth: 9-5/16" (23.6 cm)
Weight (max): 30 lbs (13.6 kg)



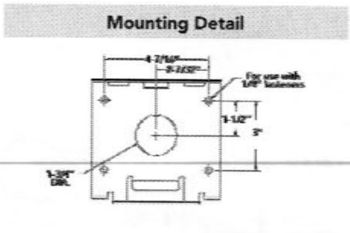
Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
CSXW LED	30C 30 LEDs	700 700 mA 1000 1000 mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium TFTM Type forward throw, medium	MVOLT² 120¹ 208¹ 240¹ 277¹ 347¹ 480¹	Shipped included (blank) Surface mount Shipped separately BBW Surface-mounted back box (for conduit entry)⁴	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) Shipped separately⁴ VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail



Accessories
Ordered and shipped separately

CSXWBBW DDBXD U Back box accessory (specify finish)
CSXWWG U Wire guard accessory
CSXWVG U Vandal guard accessory

NOTES
1 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 5000K (50K) lead times.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3 Available with 700 mA options only (30C 700).
4 Also available as a separate accessory; see Accessories information at left.
5 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
6 Must be ordered with fixture; cannot be field installed.
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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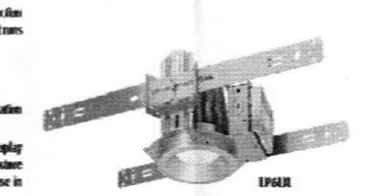
LITHONIA LIGHTING

Catalog Number
Notes
Type D1

6" LED

REALITY™

Non-IC
New Construction



LP6LN

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — LP6LN (New Construction): Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

6PL (New Construction): Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

6PLR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ABC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL listed for through-wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

LED Trim: Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fixed to the housing to reduce the ingress of dust.

OPTICS — Elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.65 spacing criteria. The luminaire is also available with a 0.95 spacing criteria option for use in general/ambient lighting applications.

CRI>80.

ELECTRICAL — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box, dims luminaire to 15% light output.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

The system maintains 70% lumen output for more than 50,000 hours.

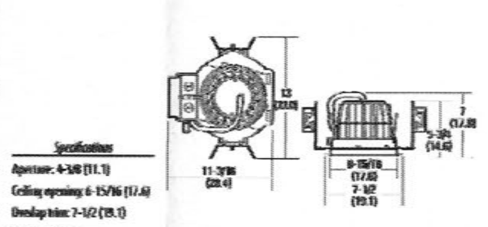
Input wattage for 1000L is 14.2W, 74 lumens per watt. Input wattage for 1500L is 18.8W, 85 lumens per watt.

Actual wattage may differ by +/-15% when operating between 120-277V +/-10%.

LISTINGS — CSA certified to US and Canadian safety standards. Wet location listed. ENERGY STAR® qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

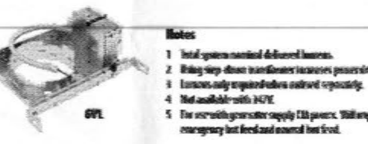


Specifications
Aperture: 4-3/8 (11.1)
Ceiling opening: 6-15/16 (17.6)
Overlap trim: 7-1/2 (19.1)
Height: 7 (17.8)
All dimensions are inches (centimeters) unless otherwise noted.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example: REAL6C D6MW ESL 1500L 35K .95SC 277 LP6LN**

REAL6C D6		ESL						
Series/Finish		Type	Lumen output¹	Color temperature	Distribution	Voltage	Mounting pan	Options
Series REAL6C D6 6" open downlight	Finish MW Matte white A Clear diffuse AZ Clear specular BN Brushed nickel BLZ Black specular BZA Antique bronze ORB Oil-rubbed bronze WT Wheat diffuse	ESL ENERGY STAR® listed	1000L 14.2W, 1000 lumens 1500L 18.8W, 1500 lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K	.65SC .65 Spacing criteria .95SC .95 Spacing criteria	120 277 347²	LP6LN 1000L³ LP6LN 1500L² 6PL 1000L³ 6PL 1500L³ 6PLR 1000L³ 6PLR 1500L³	PFMW Matte white plastic flange ring PFBL Black plastic flange ring ELR Emergency battery pack with remote test switch⁴ GMF Single slow-blow fuse, must specify voltage ISH Insect shield

Accessories: Order as separate catalog number.
NPP16D nLight® network relay pack with 0-10V dimming. Refer to TE-602.
NPP16D ER nLight® network relay pack with 0-10V dimming for emergency circuit operation. Refer to TE-602.⁵



6PLR 6PL

Notes
1 Total system nominal delivered lumens.
2 Using step-down transformer increases power draw by 15 watts.
3 Lumens only required when ordered separately.
4 Not available with 347V.
5 For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

DOWNLIGHTING REALITY-6-LED-COMMERCIAL-ESL

CC/CCS21

KIM LIGHTING

21" Arm Mounted, Curvilinear, PicoEmitter™ LED

revision 11/21/14 • kim_cc21aeled_spec.pdf

Type:
Job:
Catalog number:

Mfg. / Fixture / Electrical Module / Finish / Options
See page 2 / See page 2 / See pages 3-4

Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

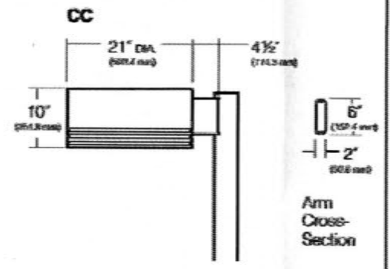
Approvals:

Date:
Page: 1 of 6

Specifications

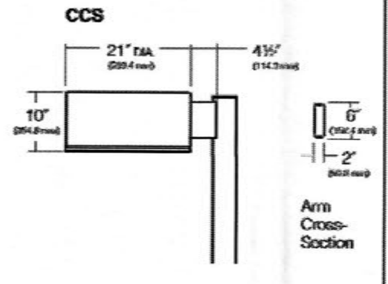
21" Diameter
120 Light Emitting Diodes
Total Max System Watts = 130W

CC



Arm Cross-Section

CCS



Arm Cross-Section

Housing: Spun aluminum. (Rollformed linear reveals; **CC:** Three equally spaced reveals, ½" wide, separated by ½" ribs, ¼" deep. **CCS:** One ¼" groove, ¼" deep.) Sidewalls have a maximum 1° of taper, and are free of welds or fasteners. A rollformed aluminum flange is hemmed into the bottom providing support for the reflector module. An internal aluminum casting provides for mounting of the electrical module plus reinforcing for side-arm mounting of the fixture.

Lens Frame Assembly: One-piece cast aluminum lens frame is attached to the housing by a zinc plated cold rolled steel hinge with a stainless steel pin. Closure is by three self-retained stainless steel screws. A stainless steel self-locking stop arm is provided to hold the lens frame in the open position while servicing. A 3/16" thick clear flat tempered glass lens is fully gasketed by a one-piece extruded and vulcanized silicone gasket. Lens is retained in the frame by removable zinc plated steel clips.

Standard Arm Mounting: Arm is one-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut to mate with specified round pole.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, LifeShield™ temperature control device and surge protector. Electrical module attaches to housing with key hole slots, accessible by opening the lens frame and removing optical module. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Precision, replaceable PicoEmitter reflectors are positioned to achieve directional control toward desired task. The entire EmitterDeck® mounting assembly fastens to the housing as a one-piece module.

Finish/Color: TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

Listed To: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

Warranty: Kim Lighting warrants Curvilinear LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (PicoEmitters) and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® temperature control device, surge protector), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

HUBBELL

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K Lumens	B	U	G	LPW	50K Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700-K	69W	T2M	6,695	2	0	2	97	7,185	2	0	2	104
				T3M	7,063	2	0	2	102	7,582	2	0	2	110
				T4M	7,017	2	0	2	102	7,528	2	0	2	109
				TFTM	7,158	2	0	2	104	7,679	2	0	2	111
	1000 mA	30C 1000-K	104W	T2M	8,868	2	0	2	85	9,560	2	0	2	92
				T3M	9,361	2	0	2	90	10,091	2	0	2	97
				T4M	9,293	2	0	2	89	10,018	2	0	2	96
				TFTM	9,481	2	0	2	91	10,220	2	0	2	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSXW LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

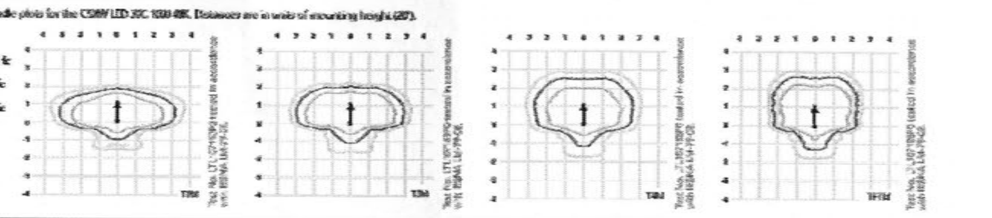
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
30C	700	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	1000	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



LEGEND 0.25 fc, 0.5 fc, 1.0 fc — T2M, T3M, T4M, TFTM

FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series Wall LED luminaire is ideal for commercial building-mounted applications from over the door to 20ft mounting heights.

CONSTRUCTION
Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS
CSA Certified to U.S. and Canadian standards. Light engine is IP66 rated. Luminaire is IP66 rated.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

LITHONIA LIGHTING

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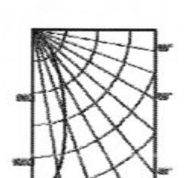
CSXW-LED
Rev. 12/17/13

REALITY™ 6" LED ENERGY STAR®

PHOTOMETRICS

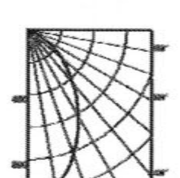
Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire

REAL6C D6MW ESL 35K 1500L .65SC, input watts: 18.8, delivered lumens: 1607, .65 spacing, LM/W=85, test no. LTL21387



[illegible]

REAL6C D6MW ESL 1500L 35K .95SC, input watts: 18.8, delivered lumens: 1520, .95 spacing, LM/W=81, test no. LTL21389



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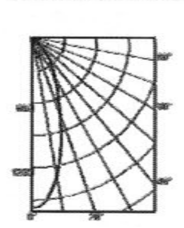
REAL6C D6MW ESL 1000L 35K .65SC, input watts: 14.2, delivered lumens: 1057, .65 spacing, LM/W=74, test no. LTL21373



[illegible]

Color temperature	Lumen multiplier
27K	0.83
30K	0.94
35K	1.00 (baseline)
40K	1.03

Trim finish	Lumen multiplier
Clear Diffuse (A)	1.01
Matte White (MW)	1.00
Clear Specular (AZ)	1.00
Wheat (WT)	0.98
Brushed Nickel (BN)	0.97
Black Specular (BLZ)	0.96
Antique Bronze (BZA)	0.95
Oil-Rubbed Bronze (ORB)	0.95

COMPATIBLE DIMMER SWITCHES	
Manufacturer	Model number
Synergy®	ISD BC 120/277
Leviton®	IP710-DLX
Lutron®	NTFTV-WH For on/off control, this switch requires a power pack. Consult Lutron for more information.

EMERGENCY LUMEN OUTPUT	
Lumens	Intial Output
1000	180lms
1500	270lms

REALITY-6-LED-COMMERCIAL-ESL

LITHONIA LIGHTING
An AcuityBrands Company

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
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P614.469.7500 | F 614.469.0500 | www.archall.com

ENGINEERINGGROUP, LTD.
625 EAST NORTH BROADWAY
COLUMBUS, OHIO 43214
614-225-1580
EMENGINEERINGGROUP.COM
PROJECT NUMBER: **160152**
DESIGN BY: **JSE**

RITERUG
LONDON GROVEPORT ROAD, GROVE CITY, OH 43123

DRAWING SET
■ 06/01/2016 preliminary
☐ check
☐ bid
☐ permit
☐ construction

REVISIONS

SEAL

NOT FOR CONSTRUCTION

PROJECT NUMBER
A15-016

SHEET TITLE
SITE LIGHTING CUT SHEETS

SHEET NUMBER
SL-1.1

think. create. do.

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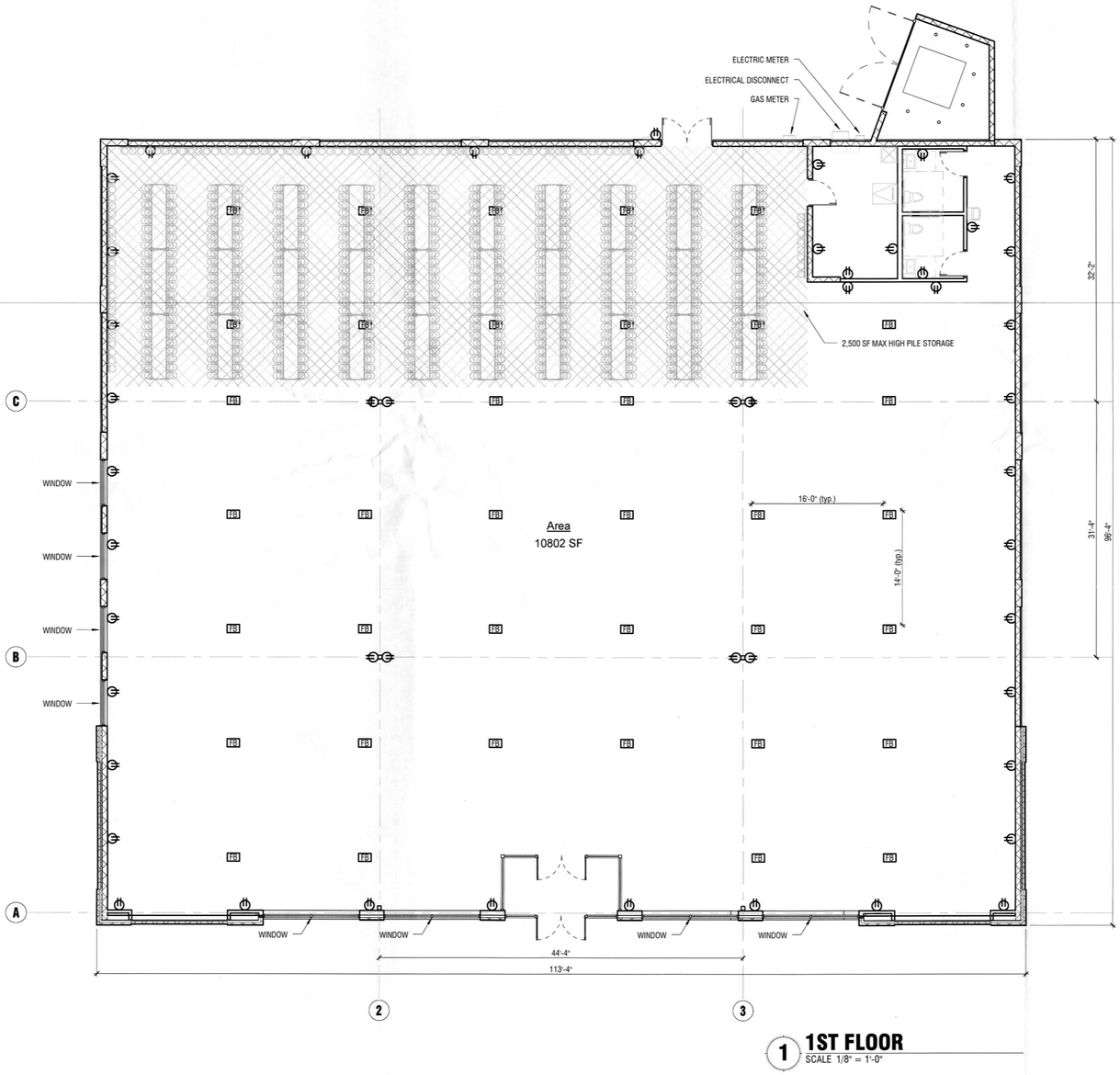


1 **1ST FLOOR**
SCALE 1/8" = 1'-0"

RITE RUG

LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

DRAWING SET

■	6/01/2016	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

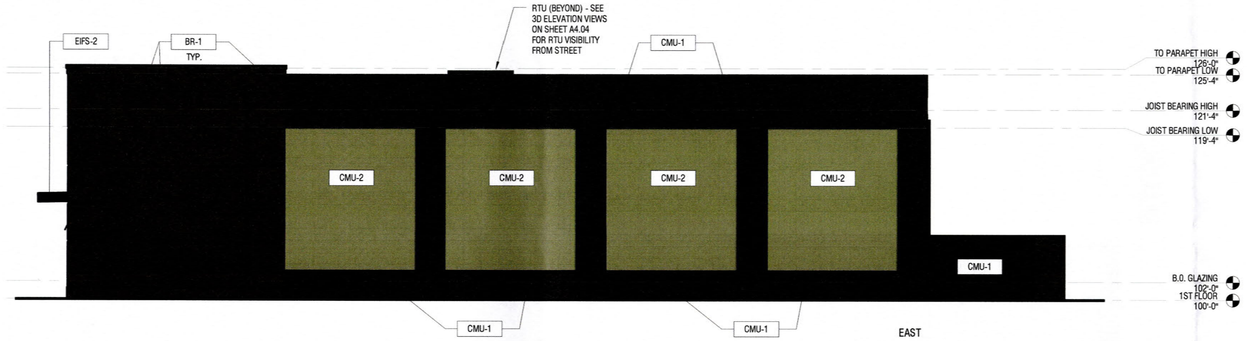
SEAL

NOT FOR CONSTRUCTION

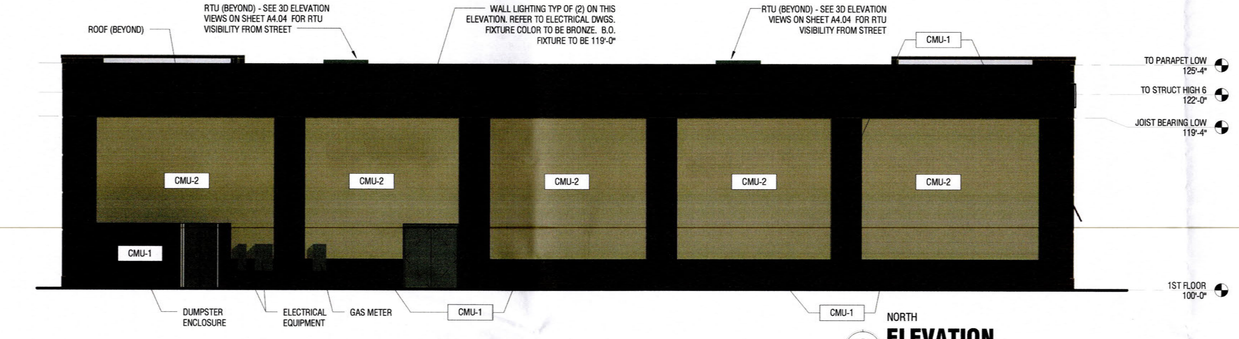
PROJECT NUMBER
A15-072

SHEET TITLE
FLOOR PLAN - OVERALL

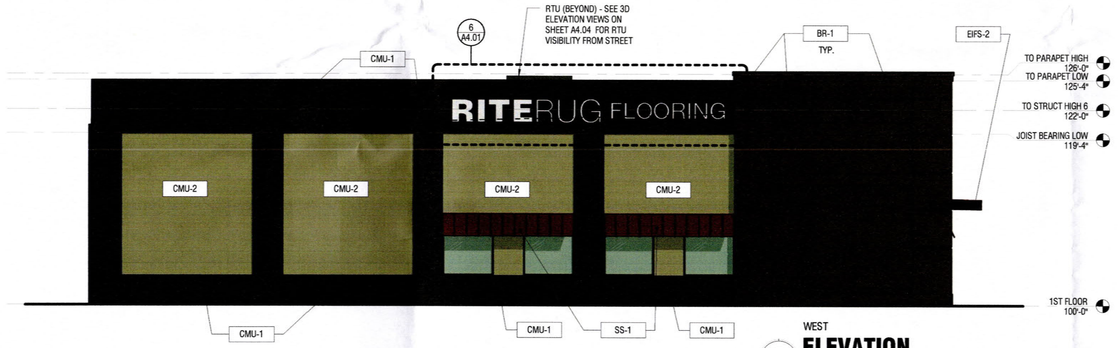
SHEET NUMBER
A3.05



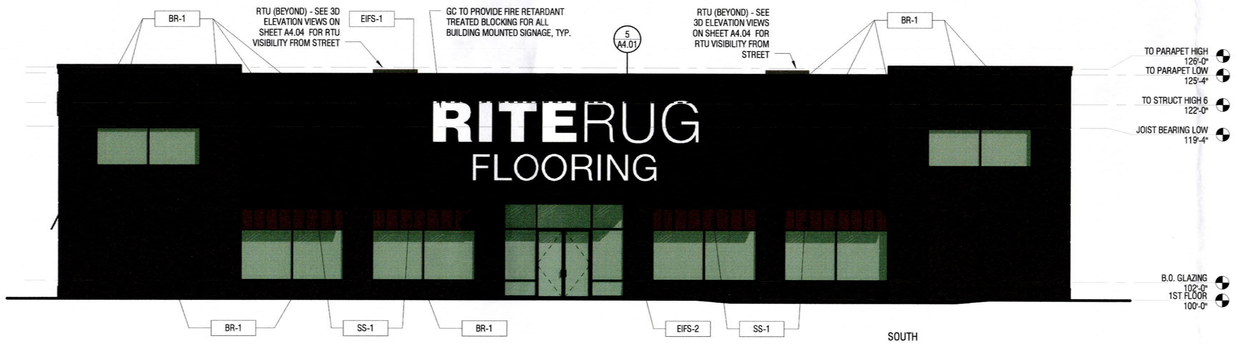
EAST
4 ELEVATION
SCALE 1/8" = 1'-0"



NORTH
3 ELEVATION
SCALE 1/8" = 1'-0"



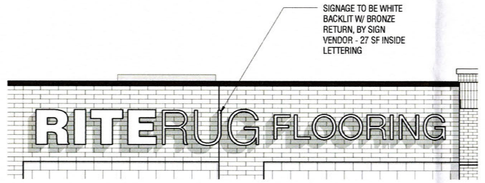
WEST
2 ELEVATION
SCALE 1/8" = 1'-0"



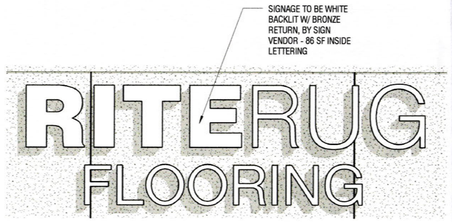
SOUTH
1 ELEVATION
SCALE 1/8" = 1'-0"

SIGNAGE QUANTITIES

ENTRY SIGNAGE	86 SQFT
SIDE WALL SIGNAGE	+26 SQFT
TOTAL SIGNAGE	**112 SQFT**



SIGNAGE - SIDE WALL
6 ELEVATION
SCALE 3/16" = 1'-0"



SIGNAGE - MAIN ENTRY
5 ELEVATION
SCALE 3/16" = 1'-0"

GENERAL NOTES

- ALL COPING AND BREAK METAL TO MATCH ADJACENT WALL COLOR
- ALL DOWNSPOUTS AND OVERFLOW PENETRATIONS TO BE BRONZE
- SEE BUILDING SECTIONS FOR MORE INFORMATION
- SEE DOOR SCHEDULE NOTES FOR SIGNAGE REQUIREMENTS
- MAX SIGNAGE = 1 SF OF SIGNAGE PER 1 LINEAL FOOT OF BUILDING FRONTAGE (MAX. 200 SF).
- SOUTH ELEVATION: 113 LINEAL FEET OF FRONTAGE
- SOUTH ELEVATION SIGN: 86 SF (113 SF MAX.)
- WEST ELEVATION: 96 LINEAL FEET OF FRONTAGE
- WEST ELEVATION SIGN: 32 SF (96 SF MAX.)

X CODED NOTES - ELEVATION

EIFS-1 **EIFS**
COBBLE BROWN SW6082 | PAREX OR APPROVED EQUAL
- COLOR TO MATCH CMU-1
- REFER TO WALL SECTIONS

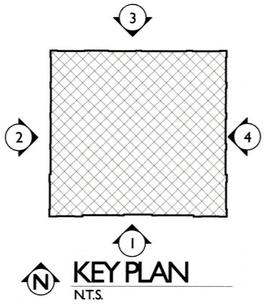
EIFS-2 **EIFS**
COLOR: RED TO MATCH STANDING SEAM METAL ROOFING | PAREX OR APP'D EQUAL
- SUBMIT COLOR SAMPLES TO ARCHITECT FOR APPROVAL
- REFER TO WALL SECTIONS

BR-1 **BRICK**
WALNUT BLEND #597 | CONTINENTAL BRICK COMPANY
X-10 LIGHT GRAY FLAMINGO-BRIXMENT MORTAR DAE.
- REFER TO WALL SECTIONS
- ALL CMU BACK-UP WALLS TO BE 8", COLOR TO MATCH CMU-1.

CMU-1 **CMU - 10X4X16**
(PROVIDE ALTERNATE PRICING FOR 10X8X16)
SYRACUSE BLEND | OBERFIELDS LLC: DESIGN BLOK SPEC-BRIK
-MORTAR: SPEC MIX - SM400 MEDIUM BUFF
-INTEGRAL BLOCK SEALER + POST APPLIED BLOCK SEALER.
- ALL CORES FROM FINISH FLOOR HAVE FACTORY INSTALLED KORFIL EPS "ICON" SHAPED FOAM INSERTS EXCEPT IN INSTANCES WHERE THE CORES ARE TO BE GROUTED SOLID DUE TO BOND BEAMS, LINTELS, CMU PIERS, AND AT EACH SIDE OF THE WINDOWS AT THE EAST WALL WITH REINFORCING AT BOTH FACES.
-PROVIDE 'BLOCKFLASH' WEEP SYSTEM.
-REFER TO WALL SECTIONS FOR MORE INFORMATION.

CMU-2 **CMU-MILLED STONE 8X8X15**
BUFF BLEND #2201B SMOOTH | OBERFIELDS LLC: DESIGN BLOK MILLED STONE
-MORTAR: SPEC MIX - SM400 MEDIUM BUFF
-SEE WALL SECTION NOTES FOR ADDITIONAL SPECIFICATIONS.
- ALL CORES FROM FINISH FLOOR HAVE FACTORY INSTALLED KORFIL EPS "ICON" SHAPED FOAM INSERTS EXCEPT IN INSTANCES WHERE THE CORES ARE TO BE GROUTED SOLID DUE TO BOND BEAMS, LINTELS, CMU PIERS, AND AT EACH SIDE OF THE WINDOWS AT THE EAST WALL WITH REINFORCING AT BOTH FACES.
-REFER TO WALL SECTIONS FOR MORE INFORMATION
-PROVIDE 'BLOCKFLASH' WEEP SYSTEM.
- REFER TO WALL SECTIONS FOR MORE INFORMATION

SS-1 **STANDING SEAM METAL AWNING**
ATAS 1" FIELD LOK - 17 BRITE RED, 3 COAT W/ CLEAR
- BRONZE METAL FRAME
- AWNING VENDOR TO PROVIDE MATERIAL SAMPLES TO ARCHITECT FOR APPROVAL.



KEY PLAN
N.T.S.

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RITERUG
LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

DRAWING SET
- 6.01.2016 preliminary
- check
- bid
- permit
- construction

REVISIONS

SEAL

NOT FOR CONSTRUCTION

PROJECT NUMBER
A15-072

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.01

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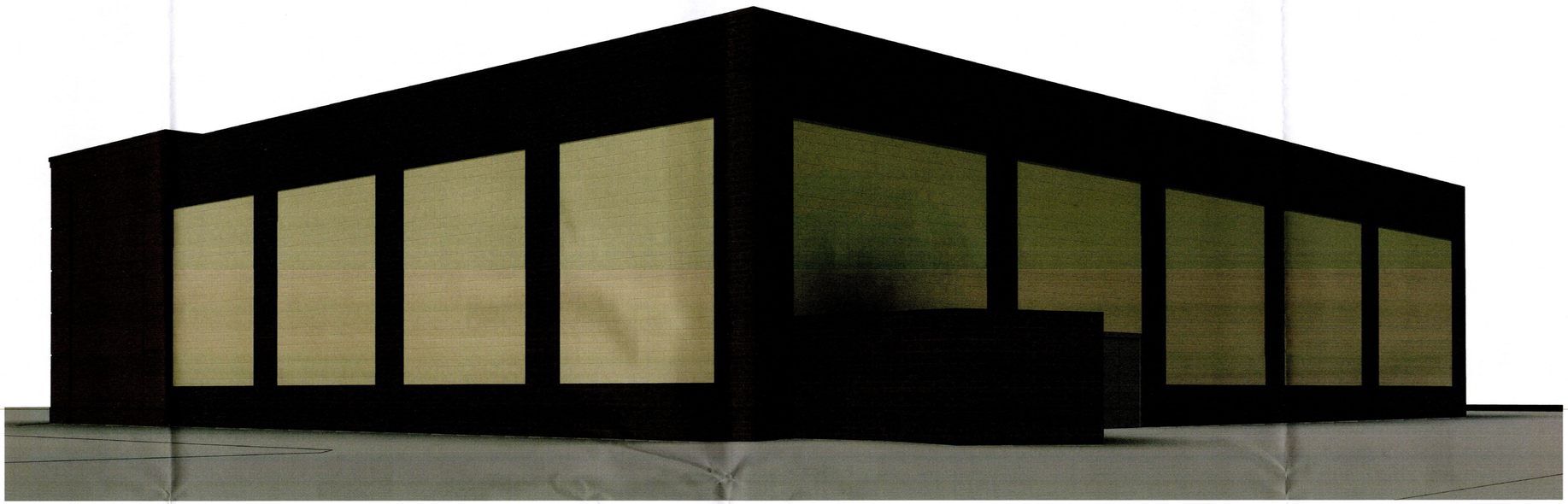


RITERUG

LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

DRAWING SET

■	6/01/2016	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

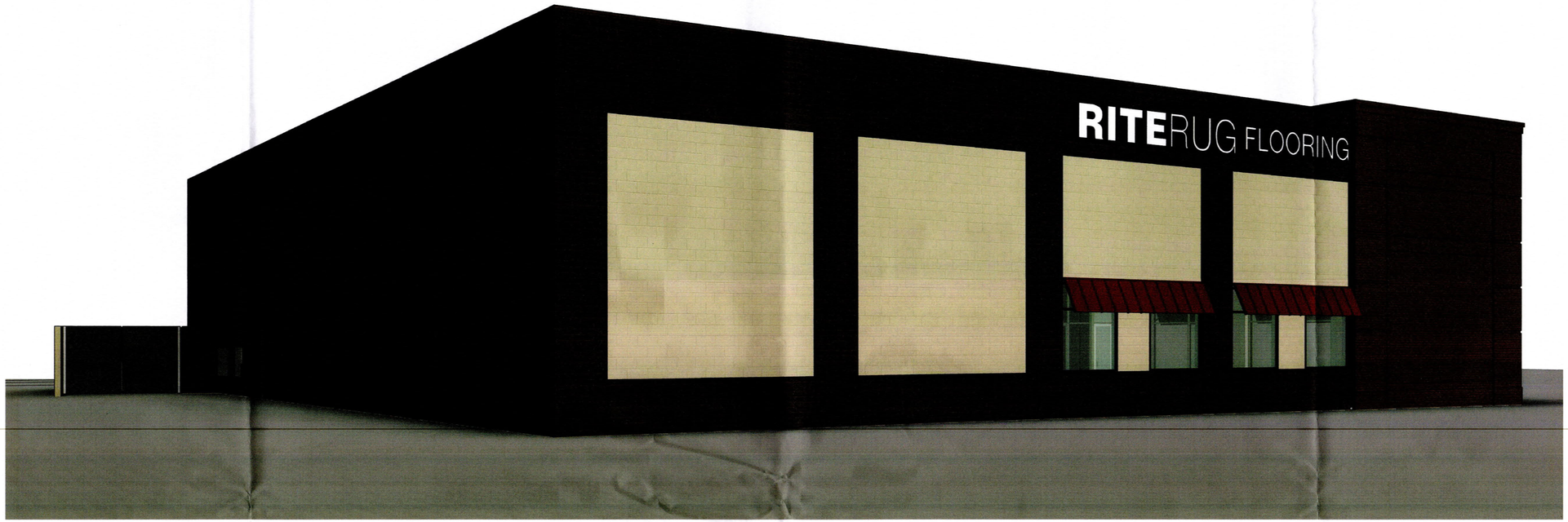
SEAL

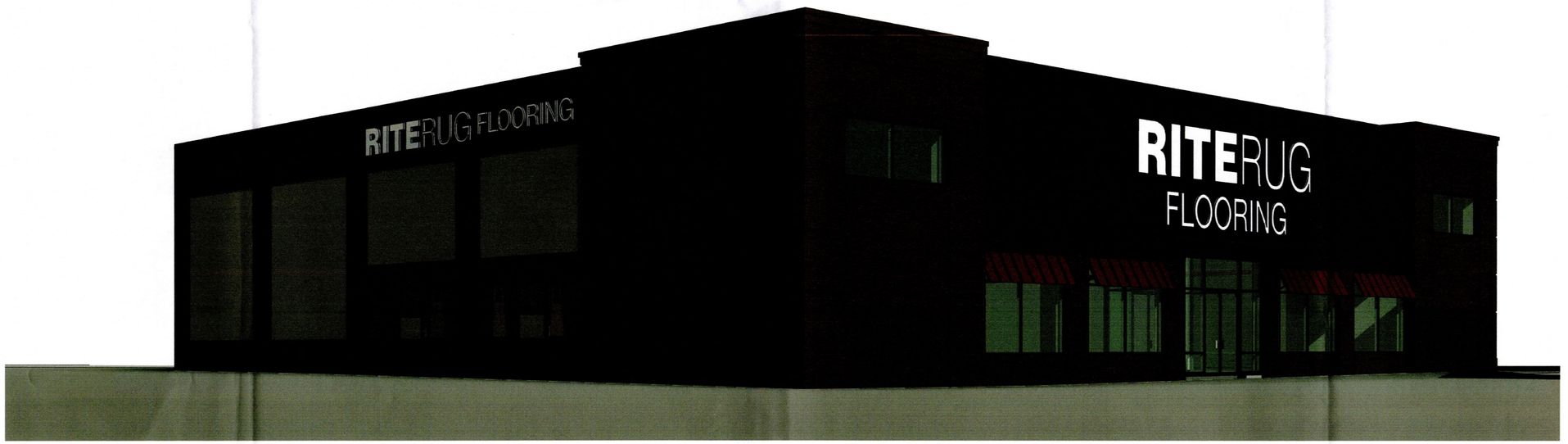
NOT FOR CONSTRUCTION

PROJECT NUMBER
A15-072

SHEET TITLE
3D

SHEET NUMBER
A4.02





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RITERUG

LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

DRAWING SET

- [x] 6/01/2016 preliminary
- [ ] _____ check
- [ ] _____ bid
- [ ] _____ permit
- [ ] _____ construction

REVISIONS

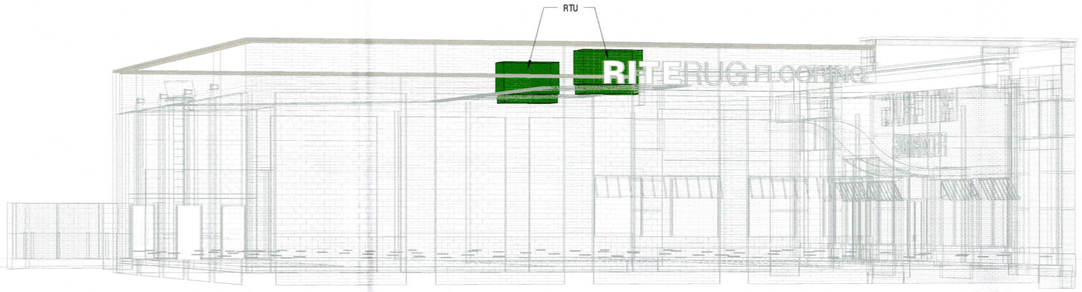
SEAL

NOT FOR CONSTRUCTION

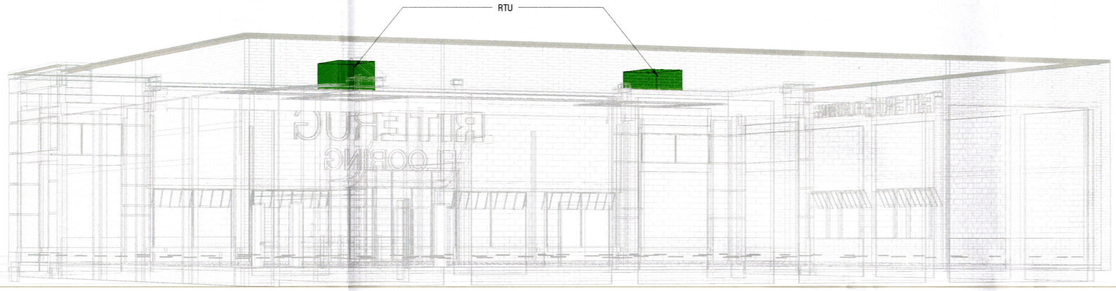
PROJECT NUMBER
A15-072

SHEET TITLE
3D

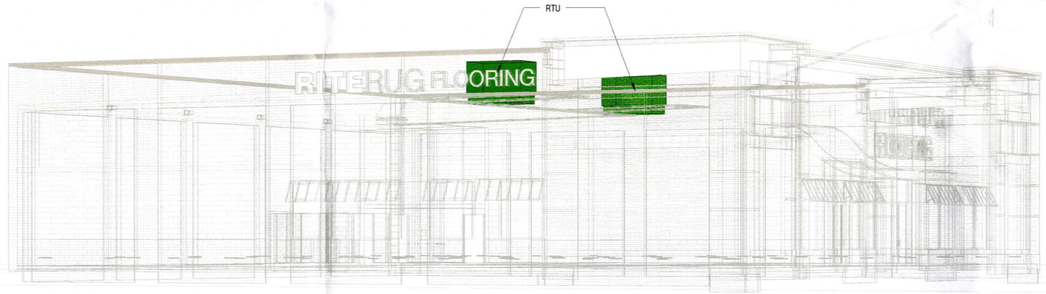
SHEET NUMBER
A4.03



4 NORTHWEST PERSPECTIVE
SCALE



3 NORTHEAST PERSPECTIVE
SCALE



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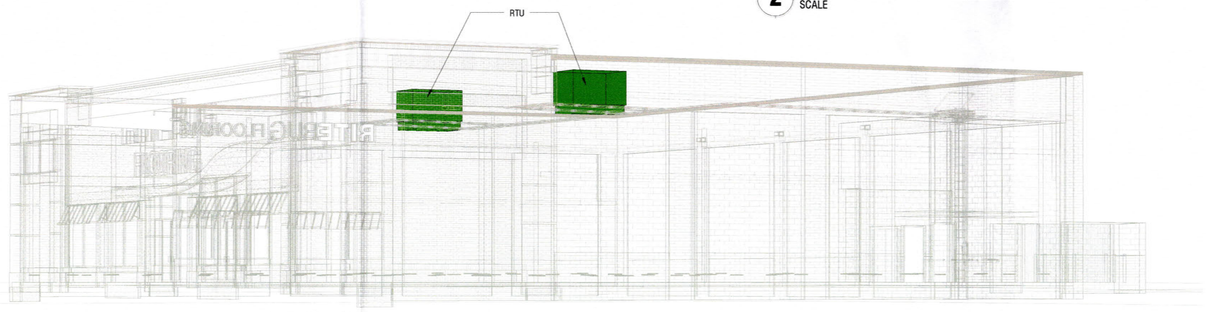

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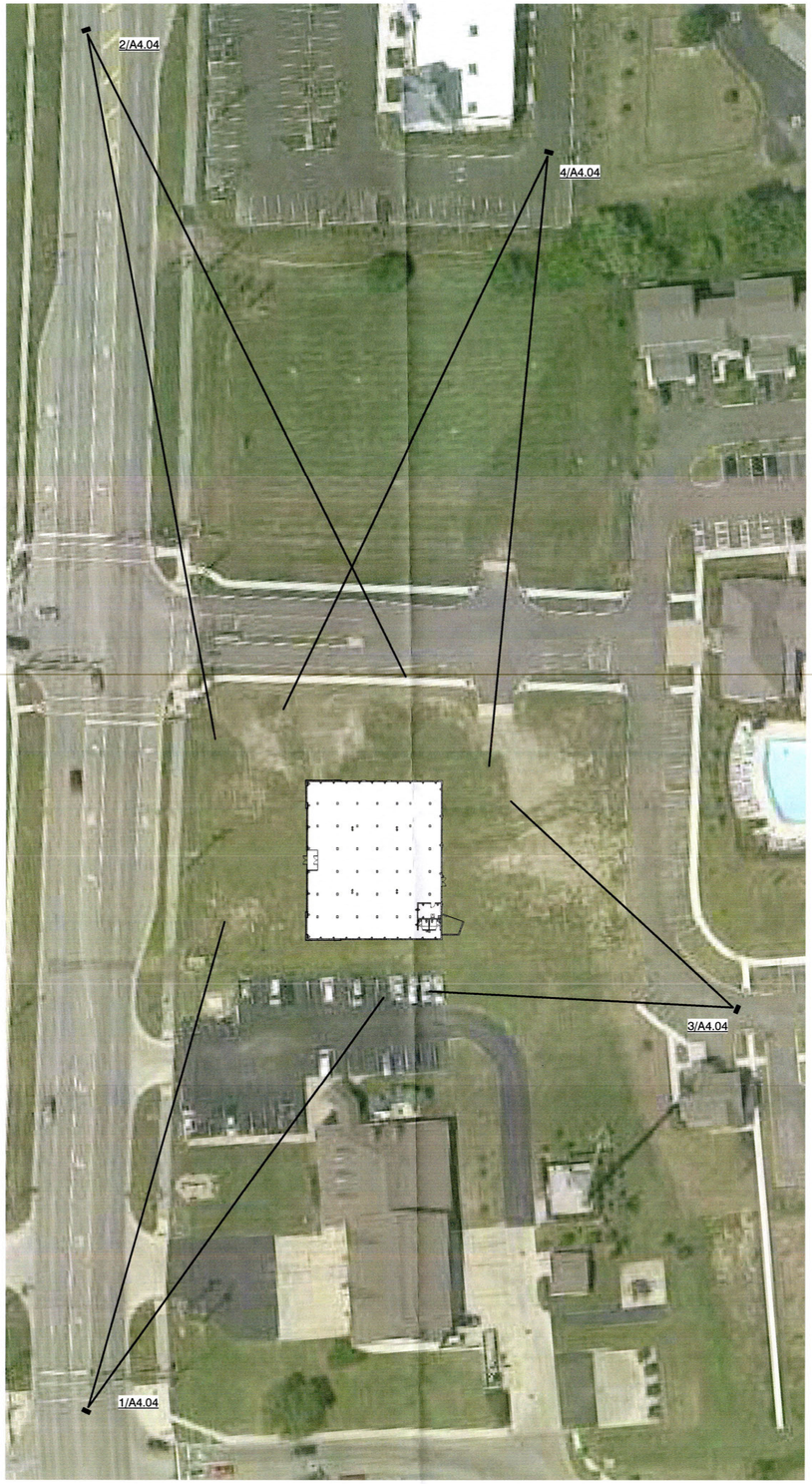
SCALE



A KEY PLAN
SCALE 1" = 50'-0"

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RITE RUG
LONDON GROVEPORT ROAD, GROVE CITY, OHIO 43123

DRAWING SET
- 6/01/2016 preliminary
- check
- bid
- permit
- construction

REVISIONS

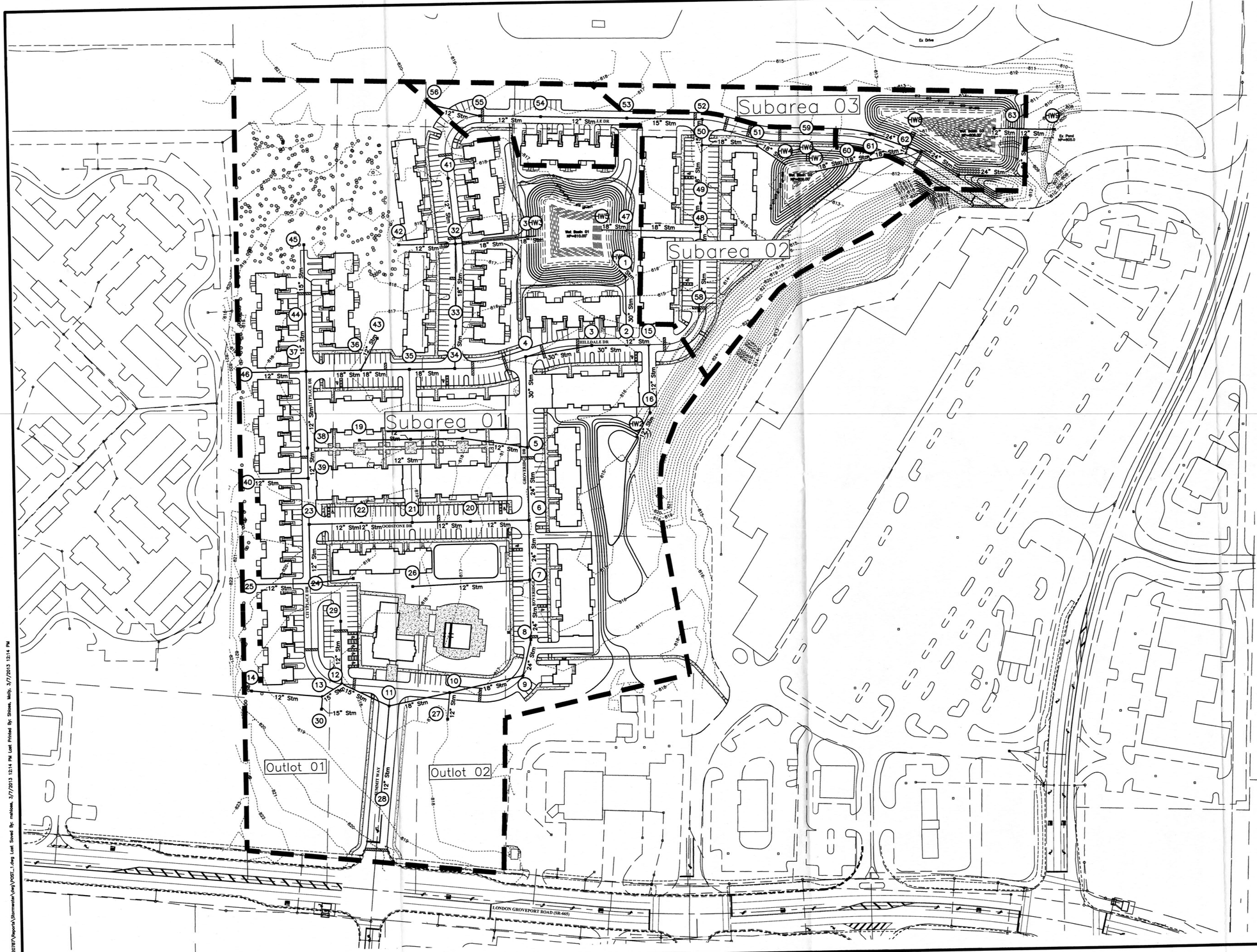
SEAL

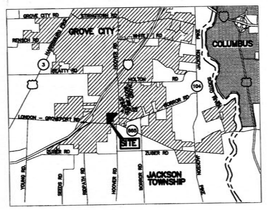
NOT FOR CONSTRUCTION

PROJECT NUMBER
A15-072

SHEET TITLE
3D ELEVATION VIEWS

SHEET NUMBER
A4.04





LOCATION MAP
No Scale

GRAPHIC SCALE
0 40 80 160
1 inch = 80 feet

Subarea 01
Area= 20.63 Acres
RCN= 85
TC= 0.13 hrs

Subarea 02
Area= 4.06 Acres
RCN= 85
TC= 0.08 hrs

Subarea 03
Area= 1.64 Acres
RCN= 85
TC= 0.08 hrs

LEGEND
Subarea Divide

REVISIONS

MARK	DATE	DESCRIPTION

GROVE CITY, FRANKLIN COUNTY, OHIO
STORMWATER MANAGEMENT EXHIBIT
FOR
GROVE CITY RANCH
POST-DEVELOPED CONDITIONS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
March 6, 2013

SCALE
1" = 80'

JOB NO.
2012-0787

SHEET
Exhibit 2

RECEIVED
JUN 01 2016
GC PLANNING COMMISSION

J:\2012\0787\Reports\Stormwater\Dwg\POST_1.dwg Last Saved By: mshoaw, 3/7/2013 12:14 PM Last Printed By: Shoaw, Molly, 3/7/2013 12:14 PM

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

5/20/16

David Kaldy
Architectural Alliance
165 North Fifth Street
Columbus, OH 43215

Via email: DKaldy@archall.com

Dear Mr. Kaldy:

Staff has reviewed your development plan application for Rite Rug located at the northeast corner of Summit Way and London Groveport Road. The control number for this application is #201605020030 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 monument sign setback distance from the right-of-way should be labelled. Per the zoning text, the sign shall be setback a minimum of 10' from the right-of-way.

2. The LED display should be removed from the monument sign.

3. The monument sign should be placed on a brick base, matching the brick utilized on the primary structure.

4. The dumpster enclosure should be finished in brick matching the primary structure.

5. Parking spaces do not meet the minimum size requirements; however, staff would be supportive of a deviation to this requirement.

6. A note should be added to the site plan that all pavement markings will be white.

7. Details should be submitted for all proposed building signage. Based on the building's frontage on London Groveport Road, 113 square feet of signage is permitted on the building. Because the site is zoned PUD-C, signage is approved by Planning Commission and City Council.

8. The photometric plan shows a portion of the front building sidewalk under the required 0.5 footcandle lighting levels. Additional fixtures should be added to the site or lighting levels adjusted to ensure that all vehicular and pedestrian areas on the site meet the 0.5 footcandle minimum.

9. Three handicap parking spaces are required based on the total number of parking spaces on the site.

10. A continuous 3' evergreen shrub needs to be installed along the west and south parking lots to screen headlight glare from roadways. Shrubs need to be 3' at installation. The current plans shows the taxus as only being 24" at installation and only lilac shrubs on the west side which are deciduous shrubs.

11. In order to screen the building from the residences to the north, the landscape along the north property line should reflect one of the options below. The arborvitaes shown on plans are evergreen shrubs, not evergreen trees.
    a. 6' evergreen trees installed 20' on center maximum along with 2" caliper small class trees planted every 50' along with a continuous wall or fence

    b. A 4' mound with two rows of 6' evergreen trees planted 20' on center maximum and 2" caliper deciduous trees for every 50 lineal feet

12. All service structures shall be screened with a continuous 100% opaque landscape hedge, solid fence, or wall on all exposed sides. Screening is to be one foot higher than the service structure. If walls or fences are used for screening, supplemental landscaping is required around the screening. A note should be added to plans stating that services structures will be screened per Section 1136.08.

13. The magnolias proposed along the back side of the building may outgrow the space faster than anticipated. Staff suggests changing the tree species.

14. Three additional trees are required to satisfy the building perimeter landscape requirements (1136.09).

15. Planting beds or raised planters should be added to the west side of the building to soften the appearance.

16. The monument sign should be set in a landscape area, a minimum of 2' larger than the foundation of the sign on all sides and should be landscaped on all sides with permanent shrubs, groundcover, or other ornamental plantings. Shrubs need to be 24" minimum in height at installation.

17. No straw mulch may be used when putting down grass seed. Penn mulch or hydro mulch is required. Note #9 on the landscape plan should be updated to state this information.

18. There are electric lines that run along the south side of the property line; only small class trees may be planted under power lines. Currently the plans show Honeylocust trees which are a large class trees and may not be planted under powerlines.

19. Fire hydrant locations should be shown on plans along with their distance to the northeast corner of the building. Where a portion of the building is more than 400' from a hydrant, on site hydrants and mains shall be provided.

20. Reference to the City of Powell on sheet C-3 (note 3) should be removed.

21. The site appears to utilize the Summit Apartments storm sewer system. Documentation should be provided that their ponds are designed for the water quantity and quality treatment of the additional run-off from the Rite Rug site. Maintenance agreements for the ponds will be required.

22. The water service will need to be bored under London Groveport Road.

23. The City of Columbus Water Division has the final authority on approval of the water service lines, meters, and backflow preventers. You will need to coordinate with the City of Columbus on this service connection during the review of the construction drawings.

24. The applicant should provide a list of applicable Grove City standard drawings on the title sheet. This will also be required for the construction drawings.

25. The southern access to the site is too close to the intersection. The centerline of this drive shall be a minimum of 105' from the SR665 right-of-way.

26. The northern driveway approach shall as per C-GC-42.

27. Curb ramps shall be provided as per C-GC-43A and C-GC-43DW

28. Parking blocks shall be provided for all parking spaces which front the sidewalk to eliminate overhang of vehicle into 5' walk area.

29. Use the current Grove City General Notes on the plan set, http://www.grovecityohio.gov/public-service/department-forms/ dated January 12, 2016.

30. Clarify what the limits of the curb are, parking lot shall include curbing consistent with C-GC-58. It appears that there is combined curb and sidewalk all around the building. Provide a ramp location for access to the building.

31. Provide specifications for catch basin type.

32. Note the City's specifications for storm sewer pipe materials found in the general notes.

33. The details provided on sheet C-6 are generally acceptable, however should be replaced with Grove City Standard Drawings for curb, sidewalk, signage and others applicable.

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 1st. 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 .

Sincerely,

Kim Shields

Kimberly Shields, AICP
Community Development Manager

RECEIVED
JUN 01 2016
GC PLANNING COMMISSION

archall
ARCHITECTURAL ALLIANCE

June 1, 2016

Development Department
4035 Broadway
Grove City, Ohio 43123

Grove City Planning Commission
Final Development Plan Application (Resubmittal)

Dear Kimberly Shields,

Thank you for your review of the drawings for the new Rite Rug store on London Groveport. The following addresses and itemizes the drawing revisions to Rite Rug Grove City (control number #201605020030) per Grove City zoning review letter dated 5/20/16.

1. Monument sign has been relocated to satisfy 10' setback from right-of-way.

2. Monument sign has been revised in which LED display has been removed.

3. Monument sign has been revised to be shown on masonry base matching building.

4. Dumpster enclosure has been revised to show one masonry color matching building.

5. No response required.

6. A note has been added to the site plan that all pavement markings will be white.

7. Signage information included with building elevations. Signage quantities revised to be 112 square feet to satisfy permissible quantity of 113 square feet.

8. Photometric plan revised to show 3 lights under entry canopy, correcting lack of required site lighting. Respective light spec added to lighting schedule.

9. Site plan revised to show 3 handicap parking spaces as required by parking quantities on the site.

10. A continuous 3' evergreen hedge has been added to screen the south and west parking lots.

11. Option B has been utilized with these exceptions. Space does not allow a 4' high mound. We are proposing a 3' high mound (with 2:1 side slopes) and a double staggered row of 7' high Colorado Green Spruce (to make up for the 1' reduced mound height) at 20' O.C. 2" caliper trees planted at 50' O.C. are also provided as required.

12. We have added the note as required.

think. create. *do.* 165 NORTH FIFTH STREET COLUMBUS OHIO 43215 P. 614.469.7500 F. 614.469.0500 www.archall.com

13. The Magnolias have been changed to Serviceberries.

14. Three additional trees have been added to the west side of the building.

15. The sidewalk on the west side has been removed and the required landscape bed and plantings added.

16. The required landscape bed and planting have been added around the monument sign.

17. Note 9 has been revised as required.

18. Honey Locust changed to Serviceberry per our phone conversation with Kim Shields last week.

19. The existing fire hydrant on the south side of London-Groveport Rd is now shown. It is 290' from our north wall.

20. Reference to the City of Powell has been removed.

21. Per the Summit Apartment storm water management plan, this site naturally drains to their system. When it was designed, our site was taken into account. Please see attached tributary map for Summit Apartments.

22. A note has been added to the Utility Plan that the water service shall be bored under London-Groveport Rd.

23. It is understood that we will need to submit to the City of Columbus Division of Water for the water service.

24. Applicable standard drawings are now listed on the cover sheet.

25. The south drive has been eliminated,

26. The north driveway is existing to remain.

27. No new curb ramps will be installed. If there would be, it'll be per Grove City requirements.

28. The front side walk is 5' wide. Car overhang is 2' which leaves 3' of walking space. Bumper blocks have not been added.

29. Grove City general notes have been added to the plan set.

30. Curbing has been shown for all edge of pavement locations not adjacent to a sidewalk. This is delineated as a double line.

31. Catch basins shall be ODOT 2-6 structures.

32. We will be using oversized pipe for storm water detention, 60" Corrugated Metal Pipe.

33. Replaced details for curb, sidewalk with Grove City standards.

If you have any questions of need further clarification please do not hesitate to contact me.
Thanks,

Dave Kaldy
Architectural Alliance
165 North Fifth Street
Columbus, Ohio 43215
p: 614.469.7500 ext: 110
dkaldy@archall.com

May 2, 2016

Development Department
4035 Broadway
Grove City, Ohio 43123

Grove City Planning Commission
Final Development Plan Application

Dear Kimberly Shields,

Rite Rug Flooring is proposing to build a new showroom at the northeast corner of London Groveport Road and Summit Way, on a site that is 1.356 acres. This will be a 10,802 square foot commercial building, with the primary use being a salesroom for flooring products but also includes an area, under 2,500 square feet, in the back of the building to store these products. The main façade of the building will be facing south towards London Groveport Road.

This single floor building will be constructed of single wythe masonry walls with steel framing for the roof structure. The front façade will receive EIFS (exterior insulation finish system) and storefront frames will be bronze and are covered with red standing seam metal canopies as illustrated on the included renderings and elevations.

Site lighting as indicated on the included photometric plan is pole mounted, cut-off LED and building mounted LED fixtures. The pole mounted fixtures are attached to 23' tall poles and the two building mounted fixtures on the north building elevation are mounted at 19'.

The proposed monument sign will be located along London Groveport Road and is an 8' tall double sided backlit sign with a smaller, programmable LED screen below that. The signage information included with this development plan is being provided for illustrative purposes. A complete sign package will be submitted at a later date to include all wall, ground, pylon, and monument sign dimensions and details.

Best Regards,

Dave Kaldy
Architectural Alliance
165 North Fifth Street
Columbus, Ohio 43215
p: 614.469.7500 ext: 110
dkaldy@archall.com

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Surveys No. 1434 and 6115, being part of Parcels I and II conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument No. 200611290238122, Recorder's Office, Franklin County, Ohio (all deed references being to said office unless otherwise noted) and being more particularly described as follows:

Commencing at a 1" solid pin found in the centerline of London-Groveport Road (State Route #665) said monument shown as P.I. Station 134+78.64 on right of way plans "London-Groveport Road (S.R. 665)" dated October, 2006, sheet 2 of 20;

Thence, along the centerline of said London-Groveport Road, South 82 deg. 58' 38" East, 333.31 feet to a point;

Thence, North 02 deg. 18' 01" East, 50.17 feet to a set MAG nail in the existing northerly right-of-way of London-Groveport Road and the TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

Thence, along the said right-of-way, (City of Grove City, 0.513 acre, Instrument Number 200704110063463), North 82 deg. 58' 38" West, 228.39 feet to a set MAG nail;

Thence, across said Parcel II, North 07 deg. 01' 22" East, 271.17 feet to a set iron pipe;

Thence, continuing across said Parcels II and I, South 83 deg. 27' 37" East, 205.85 feet to a found 1" iron pipe at the southwest corner of the 2.131 acre tract conveyed to The Buckeye Ranch Foundation, Inc. (Instrument Number 200903120035028) and the northwest corner of the residual of the original 5.00 acre tract conveyed the Board of Trustees of Jackson Township (Deed Book 3451, Page 90);

Thence, along the west line of said trustee tract, South 02 deg. 18' 01" West, 273.84 feet to the place of beginning CONTAINING 1.356 ACRES (59,076 square feet), subject however, to all legal highways, easements, leases and restrictions of record. Of the above described 1.356 acre tract, 0.389 acres is part of parcel 040-008049 and 0.967 acres is part of parcel 040-008048.

The forgoing description is based on a field survey made by Myers Surveying Company, Inc. in December 202. Iron pins set are 30" X 1" (O.D.) with an orange plastic cap inscribed "MYERS P.S. 6579". Bearings are based on the centerline of London-Groveport Road held as South 83 deg. 31' 37" East, between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, as shown on sheet 2 of 20, right of way plans, "London-Groveport Road (S.R. 665)", dated October 2006, prepared by Evans, Mechwart, Hambelton & Tilton, Inc., on file in the City of Grove City's Engineer's Office.

Subject to all legal highways, easements, covenants, restrictions and rights-of-way of record, if any.