

NEW BUILDING FOR:

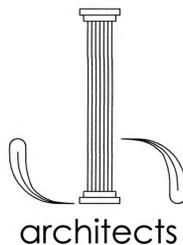
HEALTH CARE LOGISTICS

GATEWAY PROFESSIONAL PARK

XXXX GATEWAY CIRCLE

GROVE CITY, OH 43213

JAY-CAR CONSTRUCTION CO., INC.
 15933 U.S. 62
 MOUNT STERLING, OHIO 45143



JH Architects, Inc.

5120B Nike Drive
 Hilliard, Ohio 43026
 614-527-7590 Fax 614-527-7592

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OHIO REVISED CODE AND ALL LOCAL CODES, FEDERAL CODES AND LOCAL ZONING.
2. ALL WORK IS TO BE PERFORMED BY CRAFTSMAN THOROUGHLY EXPERIENCED AND LICENSED IN THEIR RESPECTIVE TRADES.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND THE OWNER FOR ALL NECESSARY INSTALLATION WORK AND SO AS NOT TO DELAY THE PROJECT.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION BUILD-OUTS THAT ARE INSTALLED PRIOR TO PERMIT BEING ISSUED FOR THE PROJECT.
5. ALL ITEMS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS RECOMMENDATIONS, THE STANDARDS OF THE RESPECTIVE INDUSTRIAL / TRADE ASSOCIATION AND GOOD GENERAL ENGINEERING PRACTICES.
6. ALL CONTRACTORS ARE TO VISIT, INSPECT AND VERIFY EXISTING BUILDING SITE CONDITIONS TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND DETERMINE HOW THEY AFFECT EXECUTION OF THEIR WORK.
7. EACH CONTRACTOR IS RESPONSIBLE FOR DAILY CLEAN-UP OF ALL TRASH AND DEBRIS AND PLACE THEM IN THE PROPER CONTAINERS ON SITE.
8. ANY INCONSISTENCIES IN PLANS / SPECIFICATIONS OR EXISTING CONDITIONS, OR CHANGES IN PLANS AND DETAILS WITH AFFECT WORK TO BE PERFORMED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
9. ALL INTERIOR MATERIAL, FINISHES, COLORS, CASEGOODS, MILLWORK AND MISCELLANEOUS DETAILING SHALL BE REVIEWED AND APPROVED BY OWNER. OWNER SHALL MAKE FINAL MATERIAL AND PRODUCT SELECTIONS, CONTRACTOR TO MAKE AND DIVULGE ALLOWANCES AND / OR UNIT COST FOR THE SAME.
10. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTIONS TO OBTAIN A CERTIFICATE OF OCCUPANCY.
11. ALL FLOOR PLAN DIMENSIONS ARE DIMENSIONED FROM STUD TO STUD.

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

SHEET INDEX

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 - C1 CIVIL TITLE SHEET
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 - C4 SITE GRADING PLAN
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RECEIVED
 JUN 01 2016
 GC PLANNING COMMISSION

BUILDING DATA

1. CONSTRUCTION TYPE: 2B UNPROTECTED
2. USE GROUP: "B" SALES OFFICE
3. AREA: FIRST FLOOR = 13,926 SQ. FT.
 SECOND FLOOR = 13,926 SQ. FT.
 TOTAL AREA = 27,852 SQ. FT.
4. OCCUPANCY LOAD: BUSINESS - 27,852 / 100 = 279
5. BLDG. SHALL BE SPRINKLERED:
6. ALLOWABLE AREA = 23,000 SQ. FT.
 (WITH FRONTAGE INCREASE = 46,000 SQ. FT.)
7. GOVERNING CODES: 2012 OHIO BLDG. CODE
 2002 NATIONAL ELEC. CODE
 2012 INTL. PLUMBING CODE
 2012 INTL. MECHANICAL CODE
 2012 INTL. FUEL GAS CODE
8. DESIGN LOADS (SEE STRUCTURAL DRAWINGS)
9. RESTROOMS OCCUPANT REQUIREMENTS:
 REQUIRED: (3) WC & (2) LAVS FOR MALE & FEMALE
 (3) DRINKING FOUNTAINS & (1) SERVICE SINK
 PROVIDED: MALES = (4) WATER CLOSETS
 (4) URINALS
 (6) LAVS
 FEMALES = (2) WATER CLOSETS
 (6) LAVS
 (4) DRINKING FOUNTAINS
 AND (1) SERVICE SINK

SITE LOCATION



ISSUE DATES	
PRELIMINARY-	5-2-2016
BIDDING-	
PERMIT-	
CONSTRUCTION-	
REVISIONS	
Δ	
Δ	
Δ	
Δ	
Δ	

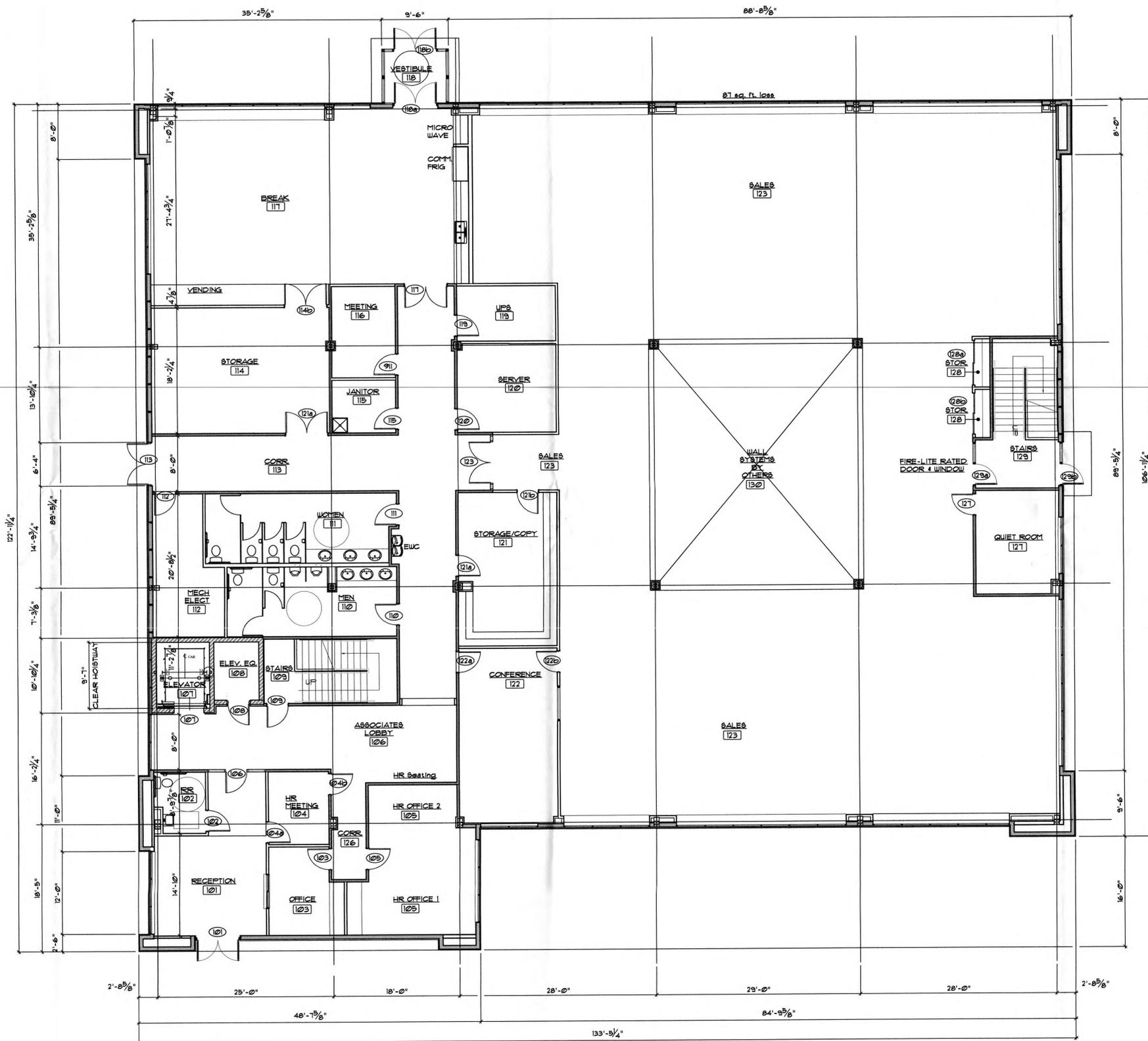
STATE OF OHIO
 REGISTERED ARCHITECT
 ROBERT W. JOHNSON
 7483

SIGNATURE
 ROBERT W. JOHNSON 7483
 NAME & LICENSE NO
 12/31/18
 EXPIRATION DATE

GATEWAY PROFESSIONAL PARK
 LOTS 9 & 10, GATEWAY CIRCLE
 GROVE CITY, OH 43213

HEALTH CARE LOGISTICS

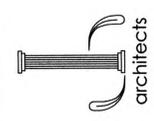
Permit Drawings
 Issue Date: 05/2/2016
 Project No.: 16010



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

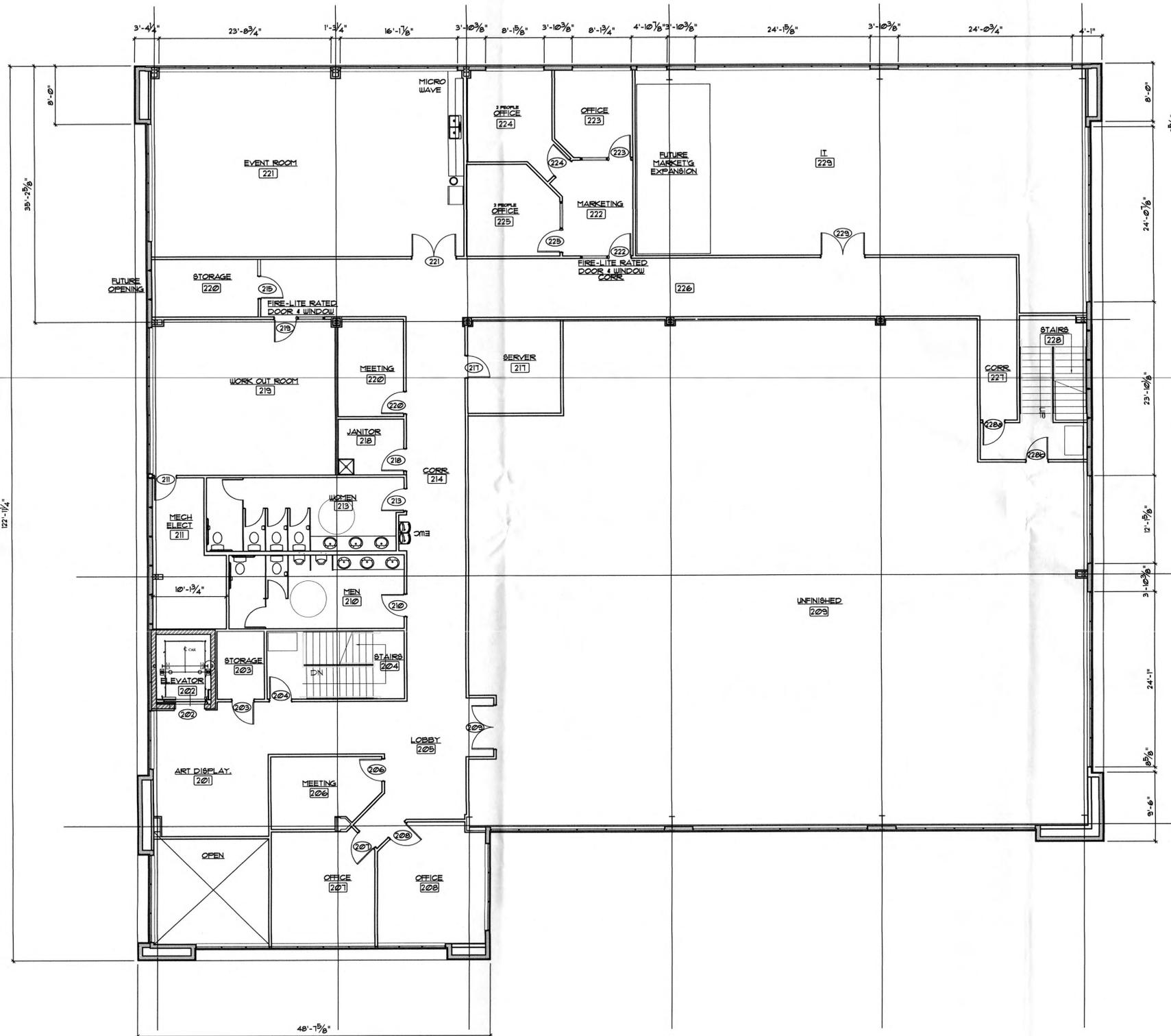
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16010
 4-20-16

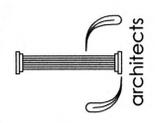
A1



A
Δ2 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"  NORTH

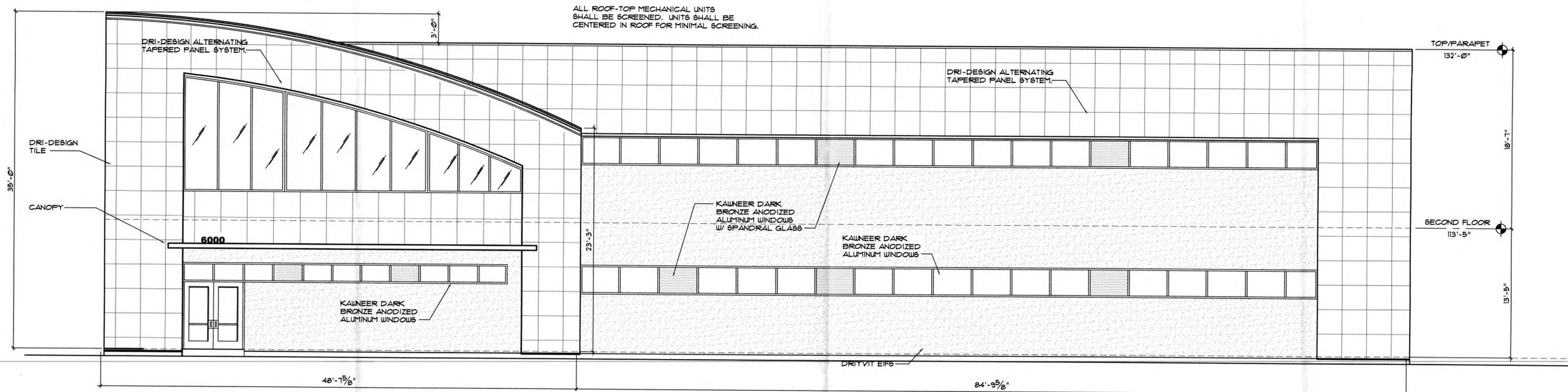
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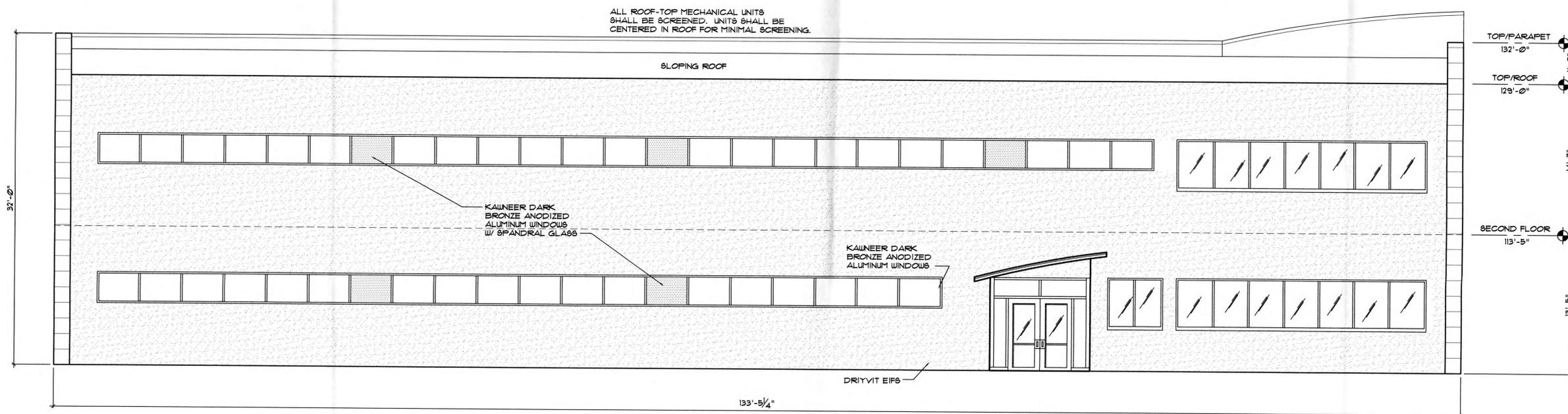


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4-20-16

A2



A NORTH (FRONT) ELEVATION
 SCALE: 3/8" = 1'-0"



B SOUTH (BACK) ELEVATION
 SCALE: 3/8" = 1'-0"

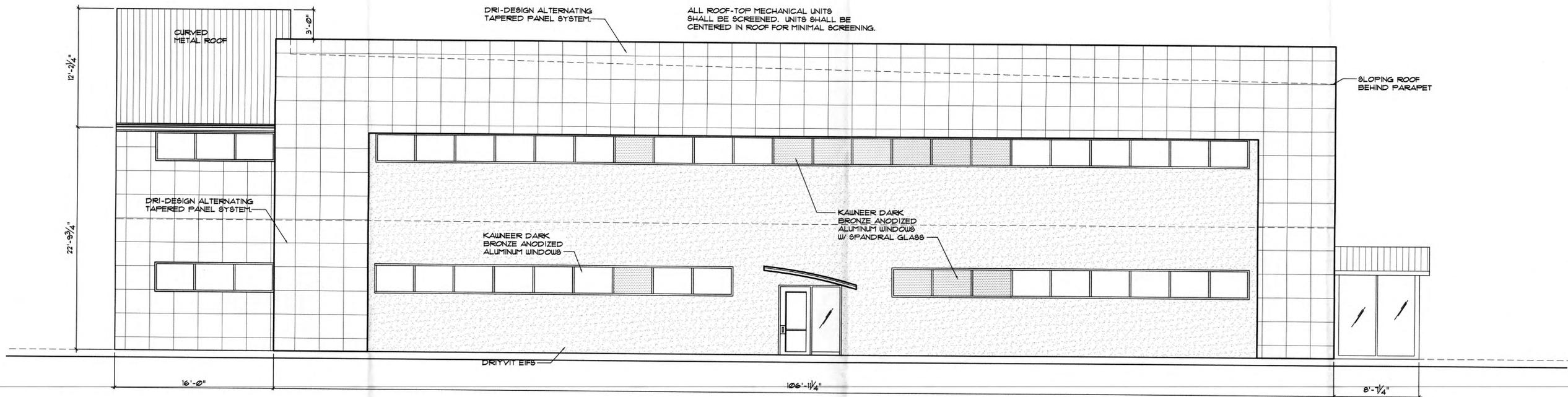
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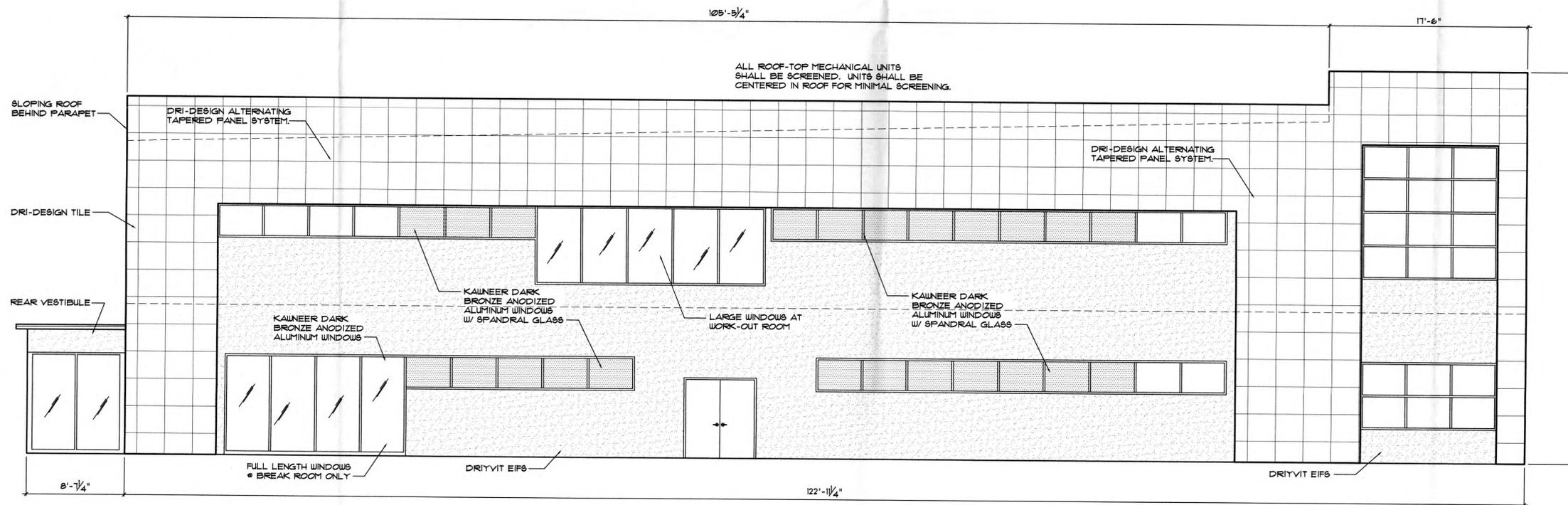


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EL1



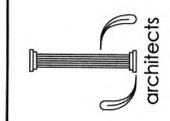
A WEST ELEVATION
 EL2 SCALE: 3/8" = 1'-0"



B EAST ELEVATION
 EL2 SCALE: 3/8" = 1'-0"

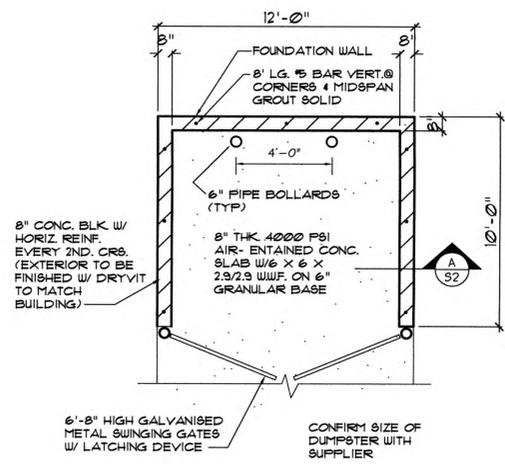
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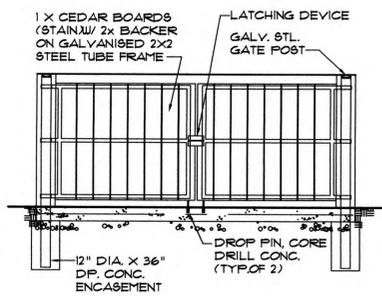


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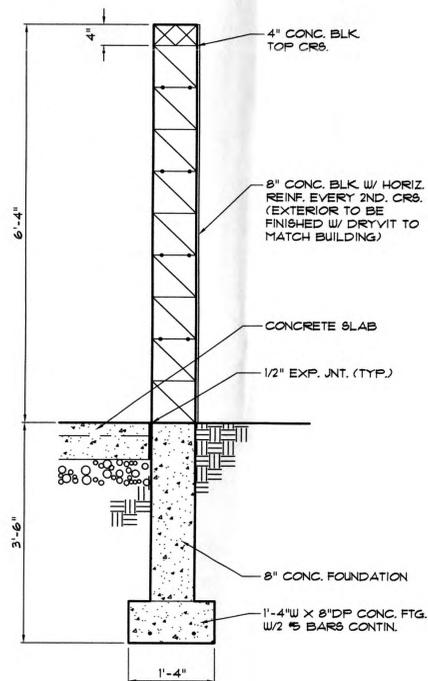
EL2



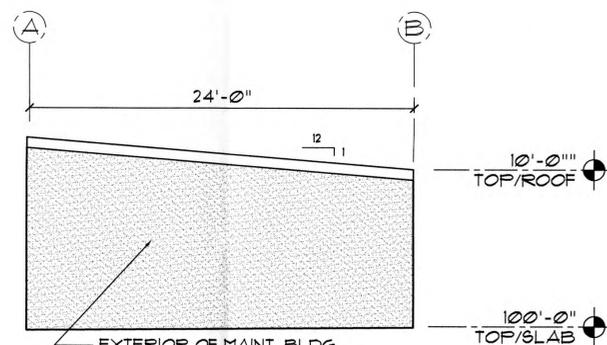
G DUMPSTER FLOOR PLAN
EL3 SCALE: 1/4" = 1'-0"



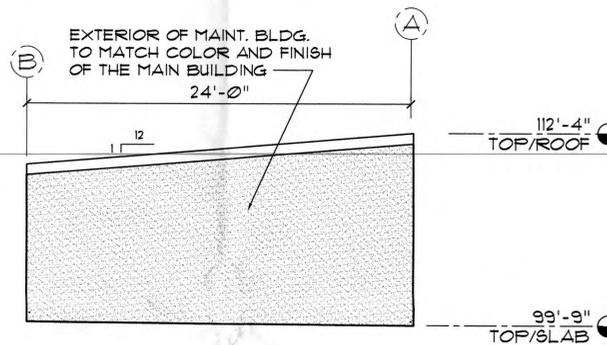
F DUMPSTER ELEVATION
EL3 SCALE: 1/4" = 1'-0"



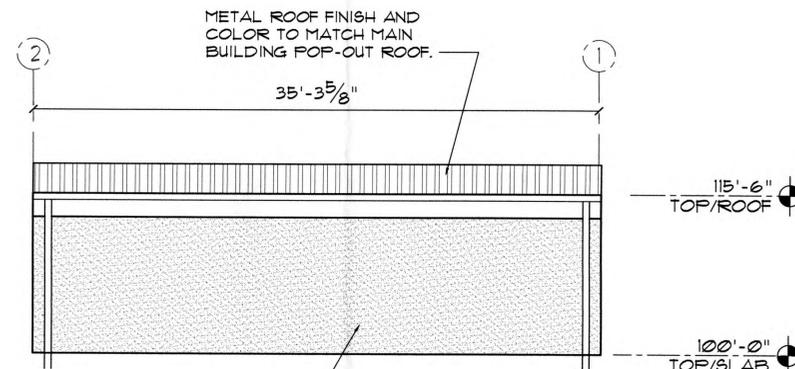
E DUMPSTER WALL SECT.
EL3 SCALE: 3/4" = 1'-0"



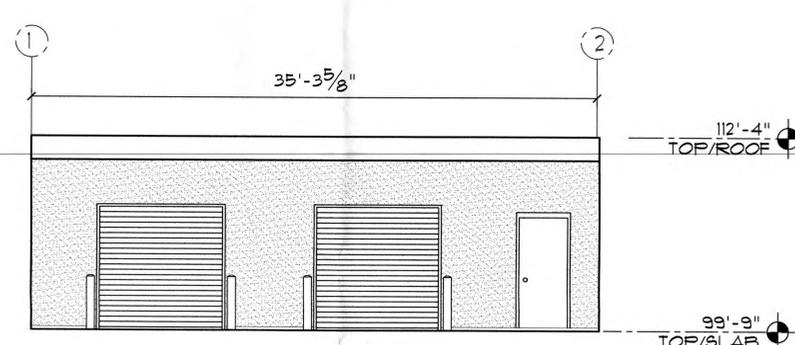
D MAINT. BLDG. RIGHT ELEV.
EL3 SCALE: 3/16" = 1'-0"



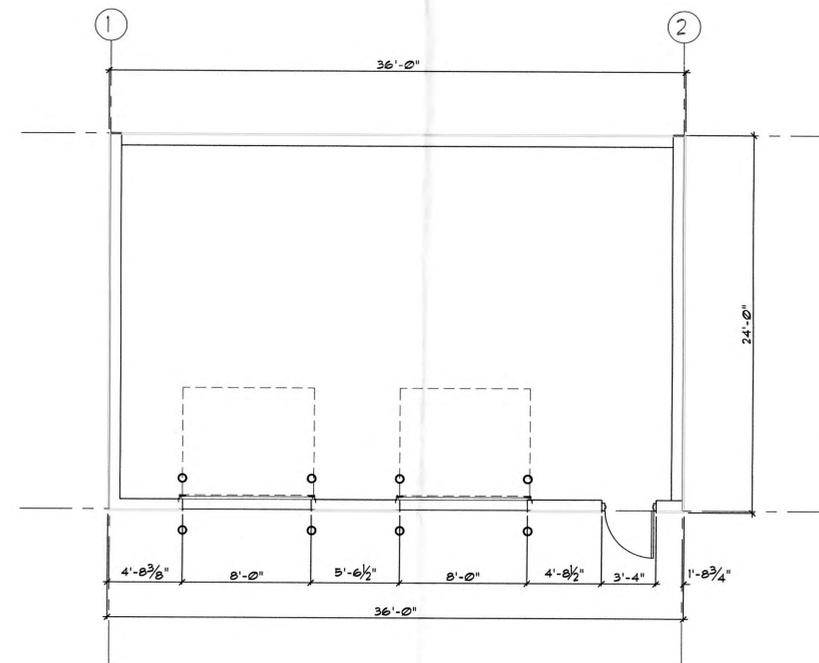
E MAINT. BLDG. LEFT ELEV.
EL3 SCALE: 3/16" = 1'-0"



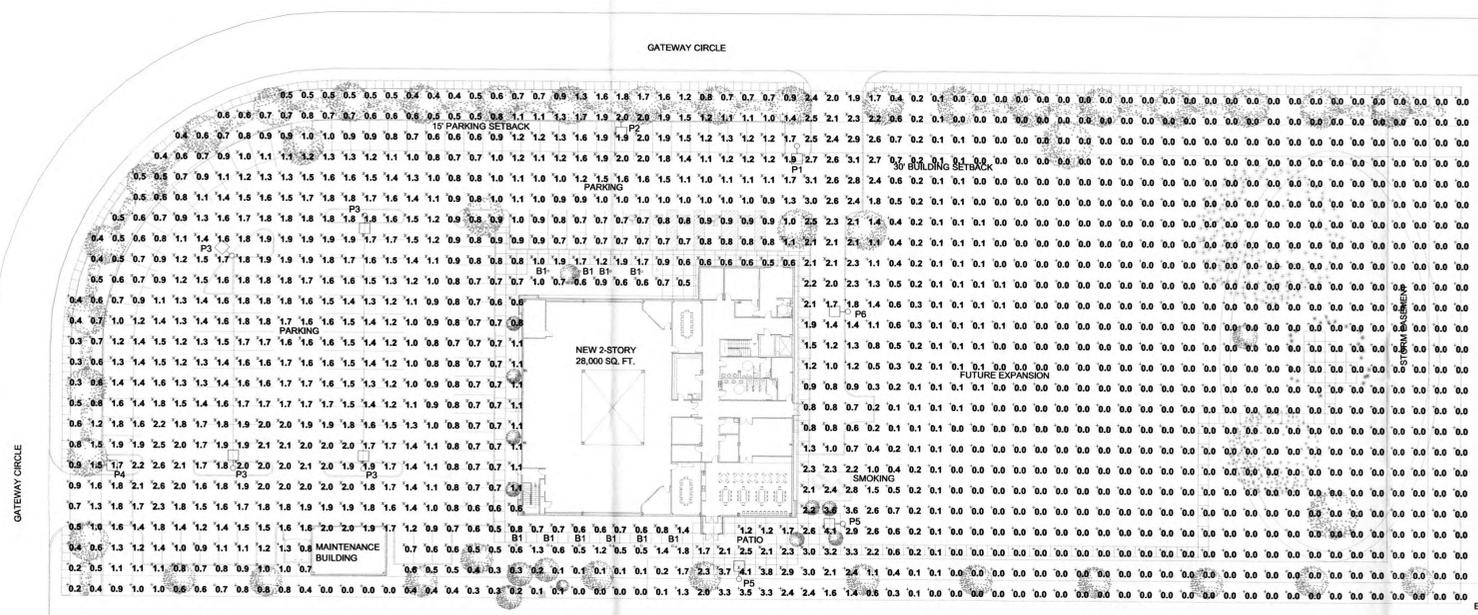
C MAINT. BLDG. REAR ELEV.
EL3 SCALE: 3/16" = 1'-0"



B MAINT. BLDG. FRONT ELEV.
EL3 SCALE: 3/16" = 1'-0"



A MAINT. BUILDING PLAN
EL3 SCALE: 3/16" = 1'-0"



LIGHTING FIXTURE SCHEDULE

FIXTURE NUMBER	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
B1	GARDCO LIGHTING	BRM34-42-CWL-NW-180-UNIV-BRP	LED 80 LUMENS 4500K, 75 CRI	
P1	GARDCO LIGHTING	CA22L-1-2-160LA-NW-UNIV-BRP	LED 15,000 LUMENS 4000K, 70 CRI	MOUNTING HEIGHT - 30'
P2	GARDCO LIGHTING	CA22L-1-4-160LA-NW-UNIV-BRP	LED 15,000 LUMENS 4000K, 70 CRI	MOUNTING HEIGHT - 30'
P3	GARDCO LIGHTING	CA22L-1-5-160LA-NW-UNIV-BRP	LED 15,000 LUMENS 4000K, 70 CRI	MOUNTING HEIGHT - 30'
P4	GARDCO LIGHTING	C172L-2-85LA-NW-UNIV-BRP	LED 9,000 LUMENS 4000K, 70 CRI	MOUNTING HEIGHT - 14'
P5	GARDCO LIGHTING	CA17L-1-3-70LA-NW-UNIV-BRP	LED 7,200 LUMENS 4000K, 70 CRI	MOUNTING HEIGHT - 14'
P6	GARDCO LIGHTING	CA17L-1-2-70LA-NW-UNIV-BRP	LED 7,200 LUMENS 4000K, 70 CRI	MOUNTING HEIGHT - 30'

STATISTICS

	OVERALL SITE	PARKING LOT/SIDEWALKS
AVERAGE	0.7 FOOT-CANDLES	1.4 FOOT-CANDLES
MAXIMUM	4.1 FOOT-CANDLES	4.1 FOOT-CANDLES
MINIMUM	0.0 FOOT-CANDLES	0.5 FOOT-CANDLES
MAX/MIN	N/A	8:2:1
AVG/MIN	N/A	2.8:1

GENERAL NOTES

- ALL FIXTURES ARE CUT-OFF TYPE.
- MAINTAIN A MINIMUM CLEARANCE OF 3'-0" HORIZONTAL AND 1'-0" VERTICAL CLEARANCE FROM ALL WATER AND SEWER LINES.
- POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM CENTER OF POLE BASE TO BACK OF CURB.

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SITE PLAN
 SCALE: 1"=40'

PHILIPS GARDCO
Site & Area
Form 10 LED
Round arm mount

Project: _____
Location: _____
Cat No: _____
Type: _____
Quantity: _____
Notes: _____

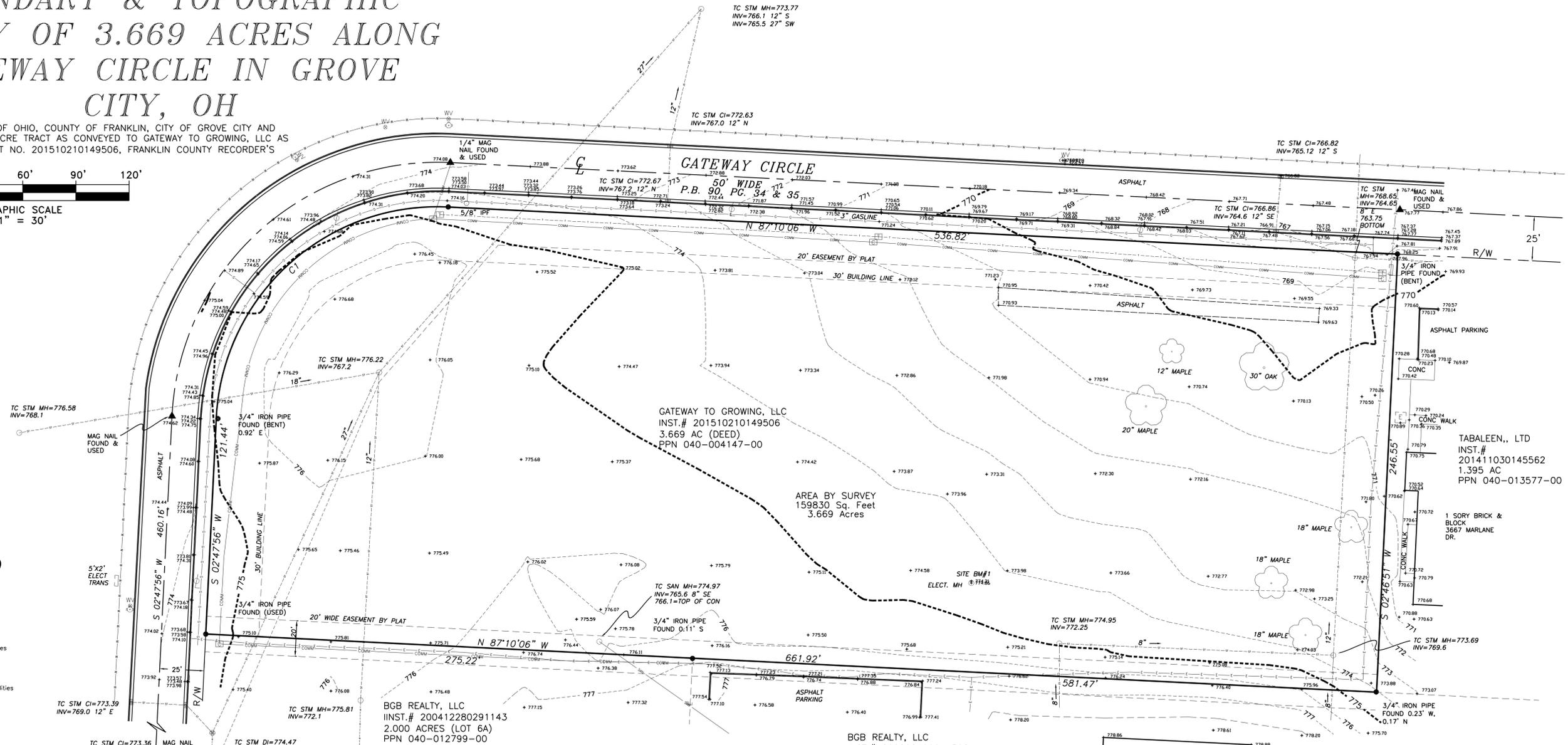
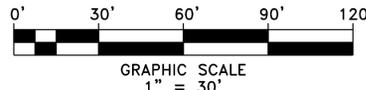
Philips Gardco Form 10 LED round arm mount luminaires are cutoff area luminaires featuring LED arrays. These products provide performance excellence and feature advanced Philips Gardco LED thermal management technology. High performance Class I LED systems offer the potential for energy savings up to 50% when compared to HID systems.

Ordering guide

Prefix	Controls	Mounting	Optical System ¹	Wattage	Color Temp	Voltage	Finish	Options
CA21L	17" Semi-Spherical Luminaire LED - Constant Voltage	2 1/8" Ø	2 Type 2	70LA 70W 350mA	NW 4000K	120	BLP Black Paint	P* Fasting
CA22L	22" Spherical Luminaire LED - Constant Voltage	3 1/8" Ø	3 Type 3	100LA 100W 500mA	NW 4000K	120	BLP Black Paint	LF In-Line Pole Fitting
CA23L	27" Spherical Luminaire LED - Constant Voltage	4 1/8" Ø	4 Type 4	150LA 150W 750mA	NW 4000K	120	BLP Black Paint	PC*1 Photocircuit and Heat Sink (Includes FCS)
CA24L	32" Spherical Luminaire LED - Constant Voltage	5 1/8" Ø	5 Type 5	200LA 200W 1000mA	NW 4000K	120	BLP Black Paint	PC*2 Photocircuit and Heat Sink (Includes FCS)
CA25L	37" Spherical Luminaire LED - Constant Voltage	6 1/8" Ø	6 Type 6	250LA 250W 1250mA	NW 4000K	120	BLP Black Paint	PC*3 Photocircuit and Heat Sink (Includes FCS)
CA26L	42" Spherical Luminaire LED - Constant Voltage	7 1/8" Ø	7 Type 7	300LA 300W 1500mA	NW 4000K	120	BLP Black Paint	PC*4 Photocircuit and Heat Sink (Includes FCS)
CA27L	47" Spherical Luminaire LED - Constant Voltage	8 1/8" Ø	8 Type 8	350LA 350W 1750mA	NW 4000K	120	BLP Black Paint	PC*5 Photocircuit and Heat Sink (Includes FCS)
CA28L	52" Spherical Luminaire LED - Constant Voltage	9 1/8" Ø	9 Type 9	400LA 400W 2000mA	NW 4000K	120	BLP Black Paint	PC*6 Photocircuit and Heat Sink (Includes FCS)
CA29L	57" Spherical Luminaire LED - Constant Voltage	10 1/8" Ø	10 Type 10	450LA 450W 2250mA	NW 4000K	120	BLP Black Paint	PC*7 Photocircuit and Heat Sink (Includes FCS)
CA30L	62" Spherical Luminaire LED - Constant Voltage	11 1/8" Ø	11 Type 11	500LA 500W 2500mA	NW 4000K	120	BLP Black Paint	PC*8 Photocircuit and Heat Sink (Includes FCS)
CA31L	67" Spherical Luminaire LED - Constant Voltage	12 1/8" Ø	12 Type 12	550LA 550W 2750mA	NW 4000K	120	BLP Black Paint	PC*9 Photocircuit and Heat Sink (Includes FCS)
CA32L	72" Spherical Luminaire LED - Constant Voltage	13 1/8" Ø	13 Type 13	600LA 600W 3000mA	NW 4000K	120	BLP Black Paint	PC*10 Photocircuit and Heat Sink (Includes FCS)
CA33L	77" Spherical Luminaire LED - Constant Voltage	14 1/8" Ø	14 Type 14	650LA 650W 3250mA	NW 4000K	120	BLP Black Paint	PC*11 Photocircuit and Heat Sink (Includes FCS)
CA34L	82" Spherical Luminaire LED - Constant Voltage	15 1/8" Ø	15 Type 15	700LA 700W 3500mA	NW 4000K	120	BLP Black Paint	PC*12 Photocircuit and Heat Sink (Includes FCS)
CA35L	87" Spherical Luminaire LED - Constant Voltage	16 1/8" Ø	16 Type 16	750LA 750W 3750mA	NW 4000K	120	BLP Black Paint	PC*13 Photocircuit and Heat Sink (Includes FCS)
CA36L	92" Spherical Luminaire LED - Constant Voltage	17 1/8" Ø	17 Type 17	800LA 800W 4000mA	NW 4000K	120	BLP Black Paint	PC*14 Photocircuit and Heat Sink (Includes FCS)
CA37L	97" Spherical Luminaire LED - Constant Voltage	18 1/8" Ø	18 Type 18	850LA 850W 4250mA	NW 4000K	120	BLP Black Paint	PC*15 Photocircuit and Heat Sink (Includes FCS)
CA38L	102" Spherical Luminaire LED - Constant Voltage	19 1/8" Ø	19 Type 19	900LA 900W 4500mA	NW 4000K	120	BLP Black Paint	PC*16 Photocircuit and Heat Sink (Includes FCS)
CA39L	107" Spherical Luminaire LED - Constant Voltage	20 1/8" Ø	20 Type 20	950LA 950W 4750mA	NW 4000K	120	BLP Black Paint	PC*17 Photocircuit and Heat Sink (Includes FCS)
CA40L	112" Spherical Luminaire LED - Constant Voltage	21 1/8" Ø	21 Type 21	1000LA 1000W 5000mA	NW 4000K	120	BLP Black Paint	PC*18 Photocircuit and Heat Sink (Includes FCS)
CA41L	117" Spherical Luminaire LED - Constant Voltage	22 1/8" Ø	22 Type 22	1050LA 1050W 5250mA	NW 4000K	120	BLP Black Paint	PC*19 Photocircuit and Heat Sink (Includes FCS)
CA42L	122" Spherical Luminaire LED - Constant Voltage	23 1/8" Ø	23 Type 23	1100LA 1100W 5500mA	NW 4000K	120	BLP Black Paint	PC*20 Photocircuit and Heat Sink (Includes FCS)
CA43L	127" Spherical Luminaire LED - Constant Voltage	24 1/8" Ø	24 Type 24	1150LA 1150W 5750mA	NW 4000K	120	BLP Black Paint	PC*21 Photocircuit and Heat Sink (Includes FCS)
CA44L	132" Spherical Luminaire LED - Constant Voltage	25 1/8" Ø	25 Type 25	1200LA 1200W 6000mA	NW 4000K	120	BLP Black Paint	PC*22 Photocircuit and Heat Sink (Includes FCS)
CA45L	137" Spherical Luminaire LED - Constant Voltage	26 1/8" Ø	26 Type 26	1250LA 1250W 6250mA	NW 4000K	120	BLP Black Paint	PC*23 Photocircuit and Heat Sink (Includes FCS)
CA46L	142" Spherical Luminaire LED - Constant Voltage	27 1/8" Ø	27 Type 27	1300LA 1300W 6500mA	NW 4000K	120	BLP Black Paint	PC*24 Photocircuit and Heat Sink (Includes FCS)
CA47L	147" Spherical Luminaire LED - Constant Voltage	28 1/8" Ø	28 Type 28	1350LA 1350W 6750mA	NW 4000K	120	BLP Black Paint	PC*25 Photocircuit and Heat Sink (Includes FCS)
CA48L	152" Spherical Luminaire LED - Constant Voltage	29 1/8" Ø	29 Type 29	1400LA 1400W 7000mA	NW 4000K	120	BLP Black Paint	PC*26 Photocircuit and Heat Sink (Includes FCS)
CA49L	157" Spherical Luminaire LED - Constant Voltage	30 1/8" Ø	30 Type 30	1450LA 1450W 7250mA	NW 4000K	120	BLP Black Paint	PC*27 Photocircuit and Heat Sink (Includes FCS)
CA50L	162" Spherical Luminaire LED - Constant Voltage	31 1/8" Ø	31 Type 31	1500LA 1500W 7500mA	NW 4000K	120	BLP Black Paint	PC*28 Photocircuit and Heat Sink (Includes FCS)
CA51L	167" Spherical Luminaire LED - Constant Voltage	32 1/8" Ø	32 Type 32	1550LA 1550W 7750mA	NW 4000K	120	BLP Black Paint	PC*29 Photocircuit and Heat Sink (Includes FCS)
CA52L	172" Spherical Luminaire LED - Constant Voltage	33 1/8" Ø	33 Type 33	1600LA 1600W 8000mA	NW 4000K	120	BLP Black Paint	PC*30 Photocircuit and Heat Sink (Includes FCS)
CA53L	177" Spherical Luminaire LED - Constant Voltage	34 1/8" Ø	34 Type 34	1650LA 1650W 8250mA	NW 4000K	120	BLP Black Paint	PC*31 Photocircuit and Heat Sink (Includes FCS)
CA54L	182" Spherical Luminaire LED - Constant Voltage	35 1/8" Ø	35 Type 35	1700LA 1700W 8500mA	NW 4000K	120	BLP Black Paint	PC*32 Photocircuit and Heat Sink (Includes FCS)
CA55L	187" Spherical Luminaire LED - Constant Voltage	36 1/8" Ø	36 Type 36	1750LA 1750W 8750mA	NW 4000K	120	BLP Black Paint	PC*33 Photocircuit and Heat Sink (Includes FCS)
CA56L	192" Spherical Luminaire LED - Constant Voltage	37 1/8" Ø	37 Type 37	1800LA 1800W 9000mA	NW 4000K	120	BLP Black Paint	PC*34 Photocircuit and Heat Sink (Includes FCS)
CA57L	197" Spherical Luminaire LED - Constant Voltage	38 1/8" Ø	38 Type 38	1850LA 1850W 9250mA	NW 4000K	120	BLP Black Paint	PC*35 Photocircuit and Heat Sink (Includes FCS)
CA58L	202" Spherical Luminaire LED - Constant Voltage	39 1/8" Ø	39 Type 39	1900LA 1900W 9500mA	NW 4000K	120	BLP Black Paint	PC*36 Photocircuit and Heat Sink (Includes FCS)
CA59L	207" Spherical Luminaire LED - Constant Voltage	40 1/8" Ø	40 Type 40	1950LA 1950W 9750mA	NW 4000K	120	BLP Black Paint	PC*37 Photocircuit and Heat Sink (Includes FCS)
CA60L	212" Spherical Luminaire LED - Constant Voltage	41 1/8" Ø	41 Type 41	2000LA 2000W 10000mA	NW 4000K	120	BLP Black Paint	PC*38 Photocircuit and Heat Sink (Includes FCS)
CA61L	217" Spherical Luminaire LED - Constant Voltage	42 1/8" Ø	42 Type 42	2050LA 2050W 10250mA	NW 4000K	120	BLP Black Paint	PC*39 Photocircuit and Heat Sink (Includes FCS)
CA62L	222" Spherical Luminaire LED - Constant Voltage	43 1/8" Ø	43 Type 43	2100LA 2100W 10500mA	NW 4000K	120	BLP Black Paint	PC*40 Photocircuit and Heat Sink (Includes FCS)
CA63L	227" Spherical Luminaire LED - Constant Voltage	44 1/8" Ø	44 Type 44	2150LA 2150W 10750mA	NW 4000K	120	BLP Black Paint	PC*41 Photocircuit and Heat Sink (Includes FCS)
CA64L	232" Spherical Luminaire LED - Constant Voltage	45 1/8" Ø	45 Type 45	2200LA 2200W 11000mA	NW 4000K	120	BLP Black Paint	PC*42 Photocircuit and Heat Sink (Includes FCS)
CA65L	237" Spherical Luminaire LED - Constant Voltage	46 1/8" Ø	46 Type 46	2250LA 2250W 11250mA	NW 4000K	120	BLP Black Paint	PC*43 Photocircuit and Heat Sink (Includes FCS)
CA66L	242" Spherical Luminaire LED - Constant Voltage	47 1/8" Ø	47 Type 47	2300LA 2300W 11500mA	NW 4000K	120	BLP Black Paint	PC*44 Photocircuit and Heat Sink (Includes FCS)
CA67L	247" Spherical Luminaire LED - Constant Voltage	48 1/8" Ø	48 Type 48	2350LA 2350W 11750mA	NW 4000K	120	BLP Black Paint	PC*45 Photocircuit and Heat Sink (Includes FCS)
CA68L	252" Spherical Luminaire LED - Constant Voltage	49 1/8" Ø	49 Type 49	2400LA 2400W 12000mA	NW 4000K	120	BLP Black Paint	PC*46 Photocircuit and Heat Sink (Includes FCS)
CA69L	257" Spherical Luminaire LED - Constant Voltage	50 1/8" Ø	50 Type 50	2450LA 2450W 12250mA	NW 4000K	120	BLP Black Paint	PC*47 Photocircuit and Heat Sink (Includes FCS)
CA70L	262" Spherical Luminaire LED - Constant Voltage	51 1/8" Ø	51 Type 51	2500LA 2500W 12500mA	NW 4000K	120	BLP Black Paint	PC*48 Photocircuit and Heat Sink (Includes FCS)
CA71L	267" Spherical Luminaire LED - Constant Voltage	52 1/8" Ø	52 Type 52	2550LA 2550W 12750mA	NW 4000K	120	BLP Black Paint	PC*49 Photocircuit and Heat Sink (Includes FCS)
CA72L	272" Spherical Luminaire LED - Constant Voltage	53 1/8" Ø	53 Type 53	2600LA 2600W 13000mA	NW 4000K	120	BLP Black Paint	PC*50 Photocircuit and Heat Sink (Includes FCS)
CA73L	277" Spherical Luminaire LED - Constant Voltage	54 1/8" Ø	54 Type 54	2650LA 2650W 13250mA	NW 4000K	120	BLP Black Paint	PC*51 Photocircuit and Heat Sink (Includes FCS)
CA74L	282" Spherical Luminaire LED - Constant Voltage	55 1/8" Ø	55 Type 55	2700LA 2700W 13500mA	NW 4000K	120	BLP Black Paint	PC*52 Photocircuit and Heat Sink (Includes FCS)
CA75L	287" Spherical Luminaire LED - Constant Voltage	56 1/8" Ø	56 Type 56	2750LA 2750W 13750mA	NW 4000K	120	BLP Black Paint	PC*53 Photocircuit and Heat Sink (Includes FCS)
CA76L	292" Spherical Luminaire LED - Constant Voltage	57 1/8" Ø	57 Type 57	2800LA 2800W 14000mA	NW 4000K	120	BLP Black Paint	PC*54 Photocircuit and Heat Sink (Includes FCS)
CA77L	297" Spherical Luminaire LED - Constant Voltage	58 1/8" Ø	58 Type 58	2850LA 2850W 14250mA	NW 4000K	120	BLP Black Paint	PC*55 Photocircuit and Heat Sink (Includes FCS)
CA78L	302" Spherical Luminaire LED - Constant Voltage	59 1/8" Ø	59 Type 59	2900LA 2900W 14500mA	NW 4000K	120	BLP Black Paint	PC*56 Photocircuit and Heat Sink (Includes FCS)
CA79L	307" Spherical Luminaire LED - Constant Voltage	60 1/8" Ø	60 Type 60	2950LA 2950W 14750mA	NW 4000K	120	BLP Black Paint	PC*57 Photocircuit and Heat Sink (Includes FCS)
CA80L	312" Spherical Luminaire LED - Constant Voltage	61 1/8" Ø	61 Type 61	3000LA 3000W 15000mA	NW 4000K	120	BLP Black Paint	PC*58 Photocircuit and Heat Sink (Includes FCS)
CA81L	317" Spherical Luminaire LED - Constant Voltage	62 1/8" Ø	62 Type 62	3050LA 3050W 15250mA	NW 4000K	120	BLP Black Paint	PC*59 Photocircuit and Heat Sink (Includes FCS)
CA82L	322" Spherical Luminaire LED - Constant Voltage	63 1/8" Ø	63 Type 63	3100LA 3100W 15500mA	NW 4000K	120	BLP Black Paint	PC*60 Photocircuit and Heat Sink (Includes FCS)
CA83L	327" Spherical Luminaire LED - Constant Voltage	64 1/8" Ø	64 Type 64	3150LA 3150W 15750mA	NW 4000K	120	BLP Black Paint	PC*61 Photocircuit and Heat Sink (Includes FCS)
CA84L	332" Spherical Luminaire LED - Constant Voltage	65 1/8" Ø	65 Type 65	3200LA 3200W 16000mA	NW 4000K	120	BLP Black Paint	PC*62 Photocircuit and Heat Sink (Includes FCS)
CA85L	337" Spherical Luminaire LED - Constant Voltage	66 1/8" Ø	66 Type 66	3250LA 3250W 16250mA	NW 4000K	120	BLP Black Paint	PC*63 Photocircuit and Heat Sink (Includes FCS)
CA86L	342" Spherical Luminaire LED - Constant Voltage	67 1/8" Ø	67 Type 67	3300LA 3300W 16500mA	NW 4000K	120	BLP Black Paint	PC*64 Photocircuit and Heat Sink (Includes FCS)
CA87L	347" Spherical Luminaire LED - Constant Voltage	68 1/8" Ø	68 Type 68	3350LA 3350W 16750mA	NW 4000K	120	BLP Black Paint	PC*65 Photocircuit and Heat Sink (Includes FCS)
CA88L	352" Spherical Luminaire LED - Constant Voltage	69 1/8" Ø	69 Type 69	3400LA 3400W 17000mA	NW 4000K	120	BLP Black Paint	PC*66 Photocircuit and Heat Sink (Includes FCS)
CA89L	357" Spherical Luminaire LED - Constant Voltage	70 1/8" Ø	70 Type 70	3450LA 3450W 17250mA	NW 4000K	120	BLP Black Paint	PC*67 Photocircuit and Heat Sink (Includes FCS)
CA90L	362" Spherical Luminaire LED - Constant Voltage	71 1/8" Ø	71 Type 71	3500LA 3500W 17500mA	NW 4000K	120	BLP Black Paint	PC*68 Photocircuit and Heat Sink (Includes FCS)
CA91L	367" Spherical Luminaire LED - Constant Voltage	72 1/8" Ø	72 Type 72	3550LA 3550W 17750mA	NW 4000K	120	BLP Black Paint	PC*69 Photocircuit and Heat Sink (Includes FCS)
CA92L	372" Spherical Luminaire LED - Constant Voltage	73 1/8" Ø	73 Type 73	3600LA 3600W 18000mA	NW 4000K	120	BLP Black Paint	PC*70 Photocircuit and Heat Sink (Includes FCS)
CA93L	377" Spherical Luminaire LED - Constant Voltage	74 1/8" Ø	74 Type 74	3650LA 3650W 18250mA	NW 4000K	120	BLP Black Paint	PC*71 Photocircuit and Heat Sink (Includes FCS)
CA94L	382" Spherical Luminaire LED - Constant Voltage	75 1/8" Ø	75 Type 75	3700LA 3700W 18500mA	NW 4000K	120	BLP Black Paint	PC*72 Photocircuit and Heat Sink (Includes FCS)
CA95L	387" Spherical Luminaire LED - Constant Voltage	76 1/8" Ø	76 Type 76	3750LA 3750W 18750mA	NW 4000K	120	BLP Black Paint	PC*73 Photocircuit and Heat Sink (Includes FCS)
CA96L	392" Spherical Luminaire LED - Constant Voltage	77 1/8" Ø	77 Type 77	3800LA 3800W 19000mA	NW 4000K	120	BLP Black Paint	PC*74 Photocircuit and Heat Sink (Includes FCS)
CA97L	397" Spherical Luminaire LED - Constant Voltage	78 1/8" Ø	78 Type 78	3850LA 3850W 19250mA	NW 4000K	120	BLP Black Paint	PC*75 Photocircuit and Heat Sink (Includes FCS)
CA98L	402" Spherical Luminaire LED - Constant Voltage							

BOUNDARY & TOPOGRAPHIC SURVEY OF 3.669 ACRES ALONG GATEWAY CIRCLE IN GROVE CITY, OH

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND BEING ALL OF A 3.669 ACRE TRACT AS CONVEYED TO GATEWAY TO GROWING, LLC AS RECORDED IN INSTRUMENT NO. 201510210149506, FRANKLIN COUNTY RECORDER'S OFFICE.



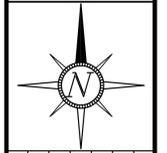
- ### LEGEND
- 1 Lot Numbers
 - Property Lines
 - Centerline
 - SAN Sanitary Sewer
 - STM Storm Sewer
 - W Water Main
 - G Gas Main
 - HG Underground Lines
 - OH Overhead Lines
 - E Electric Lines
 - T Telephone Lines
 - C Cable TV Lines
 - A All Overhead Utilities
 - Ditch Line
 - MHO Man Hole
 - SI Storm Inlet
 - CI Curb Inlet
 - DI Drop Inlet
 - Ø Diameter
 - CD Clean Out
 - DSD Downspout Drain
 - FD Fire Hydrant
 - VB Valve Box
 - GM Gas Meter
 - GV Gas Valve
 - WM Water Meter
 - WV Water Valve
 - EM Electric Meter
 - UP Utility Pole
 - GW Guy Wire
 - # Pole Numbers
 - o Gas Line Marker
 - o Light Pole
 - o Yard or Flood Light
 - o Telephone Closure
 - o Electric Closure
 - o Cable Signal Closure
 - o Traffic Signal Pole
 - o Bollard
 - o Utility Pull Box
 - o Handicap
 - o Fence
 - o Sign
 - o Concrete
 - o Evergreen Tree
 - o Deciduous Tree
 - o Stone Found
 - o Monument Box
 - o Iron Pin Set
 - o Iron Pin Found
 - o MAG Nail Set
 - o Railroad Spike Found
 - o Dead Volume
 - o Official Record
 - o Instrument Number
 - o IPF Iron Pin Found
 - o IRF Iron Pipe Found
 - o RRSF Railroad Spike Found
 - o MNS MAG Nail Set
 - o DHS Drill Hole Set
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

NOTES:
 THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF GATEWAY CIRCLE AS BEING N 87°10'06" W, BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, THE STATE PLAIN COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 AS OF THE DATE OF THIS SURVEY UNDERGROUND UTILITY LINES WERE NOT MARKED BY OUPS, LOCATION WAS TAKEN FROM PLANS & FILED LOCATION OF UTILITY BOXES & CLOSURES.
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
FLOOD ZONE:
 ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 318 OF 465, MAP NUMBER 39049C0318K EFFECTIVE DATE OF JUNE 17, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ELEVATIONS:
 ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM, SITE BENCHMARK#1= NORTH RM OF ELECTRIC MANHOLE LOCATED NEAR CENTER OF SITE AS SHOWN ON SURVEY ELEVATION=774.60

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	196.41'	125.00'	90°01'42"	N 47°47'35" E	176.82'

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 03/30/2016, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

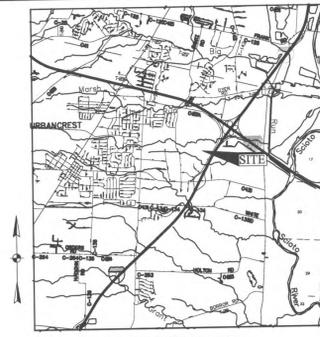
J. W. Wetherill
 JOHN W. WETHERILL REG. SURV. 7811 DATE 04/25/16
 2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE



DATE	BY	REVISIONS
04/25/16	JWW	Final location of ug. elect. line
03/30/16	JWW	one
	JWW	two
	JWW	three
	JWW	four
	JWW	five
	JWW	six
	JWW	seven
	JWW	eight
	JWW	nine
	JWW	ten

BOUNDARY & TOPOGRAPHIC SURVEY OF 3.669 ACRES ALONG GATEWAY CIRCLE IN GROVE CITY, OH
 J. SURVEYING SERVICES, INC.
 7509 EAST MAIN ST. SUITE 104
 REYNOLDSBURG, OHIO 43068
 PH# (614) 866-9158
 JOE.WOOD@JJSURVEYINGOHIO.COM
 JOHN.WETHERILL@JJSURVEYINGOHIO.COM
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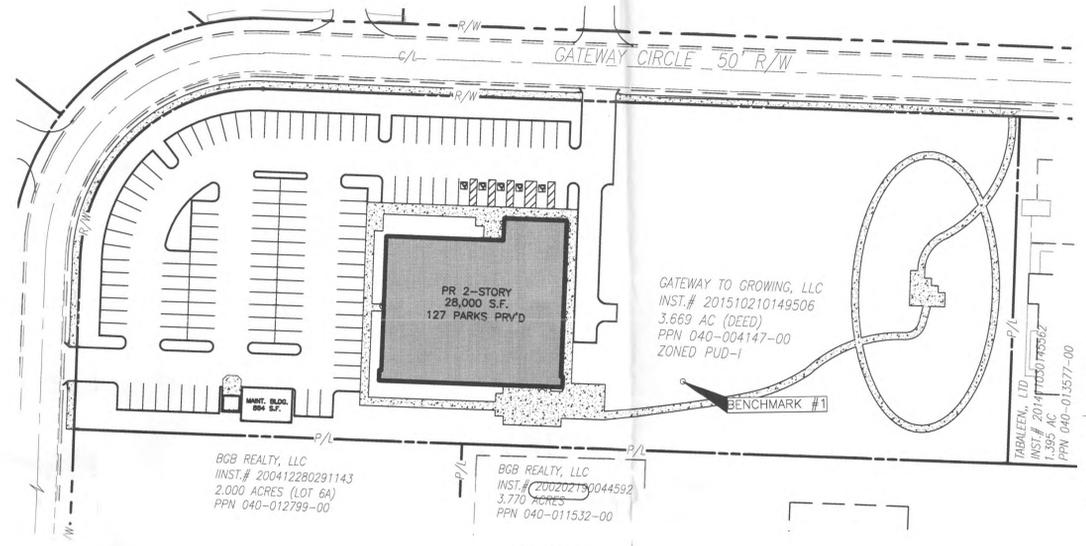
CITY OF GROVE CITY, OHIO
HEALTH CARE LOGISTICS
 1612 GATEWAY CIRCLE
 SITE DEVELOPMENT PLAN



LOCATION MAP
NOT TO SCALE

GENERAL DEVELOPMENT STANDARDS

AREA	3.669 ACRES
ZONING	PUD-1 (PLANNED UNIT DEVELOPMENT-INDUSTRIAL)
OFF STREET PARKING	123 + 5 HC = 128 SPACES
SET BACKS	
STREET SIDE	15' PARKING 25' BUILDING
REAR YARD	10' PARKING 6' BUILDING
SIDE YARD	10' PARKING 6' BUILDING



INDEX MAP
SCALE: 1"=60'

SITE DATA		
SITE AREA	3,669 AC (159,380 SF)	
BUILDING AREA	28,000 SF	
BUILDING HEIGHT	2 STORY	
CURRENTLY ZONED	PUD 1	
LOT COVERAGE		
BUILDING	28,000 SF	18%
PAVEMENT AND WALK	71,059 SF	45%
LANDSCAPING/OPEN SPACE	60,771 SF	37%

BENCH MARKS

ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.

B.M. #1
NORTH RIM OF ELECTRIC MANHOLE LOCATED NEAR CENTER OF SITE AS SHOWN ON SURVEY
ELEV.=774.60

SHEET INDEX

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STANDARD DRAWINGS

CITY OF GROVE CITY	
C-GC-42	
C-GC-46A	
C-GC-58	
QDOT	
CB-1.3	

DEVELOPER / OWNER

HEALTH CARE LOGISTICS
 6106 BAUSCH ROAD
 GALLOWAY, OH 43119
 CONTACT: KYLE SHARPE
 PHONE: 800-848-1633 X4414
 EMAIL: KSHARPE@GOHCL.COM

ARCHITECT

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 5120-B NIKE DRIVE
 COLUMBUS, OHIO 43026
 CONTACT: ROBERT JOHNSON
 PHONE: 614-527-7590
 EMAIL: BOBJOHNSON@JHARCHITECTSINC.COM

ENGINEER

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 815 GRANDVIEW AVENUE, SUITE 650
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 CONTACT: STEVEN E. FOX, P.E.
 PHONE: 614-441-4222
 EMAIL: SFOX@MANNIKSMITHGROUP.COM

LANDSCAPE ARCHITECT

THE MANNIK & SMITH GROUP, INC.
 815 GRANDVIEW AVENUE, SUITE 650
 COLUMBUS, OHIO 43215
 CONTACT: RALPH TERBRUEGGEN
 PHONE: 614-335-4723
 EMAIL: RTERBRUEGGEN@MANNIKSMITHGROUP.COM

PROJECT DESCRIPTION

PROJECT CONSISTS OF CONSTRUCTION OF A 2-STORY, 28,000 SF OFFICE BUILDING AND ALL REQUIRED PARKING ON AN EXISTING VACANT LOT. PROPOSED IMPROVEMENTS WILL ALSO INCLUDE A 973 SF MAINTENANCE BUILDING, AN ENCLOSED DUMPSTER, REQUIRED HANDICAP PARKING, ACCESS TO EXISTING WALK PATH, UNDERGROUND DETENTION AND REQUIRED LANDSCAPE SCREENING. THE CURRENT ZONING IS PUD-1, PLANNED UNIT DEVELOPMENT - INDUSTRIAL.



CONTACT: STEVEN E. FOX, JR., P.E.
 MAILING ADDRESS: 815 GRANDVIEW AVENUE, SUITE 650
 COLUMBUS, OH 43215
 (614) 441-4222
 EMAIL ADDRESS: SFOX@MANNIKSMITHGROUP.COM



Steven E. Fox, Jr.
 OHIO REGISTERED PROFESSIONAL ENGINEER DATE 6/1/2016

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.

FOR THE CITY OF GROVE CITY	
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	SF	CITY OF GROVE CITY PLANNING COMMENTS

TECHNICAL SKILL.
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:
JH ARCHITECTS
 5120-B NIKE DRIVE
 COLUMBUS, OHIO

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
HEALTH CARE LOGISTICS
 GATEWAY CIRCLE

TITLE SHEET

RECEIVED
 JUN 01 2016
 CITY PLANNING COMMISSION

C-1

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.

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.

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 UTILITIES WHICH ARE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT KNOWN OR INCORRECTLY LOCATED. UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER, THE CITY AND THE DESIGN ENGINEER.

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.

12. RIGHTS-OF-WAY: IN ADDITION TO THE DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING EASEMENTS, COURT ENTRIES, RIGHTS-OF-ENTRY, OR ACTION FILED IN COURT IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY. THE COST OF THE OPERATIONS NECESSARY TO FULFILL SUCH REQUIREMENTS SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS OF THE CONTRACT UNLESS SPECIFIC PROVISION IS MADE IN THE CONTRACT SPECIFICATIONS FOR SUCH COST UNDER SPECIFIC ITEMS OF THE CONTRACT.

13. EASEMENTS: APPROVAL OF THIS PLAN IS CONTINGENT UPON ALL EASEMENTS REQUIRED FOR THE CONSTRUCTION OF THE WORK BEING SECURED AND SUBMITTED TO THE CITY OF GROVE CITY FOR RECORDING PRIOR TO COMMENCEMENT OF THE WORK, AND NO WORK WHICH REQUIRES AN EASEMENT WILL BE ALLOWED TO PROCEED UNTIL THIS HAS BEEN DONE.

14. WORK LIMITS: THE CONTRACTOR IS RESPONSIBLE FOR CONTAINING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, VEHICLES, ETC., USED TO COMPLETE THE WORK WITHIN THE RIGHTS-OF-WAY OF THE STREETS, ROADWAYS, TEMPORARY EASEMENTS, PERMANENT EASEMENTS AND THE PROPERTY BOUNDARIES OF THE PROJECT IMPROVEMENTS, AS SHOWN ON THESE PLANS.

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.

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.

21. SEEDING AND MULCHING: SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN. THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 906, STONE FOUNDATION, SHALL BE APPLIED TO THE EVENT OF A CONFLICT. THE MORE STRINGENT REQUIREMENT SHALL BE 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:

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 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.

27. SEEDING AND MULCHING: SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN. THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 906, STONE FOUNDATION, SHALL BE APPLIED TO THE EVENT OF A CONFLICT. THE MORE STRINGENT REQUIREMENT SHALL BE 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:

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 BACKS, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE SIGNED 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.

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.

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.

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.

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.

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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.

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.

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.

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.

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.

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.

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 BACKS, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE SIGNED 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.

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.

TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

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-1 OF THE OHIO MANUAL. A UNIFORM 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

NO.	DATE	BY	DESCRIPTION
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JH ARCHITECTS
9508 WINE RIDGE
COLUMBUS, OHIO

HEALTH CARE LOGISTICS
GATEWAY CIRCLE

GENERAL NOTES

STREET, STORM, AND WATER GENERAL NOTES CONT.

40. GRADE CHECKS: THE CONTRACTOR MUST ENSURE THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR MUST MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF, AND ASSIST, THE CITY INSPECTOR IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE INSPECTOR. THE INSPECTOR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO A TIME CONVENIENT TO THE CONTRACTOR. -THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING:
 A. PROPER PLACEMENT OF EACH STRUCTURE.
 B. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
 C. GRADE AFTER AN OVERNIGHT OR LONGER SHUTDOWN.
 D. GRADE, AT ANY OTHER TIME THE INSPECTOR HAS REASON TO QUESTION GRADE OF INSTALLATION.
 -A GRADE CHECK PERFORMED BY THE CITY INSPECTOR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE.

41. GRADE CHANGES: IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING SEWER, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
 -IF IT IS DETERMINED THAT THE PROPOSED SEWER WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.
 -GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY.

42. STRUCTURE ADJUSTMENT: THE CONTRACTOR SHALL FIELD VERIFY THE TOP OF CASTING ELEVATION OF ALL PROPOSED MANHOLES. IF PRECAST STRUCTURES ARE UTILIZED, A MINIMUM OF THE TOP 6 INCHES (6") AND A MAXIMUM OF 12" SHALL BE FIELD PLACED EITHER WITH GRADE RINGS OR BRICK AND MORTAR TO ALLOW FOR FIELD ADJUSTMENT.

43. TEMPORARY BULKHEAD: THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE CITY.

44. CITY WATER: THE CONTRACTOR MUST OBTAIN FROM THE CITY OF COLUMBUS, DIVISION OF WATER (645-8270) A WATER USAGE PERMIT AND A FIRE HYDRANT PERMIT FROM THE JACKSON TOWNSHIP FIRE DEPARTMENT (875-5588) PRIOR TO CONNECTION OF ITS WATER SUPPLY LINES TO ANY FIRE HYDRANT. THE CONTRACTOR MUST PROVIDE ALL THE NECESSARY GATE VALVES, BACKFLOW PREVENTERS, AND FLOW METER FOR EACH HYDRANT LOCATION. ALL EQUIPMENT, FITTINGS, AND VALVES SHALL BE IN ACCORDANCE WITH DIVISION OF WATER STANDARDS. THE CONTRACTOR MUST PAY FOR WATER AT THE CURRENT CITY RATES. USE OF WATER FROM FIRE HYDRANTS AND ASSOCIATED FEES ARE OUTLINED IN THE CITY OF COLUMBUS RULE AND REGULATION #93.3. A COPY OF THIS REGULATION IS AVAILABLE FROM THE DIVISION OF WATER, PERMIT OFFICE, (614) 645-7695.

45. WATER PLAN APPROVAL: NO PERSON SHALL BEGIN CONSTRUCTION OR INSTALLATION OF A PUBLIC WATER MAIN UNTIL THE PLANS HAVE BEEN APPROVED BY THE STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA).

46. WATER CONTRACTOR LICENSE: IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON CITY OF COLUMBUS WATERLINE SYSTEMS WITHOUT FIRST SECURING A LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS TO ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.

47. INTERRUPTION OF WATER SERVICE: THE CONTRACTOR MUST GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS, BUT NOT MORE THAN 72 HOURS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE HELD TO A MINIMUM AND MUST BE APPROVED BY THE CITY OF GROVE CITY.

48. WATER MAIN MATERIALS: ALL WATER MAIN MATERIAL ON THIS PROJECT MUST BE IN ACCORDANCE WITH THE 2012 CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, 2012 EDITION, INCLUDING ALL SUPPLEMENTS THERETO. ALL WATER MAIN INSTALLATION AND TESTING MUST BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF POWER AND WATER.

49. EXISTING VALVES: ALL EXISTING VALVES MUST BE OPERATED BY CITY OF COLUMBUS, DIVISION OF WATER PERSONNEL ONLY, AS STATED IN CHAPTER 1113 OF THE COLUMBUS CITY CODE.

50. WATER MAIN CLEANING AND FLUSHING: ALL WATER MAINS MUST BE CLEANED AND FLUSHED IN ACCORDANCE WITH SECTION 801.13 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. ADDITIONALLY, WATER MAIN 12-INCH AND LARGER MUST ALSO BE PROPERLY PIGGED.

TESTING PROCEDURE: ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH ITEM 801.14 OF THE CMSC. 150 PSI OF PRESSURE SHALL BE MAINTAINED FOR AT LEAST TWO (2) HOURS IN ANY TESTED SECTION. COST OF THIS WORK IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE RESPECTIVE PIPE UNDER CMSC ITEM 801.
 -EACH VALVED SECTION OF WATER MAIN SHALL BE TESTED INDEPENDENTLY OF ONE ANOTHER UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PRESSURE TEST MUST BE CONDUCTED WITH ALL WATCH VALVES OPEN AND HYDRANT FOOT VALVES CLOSED.
 -ANY TESTING PERFORMED AGAINST EXISTING VALVES MUST BE AT THE CONTRACTOR'S RISK AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CITY. IF SATISFACTORY RESULTS CANNOT BE OBTAINED AGAINST AN EXISTING VALVE, THE NEW LINE SHALL BE DISCONNECTED FROM THE EXISTING VALVE, PLUGGED AND RETESTED. DISCONNECTION FROM THE EXISTING WATER MAIN AND ANY REPAIRS NECESSARY BECAUSE OF DAMAGE CAUSED TO THE EXISTING LINES, VALVES AND SERVICE CONNECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.

52. DISINFECTION: ALL WATER MAINS MUST BE DISINFECTED IN ACCORDANCE WITH SECTION 801.15 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC). SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AWWA C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7). THE CONTRACTOR MUST BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ALL WATER MAINS CONSTRUCTED UNDER THIS PLAN. REPRESENTATIVES OF THE CITY OF GROVE CITY MUST BE PRESENT TO WITNESS AND INSPECT THE CHLORINATION OF ALL PRIVATE WATER DISTRIBUTION MAINS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE CITY TO SCHEDULE THE DISINFECTION SO THAT REPRESENTATIVES OF THE CITY ARE PRESENT TO WITNESS.

53. HAND SWABBING: THE CONTRACTOR MUST HAND SWAB ALL PIPES AND FITTINGS THAT ARE NOT OTHERWISE DISINFECTED. THE AMOUNT OF CHLORINE TO BE USED DURING HAND SWABBING OPERATIONS WILL BE DETERMINED BY THE CITY OF GROVE CITY.

54. SERVICE TRANSFER AND WATERLINE ABANDONMENT: WHERE INDICATED ON PLANS, THE EXISTING WATERLINES MUST BE ABANDONED AND EXISTING WATER SERVICES OFF THESE LINES, INDICATED ON THE PLANS AND SHOWN BY HOUSE NUMBER, MUST BE TRANSFERRED TO THE NEW WATERLINE.
 -PRIOR TO ABANDONMENT OF EXISTING WATERLINES, THE PROPOSED NEW WATERLINES MUST BE TESTED AND CHLORINATED AND THEN THE EXISTING SERVICES MUST BE TRANSFERRED TO THE NEW WATERLINES. THE CONTRACTOR MUST MAINTAIN WATER SERVICE TO ALL WATER CUSTOMERS AFFECTED BY TRANSFER OF SERVICE.
 -THE DISPOSITION OF ALL OTHER EXISTING SERVICES SHOWN ON THE PLANS AND NOT INDICATED AS TRANSFERS MUST BE COORDINATED WITH THE CITY PRIOR TO ANY ACTION.
 -TO ENSURE THAT ALL EXISTING WATER SERVICES ARE TRANSFERRED TO THE NEW WATERLINE, NO WATERLINE SHALL BE ABANDONED UNTIL ALL AFFECTED WATER SERVICES HAVE BEEN TRANSFERRED; THE NEW WATERLINE IS PUT IN SERVICE; AND THE EXISTING WATERLINE TO BE ABANDONED HAS BEEN SHUT DOWN FOR 24 HOURS.
 -ALL VISIBLE VALVE AND SERVICE BOXES ON THE WATERLINE TO BE ABANDONED, WHICH WILL NO LONGER BE IN SERVICE, MUST BE REMOVED. THE REQUIRED SURFACE RESTORATION MUST BE PAID FOR UNDER THE APPROPRIATE BID ITEM(S).

SERVICE CONNECTION PERMITS: NO SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTION MADE TO ANY SERVICE TAPS UNTIL THE WATERLINE HAS BEEN DISINFECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER.

56. BLOCKING: ALL FITTINGS MUST BE ADEQUATELY RESTRAINED WITH CONCRETE BLOCKING PER THE CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN A PLASTIC SHEETING PRIOR TO PLACING CONCRETE.

57. EXISTING PLUGS, CAPS, ETC.: PLUGS AND CAPS REMOVED FROM EXISTING WATERLINES MUST BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT, 3262 VENTURA BLVD., GROVE CITY, OHIO, UNLESS OTHERWISE DIRECTED BY THE CITY. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS DELIVERY.

58. FIRE HYDRANT REPLACED OR RELOCATED: NO EXISTING FIRE HYDRANTS TO BE REPLACED OR RELOCATED SHALL BE REMOVED, OR TAKEN OUT OF SERVICE, UNTIL THE NEW WATERLINES ARE IN SERVICE AND THE NEW FIRE HYDRANTS ARE ACCEPTED BY THE JACKSON TOWNSHIP FIRE DEPARTMENT.

59. WATER SERVICES: WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES MUST BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP TO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.

60. WATER METERS: ALL WATER METERS ASSOCIATED WITH THIS PROJECT MUST BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER, CITY OF COLUMBUS. ALL METER PITS MUST CONFORM TO STANDARD DRAWING L-7103, A & B FOR 5/8" THROUGH 1" METERS OR L-6317, A & B FOR 1 1/2" OR LARGER METERS.

61. POLYETHYLENE ENCASEMENT: CONTRACTOR MUST WRAP ALL DUCTILE IRON PIPE WITH TUBE STYLE 8 MIL LINEAR LOW DENSITY POLYETHYLENE (LLDPE) FILM MADE FROM VIRGIN POLYETHYLENE ONLY (NO RECYCLED MATERIAL) PER AWWA C-105. THE COLOR SHALL BE BLACK WITH NOMINAL TWO PERCENT (2%) CARBON BLACK UV INHIBITOR AND PRINTED PER THE AWWA C-105 STANDARD. INSTALLATION MUST BE DONE IN ACCORDANCE WITH THE "POLYETHYLENE ENCASEMENT INSTALLATION GUIDE" WRITTEN BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA).
 -ALL LUMPS OF CLAY, MUD, CINDERS, ETC., ON THE PIPE SURFACE MUST BE REMOVED BEFORE THE PIPE IS COVERED WITH POLYETHYLENE. WHEN LIFTING POLYETHYLENE-ENCASED PIPE USE A FABRIC TYPE SLING OR PADDED CABLE. JOINTS MUST BE OVERLAPPED AND TAPED. FOLD EXCESS SLACK OVER THE TOP OF THE PIPE AND TAPE EVERY THREE FEET (3'). SMALL HOLES OR TEARS MUST BE REPAIRED WITH A PIECE OF TAPE PLACED OVER THE HOLE. LARGE HOLES OR TEARS SHOULD BE REPAIRED BY TAPPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE.
 -APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS MUST ALSO BE WRAPPED. FOR SERVICE TAPS, WRAP TWO/THREE LAYERS OF TAPE COMPLETELY AROUND THE POLYETHYLENE-ENCASED PIPE TO COVER THE AREA WHERE TAPPING MACHINE WILL CONTACT THE PIPE. INSTALL CORPORATION STOP DIRECTLY THROUGH THE TAPE AND POLYETHYLENE. WRAP COPPER SERVICE AT LEAST THREE FEET (3') BACK FROM INSTALLATION WITH TAPE AND ADDITIONAL POLYETHYLENE FILM TO PREVENT ELECTROLYSIS.
 -ALL WORK NECESSARY TO FURNISH AND INSTALL THE POLYETHYLENE ENCASEMENT SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 801.

62. ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, MUST CONFORM TO THE REVISED ALLOWABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF/ANSI 61 STANDARD. THE DIVISION OF WATER'S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.

63. WATER SERVICE BOXES MUST BE PLACED ONE INCH (1") FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET (2') INSIDE THE RIGHT-OF-WAY OR EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L-9901 FOR ADDITIONAL INFORMATION.

64. "SURVEY COORDINATES" MUST INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING, AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES MUST BE OBTAINED FOR THE COMPLETED WATER MAIN CONSTRUCTION AND MUST INCLUDE ALL VALVES, TEES, CROSSES, BENDS, DEFLECTIONS, PLUGS, REDUCERS, TAPPING SLEEVES, BLOW OFF'S, CHLORINATION TAPS, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, CASING PIPE TERMINI, AND OTHER FITTINGS. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 500' WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.

65. ALL SURVEY COORDINATES MUST BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS, AND MUST BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE (NSRS2007) ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM, SOUTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING, ELEVATION) MUST BE REFERENCED TO THE NEAREST HUNDRETH (N xxxxxx.xx, E xxxxxx.xx, ELEV. xxx.xx). ALL SURVEY COORDINATES MUST BE ACCURATE TO WITHIN 1.0 FOOT HORIZONTAL AND A TENTH OF A FOOT (0.10) OR LESS VERTICAL.
 -THE COORDINATES MUST BE DOCUMENTED TO THE CITY OR DESIGNATED REPRESENTATIVE IN DIGITAL SPREADSHEET FORM AND MUST INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING, AND ELEVATION. COORDINATES SHALL BE SUBMITTED TO THE CITY OR DESIGNATED REPRESENTATIVE ON A BI-WEEKLY BASIS. COORDINATES MUST ALSO BE REQUIRED TO BE SUBMITTED TO THE DIVISION OF WATER AS PART OF THE REQUEST FOR CHLORINATION.

66. BACKFILL TESTING: PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL DENSITY TESTS MUST BE MADE ON ALL SANITARY SEWER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH. WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF ITEM 912.03 OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), ALL BACKFILL MATERIAL MUST BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF ITEM 912.03.

67. RECORD PLANS: THE DEVELOPER IS RESPONSIBLE FOR PROVIDING "RECORD PLAN" CONSTRUCTION DRAWINGS TO THE CITY OF GROVE CITY AFTER THE PROJECT HAS BEEN COMPLETED. THE PLANS MUST INCLUDE TOP OF CASTING AND INVERT ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES AND IDENTIFY ANY AND ALL FIELD MODIFICATIONS TO, AND DEVIATIONS FROM, THE APPROVED PLAN SET. THE PLANS MUST ALSO INCLUDE THE INSTALLED PIPE LENGTH, PIPE DIAMETER, COORDINATES OF WATER QUALITY BMP'S, AND NORMAL POOL ELEVATIONS. WATER INFRASTRUCTURE MUST BE DOCUMENTED ON THE RECORD DRAWINGS IN ACCORDANCE WITH THE CURRENT CITY OF COLUMBUS WATER LINE RECORD PLAN PREPARATION CHECKLIST. A REDLINE SET OF PLANS REFLECTING THE "RECORD PLAN" INFORMATION MUST BE KEPT BY THE PROJECT INSPECTOR AND PROVIDED TO THE CITY FOR REVIEW. IF THE REDLINE PLANS ARE INCOMPLETE OR MISSING INFORMATION, THE DEVELOPER MUST BE RESPONSIBLE FOR SUPPLYING THE MISSING INFORMATION BY FIELD SURVEY OR OTHER MEANS TO FACILITATE A COMPLETE SET OF RECORD DRAWINGS. UPON APPROVAL OF THE REDLINE SET THE DEVELOPER IS RESPONSIBLE FOR SUBMITTING AN ELECTRONICALLY DRAFTED RECORD PLAN SET TO THE CITY IN ACCORDANCE WITH CITY POLICY.

SANITARY GENERAL NOTES

1. PIPE MATERIAL: THE INSTALLATION OF ALL SEWER PIPE ON THIS PROJECT SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE CMSC, UNLESS SPECIFICALLY INDICATED OTHERWISE, WITH MATERIALS CONFORMING TO THE APPROPRIATE SECTION OF CMSC OR ODOT CMS, RESPECTIVELY. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS:

- SANITARY SEWER PIPE**
OUTSIDE OF R/W LIMITS
 FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
 A. FLEXIBLE PIPE (PVC PIPE PER CMSC 720.08 ONLY, ASTM D-3034, SDR 35) WILL BE ALLOWED FOR SEWERS UP TO AND INCLUDING 15" DIAMETER THAT HAVE A MINIMUM OF 4 FEET (4') COVERAGE AND A MAXIMUM 20 FEET COVERAGE.
 B. FLEXIBLE PIPE (PVC PIPE PER CMSC 720.08 ONLY, ASTM D-3034, SDR 26) WILL BE ALLOWED FOR SEWERS 8"-10" DIAMETER THAT EXCEED 20 FEET IN DEPTH.
 C. POLYPROPYLENE (PP) PIPE <=30" DIAMETER CONFORMING TO ASTM F 2736 AS MODIFIED BY ODOT CMS 707.65 AND/OR CMSC 720.13 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM 2 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 30" (REINFORCED CONCRETE PIPE CMSC 706.02, VITRIFIED CLAY PIPE CMSC 706.08, DUCTILE IRON CMSC 801.03) AND FOR ANY SEWERS GREATER THAN 10" DIAMETER THAT WILL HAVE LESS THAN 4 FEET (4') OF COVERAGE OR MORE THAN 20 FEET OF COVERAGE.

- WITHIN R/W**
 A. FLEXIBLE PIPE WILL BE ALLOWED FOR SEWERS UP TO AND INCLUDING 15" DIAMETER (PVC PIPE PER CMSC 720.08 ONLY, ASTM D-3034, SDR 35) THAT HAVE A MINIMUM OF 4 FEET (4') COVERAGE AND A MAXIMUM 20 FEET COVERAGE.
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2. TRENCH DAMS: ALL SANITARY SEWERS REQUIRE TRENCH DAMS BETWEEN MANHOLES AND ON SERVICE LATERALS AT THE PROPERTY LINE. MADE OF BENTONITE OR OTHER APPROVED IMPERMEABLE CLAY. TRENCH DAMS MUST BE CONSTRUCTED ON ALL SANITARY SEWERS IN ACCORDANCE WITH CMSC ITEM 901.11.

3. VISUAL INSPECTION: ALL SANITARY SEWERS MUST BE VIDEO RECORDED IN DVD FORMAT AFTER CONSTRUCTION AND PRIOR TO ACCEPTANCE OF THE SEWERS BY THE CITY OF GROVE CITY. THE DVD RECORDING SHALL REMAIN THE PROPERTY OF THE CITY. THE DVD SHALL CLEARLY IDENTIFY THE LOCATION OF THE CAMERA WITHIN THE SEWER, DATE AND TIME OF THE RECORDING, AND BE OF SUFFICIENT QUALITY TO DETERMINE THE CONDITION OF THE SANITARY SEWERS. AN ADDITIONAL VIDEO RECORDING OF THE SEWERS MUST BE COMPLETED JUST PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD.

4. LEAKAGE TESTING: THE CONTRACTOR'S SPECIFIC ATTENTION IS DIRECTED TO THE REQUIREMENTS OF EITHER THE INFILTRATION, EXFILTRATION, OR AIR TEST AS SPECIFIED BY THE CITY OF GROVE CITY, OHIO. LEAKAGE THROUGH THE JOINTS OF THE SEWER SHALL NOT EXCEED THE FOLLOWING ALLOWABLE LIMITS: 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS AND SHORTER PERIODS OF TIME. ALL SANITARY SEWERS, MANHOLES AND SERVICES SHALL BE TESTED.

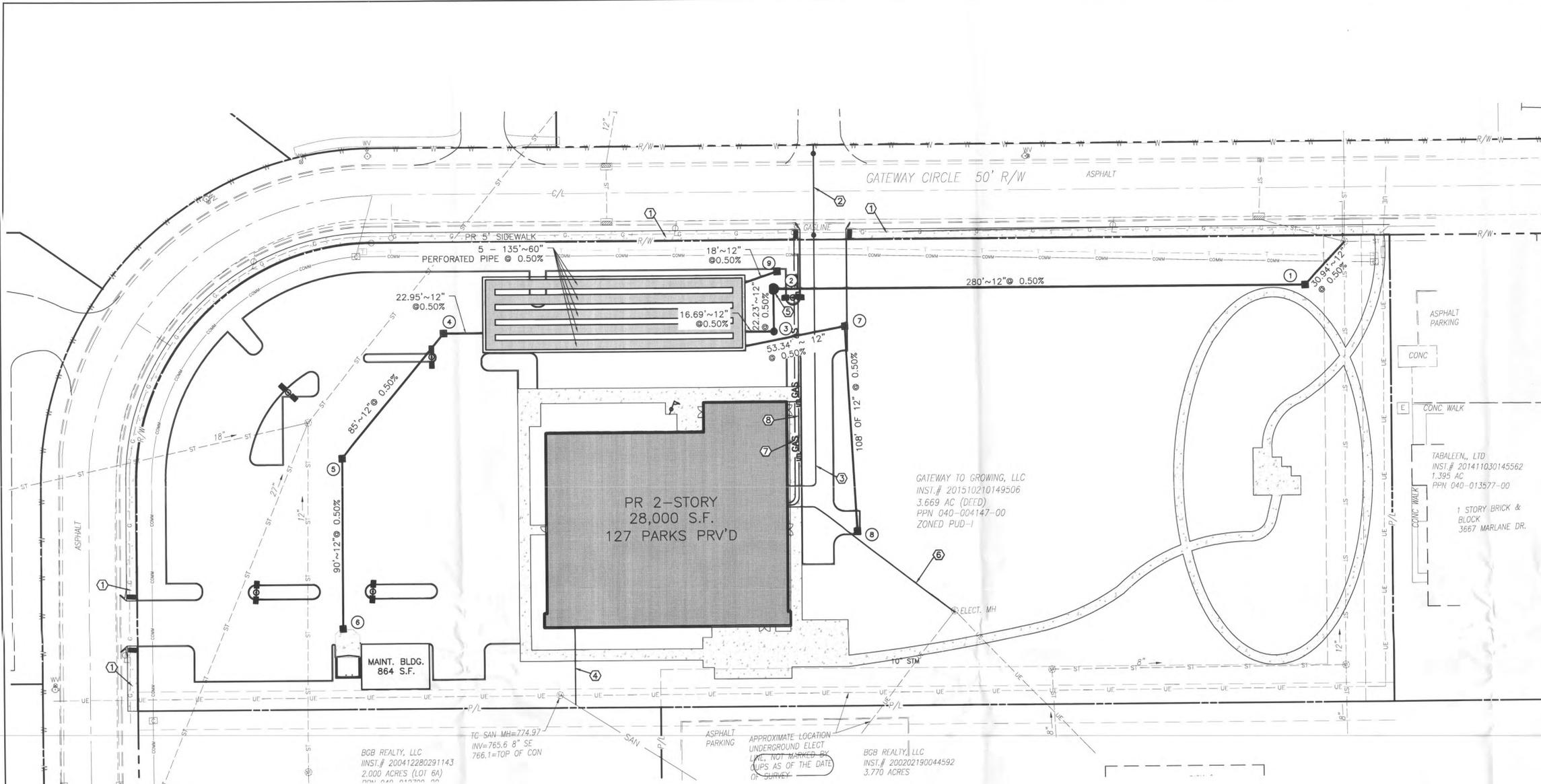
5. RISERS: SERVICE RISERS, CMSC ITEM 914, SHALL BE INSTALLED WHERE DEPTHS FROM THE WYES TO THE EXISTING OR PROPOSED GROUND ELEVATIONS EXCEED 10'. THE TOPS OF RISERS SHALL BE NO MORE THAN NINE FEET (9') B BELOW THE EXISTING OR PROPOSED SURFACE ELEVATION, WHICHEVER IS HIGHER. RISER EXTENSIONS SHALL BE A MINIMUM OF THREE FEET (3') IN LENGTH.

6. CLEAN WATER CONNECTIONS PROHIBITED: ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.

7. Y-POLES: APPROVED Y-POLES MADE OF 2" X 2" LUMBER SHALL BE FURNISHED AND PLACED AT ALL Y-BRANCHES AND AT THE END OF EXTENDED SERVICES. Y-POLES SHALL EXTEND FROM THE END OF SERVICE PIPE TO AT LEAST 2 FEET (2') ABOVE EXISTING OR PROPOSED GRADE, WHICHEVER IS HIGHER. THE COST OF THIS WORK IS TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS SEWER ITEMS.

8. FOR ALL OTHER QUESTIONS OR CONCERNS, REFER TO THE "STREET, STORM, AND WATER GENERAL NOTES."

DESCRIPTION	CITY OF GROVE CITY PLANNING COMMENTS
DATE	6/1/16
BY	SF
NO.	
DATE: 05/02/2016	
JOB#:	J1340013
DRAWN BY:	PSN
CHECKED BY:	SEF
TECHNICAL SKILL: CREATIVE SPIRIT.	
PREPARED FOR:	JH ARCHITECTS
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO	
FINAL DEVELOPMENT PLAN FOR HEALTH CARE LOGISTICS GATEWAY CIRCLE	
5028 NINE DRIVE COLUMBUS, OHIO	
GENERAL NOTES	
C - 3	



LEGEND

- EX FIRE HYDRANT
- EX STORM MANHOLE
- EX STORM CATCH BASIN
- EX CURB INLET
- EX SANITARY MANHOLE
- PR MANHOLE
- PR CATCH BASIN
- PR LIGHT POLE
- PR STRUCTURE NUMBER
- EX COMMUNICATIONS LINE
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX SANITARY LINE
- EX STORM LINE
- EX WATER LINE
- 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
- CO CLEAN OUT

ABBREVIATIONS

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

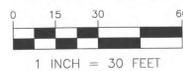
NOTES

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. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF POWELL ENGINEERING OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
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.

CODED NOTES

- 1 PROPOSED 5' SIDEWALK IN PUBLIC R/W IS PART OF THIS PLAN. SEE GROVE CITY STANDARD DRAWING C-GC-46A.
- 2 WATER SERVICE TO THE SITE TO BE BORED ACROSS GATEWAY CIRCLE
- 3 1" DOMESTIC WATER SERVICE LINE
- 4 PROPOSED 6" SANITARY SERVICE
- 5 PROPOSED WATER QUALITY STRUCTURE
- 6 ELECTRIC SERVICE: CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND SECONDARY WIRING DESIGN
- 7 GAS SERVICE: CONTRACTOR SHALL COORDINATE WITH THE GAS COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND GAS LINE CONNECTIONS
- 8 COMMUNICATION LINE

GRAPHIC SCALE



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

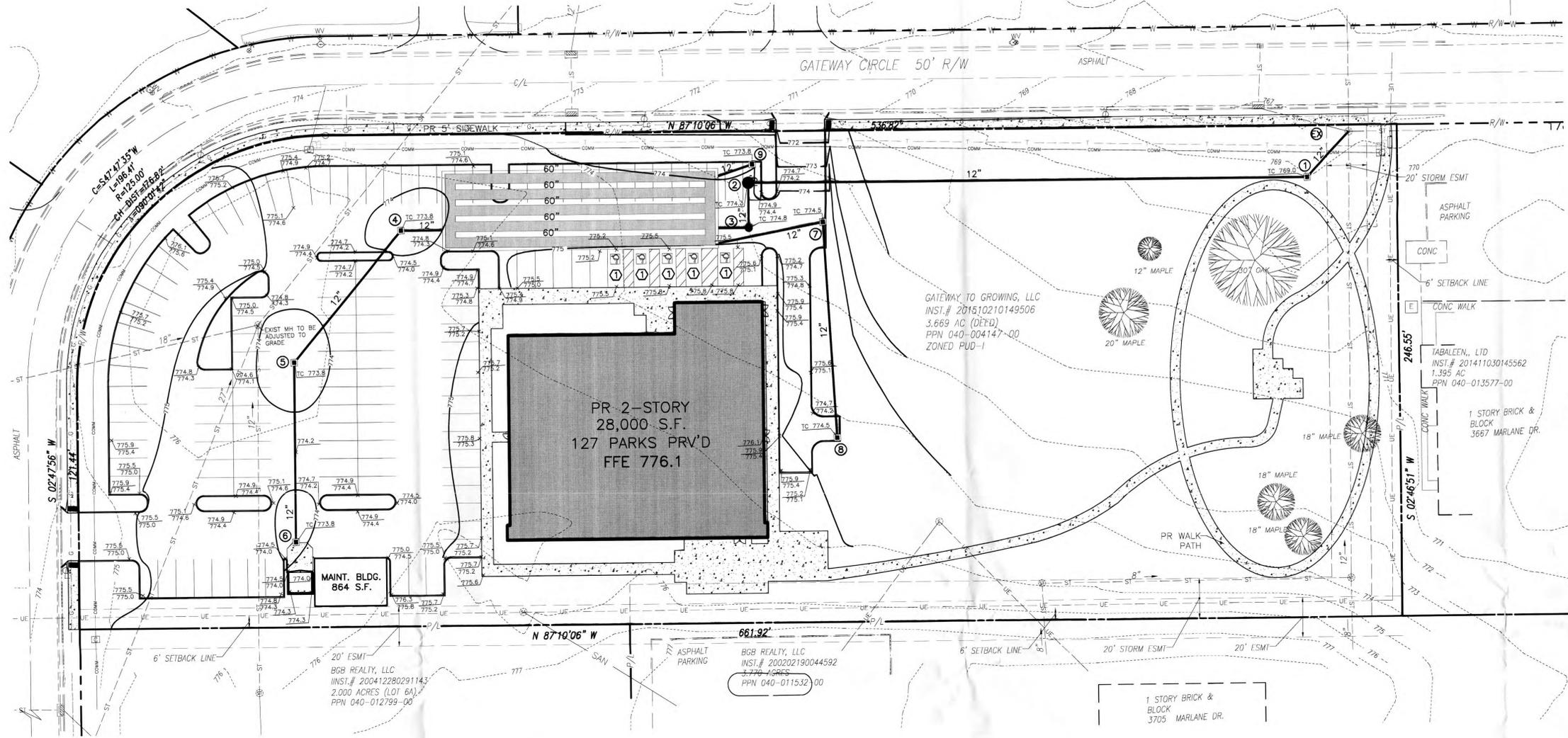
TECHNICAL SKILL
CREATIVE SPIRIT.

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COLUMBUS, OHIO

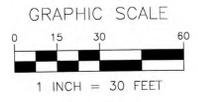
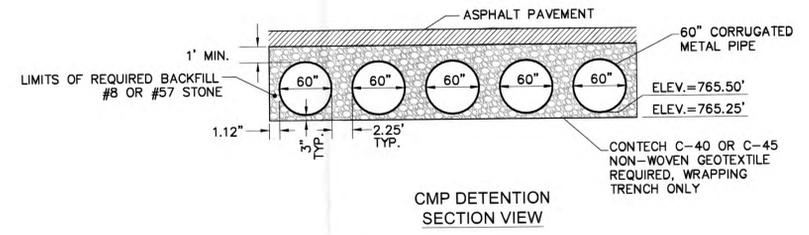
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
HEALTH CARE LOGISTICS
GATEWAY CIRCLE

SITE UTILITY PLAN



- LEGEND**
- EX FIRE HYDRANT
 - EX STORM MANHOLE
 - EX STORM CATCH BASIN
 - EX CURB INLET
 - EX SANITARY MANHOLE
 - PR MANHOLE
 - PR CATCH BASIN
 - PR STORM STRUCTURE NUMBER
 - PR PARKING COUNT
 - PR CONCRETE

- 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.



NO.	DATE	BY	DESCRIPTION
1	05/02/2016	JH	CITY OF GROVE CITY PLANNING COMMENTS
2	06/11/16	JH	

DATE:	05/02/2016
JOB#:	J-1340013
DRAWN BY:	PSN
CHECKED BY:	SEF

TECHNICAL SKILL:
CREATIVE SPIRIT.

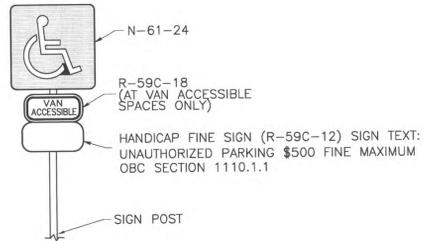
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PREPARED FOR:
JH ARCHITECTS
51218 WINE DRIVE
COLUMBUS, OHIO

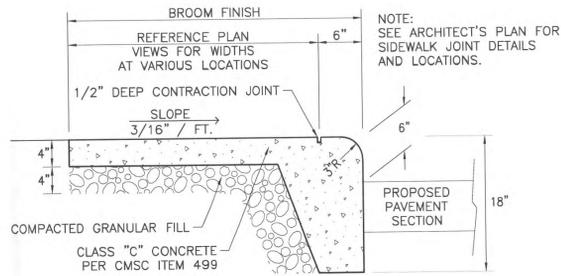
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
HEALTH CARE LOGISTICS
GATEWAY CIRCLE

GRADING PLAN

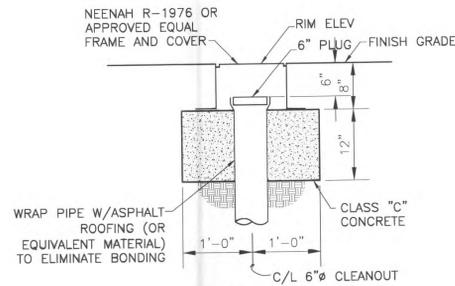
C-6



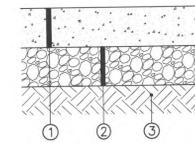
NOTE: HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
HANDICAP PARKING AND VAN ACCESSIBLE SIGN
 NOT TO SCALE



NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMS 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
 NOT TO SCALE

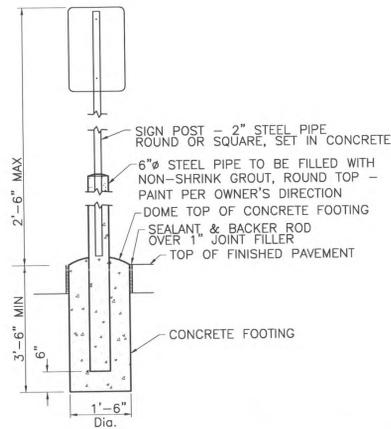


- ① ITEM 452, 8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
- ② ITEM 304, 4" AGGREGATE BASE
- ③ SUBGRADE COMPACTION, REF. SOILS REPORT

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

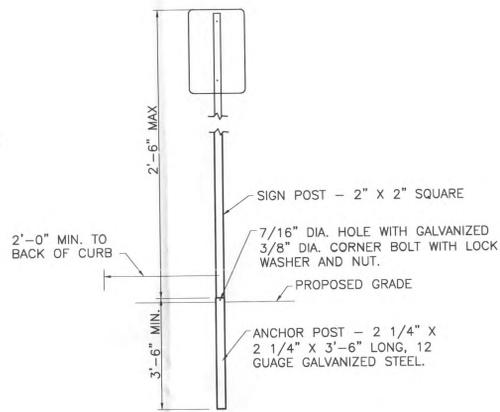
1. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
2. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
3. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
4. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
5. CURING COMPOUND SHALL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

CONCRETE PAVEMENT SECTION
 NOT TO SCALE

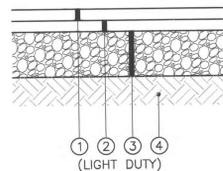


IN PAVEMENT

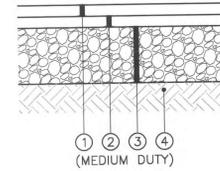
TYPICAL SIGN POST
 NOT TO SCALE



IN GRASS



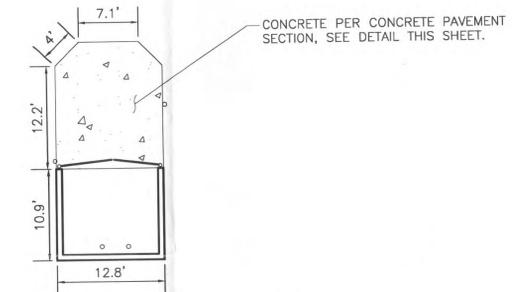
- ① ITEM 448, 1.5" ASPHALT CONCRETE, SURFACE COURSE
- ② ITEM 448, 2.5" ASPHALT CONCRETE, INTERMEDIATE COURSE
- ③ ITEM 304, 6" CRUSHED AGGREGATE BASE
- ④ SUBGRADE COMPACTION



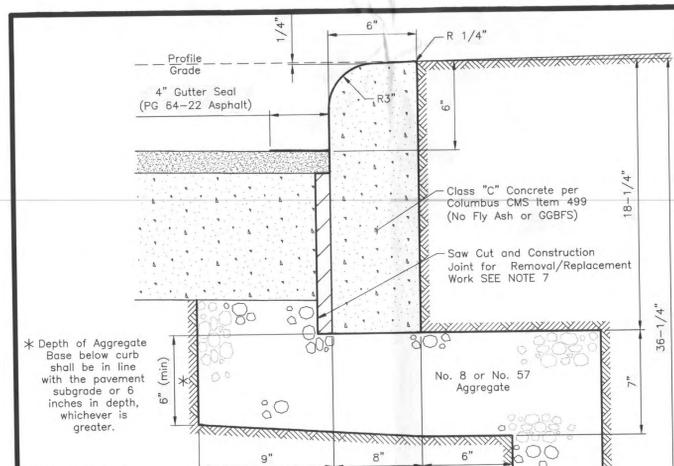
- ① ITEM 448, 1.5" ASPHALT CONCRETE, SURFACE COURSE
- ② ITEM 448, 4" ASPHALT CONCRETE, INTERMEDIATE COURSE
- ③ ITEM 304, 10" CRUSHED AGGREGATE BASE
- ④ SUBGRADE COMPACTION

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 SECTIONS
 NOT TO SCALE

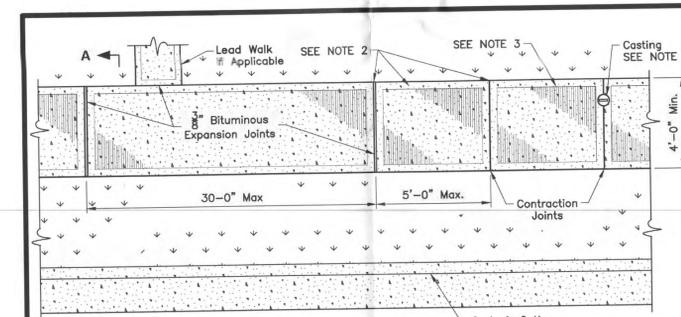


DUMPSTER DETAIL
 NOT TO SCALE

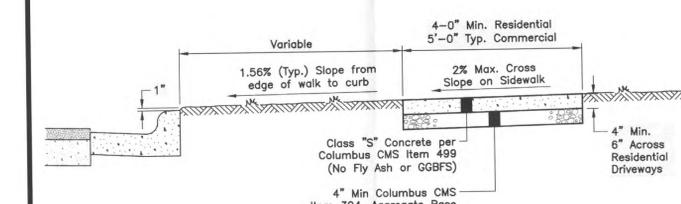


- DETAIL NOTES**
1. Straight 18" Concrete Curb shall consist of 0.70 C.F. of concrete per linear foot.
 2. All exposed surfaces of concrete curb shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
 3. 3/4-in expansion joints shall be installed 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: <i>Michael...</i> City Engineer, EMH&T Inc.	STANDARD DIMENSIONS FOR STRAIGHT 18" CONCRETE CURB	CITY OF GROVE CITY, OHIO STANDARD CONSTRUCTION DRAWING Revised: October 2015 Drawing No.: C-GC-58
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PLAN VIEW



SECTION A-A

- 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: <i>Michael...</i> City Engineer, EMH&T Inc.	STANDARD DIMENSIONS FOR TYPICAL SIDEWALK DETAIL	CITY OF GROVE CITY, OHIO STANDARD CONSTRUCTION DRAWING Revised: March 2016 Drawing No.: C-GC-46A
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NO.	DATE	BY	DESCRIPTION
1	6/1/16	SP	CITY OF GROVE CITY PLANNING COMMENTS

DATE: 05/02/2016
 JOB#: J1340013
 DRAWN BY: PSN
 CHECKED BY: SEF

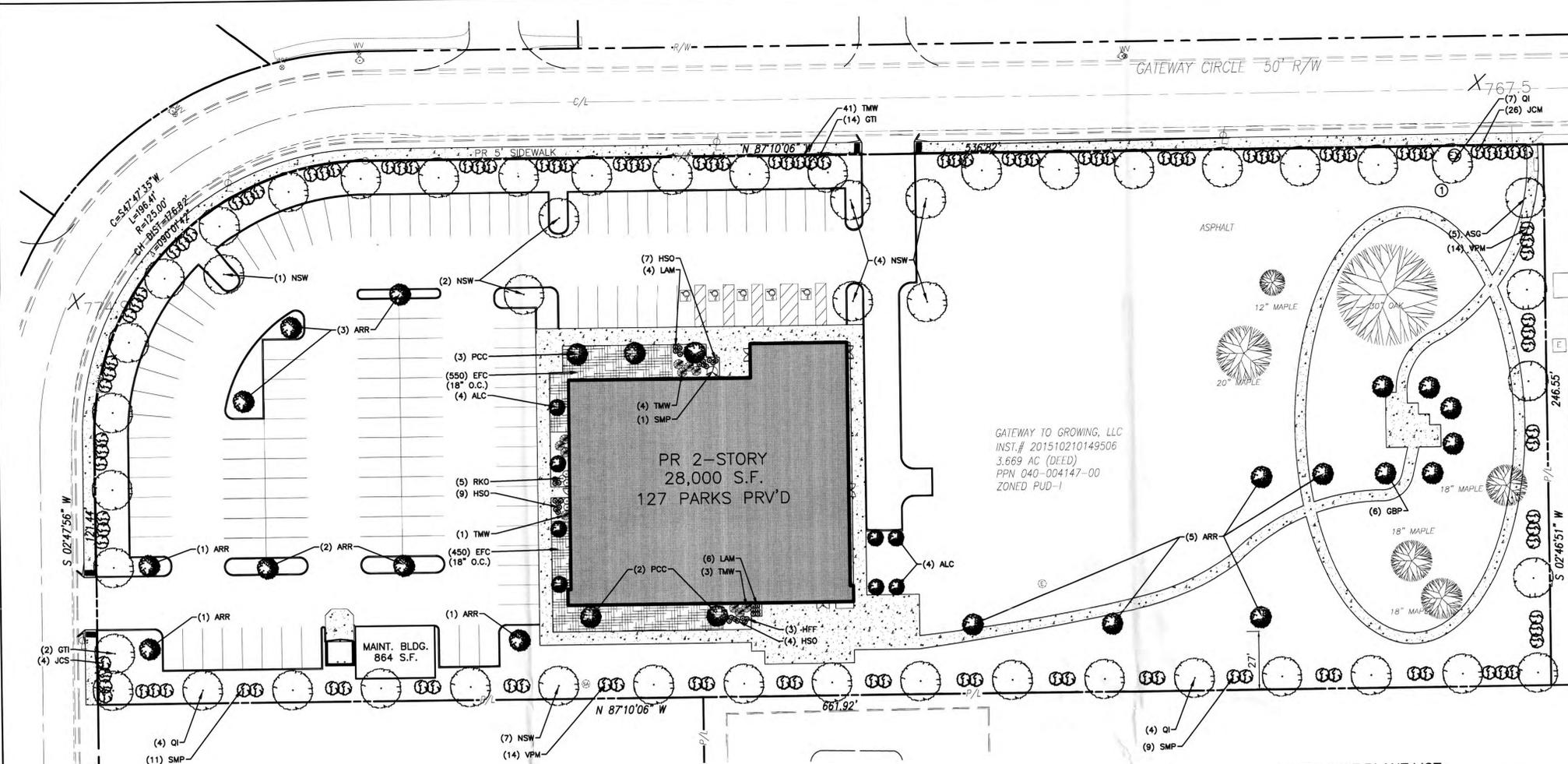
TECHNICAL SKILL
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PREPARED FOR:
JH ARCHITECTS
 8708 NIKE DRIVE
 COLUMBUS, OHIO

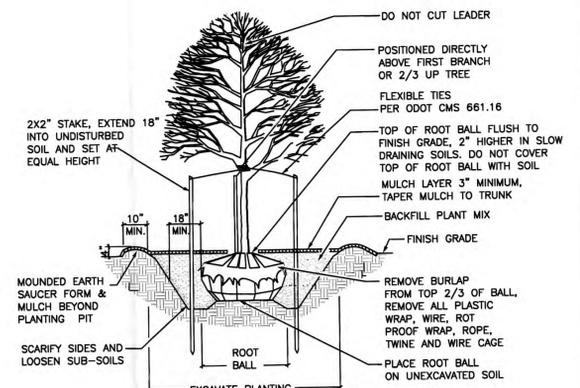
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
HEALTH CARE LOGISTICS
 GATEWAY CIRCLE

MISCELLANEOUS
 DETAILS

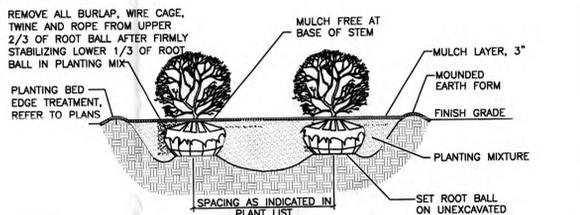


LEGEND

- PR SITE DECIDUOUS TREE
- PR EVERGREEN TREE
- PR SHRUB



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



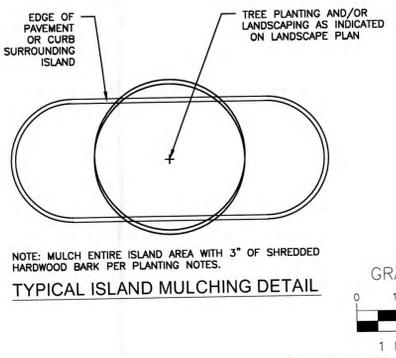
NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
NO SCALE

LANDSCAPE PLANT LIST

ABRV.	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
TREES						
ALC	8	AMELANCHIER LEAVIS 'CUMULUS'	CUMULUS SERVICEBERRY	2" CALIPER	B&B	DECIDUOUS
ASG	5	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CALIPER	B&B	DECIDUOUS
ARR	13	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2" CALIPER	B&B	DECIDUOUS
GBP	6	GINKGO BILOBA 'PRINCETON SENTRY'	PREINCETON SENTRY GINKGO	2" CALIPER	B&B	DECIDUOUS
GI	16	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CALIPER	B&B	DECIDUOUS
NSW	14	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CALIPER	B&B	DECIDUOUS
PCC	5	PIRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2" CALIPER	B&B	DECIDUOUS
QI	15	QUERCUS IMBRICARIA	SHINGLE OAK	2" CALIPER	B&B	DECIDUOUS
SHRUB						
RKO	5	ROSA SP. 'KNOCK-OUT'	KNOCK-OUT ROSE	3 GALLON	CONTAINER	DECIDUOUS
SMP	12	SYRINGA MEYERI 'PALIBINIANA'	DWARF KOREAN LILAC	36" HEIGHT	B&B	DECIDUOUS
VPM	37	VIBURNUM PLICATUM TOM. 'MARESI'	MARESI DOUBLEFILE VIBURNUM	36" HEIGHT	B&B	DECIDUOUS
JCM	30	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	36" HEIGHT	CONTAINER	EVERGREEN
TMM	49	TAXUS MEDIA 'WARDI'	WARDI JAPANESE YEW	36" HEIGHT	B&B	EVERGREEN
GROUND COVER & PERENNIALS						
EFC	1000	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	2-1/4" PP	CONTAINER	GROUND COVER
HSF	3	HOSTA SIEBOLDIANA 'FRANCEE'	FRANCEE HOSTA	2 GALLON	CONTAINER	PERENNIAL
HSD	20	HEMEROCALLIS SP. 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GALLON	CONTAINER	PERENNIAL
LAM	10	LAVANDULA AUGUSTIFOLIA 'MUNSTED'	MUNSTED LAVENDER	2 GALLON	CONTAINER	PERENNIAL

LANDSCAPE REQUIREMENTS

SECTION	REQUIRED	PROVIDED
SECTION 1136.06.A FRONTAGE ALONG PUBLIC STREETS		
GATEWAY CIRCLE FRONTAGE- 854.7 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED.**OR LRG.** SPECIES TREE PLANTED FOR EVERY 35' L.F. OF FRONTAGE AND A CONTINUOUS 3' HEIGHT EVERGREEN HEDGE.	25 CONT. 3' HEIGHT EVERGREEN HEDGE.	25 CONT. 3' HEIGHT EVERGREEN HEDGE.
SECTION 1136.06.B REAR & SIDE YARDS ADJACENT COMPATIBLE USES		
SOUTHERN SIDE YARD (COMPATIBLE)-662 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	17 TREES 34 SHRUBS	17 TREES 34 SHRUBS
SECTION 1136.06.B REAR & SIDE YARDS ADJACENT COMPATIBLE USES		
WESTERN SIDE YARD (COMPATIBLE)-247 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 (5 NEW - 2 EX) 14 SHRUBS
SECTION 1136.06.D INTERIOR VEHICULAR USE AREAS		
INTERIOR VEH. AREA 117 PARKING SPACES	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. TWO TREES FOR 60 PARKING SPACES AND 1 TREE FOR EVERY 15 SPACES ABOVE	6 ISLANDS 6 TREES	8 ISLANDS 9 TREES

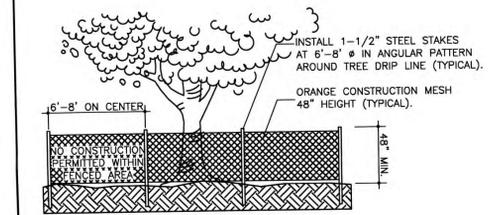


LANDSCAPE IRRIGATION SYSTEM

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

- 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.
- 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.
- REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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, MATERIAL, WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. 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.
- RESTORATION OF DISTURBED AREAS: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS 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 HYDROMULCHED.
- 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.
- 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%
- ALL SERVICE STRUCTURES SHALL BE SCREENED WITH A 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. SERVICE STRUCTURES SHALL BE SCREENED PER SECTION 1136.08.



TREE PROTECTION DETAIL
TO BE USED ON ALL EXISTING TREES
NO SCALE

DATE: 05/02/2016
JOB#: JT340013
DRAWN BY: PSN
CHECKED BY: SEF

TECHNICAL SKILL: CREATIVE SPIRIT.

Mannik Smith Group
www.MannikSmithGroup.com

JH ARCHITECTS
508 W. HINE DRIVE
COLUMBUS, OHIO

PREPARED FOR:
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
HEALTH CARE LOGISTICS
GATEWAY CIRCLE

LANDSCAPE PLAN

C-8

STATE OF OHIO
R. ALPHEUS TERBRUGGEN
LANDSCAPE ARCHITECT
05-01-16

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

L:\Projects\Projects F-J\J1340013\CAD\PLANS\08 LANDSCAPE PLAN.DWG - LAST PRINTED 6/1/2016 9:25 AM



The City of Grove City, Ohio

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

5/20/16

Robert W. Johnson
JH Architects, Inc.
5120-B Nike Dr.
Hilliard, OH 43026

Via email: BobJohnson@JHArchitects.com

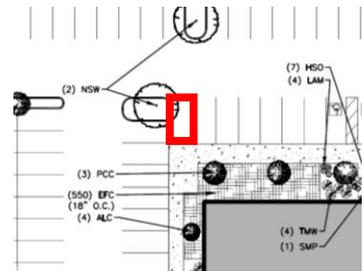
Dear Mr. Johnson:

Staff has reviewed your development plan application for Gateway to Growing located on Lots 9 & 10 of Gateway Circle. The control number for this application is #2016050031 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 approved PUD zoning text for the area states that metal may not be used as a primary building material for elevations facing Marlane Drive or parking areas unless approved by City Council. In order to create the compatible look and theme within the development required in the zoning text, a more muted color should be selected for the proposed metal paneling. Staff recommends either "medium bronze" or "military blue" from the submitted panel options.
2. A decorative water table or another architectural element should be added to the building with the appearance of stone or block, similar to the Aladdin Shrine Center across Gateway Circle. The same decorative element should be added to the maintenance building.
3. The tallest point of the structure, over the primary building entrance, exceeds the permitted building height of 35' by 1'. The building height should be lowered to comply with Code requirements.
4. The color of the proposed metal roof for the maintenance building should be noted on materials. Staff recommends a bronze color, similar to the window framing on the structure.
5. The dumpster enclosure should be finished in material matching the primary structure and should incorporate architectural elements noted in comment #2.
6. A note should be added to building elevations that all rooftop mechanicals will be screened by the building parapet.
7. The proposed parking space dimensions do not meet the minimum size requirement of 180 square feet and will require a deviation from Planning Commission and City Council; however, staff would be supportive of this deviation.
8. All pavement markings should be white.
9. The overall height of the parking lot signage should be reduced to 2.5' to comply with the approved zoning text for the area.
10. The base of the parking lot signage should be finished in a material and color compatible with the primary structure. Staff recommends the base match the material and design of the architectural elements noted in comment #2.

11. The landscape peninsula proposed at the northwest corner of the sidewalk around the building should be expanded to incorporate the parking space to the east or south. Doing so will eliminate the current configuration or one car parking perpendicularly to the adjacent parking row. (See image to the right).



12. A continuous 3' evergreen hedge is required to be installed between the parking lot and Gateway Circle. Plans currently shown the evergreen shrubs to be only 24" at installation.

13. 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.

14. All free standing signs need to be set in a landscape bed 2' larger than the foundation on all sides and landscaped with permanent shrubs. Detail of the landscaping to go around the parking lot signs needs to be shown on the landscape plans.

15. Irrigation is required on 75%-100% of the entire property with emphasis on areas along primary and secondary roadways and 100% of all landscape areas adjacent to the structure

16. Trees that are to be preserved during construction need to have a preservation plan using fencing and signs. Make sure the walking paths that is planned to go near the trees that are to remain do not enter the drip lines of the trees if they are to be preserved.

17. Note #9 of the General Landscaping Plans states that straw/mulch blanket will be used when seeding the lawn. Plans should be amended to state Penn Mulch or Hydromulch. No straw is allowed to be used in the City.

18. Plans should show the fire department connection for the sprinkler system. The fire department connection to all fire protection systems installed shall be located no more than seventy-five feet from the nearest publicly owned fire hydrant.

19. Water service to the site will have to be bored across Gateway Circle.

20. The standard drawing referenced in Coded Note 1 on sheet C-3 should be amended to C-GC-46A.

21. Show curb cuts on adjacent side of street and adjacent parcels. Spacing of driveway shall be consistent with Section 1105.04.

22. The applicant should provide a list of applicable Grove City standard drawings on the title sheet.

23. Driveway dimensions and geometry should match C-GC-42.

24. It appears that the site utilizes underground infiltration methods for retention. Additional detail should be provided with following submittals.

25. Stormwater management and water quality shall be provided onsite consistent with the City's Stormwater Design Manual. Please review and verify that site will comply with manual in conjunction with detailed construction drawings/engineering.

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

27. Use current Grove City Standard Drawings for all applicable details.

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.

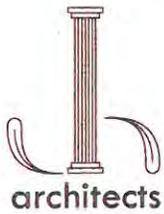
Planning Commission will hear your request on Tuesday, June 7, 2016 in the lower level of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3007 or email kshields@grovecityohio.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kim Shields".

Kimberly Shields, AICP
Community Development Manager



JH Architects, Inc.

5120-B Nike Drive
Hilliard, Ohio 43026
614-527-7590
Fax 614-527-7592

June 1, 2016

The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

Re: Staff Review
Lots 9 & 10
Gateway Circle



Attn: Ms. Kimberly Shields, AICP

Dear Ms. Shields:

The following are in response to your comments/ recommendations provided by the Development Department.

1. The Owner reviewed the blue color for the proposed metal panel accent and changed it to a different blue color, "Interstate Blue". See on color board.
2. A decorative water table does not fit the architectural style of this building. Most of the buildings in this park do not have a water table feature.
3. The building height has been lowered to 35'-0".
4. The proposed roof of the maintenance building will be bronze as suggested.
5. The dumpster enclosure will be a Dry Vit material, the same as the main building.
6. All rooftop mechanical equipment will be screened.
7. The parking spaces are now a minimum of 180 square feet.
8. All pavement markings shall be white.
9. Height of the parking lot signs are under 2'-6" high.
10. The base of the parking lot signs will be Dry Vit to match the building.

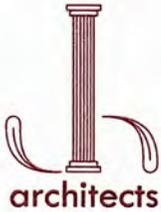
11. The parking area in question to be revised to eliminate one car parking perpendicular to the adjacent space.
12. A continuous 3'-0" evergreen hedge will be installed between the parking lot and Gateway Circle.
13. All service structures shall be screened with a continuous 100% opaque landscape hedge, solid fence or wall on all exposed sides.
14. All free standing signs will be set in landscaped bed 2'-0" larger than the foundation on all sides and landscaped with permanent shrubs.
15. Irrigation is provided, see note on landscape drawings.
16. Trees that are to be preserved shall be protected with fencing and signs. Walking paths to be out of the drip lines of the trees.
17. New seeding to be Penn Mulch or Hydromulch.
18. The building does not have a sprinkler system.
19. The water service is to be bored under Gateway Circle.
20. Standard drawings shall be noted and listed on the drawings.
21. Standard drawings shall be noted and listed on the drawings.
22. Standard drawings shall be noted and listed on the drawings.
23. Stand drawings shall be noted and listed on the drawings.
24. See additional detail for underground retention on the civil drawings.
25. Site will comply with the City's Stormwater Deign Manual.
26. Use current Grove City PCAN notes dated January, 12, 2016.
27. Use current Grove City standard drawings for all applicable details.

If you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized initial 'R' followed by a long horizontal line that tapers to a point on the right.

Robert W. Johnson, R.A.



JH Architects, Inc.

5120-B Nike Drive
Hilliard, Ohio 43026
614-527-7590
Fax 614-527-7592

Project Narrative

The project consists of a two story office building located on Lots 9 & 10 on Gateway Circle. The building will be approximately 14,000 SF per floor and designed for office space, call center, break room, meeting rooms, marketing, IT area and restrooms. The exterior will consist of Dri-Design metal panel system, Dry-Vit insulated wall system, Kawneer aluminum window system with gray tinted glass and a standing seam metal roof.

The site consists of landscaped areas with walking track and 128 parking spaces. An underground system is used for storm water detention. A sidewalk will be placed at the right of way line along Gateway Circle. The site is designed to accommodate a future expansion up to 14,000 SF per floor/two floors. No building signage is wanted or included only small signs at each curb entry to the site indicating employee parking and visitor/delivery parking.

Also included is a small 900 SF site maintenance building with an enclosed screened trash area. The building exterior shall be Dry-Vit to match to main building and a standing seam metal roof.

BUILDING EXTERIOR MATERIALS

Exterior Metal Panel: Dri-Design Panel – Berkshire Blue

Exterior Dryvit: Sandblast Dpr Pattern – 443A Canvas Color

Window Frame: Kawneer – Dark Bronze No. 40

Glass: 1” Insulated Bronze Tint

Metal Roof: Galvanized Metal