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.
architects

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

GENERAL CONSTRUCTION NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OHIO REVISED CODE AND ALL LOCAL CODES, FEDERAL CODES AND LOCAL ZONING.

ALL WORK IS TO BE PERFORMED BY CRAFTSMAN THOROUGHLY EXPERIENCED AND LICENSED IN THEIR RESPECTIVE TRADES.

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.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION BUILD-OUTS THAT ARE INSTALLED PRIOR TO PERMIT BEING ISSUED FOR THE PROJECT.

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.

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.

EACH CONTRACTOR IS RESPONSIBLE FOR DAILY CLEAN-UP OF ALL TRASH AND DEBRIS AND PLACE THEM IN THE PROPER CONTAINERS ON SITE.

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.

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.

THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY INPSECTIONS TO OBTAIN A CERTIFICATE OF OCCUPANCY.

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

A0 TITLE SHEET

CIVIL DRAWINGS

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C3 UTILITY PLAN
C4 SITE GRADING PLAN
C5 MISC. DETAILS
C6 LANDSCAPE PLAN
C7 BOUNDRY SURVEY
C8 TOPOGRAPHICAL SURVEY

ARCHITECTURAL DRAWINGS

SP1 ARCHITECTURAL SITE PLAN
A1 1ST FLOOR PLAN
A2 2ND FLOOR PLAN
EL1 EXTERIOR ELEVATIONS
EL2 EXTERIOR ELEVATIONS
EL3 MAINT. BLDG. & DUMPTER PLANS
ES1 PHOTOMETRIC PLAN & DETAILS

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: BUISNESS - 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 = (8) WATER CLOSETS
   (6) LAVS
   (4) DRINKING FOUNTAINS
   AND (1) SERVICE SINK)

SITE LOCATION

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

HEALTH CARE LOGISTICS

ISSUE DATES

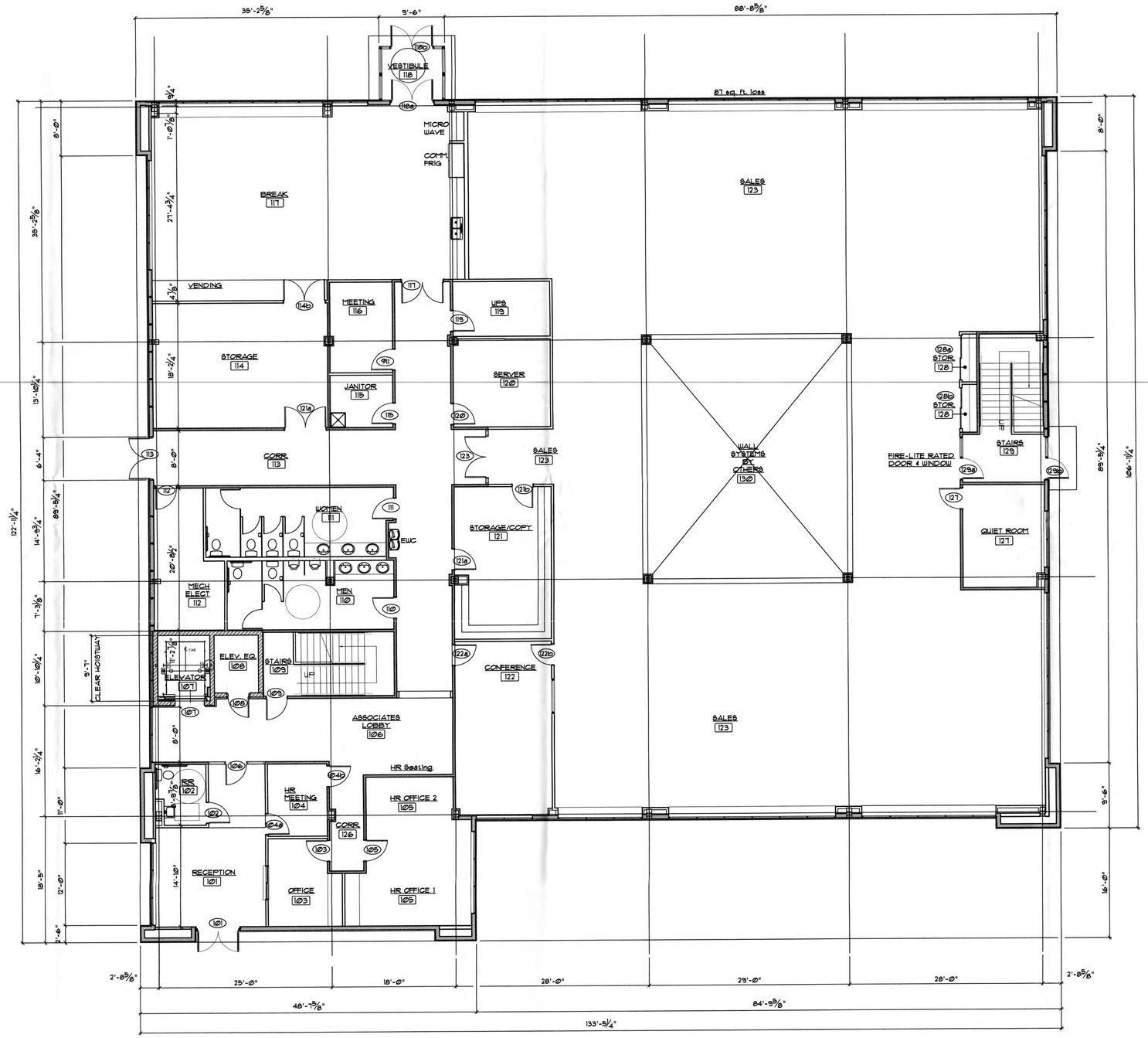
PRELIMINARY– 5-2-2016
BIDDING–
PERMIT–
CONSTRUCTION–

REVISIONS
1
2
3
4
5

STATE OF OHIO
ROBERT W. JOHNSON 7483
REGISTERED ARCHITECT

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

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



A/A1 **FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

NORTH

HEALTH CARE LOGISTICS

LOTS 9 & 10, GATEWAY PROFESSIONAL PARK

GROVE CITY, OH 43213

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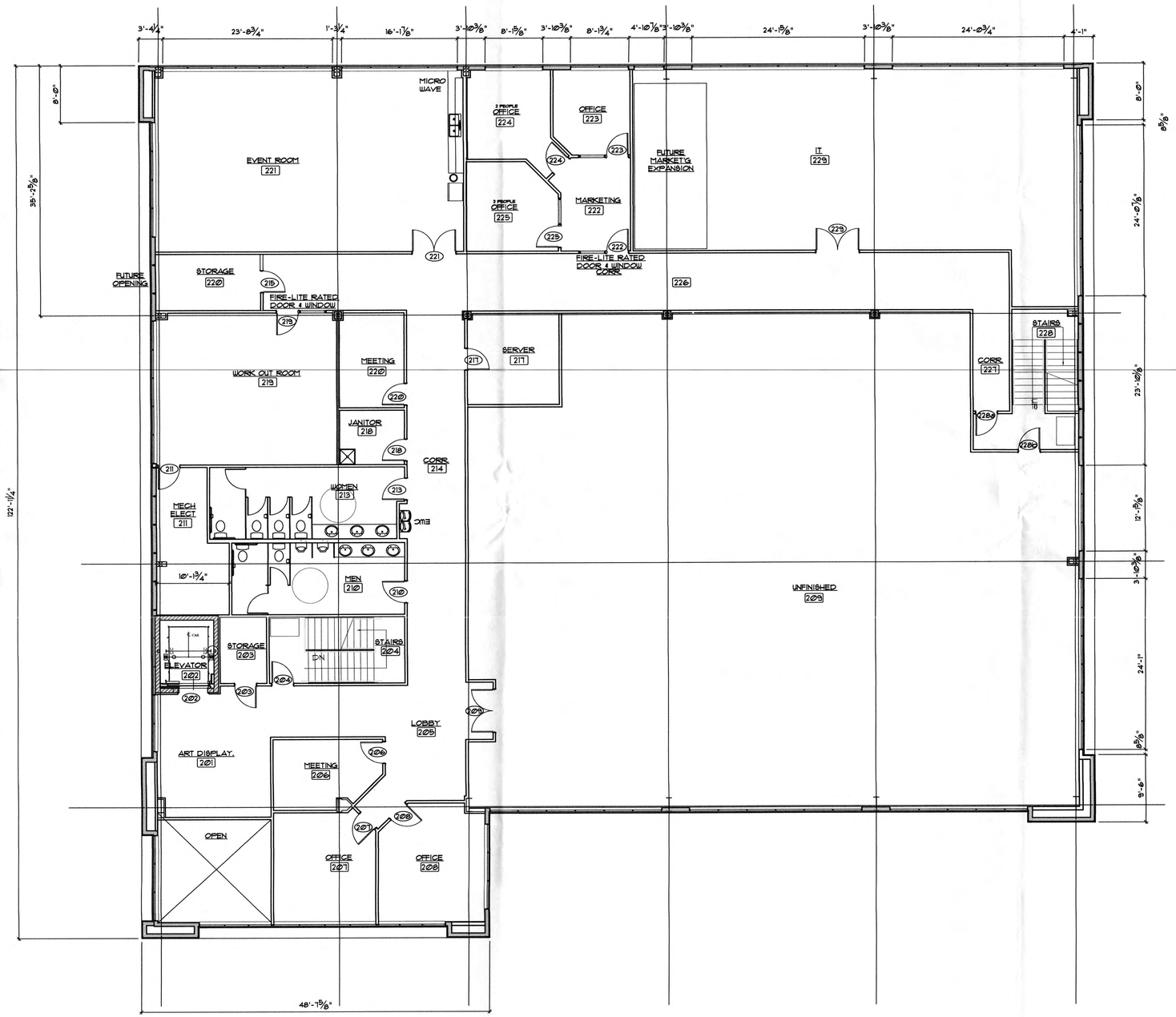
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592

architects

STATE OF OHIO
ROBERT W. JOHNSON
7483
REGISTERED ARCHITECT

16010
4-20-16

A1



A/A2 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

NORTH

HEALTH CARE LOGISTICS

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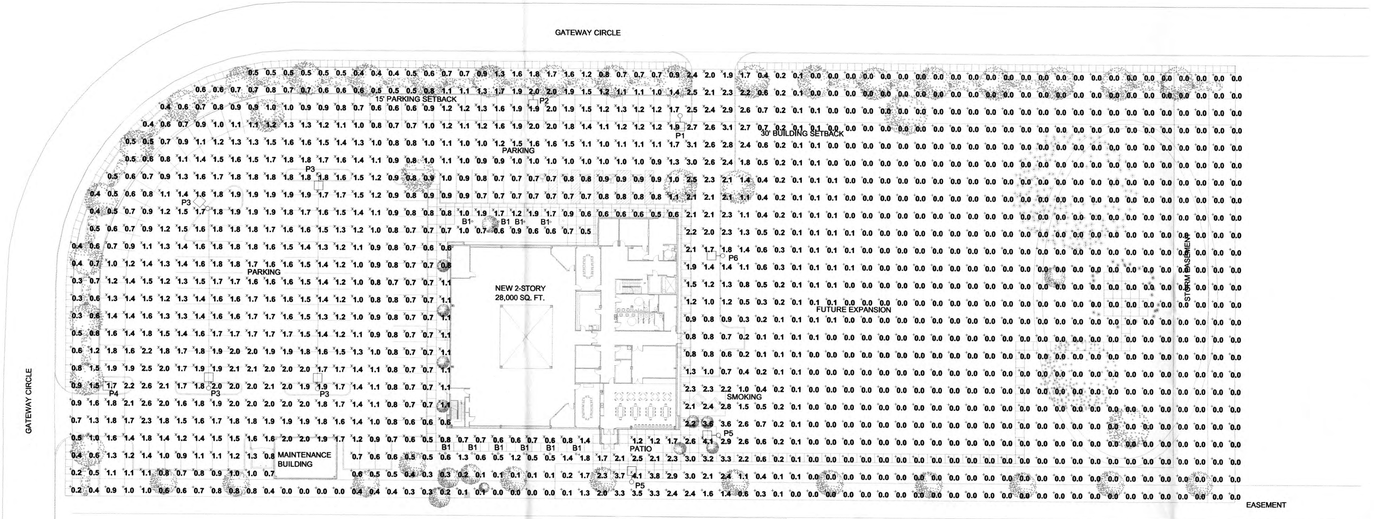
614-527-7590 Fax 614-527-7592

STATE OF OHIO
ROBERT W. JOHNSON
7483
REGISTERED ARCHITECT

16010
4-20-16

A2



SITE PLAN

SCALE: 1"=40'

LIGHTING FIXTURE SCHEDULE

FIXTURE NUMBER	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
B1	GARDCO LIGHTING	BRM834-42-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-1-2-85LA-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

A. ALL FIXTURES ARE CUT-OFF TYPE.

B. MAINTAIN A MINIMUM CLEARANCE OF 3'-0" HORIZONTAL AND 1'-0" VERTICAL CLEARANCE FROM ALL WATER AND SEWER LINES.

C. POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM CENTER OF POLE BASE TO BACK OF CURB.

HEALTH CARE LOGISTICS

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PRELIMINARY
NOT FOR
CONSTRUCTION

16010
4-19-16

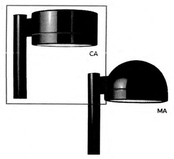
ES1

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 1 LED systems offer the potential for energy savings up to 50 % when compared to HID systems.

Ordering guide

Example: CA17L-DIM-1-4-70LA-NW-120-BRP-LF

Prefix	Controls	Mounting	Optical System[4]	Wattage	Color Temp	Voltage	Finish	Options
SEE FIXTURE SCHEDULE FOR MODEL NUMBER								
CA17L[1] 19" Cylindrical Luminaire LED - Constant Wattage	- Standard Luminaire	1 Single	2 Type 2	70LA 70W, 350mA	NW Neutral White 4000K 70 CRI	120	BLP Black Paint	F* Fusing
MA17L[1] 17" Semi-Spherical Luminaire LED - Constant Wattage	DIM 0-10V Dimming	2 2 @ 180°	3 Type 3	85LA 85W, 350mA	CW Cool White 5700K, 75 CRI	208	WP White Paint	LF In-Line/In-Pole Fusing
CA22L[1] 22" Cylindrical Luminaire LED - Constant Wattage		2@90 2 @ 90°	4 Type 4	160LA 110W, 350mA	WW Warm White 3000K 80 CRI	240	BRP Bronze Paint	PC*,+ Photocontrol and Receptacle (includes PC8)
MA22L[1] 22" Semi-Spherical Luminaire LED - Constant Wattage		3 3@90°	5 Type 5	160LA 90W, 530mA		277	NP Natural Aluminum Paint	PCR[6] Photocell Receptacle only
Retrofit Kits for existing Form 10 Round 17" and 22" HID luminaires are available. See Legacy LED Retrofit Kits Submittal Data Sheet ID200-20 for Retrofit Kit information.		3@120 3@120°				347	NA Natural Anodized	MA[7] Mast Arm Fitter - Mounts to a 2-3/8" O.D. mast arm
		4 4@90°				480	BRA Bronze Anodized	PTF2 Pole Top Fitter - 2-3/8" - 3" Dia. Tenon
						UNIV (120-277V)	BLA Black Anodized	PTF3 Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
						HVU (347-480V)	OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024.	PTF4 Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
							SC Special Color Specify. Must supply color chip. Requires factory quote.	

1. Available in 70LA and 85LA wattages only.
2. Available in 70LA and 160LA wattages only.
3. Type 2, Type 3, and Type 4 optics are field rotatable. Type 5 optics feature unitized lens.
4. In head: provide specific input voltage.
5. Available in CA style only. Not available in MA style.
6. Not available in 480V. Provide specific input voltage.
7. Requires 2-3/8" mast arm. Not available in MA17L.

Form_10_CA_MA_LED 02/16 page 1 of 3

Job:
Type:
Notes:

Poles

Page 1 of 4

4" Straight Square Steel

The Philips Gardco SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.

PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	FINISH	OPTIONS
SEE FIXTURE SCHEDULE FOR POLE HEIGHT						

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX
SSS4

HEIGHT
10'
12'
14'
15'
18'
20'
24'
25'
30'

SIZE
4"

GAUGE
7
11

DRILLING
D1 1 Way
D2 2 Way
D2@90 2 Way at 90°
D3 3 Way
D4 4 Way
T2 2 3/8" OD Tenon
T4 4" OD Tenon

FINISH
PP Prime Painted
BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Aluminum Paint
GV Galvanized *(No Paint)*
FPGV Finished Paint over Galvanized *(specify color)*
OC Optional Color Paint *Specify RAL designation ex: OC-RAL7024.*
SC Special Color Paint *Specify. Must supply color chip.*

OPTIONS
FES Festoon Outlet
AHH Additional Hand Hole

For Festoon Outlets and Additional Hand Holes, indicate height above base and orientation to original hand hole. See Pole Orientation Information on Page 4.

Couplings
Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2") Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.
CL Coupling - Internal thread

Single Mount Bullhorn Brackets
Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.
GM-080-19 Single - 1.9" OD
GM-080-24 Single - 2.4" OD

Motion Response Provisions
GMR Provision for Gardco HID Motion Response System
Minimum Pole Height is 18'. Includes a 1/2" coupling placed 180° to the hand hole, 12' above the pole base.
MSM Motion Sensor Mounting Provision for LED Luminaires (available with Motion Response
Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base.

Refer to Steel Pole Accessories sheet 79415-26 for additional accessories.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 327-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com
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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79415-170611

PHILIPS GARDCO

Poles

Page 2 of 4

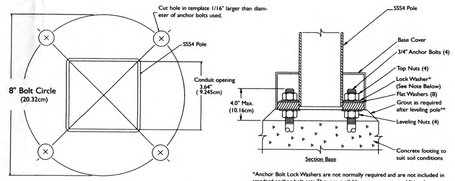
4" Straight Square Steel

POLE DATA

CATALOG NUMBER	POLE SIZE		MAXIMUM LUMINAIRE LOADING[1]										ANCHOR BOLT DATA[3]		
			HIGH WIND CONDITIONS						NORMAL WIND CONDITIONS						
			139 MPH		120 MPH		110 MPH		100 MPH	90 MPH	80 MPH				
PREFIX	HEIGHT (FT.)	GAUGE	POLE SIZE (inches)	EPA FT[2]	Max Weight (lbs)	EPA FT[2]	Max Weight (lbs)	EPA FT[2]	Max Weight (lbs)	EPA FT[2]	EPA FT[2]	EPA FT[2]	BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)
SSS	10	4	11	9.9	248	12.0	300	14.5	363	18.9	23.9	30.6	8.0"	3/4 x 17 x 3	4.0"
SSS	12	4	11	7.4	185	9.2	230	11.3	283	14.8	18.8	24.4	8.0"	3/4 x 17 x 3	4.0"
SSS	14	4	11	5.5	138	7.0	175	8.8	220	11.7	15.1	19.9	8.0"	3/4 x 17 x 3	4.0"
SSS	15	4	11	3.8	95	5.0	125	6.7	168	8.9	11.8	15.9	8.0"	3/4 x 17 x 3	4.0"
SSS	18	4	11	2.3	58	3.5	88	4.8	120	6.7	9.2	12.6	8.0"	3/4 x 17 x 3	4.0"
SSS	20	4	11	-	-	1.9	48	3.3	83	4.5	6.7	9.6	8.0"	3/4 x 17 x 3	4.0"
SSS	20	4	7	4.3	108	5.6	140	7.4	185	8.8	11.8	16.0	8.0"	3/4 x 17 x 3	4.0"
SSS	25	4	11	-	-	-	-	-	-	1.0	2.6	4.8	8.0"	3/4 x 17 x 3	4.0"
SSS	25	4	7	1.6	40	2.6	65	3.8	95	5.4	7.7	10.8	8.0"	3/4 x 17 x 3	4.0"
SSS	30	4	7	-	-	-	-	1.2	50	2.6	4.4	6.7	8.0"	3/4 x 17 x 3	4.0"

1. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.
2. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

*Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**** Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Philips Gardco is not responsible.**

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79415-170611

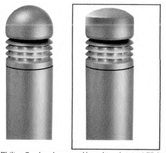
PHILIPS GARDCO

PHILIPS GARDCO

Bollards

Dome/bevel top louver

BRM830/831/833
BRM834/835/837



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

Philips Gardco dome and bevel top louver LED bollards provide uniform illumination, superior spacing and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of durability. Our advanced stack-louver LED technology and motion response provide maximized light output energy savings.

Ordering guide

Example: BRM830-42-CWL-NW-360-UNIV-BRP-SPR

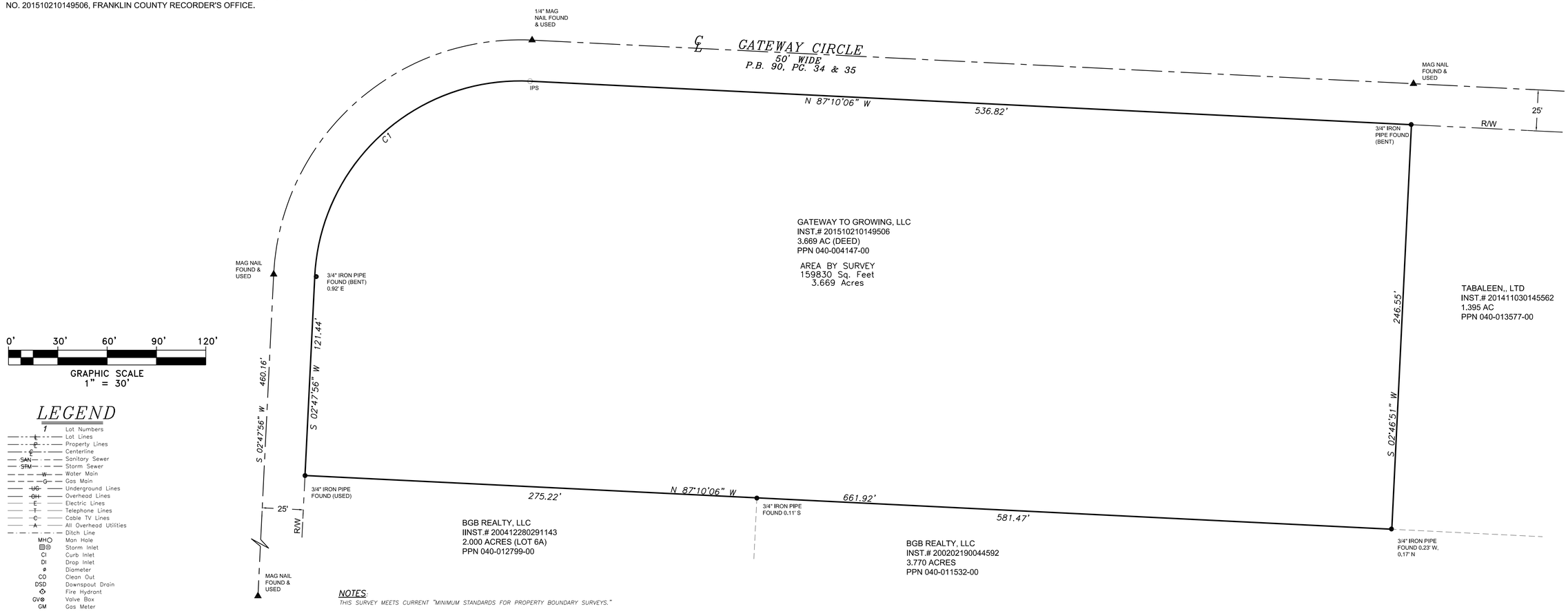
Prefix	Height	LED Control*	LED Selection	Lighted Coverage	Voltage	Finish	Options
SEE FIXTURE SCHEDULE FOR MODEL NUMBER							
BRM830 Dome top with cast aluminum base	42 42"	MR Motion Response - LEDs stay on low level (8W) when no motion is present and increase to full light output (41W) when motion detected.	CW (5000K 75 CRI)	360 360° lighted louvers	347*	BLP Black Paint	SPR Surge Protection for 120-277V input meeting ANSI C62.41.2
BRM831 Dome top head only	36 36"	CWL Constant Wattage Full Light Output - full light output only (41W). No motion sensor included.	NW (4000K 75 CRI)	180 180° lighted louvers (provides reduced backside light)	UNIV (120-277V)	WP White Paint	SPRH Surge Protection for 347V input meeting ANSI C62.41.2
BRM833 Dome top with natural concrete base	19 19"		WW (3000K 75 CRI)			BRP Bronze Paint	
BRM833B Dome top with beige concrete base			**Solid Colors**			NP Natural Aluminum Paint	
BRM833G Dome top with grey concrete base			LA* Amber			OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024.	
BRM834 Bevel top with cast aluminum base			LR* Red			SC Special Color Specify. Must supply color chip. Requires factory quote.	
BRM835* Bevel top head only			LG* Green				
BRM837 Bevel top with natural concrete base			LB* Blue				
BRM837B Bevel top with beige concrete base							
BRM837G Bevel top with grey concrete base							

1. Not available in 347V.
2. BRM830 and BRM834 only.
3. 19" height option to be selected only for "head only" units - BRM831 and BRM835.
4. A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.)
5. Consult factory for lead times.
6. 347V bollards require and include a step-down transformer in bollard. Not available in BRM833 or BRM835.

LED_bollard_BRM830_837 11/15 page 1 of 3

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
- Lot Lines
- Property Lines
- Centerline
- SAN Sanitary Sewer
- STM Storm Sewer
- W Water Main
- G Gas Main
- UG Underground Lines
- OH Overhead Lines
- E Electric Lines
- T Telephone Lines
- C Cable TV Lines
- A All Overhead Utilities
- Ditch Line
- MH Man Hole
- Storm Inlet
- CI Curb Inlet
- DI Drop Inlet
- Diameter
- CO Clean Out
- DSD Downspout Drain
- Fire Hydrant
- GV Valve Box
- GM Gas Meter
- GV Gas Valve
- WM Water Meter
- WV Water Valve
- EM Electric Meter
- Utility Pole
- Guy Wire
- Pole Numbers
- Gas Line Marker
- Light Pole
- Yard or Flood Light
- T Telephone Closure
- E Electric Closure
- C Cable Television Closure
- Traffic Signal Pole
- Bollard
- Utility Pull Box
- Handicap
- Fence
- Sign
- CONC Concrete
- Evergreen Tree
- Deciduous Tree
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- DV Deed Volume
- OR Official Record
- IN Instrument Number
- IPF Iron Pin Found
- I&F Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- 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 KNOW 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.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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.

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.

JOHN W. WETHERILL REG. SURV. 7811 03/30/2016 DATE

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO JOHN W. WETHERILL 7811 REGISTERED PROFESSIONAL SURVEYOR

REVISIONS	BY	DATE

SCALE	1" = 30'
DATE	03/30/16
DR'N	JWW
CK'D	JWW
APV'D	JWW

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

J. & 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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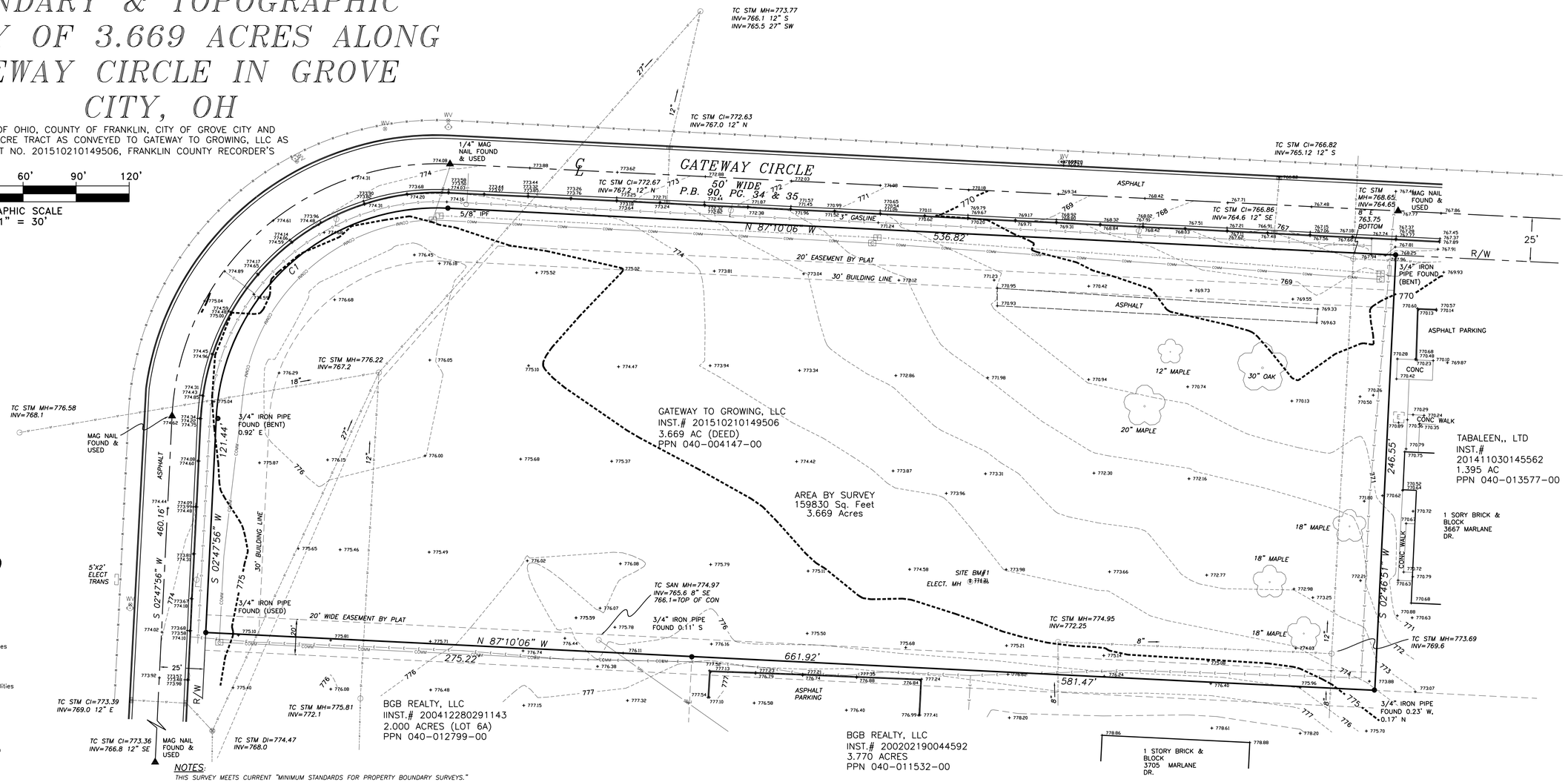
JOB NUMBER 16-028

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.

0' 30' 60' 90' 120'

GRAPHIC SCALE
1" = 30'



LEGEND

1	Lot Numbers
L	Lot Lines
P	Property Lines
℄	Centerline
SAN	Sanitary Sewer
STM	Storm Sewer
W	Water Main
G	Gas Main
UG	Underground Lines
OH	Overhead Lines
E	Electric Lines
T	Telephone Lines
C	Cable TV Lines
A	All Overhead Utilities
	Ditch Line
MH	Man Hole
	Storm Inlet
CI	Curb Inlet
DI	Drop Inlet
ø	Diameter
CO	Clean Out
DSD	Downspout Drain
	Fire Hydrant
GV	Valve Box
GM	Gas Meter
GV	Gas Valve
WM	Water Meter
WV	Water Valve
EM	Electric Meter
	Utility Pole
	Guy Wire
1#	Pole Numbers
	Gas Line Marker
	Light Pole
	Yard or Flood Light
T	Telephone Closure
E	Electric Closure
C	Cable Television Closure
	Traffic Signal Pole
	Bollard
	Utility Pull Box
	Handicap
	Fence
	Sign
CONC	Concrete
	Evergreen Tree
	Deciduous Tree
	Stone Found
	Monument Box
	Iron Pin Set
	Iron Pin Found
	MAG Nail Set
	Railroad Spike Found
DV	Deed Volume
OR	Official Record
IN	Instrument Number
IPF	Iron Pin Found
I&F	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
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 KNOW 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.

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ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.SITE BENCHMARK#1= NORTH RIM 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.

JOHN W. WETHERILL REG. SURV. 7811 04/25/16 DATE

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO
JOHN W. WETHERILL
7811
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS	BY	DATE
final location of up elect line	JRW	04/25/16

SCALE	1" = 30'
DATE	03/30/16
DRN	JRW
CKD	JRW
APVD	JRW

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

J. & 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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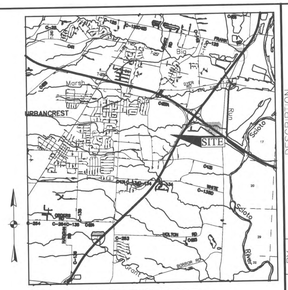
JOB NUMBER
16-028

CITY OF GROVE CITY, OHIO

HEALTH CARE LOGISTICS

1612 GATEWAY CIRCLE

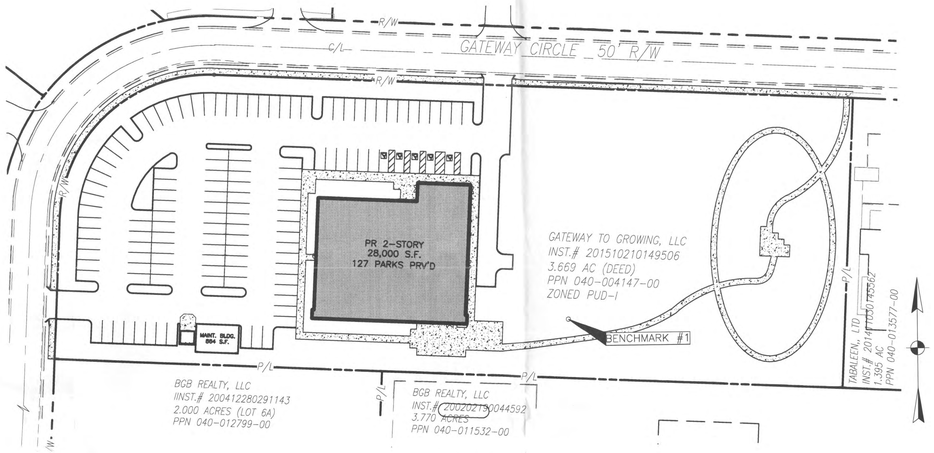
SITE DEVELOPMENT PLAN



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'

SHEET INDEX

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C–3
SITE PLAN.....C–4
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SITE GRADING PLAN.....C–6
MISCELLANEOUS DETAILS.....C–7
LANDSCAPE PLAN.....C–8

STANDARD DRAWINGS

CITY OF GROVE CITY
C–GC–42
C–GC–46A
C–GC–58
ODOT
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

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

ENGINEER

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

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

SITE DATA

SITE AREA	3.669 AC (159,380 SF)
BUILDING AREA	28,000 SF
BUILDING HEIGHT	2 STORY
CURRENTLY ZONED	PUD I

LOT COVERAGE

BUILDING	28,000 SF	18%
PAVEMENT AND WALK	71,059 SF	45%
LANDSCAPING/OPEN SPACE	60,771 SF	37%

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.

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

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

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TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

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

STATE OF OHIO
STEVEN E. FOX, JR.
E-70756
REGISTERED
PROFESSIONAL ENGINEER

6/1/2016
OHIO REGISTERED PROFESSIONAL ENGINEER — DATE

CITY OF GROVE CITY APPROVALS
"CITY OF GROVE CITY" SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCERRENCE 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

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

Mannik Smith GROUP
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
GC PLANNING COMMISSION

C - 1

L:\PROJECTS\PROJECTS F-J\J1340013\CAD\PLANS\01 TITLE SHEET.DWG - LAST PRINTED 6/1/2016 9:19 AM

STREET, STORM, AND WATER GENERAL NOTES

1. SPECIFICATIONS: THE MOST CURRENT CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC AND ODOT CMS RESPECTIVELY) TOGETHER WITH THE REQUIREMENTS OF THE CITY OF GROVE CITY, OHIO, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE CONTRACT SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATIONS, OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN. IN CASE OF ANY CONFLICT AMONG THESE IDENTIFIED TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT SHALL TAKE PRECEDENCE (AS DETERMINED BY THE SOLE DISCRETION OF THE CITY) UNLESS DIRECTED OTHERWISE BY THE CITY.
-GENERAL PROVISIONS OF THE ODOT CMS AND THE CITY OF COLUMBUS CMSC SHALL NOT APPLY UNLESS SPECIFICALLY REFERENCED. THIS EXCLUSION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, DIVISION 100 OF THE ODOT CMS AND CITY OF COLUMBUS CMSC.

2. BENCH MARKS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCH MARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. SAFETY REQUIREMENTS: THE CONTRACTOR AND ANY AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING ALL OSHA RULES AND REGULATIONS.

4. PERMITS: THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENT FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLANS.

5. NOTIFICATION: THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE (HOLIDAYS AND WEEKENDS EXCLUDED) OF THE ANTICIPATED START OF WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE CITY. WORK SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION CONFERENCE IS HELD. THE CONTRACTOR OR DEVELOPER SHALL SUPPLY THREE (3) COPIES OF THE APPROVED CONSTRUCTION PLANS, ALONG WITH ONE (1) ELECTRONIC COPY OF ALL PLAN SHEETS (.TIF FORMAT), TO THE CITY, AND ONE (1) COPY OF THE PLANS TO THE DIRECTOR OF PUBLIC SERVICE ONE (1) WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
-THE CONTRACTOR MUST NOTIFY ALL ADJACENT LANDOWNERS A MINIMUM OF ONE (1) WEEK IN ADVANCE OF WORK NEAR THEIR PROPERTY. THE CONTRACTOR MUST COORDINATE WITH THE CITY FOR A SUGGESTED FORMAT FOR THE NOTICE. NOTICES SHALL NOT BE SENT OUT UNTIL REVIEWED BY THE CITY.
-THE CONTRACTOR MUST PROVIDE PRE-NOTIFICATION OF WORK NO LESS THAN FORTY-EIGHT (48) HOURS PRIOR TO WORK BEING PERFORMED THAT WILL HAVE AN EFFECT ON RESIDENTS AND/OR BUSINESSES. THE PRE-NOTIFICATION MUST BE IN WRITING AND IT MUST INCLUDE: (1) CONTRACTOR NAME AND 24-HOUR PHONE NUMBER; (2) A DESCRIPTION OF WORK BEING PERFORMED; (3) A LIST OF RESTRICTIONS ON THE AFFECTED RESIDENTS AND/OR BUSINESSES; (4) INSTRUCTIONS TO AFFECTED RESIDENTS AND/OR BUSINESSES. THE WRITTEN NOTIFICATION SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST SEVEN (7) DAYS PRIOR TO WORK BEGINNING.
-THE CONTRACTOR MUST POST "NO PARKING" SIGNS IN APPROPRIATE AREAS NO LESS THAN 48 HOURS IN ADVANCE OF ANY PARKING RESTRICTION. THE CONTRACTOR WILL PROVIDE PRE-APPROVED "NO PARKING" SIGNS ON CARDSTOCK FOR USE ON THE PROJECT. THE CONTRACTOR MUST COORDINATE WITH THE CITY OF GROVE CITY ON THE PRINTING OF THE SIGNS. THE CONTRACTOR MUST INSERT THE DAYS AND TIMES OF THE PROPOSED PARKING RESTRICTION, THE REASON FOR THE RESTRICTION, AND THE CONTRACTOR'S CONTACT INFORMATION ON THE CARDSTOCK SIGN USING BLACK PERMANENT MARKER. THE CONTRACTOR MUST ALSO SUPPLY STAKES AND WEATHER RESISTANT SLEEVES FOR INSTALLATION OF SIGNS AND TO PROTECT THE SIGNS FROM DAMAGE CAUSED BY WEATHER. THE WOODEN STAKES FOR "NO PARKING" SIGNS SHALL BE 1-IN. X 2-IN. X 36-IN. THE WEATHER PROOF SLEEVES SHALL BE 9-IN. X 12-IN. STAPLES® HEAVYWEIGHT JOB TICKET HOLDERS (STAPLES ITEM NO. 812754) OR APPROVED EQUAL. THE WEATHER RESISTANT SLEEVE WITH SIGN SHALL BE FIXED TO THE STAKE USING HEAVY-DUTY STAPLES. "NO PARKING" SIGNS MUST BE INSTALLED, MAINTAINED, REVISED (IF DELAYS CAUSE AN ADJUSTMENT IN PARKING RESTRICTION), AND REMOVED BY THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE PAID FOR RESIDENT/BUSINESS NOTIFICATION OR POSTING REQUIRED SIGNAGE.
-AS SET FORTH HEREIN, THE CONTRACTOR MUST PROVIDE ALL NOTICES REQUIRED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS STRICTLY IN THE MANNER PRESCRIBED THEREIN. THE CONTRACTOR MUST DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "CITY") AGAINST ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS, AND LEGAL LIABILITY OF EVERY NAME AND NATURE THAT THE CITY MAY SUSTAIN, INCUR OR BE REQUIRED TO PAY (INCLUDING, BUT NOT LIMITED TO, CONSULTANT AND ATTORNEY'S FEES, DISBURSEMENTS, COSTS OR OTHER EXPENSES) ARISING OUT OF OR IN CONNECTION WITH THE CONTRACTOR'S FAILURE TO STRICTLY COMPLY WITH THE NOTICE PROVISIONS IMPOSED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

6. INSPECTION: NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN MADE WITH THE CITY ENGINEER AND DIRECTOR OF PUBLIC SERVICE FOR INSPECTION SERVICES AND PAYMENT OF THE INSPECTION FEE DEPOSIT.

7. UTILITIES: THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA ARE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY AS REQUIRED BY SECTION 153.64 OR SECTION 3781.27 OF THE OHIO REVISED CODE. THE CITY OF GROVE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF LOCATIONS OR DEPTHS OF UNDERGROUND FACILITIES WHETHER SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER, THE CITY AND THE DESIGN ENGINEER.
-THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT (800) 362-2764 AT LEAST 48 HOURS, AND NO MORE THAN 10 DAYS PRIOR TO EXCAVATING, WITH SUCH TIME PERIODS NOT INCLUDING WEEKENDS OR HOLIDAYS. CONTRACTOR SHALL SIMILARLY CONTACT ALL UTILITY OWNERS WHO ARE NOT SUBSCRIBERS TO OUPS.
-IF THERE ARE MARKERS OR OTHER APPARENT PHYSICAL EVIDENCE IN OR NEAR THE PROJECT AREA THAT MAY INDICATE THE EXISTENCE OF UNDERGROUND PETROLEUM OR NATURAL GAS PIPELINES, THE CONTRACTOR SHALL ADDITIONALLY CONTACT THE OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OGPUPS) AT (800) 925-0988. SAID NOTIFICATION SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
-THE FOLLOWING UTILITIES ARE KNOWN OR CAN BE EXPECTED TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT.

UTILITY	OWNER	TELEPHONE
WATER, SANITARY, STORM AND STREET LIGHTING FACILITIES	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OHIO 43123	(614) 277-1100

-LIST APPLICABLE UTILITIES
-THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL PROCEED WITH THE WORK AND PROTECT ALL UNDERGROUND UTILITIES IN A MANNER AT LEAST AS CAUTIOUS AND PROTECTIVE OF SAFETY AND UNDERGROUND UTILITIES AS THOSE METHODS IDENTIFIED IN SECTIONS 3781.25 THROUGH 3781.30 OF THE OHIO REVISED CODE.
-ALL PRIVATE UTILITY RELOCATION (GAS, ELECTRIC, PHONE, ETC.) WILL BE THE RESPONSIBILITY OF THE UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

8. EXPOSE EXISTING UTILITY: WHERE POTENTIAL GRADE AND ALIGNMENT CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, OR AS SPECIFICALLY CALLED OUT ON THE PLANS, THE CONTRACTOR SHALL EXPOSE UTILITIES OR STRUCTURES SUFFICIENTLY IN ADVANCE OF LAYING PIPE FOR THE DESIGN ENGINEER TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. ANY DISCREPANCY WITH THE PLANS SHALL BE COORDINATED WITH THE CITY TO ENSURE THAT THERE ARE NO CONSTRUCTION OR CONFLICT ISSUES ASSOCIATED WITH SAID DISCREPANCY. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS IMPROVEMENT ITEMS IF A SPECIFIC BID ITEM IS NOT PROVIDED IN THE ESTIMATE OF QUANTITIES.

9. CONFLICTS: IN ALL CONFLICTS IN ELEVATION BETWEEN THE WATER MAIN AND GRAVITY SEWERS, THE WATER MAIN SHALL BE LOWERED DURING CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE CITY.

10. HOUSE SERVICE LINES: THE CONTRACTOR SHALL ASSUME THAT EACH HOUSE HAS AT LEAST ONE (1) SANITARY, ONE (1) WATER, AND ONE (1) GAS SERVICE LINE UNLESS MORE ARE MARKED BY THE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND SUPPORT THESE SERVICE LINES. COST FOR LOCATION AND SUPPORT SHALL BE INCLUDED IN THE COST BID FOR VARIOUS ITEMS. WHERE SERVICE LINES ARE CUT OR BROKEN, THE LINES ARE TO BE RESTORED TO THE STANDARDS OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE WITHIN 12 HOURS OF THE CUTTING OR BREAKING OF THE SERVICE LINE.

11. SITE VISIT: THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL EFFECTS UPON THE SCOPE OF WORK.

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

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

14. WORK LIMITS: THE CONTRACTOR IS RESPONSIBLE FOR CONTAINING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, VEHICLES, ETC., USED TO COMPLETE THE WORK WITHIN THE RIGHTS-OF-WAY OF THE STREETS, ROADWAYS, TEMPORARY EASEMENTS, PERMANENT EASEMENTS AND THE PROPERTY BOUNDARIES OF THE PROJECT IMPROVEMENTS, AS SHOWN ON THESE PLANS.
-THE CONTRACTOR IS RESPONSIBLE FOR COST OF RESTORATION FOR ANY AREA OUTSIDE OF THE RIGHT-OF-WAY, PERMANENT EASEMENT OR PROJECT PROPERTY BOUNDARIES TO FORMER CONDITION OR BETTER AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY.

15. CONTRACT WORK PERFORMED BY THE CITY: IN THE EVENT THAT IT BECOMES NECESSARY FOR THE CITY TO PERFORM WORK OF AN IMMEDIATE NATURE (SUCH AS THE PLACEMENT OF BARRICADES OR REPLACEMENT OF SIGNS OR OTHER WARNING OR PROTECTIVE DEVICES) REQUIRED OF THE CONTRACTOR BY THIS CONTRACT BECAUSE OF FAILURE OR REFUSAL OF THE CONTRACTOR TO PERFORM SUCH WORK, THE CONTRACTOR/DEVELOPER SHALL REIMBURSE THE CITY AT THE RATE OF 2.5 TIMES THE ACTUAL COST OF LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM SUCH WORK.

16. CONVENIENCE FACILITIES: THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK. COST SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

17. NON-RUBBER TIRED VEHICLES: NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON CITY STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS. EXCEPTIONS MAY BE GRANTED BY THE CITY OF GROVE CITY, FOR PUBLIC ROADWAYS ONLY, WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF GROVE CITY.

18. SIGNS, MAILBOXES, FENCES, ETC.: THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SIGNS, MAILBOXES, FENCES, GUARDRAIL, SHRUBS, PROPERTY, DRAINAGE STRUCTURES, OR OTHER PHYSICAL FEATURES DISTURBED OR DAMAGED DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT, TO THEIR ORIGINAL OR BETTER CONDITION AND LOCATION AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY OF GROVE CITY. COST TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

19. PRUNING: BRANCHES OR GROWTH WHICH INTERFERES WITH THE FREE CONSTRUCTION OF THE PROJECT MAY BE REMOVED FROM TREES/BUSHES THAT ARE TO BE SAVED BY THE USE OF PRUNING TOOLS WITH PRIOR APPROVAL FROM THE CITY'S URBAN FORESTER. ALL PRUNING TOOLS USED AND METHODS EMPLOYED SHALL MEET THE APPROVAL OF THE CITY'S URBAN FORESTER. THE BRANCHES SHALL BE REMOVED WITH A GOOD CLEAN CUT MADE FLUSH WITH THE PARENT TRUNK OR, IF HAVING A GOOD HEALTHY LATERAL BRANCH, THE CUT SHALL BE A GOOD CLEAN SLANTING CUT CLOSE TO AND BEYOND THE HEALTHY BRANCH. ALL PRUNING CUTS SHALL BE PAINTED WITH AN ACCEPTED PRUNING PRESERVATIVE. THE COST OF ALL WORK AND EXPENSES CONNECTED WITH TREE PRUNING SHALL BE INCLUDED IN THE PRICE BID FOR CMSC ITEM 201, CLEARING AND GRUBBING. NO EXTRA PAYMENT SHALL BE MADE.
-TREES DAMAGED OR DESTROYED THAT WERE NOT DESIGNATED FOR REMOVAL OR APPROVED BY THE CITY FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE

20. DEWATERING: THE CONTRACTOR IS SOLELY RESPONSIBLE TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) FOR REGISTRY, MAINTENANCE, AND ABANDONMENT OF ANY WITHDRAWAL DEVICES USED IN THE CONSTRUCTION OF THIS PROJECT.
-INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR AS DIRECTED BY THE DIRECTOR OR HIS REPRESENTATIVES.
-THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE AND FILE A WELL LOG AND A DRILLING REPORT FORM WITH ODNR, DIVISION OF WATER, WITHIN 30 DAYS OF THE COMPLETION OF INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUNDWATER FROM AN AQUIFER, IN ACCORDANCE WITH SECTIONS 1521.01 AND 1521.05 OF THE OHIO REVISED CODE. IN ADDITION, ANY SUCH FACILITY THAT HAS A CAPACITY TO WITHDRAW WATERS OF THE STATE IN AN AMOUNT GREATER THAN 100,000 GALLONS PER DAY FROM ALL SOURCES SHALL BE REGISTERED BY THE CONTRACTOR WITH THE CHIEF OF THE ODNR, DIVISION OF WATER, WITHIN THREE (3) MONTHS OF THE COMPLETION OF THE FACILITY IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. COPIES OF THE NECESSARY PAPERWORK CAN BE OBTAINED AT ODNR, DIVISION OF WATER, FOUNTAIN SQUARE, COLUMBUS, OH, 43224-1387 – PHONE: (614) 265-6717.
-THE CONTRACTOR SHALL FURNISH AND OPERATE SUITABLE PUMPING EQUIPMENT OF SUCH CAPACITY, ADEQUATE TO DEWATER THE TRENCH, SHOULD WATER BE ENCOUNTERED. THE TRENCH SHALL BE SUFFICIENTLY DEWATERED SO THAT THE PLACEMENT OF BEDDING AND THE LAYING AND JOINING OF PIPE IS MADE ON FIRM, DRY GROUND. IF DEWATERING CANNOT PRODUCE ACCEPTABLE SUBGRADE, AND ONLY AS DIRECTED BY THE ENGINEER, UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED BY CMSC ITEM 906, STONE FOUNDATION. THE COST OF ANY DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS IMPROVEMENT ITEMS.
-THE CONTRACTOR SHALL CONVEY ALL TRENCH WATER TO A NATURAL DRAINAGE CHANNEL OR STORM SEWER WITHOUT DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PLACE AND MAINTAIN THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO FILTER THE DEWATERING DISCHARGE AND TO PREVENT EROSION AT THE DISCHARGE LOCATION. COST FOR THE ABOVE SHALL BE INCLUDED IN THE BID PRICE FOR THE VARIOUS IMPROVEMENT ITEMS.

21. REPLACEMENT OF DRAIN TILES AND STORM SEWERS: ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. IF POSSIBLE, THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO A STORM SEWER STRUCTURE, CURB UNDERDRAIN OR OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

22. PAVEMENT CROSSINGS: FOR ALL PERMITTED CROSSINGS OF EXISTING STREETS THAT ARE TO BE OPEN TO TRAFFIC THE RESTORATION SHALL BE COMPLETED IN ONE OF THE FOLLOWING MANNERS:

A. IMMEDIATELY COMPLETE PERMANENT, FULL-DEPTH PAVEMENT REPAIR IN ACCORDANCE WITH THE PLAN AND/OR STANDARD DETAILS.
B. PROVIDE TEMPORARY PAVEMENT IN ACCORDANCE WITH ODOT CMS ITEM 615. THE FINISHED SURFACE OF THE TEMPORARY PAVEMENT SHALL BE ASPHALT. AGGREGATE TOPPED TRENCHES SHALL NOT BE OPEN TO TRAFFIC UNLESS DIRECTED BY THE CITY.

23. SAW CUTTING: WHEN SAW CUTTING OF PAVEMENT (CONCRETE, ASPHALT, ETC.) IS NECESSARY, THE CONTRACTOR SHALL EMPLOY DUST COLLECTION MEASURES AND SHALL ENSURE ALL SLURRY IS CLEANED FROM THE ROADWAY IMMEDIATELY AFTER SAWING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY FUGITIVE DUST AND SLURRY.

24. MAINTAIN DRAINAGE: THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT ITS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT ITS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE CONTRACT DOCUMENTS FOR THE MEASURE OF AND PAYMENT FOR SUCH COST SPECIFIC ITEMS, TO A CONDITION SATISFACTORY TO THE CITY.

25. INLET PROTECTION: THE CONTRACTOR IS RESPONSIBLE TO KEEP ALL STORM SEWER INLETS PROTECTED FROM EXCESSIVE AMOUNTS OF SEDIMENTS USING ADEQUATE FILTERING DEVICES AS APPROVED BY THE CITY.

26. EROSION & SEDIMENTATION CONTROL: THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORMWATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL OF THE ODNR.
-THE DEVELOPER SHALL PREPARE A STORMWATER POLLUTION PROTECTION PLAN (SWP3) FOR PROPOSED IMPROVEMENTS RESULTING IN THE LAND DISTURBANCE OF ONE ACRE OR MORE. THE SWP3 SHALL BE PREPARED IN ACCORDANCE WITH THE GENERAL AND SPECIFIC REQUIREMENTS OUTLINED IN THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE OEPA'S PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR ITS SUBSEQUENT OEPA-ISSUED REVISION. THE SWP3 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A COPY OF THE OEPA NOTICE OF INTENT (NOI) SUBMISSION SHALL BE MADE AVAILABLE TO THE CITY.
-EROSION CONTROL MEASURES ARE TO BE INSTALLED PER NPDES PERMIT REGULATIONS OR AS DIRECTED BY THE CITY, AND ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE PERMIT AND THE CITY. COST FOR EROSION AND SEDIMENTATION CONTROL SHALL BE INCLUDED IN THE PRICE BID FOR CMSC ITEM 207.
-ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF GROVE CITY AND/OR THE OHIO EPA. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.
-THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY OF GROVE CITY 48 HOURS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE (1) OR MORE ACRES. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATIONS TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY.
-ALL DISTURBED AREAS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT SOIL STABILIZATION REQUIREMENTS INDICATED WITHIN THE CITY OF GROVE CITY SEEDING AND MULCHING GENERAL NOTES.
-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE IT AT NO ADDITIONAL COST TO THE OWNER.

27. SEEDING AND MULCHING: SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN, THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 659. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT, DETERMINED AT THE SOLE DISCRETION OF THE CITY OF GROVE CITY SHALL APPLY. IN ADDITION TO THESE REQUIREMENTS, THE SEEDING AND MULCHING SHALL CONFORM TO THE FOLLOWING:
-PERMANENT SEEDING: DISTURBED AREAS THAT ARE AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN TWO (2) DAYS OF REACHING FINAL GRADE.
-TEMPORARY SEEDING: DISTURBED AREAS THAT ARE NOT AT FINAL GRADE AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN SEVEN (7) DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF THE MOST RECENT DISTURBANCE.
-ALL TOPSOIL SHALL BE OF THE HIGHEST QUALITY AND FREE OF ALL STONES, TRASH, AND OTHER DELETERIOUS MATERIALS GREATER THAN 1/4". BEFORE PLACING TOPSOIL, THE DISTURBED AREAS SHALL BE FREE OF LARGE ROCKS AND DEBRIS (GREATER THAN 3" IN SIZE). ORGANIC CONTENT SHALL BE TESTED BY AN APPROVED LAB AND CERTIFIED TO BE BETWEEN 10-20% BY WEIGHT. ALL TOPSOIL SHALL BE SATURATED WITH WATER AND ALLOWED TO SETTLE PRIOR TO SEEDING. SETTLED AREAS SHALL BE REFILLED AND SATURATED AGAIN PRIOR TO SEEDING. THE GRADES SHALL MATCH ALL EXISTING LANDSCAPE AND ANY IMPROVEMENTS COMPLETED UNDER THIS PLAN. THE CONTRACTOR SHALL SCARIFY THE SOIL SURFACE TO OPEN THE SOIL PRIOR TO SEEDING. ALL SEEDING, FERTILIZER, AND MULCH SHALL BE PLACED WITHIN FIVE (5) WORKING DAYS OF PLACING TOPSOIL.
-ALL SEEDING, MULCHING AND FERTILIZER SHALL BE PLACED BY UTILIZING HYDRO-SEEDING / HYDRO-MULCHING METHODS. STRAW SHALL NOT BE ALLOWED WITHOUT EXPLICIT PERMISSION FROM THE CITY OF GROVE CITY. IF STRAW IS PERMITTED, IT SHALL BE TACKED AT THE TIME OF PLACEMENT.

REQUIRED PERMANENT SEED MIXES FOR CONSTRUCTION

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

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

FERTILIZER

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

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

28. SOIL STOCKPILES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL SOIL STOCKPILES, INCLUDING TRENCH EXCAVATION STOCKPILES, PROTECTED FROM EROSION. THE AREAS SURROUNDING THE STOCKPILES ARE TO BE PROTECTED FROM SEDIMENT WITH THE USE OF PERIMETER CONTROL DEVICES SUCH AS EARTH OR STRAW BALE DEVICES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.

29. DISPOSAL OF EXCAVATION: UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS, THE CONTRACTOR MUST DISPOSE OF ALL EXCAVATED MATERIAL THAT IS NOT BEING USED AS FILL AT AN OFFSITE LOCATION. THE CONTRACTOR MUST PROVIDE A COPY OF THE SIGNED, WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OFFSITE LANDOWNER BEFORE MUST DISPOSAL OCCURS. THE AGREEMENT SHALL CLEARLY STATE THE PURPOSE OF THE AGREEMENT AND INDICATE THE LANDOWNER'S PERMISSION FOR SUCH USE. THE COST FOR DISPOSAL OF EXCAVATED MATERIALS SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE BID FOR THE VARIOUS ITEMS OF WORK.

30. CLEANUP: THE CONTRACTOR MUST BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES WHETHER INSIDE OR OUTSIDE THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANY SERVICES CONTRACTED AND/OR COMPLETED BY THE CITY OF GROVE CITY IN THE CLEANUP OF ANY TRACKING OR SPILLAGE ANYTIME DURING PROJECT CONSTRUCTION. THE ENGINEER MAY REQUIRE THE CONTRACTOR TO PERFORM WEEKLY STREET CLEANING IF EXCESSIVE AMOUNTS OF DIRT AND MUD ARE LEFT ALONG THE STREET. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS. THE COST OF THIS WORK SHALL BE INCLUDED IN THE VARIOUS CONTRACT ITEMS, UNLESS OTHERWISE SPECIFIED.

31. CONSTRUCTION DEBRIS: ALL DEBRIS, RUBBLE, UNUSABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY.

32. SIGN PAINTING: ALL SIGNS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (TRAFFIC CONTROL, ADVANCE WARNING, WAYFINDING, ETC.) MUST BE PAINTED ACCORDING TO THIS SPECIFICATION. ALL VISIBLE ELEMENTS OF SIGN MOUNTING SYSTEMS SUCH AS SIGN BACK, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE PAINTED ACCORDING TO FEDERAL SPECIFICATION 595-B COLOR #27040 – BLACK. PAINTING MUST BE PERFORMED UNDER CONTROLLED ENVIRONMENTAL CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS PERTAINING TO SURFACE PREPARATION, MATERIAL HANDLING AND APPLICATION. COST TO BE INCLUDED IN THE PRICE OF SIGN AND SUPPORT POST ITEMS.

33. MAINTENANCE OF TRAFFIC NOTES: ALL TEMPORARY TRAFFIC CONTROL DEVICES MUST BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPT. OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD ST., COLUMBUS, OH 43223.
-STEADY-BURNING, TYPE "C" LIGHTS MUST BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. CONES ARE NOT APPROVED FOR USE AT NIGHT.
-ALL TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.
ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.
-ALL TRAFFIC LANES MUST BE FULLY OPEN TO TRAFFIC FROM 7:00 A.M. TO 9:00 A.M. AND 4:00 TO 6:00 P.M. WEEKDAYS ON ALL ROADWAYS WITHIN THE PROJECT AREA. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.

FOR MAJOR THOROUGHFARES AND COLLECTORS:

-TWO-WAY, ONE-LANE TRAFFIC MUST BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH PAGE C-18 OF THE OHIO MANUAL. A UNIFORMED OFFICER MUST BE SUBSTITUTED FOR EACH FLAGMAN SHOWN ON THAT PAGE AND SUCH OFFICERS SHALL BE PRESENT WHENEVER TWO-WAY, ONE-LANE OPERATION IS IN EFFECT.

FOR LOCAL STREETS:

-POLICE OFFICERS ARE NOT NEEDED, UNLESS A HAZARD DEVELOPS, FOR TWO-WAY, ONE-LANE TRAFFIC MAINTAINED DURING CONSTRUCTION OPERATIONS ON ALL LOCAL ROADWAYS WITHIN THE PROJECT AREA. IF A HAZARD DEVELOPS, AN OFF-DUTY OFFICER MAY BE ASSIGNED BY THE CITY TO THE PROJECT AT THE CONTRACTOR'S EXPENSE.
-ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS SHALL BE MAINTAINED THROUGH THIS PROJECT BY THE CONTRACTOR. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, AND IMPROPERLY PLACED SIGNS.
-ANY WORK DONE BY THE CITY, INCLUDING INSTALLATION, MODIFICATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF THE NEGLIGENCE OF THE CONTRACTOR SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
-ALL PERMANENT PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS AS SHOWN ON THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. ALL TEMPORARY MAINTENANCE OF TRAFFIC CONTROLS, INCLUDING LAW ENFORCEMENT OFFICERS AND THEIR CARS, MUST BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. THE CITY OF GROVE CITY SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO THE INSTALLATION OF PERMANENT MARKINGS TO INSPECT AND APPROVE PAVEMENT MARKING LAYOUT BEFORE MARKINGS ARE PLACED.

34. CONCRETE PIPE AND STRUCTURE INSPECTION: ALL PRECAST CONCRETE PRODUCTS MUST BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES MUST BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM, AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. INSTALLATION OF PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION SHALL NOT BE PERMITTED. COST OF SAID INSPECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. INVOICES SHALL BE SUBMITTED TO THE CONSTRUCTION REPRESENTATIVE OF RECORD AND PAID FROM THE PROJECT OBSERVATION FEES.

35. THE INSTALLATION OF ALL SEWER PIPES ON THIS PROJECT SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE CMSC, UNLESS SPECIFICALLY INDICATED OTHERWISE, WITH MATERIALS CONFORMING TO THE APPROPRIATE REFERENCED SECTION OF CMSC OR ODOT CMS. CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.

STORM SEWER PIPE

OUTSIDE OF PAVEMENT LIMITS

FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
A. POLYVINYL CHLORIDE (PVC) PIPE <= 15" DIAMETER WITH MINIMUM OF FOUR FEET (4') COVERAGE AND A MAXIMUM OF 15 FEET COVERAGE SHALL CONFORM TO CMSC 720.08 AND/OR ODOT CMS 707.45.
B. HIGH DENSITY POLYETHYLENE (HDPE) PIPE FROM 12" TO 36" DIAMETER CONFORMING TO CMSC 720.12 AND/OR ODOT CMS 707.33 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.
C. POLYPROPYLENE (PP) PIPE FROM 12" TO 36" DIAMETER CONFORMING TO ODOT CMS 707.65 OR 707.69 AND/OR CMSC 720.13 OR 720.14 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.

-MANDREL TESTING MUST BE PERFORMED ON ALL FLEXIBLE PIPE PER CMSC 901.21.
-RIGID PIPE WILL BE REQUIRED FOR ALL SEWERS GREATER THAN 36" DIAMETER (REINFORCED CONCRETE PIPE CMSC 706.02, CONCRETE BOX CMSC 706.05) AND IS ALSO PERMITTED ON ALL SEWERS FROM 12" TO 36" DIAMETER.

WITHIN PAVEMENT LIMITS

FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
A. FLEXIBLE PIPE INSTALLATION WHICH CONFORMS TO ODOT CMS 605 MAY BE USED FOR FOUR INCH AND 6 INCH (4" AND 6") UNDERDRAIN TILES.
B. HIGH DENSITY POLYETHYLENE (HDPE) PIPE <=36" DIAMETER CONFORMING TO CMSC 720.12 AND/OR ODOT CMS 707.33 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.
C. POLYPROPYLENE (PP) PIPE <=36" DIAMETER CONFORMING TO ODOT CMS 707.65 AND/OR CMSC 720.13 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM TWO FEET (2') COVERAGE.

-MANDREL TESTING MUST BE PERFORMED ON ALL FLEXIBLE PIPE (EXCEPT UNDERDRAINS) PER CMSC 901.21.
-RIGID PIPE WILL BE REQUIRED FOR ALL SEWERS GREATER THAN 36" (REINFORCED CONCRETE PIPE CMSC 706.02. CONCRETE BOX CMSC 706.05) AND IS ALSO PERMITTED FOR USE ON 12" TO 36" SEWERS.

36. TRENCH BACKFILL: TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN THREE FEET (3') BEHIND THE CURB OR EDGE OF PAVEMENT, MUST BE FILLED AND COMPACTED PER TYPE A BACKFILL. TRENCHES WITHIN THE RIGHT-OF-WAY, BUT OUTSIDE THE ROAD INFLUENCE, MUST BE FILLED AND COMPACTED AS PER TYPE B BACKFILL. ALL OTHER TRENCHES SHALL BE FILLED AND COMPACTED AS PER TYPE C BACKFILL AT A MINIMUM, OR AS OTHERWISE INDICATED WITHIN THESE PLANS.
-ALL ITEM NUMBERS SHOWN BELOW REFER TO CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) ITEM NUMBERS.
-TYPE A BACKFILL SHALL BE GRANULAR MATERIAL, CONFORMING TO ITEM 304, COMPACTED AS STIPULATED IN ITEM 912.03. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL MANHOLES, STRUCTURES AND CLEANOUTS. CDF IS NOT PERMITTED UNLESS SPECIFICALLY REQUESTED BY THE CITY AND IN SUCH CASE WILL BE TYPE I OR TYPE II
-TYPE B BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN TWO INCHES (2") ACROSS THEIR GREATEST DIMENSION, TOPSOIL, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED TO 95% OF ITS MAXIMUM LABORATORY DRY WEIGHT AND PLACED PER ITEM 901.17.
-TYPE C BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN SIX INCHES (6") ACROSS THEIR GREATEST DIMENSION, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED TO 90% OF ITS MAXIMUM LABORATORY DRY WEIGHT. WHEN APPROVED BY THE ENGINEER, ROCKS NO LARGER THAN ONE CUBIC FOOT MAY BE DEPOSITED AT LEAST THREE FEET (3') ABOVE THE TOP OF THE SEWER.
-AGGREGATE FOR BEDDING SHALL BE NO. 57 OR NO. 8, AS PER ITEM 703.
-THE EXCAVATED TRENCH WIDTH 12" ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.

37. TRENCHES: ALL TRENCHES SHALL BE MAINTAINED AS SAFE AS POSSIBLE BY THE CONTRACTOR AT ALL TIMES AND BACKFILLED AS SOON AS PRACTICAL. ALL TRENCHES DURING NON-WORKING HOURS REQUIRE TRAFFIC PLATES, AND/OR LIGHTED BARRICADES AND CONSTRUCTION FENCE.

38. WATER MAIN SEPARATION: THE CONTRACTOR SHALL MAINTAIN EIGHTEEN INCHES (18") VERTICAL AND 10' HORIZONTAL SEPARATIONS BETWEEN ANY WATER MAIN AND SANITARY OR STORM SEWERS.

39. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING MUST BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE SEWERS CONSTRUCTED. THE TESTING SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF CMSC ITEM 901.21. MAXIMUM DEFLECTION MUST NOT EXCEED FIVE PERCENT (5%) OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

NO.	DATE	BY	DESCRIPTION
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COLUMBUS, OHIO

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

GENERAL NOTES

C - 2

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 TAPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE.
–APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS 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 OFFS, CHLORINATION TAPS, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, CASING PIPE TERMINI, AND OTHER FITTINGS. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 500' WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.

65. ALL SURVEY COORDINATES 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 HUNDREDTH (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 OF 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.

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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."

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1	6/1/16	SF	CITY OF GROVE CITY PLANNING COMMENTS

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GENERAL NOTES

C-3

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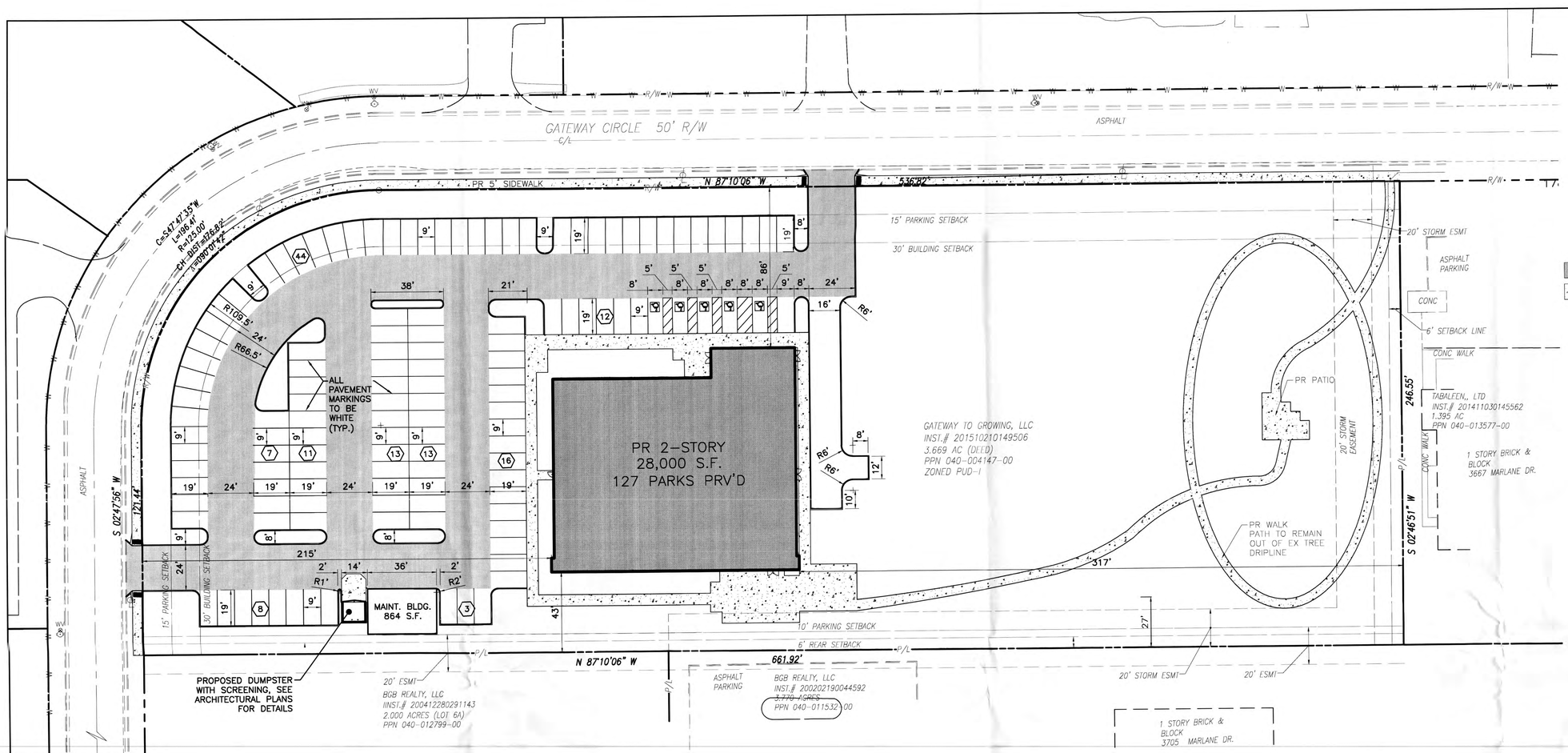

LEGEND

- PR LIGHT POLE
- PR PARKING COUNT
- PR HEAVY DUTY PAVEMENT
- PR CONCRETE

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

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT MARKINGS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.
4. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ODOT CONSTRUCTION MATERIALS SPECIFICATIONS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS.
5. ALL RADII ARE 4' UNLESS OTHERWISE NOTED.
6. PROPOSED 5' SIDEWALK IN PUBLIC R/W IS PART OF THIS PLAN. SEE GROVE CITY STANDARD DRAWING C-GC-46A.
7. SEE LANDSCAPE PLAN FOR LANDSCAPE AND SCREENING DETAILS.
8. SERVICE STRUCTURES SHALL BE SCREENED PER SECTION 1136.08

FLOOD ZONE

THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP #39049C0318K, DATED JUNE 17, 2008.

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

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

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

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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

SITE DIMENSION PLAN

C-4

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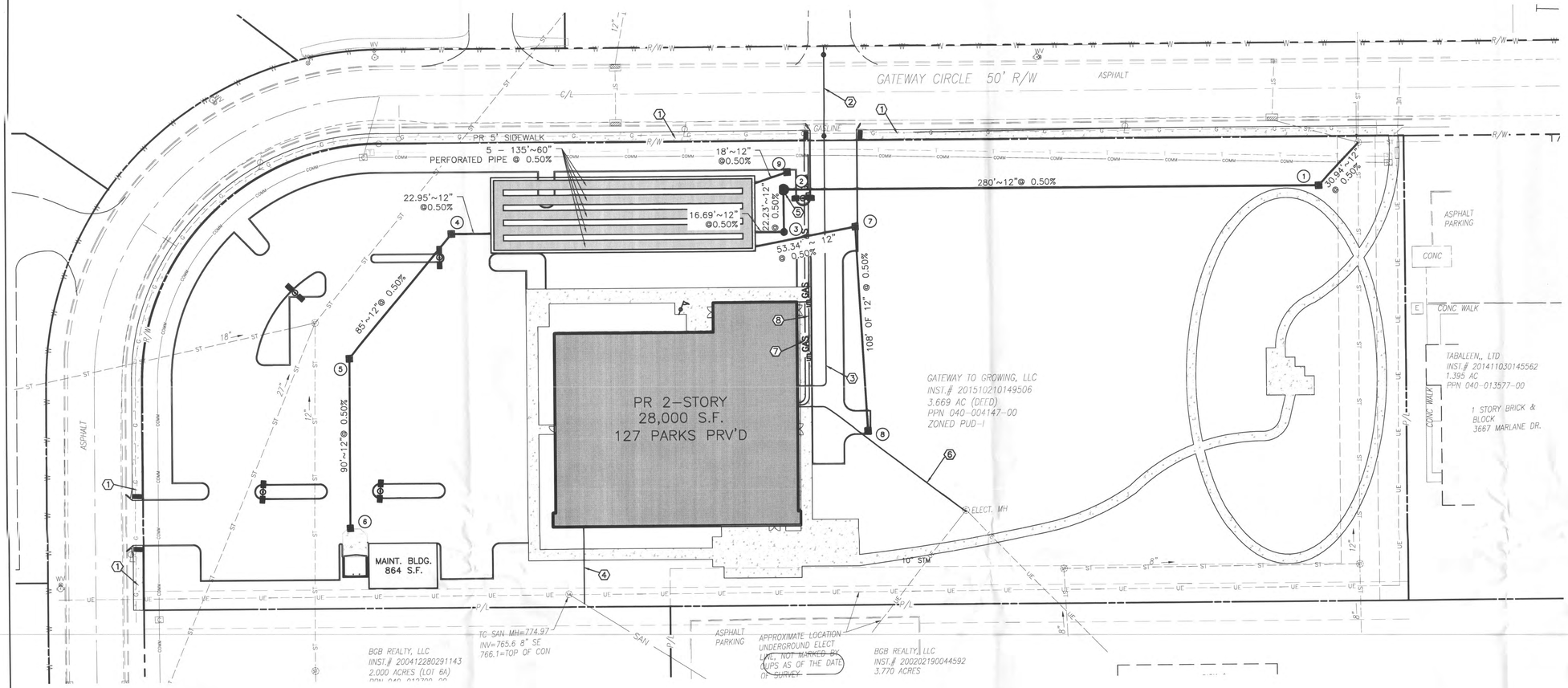

LEGEND

- 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

0 15 30 60

1 INCH = 30 FEET

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

DATE: 05/02/2016
JOB#: J1340013
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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

C-5

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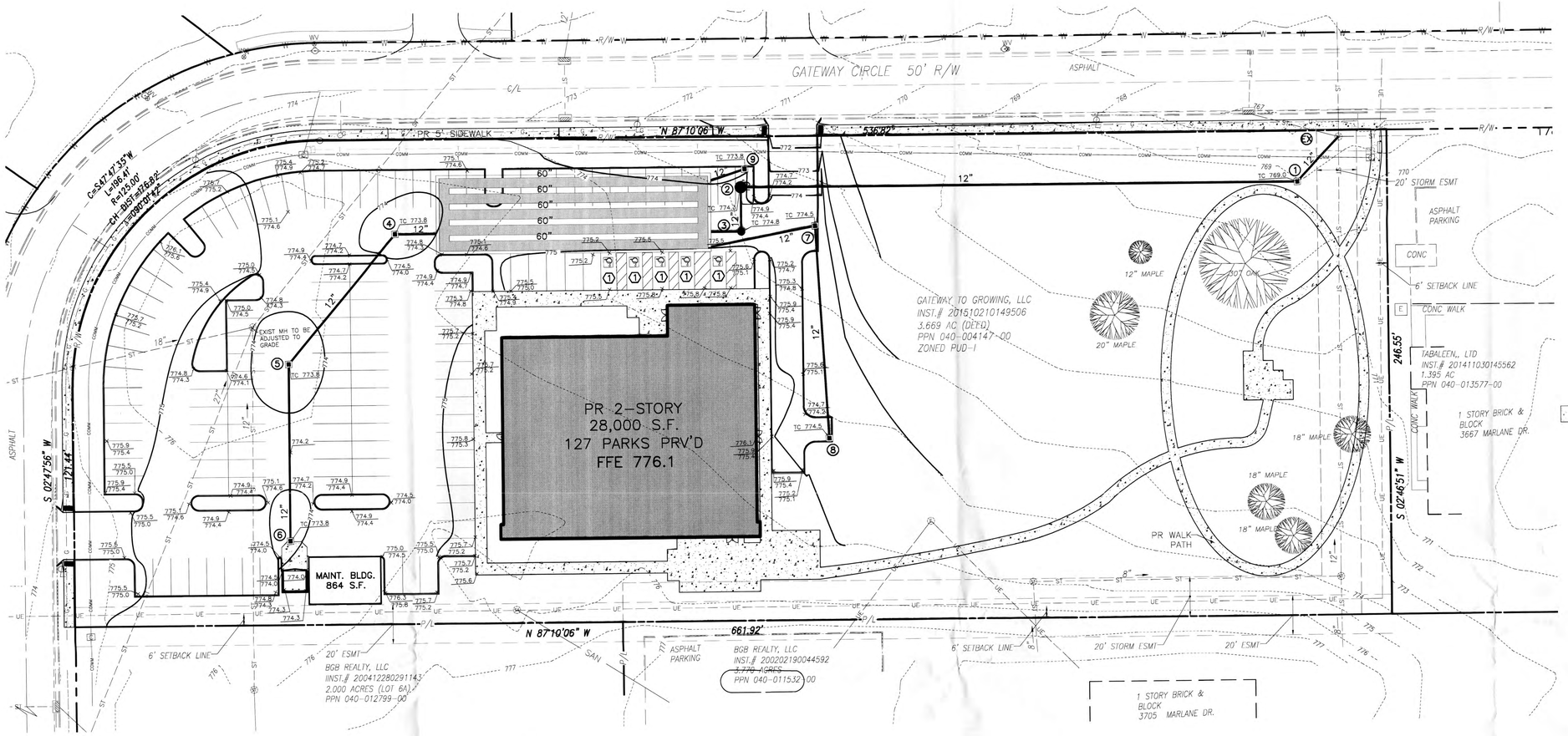
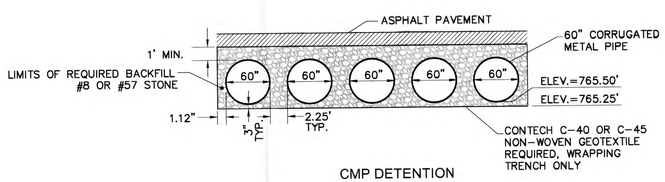


LEGEND

- 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



CMP DETENTION SECTION VIEW

NOTES

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

KEYED NOTES

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

GRAPHIC SCALE

0 15 30 60

1 INCH = 30 FEET

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

DATE: 05/02/2016
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FINAL DEVELOPMENT PLAN
FOR
HEALTH CARE LOGISTICS
GATEWAY CIRCLE

GRADING PLAN

C - 6

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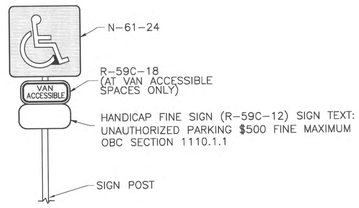
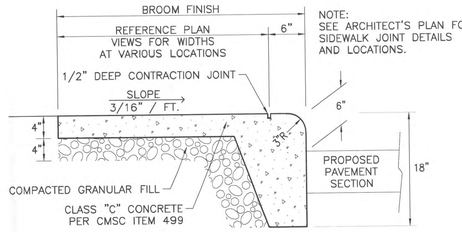


NOTE:
HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

HANDICAP PARKING AND VAN ACCESSIBLE SIGN

NOT TO SCALE



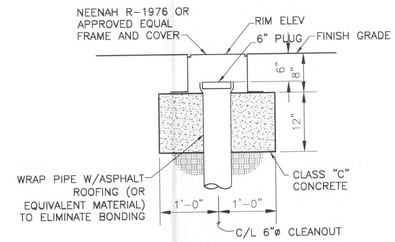
NOTE:
SEE ARCHITECT'S PLAN FOR SIDEWALK JOINT DETAILS AND LOCATIONS.

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

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

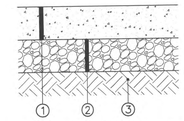
COMBINED CURB AND WALK

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE



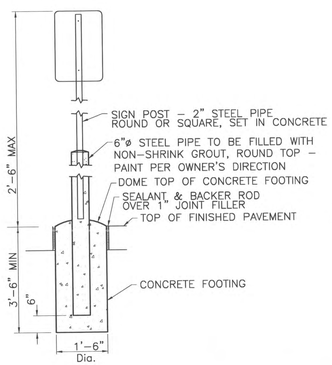
1. ITEM 452, 8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
2. ITEM 304, 4" AGGREGATE BASE
3. SUBGRADE COMPACTION, REF. SOILS REPORT

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

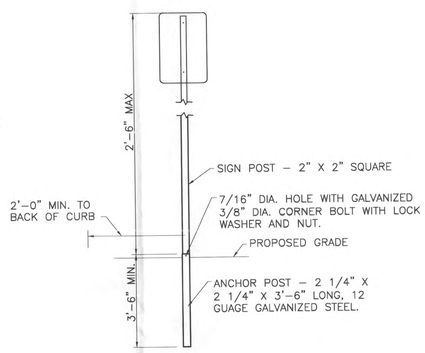
1. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
2. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
3. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
4. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
5. CURING COMPOUND SHALL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

CONCRETE PAVEMENT SECTION

NOT TO SCALE



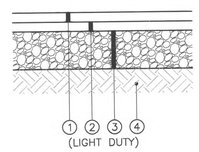
IN PAVEMENT



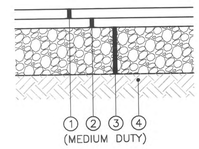
IN GRASS

TYPICAL SIGN POST

NOT TO SCALE



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

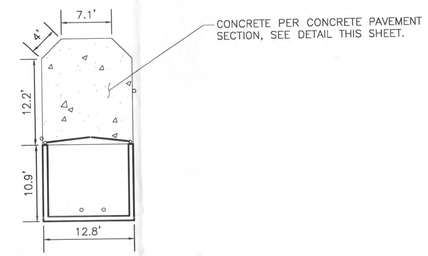


1. ITEM 448, 1.5" ASPHALT CONCRETE, SURFACE COURSE
2. ITEM 448, 4" ASPHALT CONCRETE, INTERMEDIATE COURSE
3. ITEM 304, 10" CRUSHED AGGREGATE BASE
4. SUBGRADE COMPACTION

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.

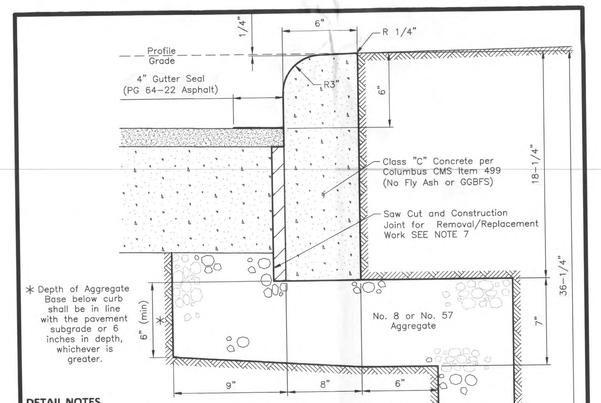
PAVEMENT SECTIONS

NOT TO SCALE



DUMPSTER DETAIL

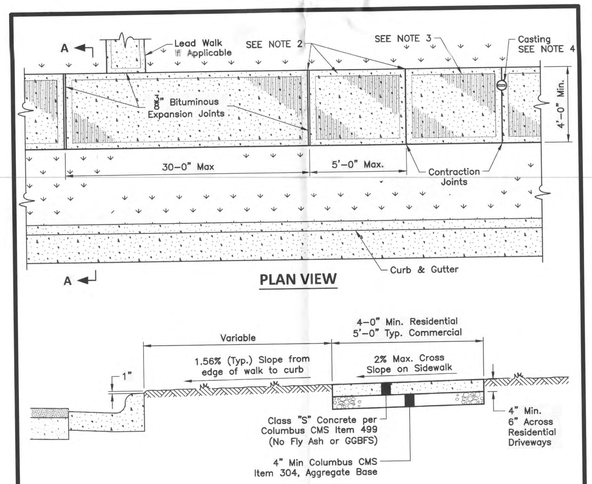
NOT TO SCALE



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



DETAIL NOTES

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

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

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

DATE: 05/02/2016
JOB#: J1340013
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FINAL DEVELOPMENT PLAN
FOR
HEALTH CARE LOGISTICS
GATEWAY CIRCLE

MISCELLANEOUS DETAILS

C - 7

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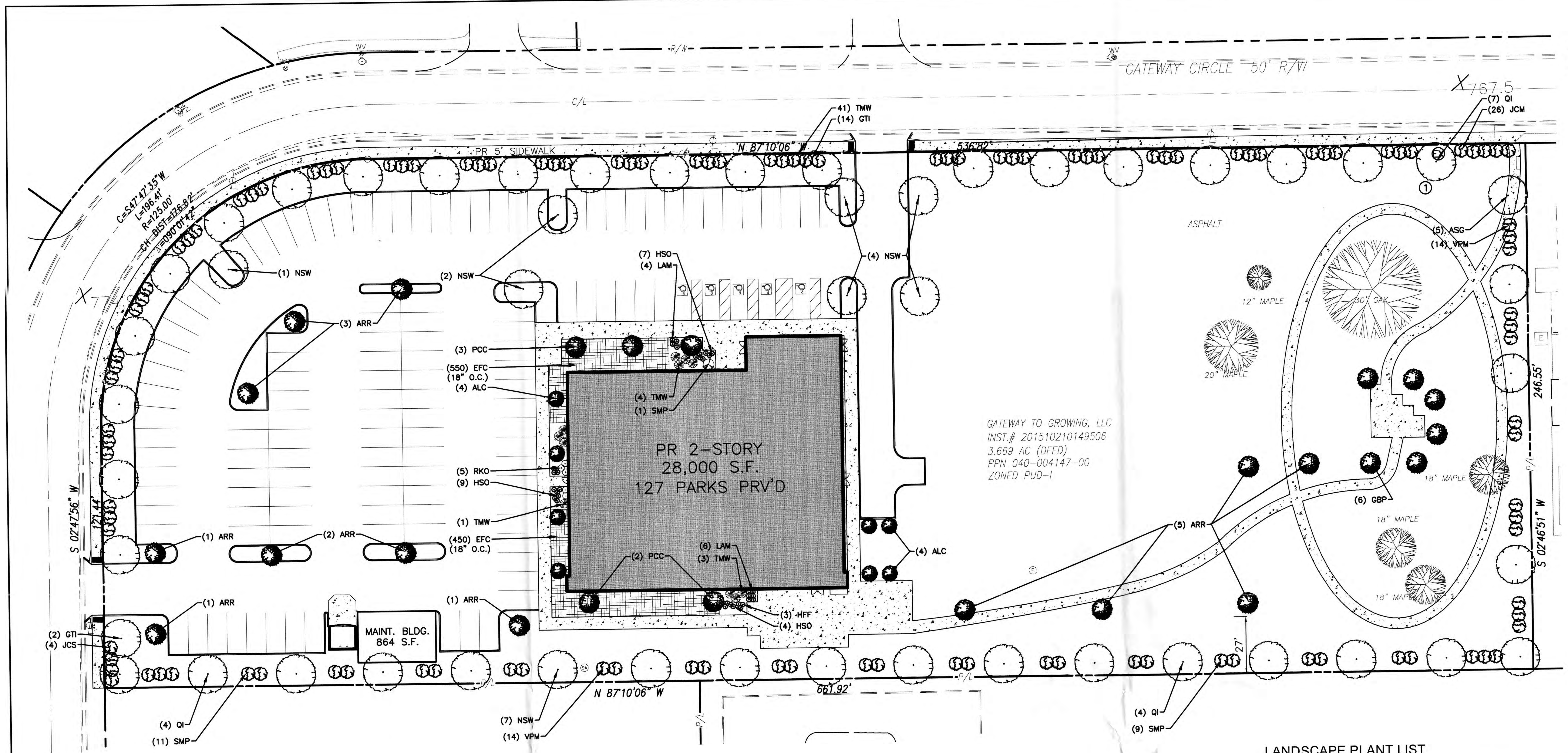
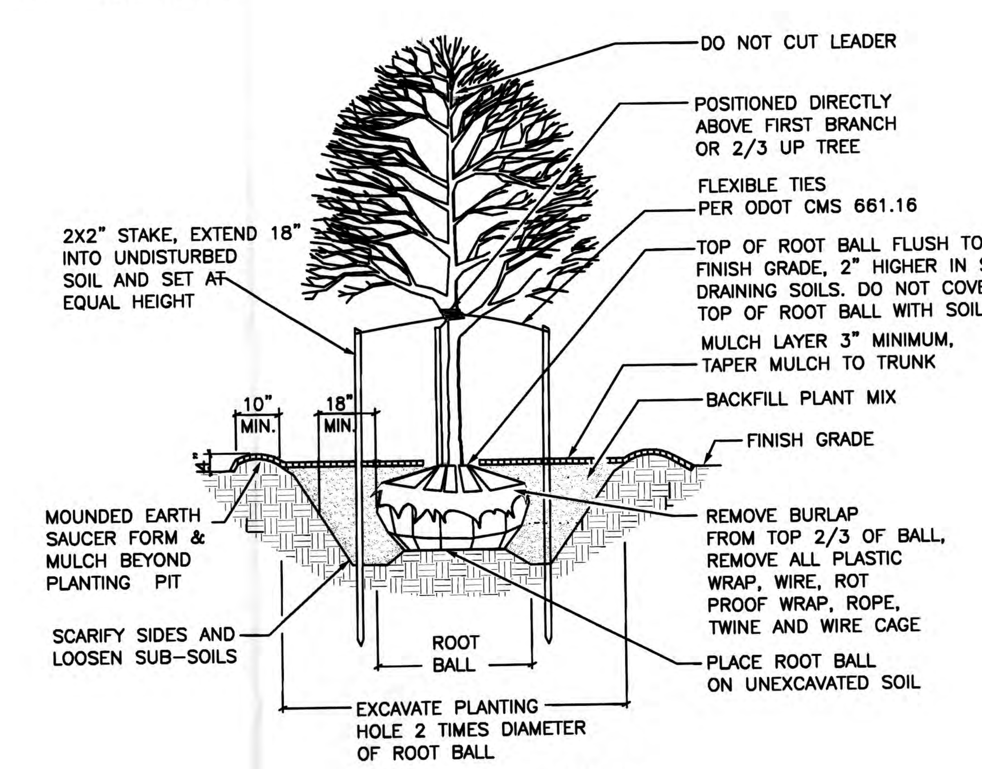


LEGEND

PR SITE DECIDUOUS TREE

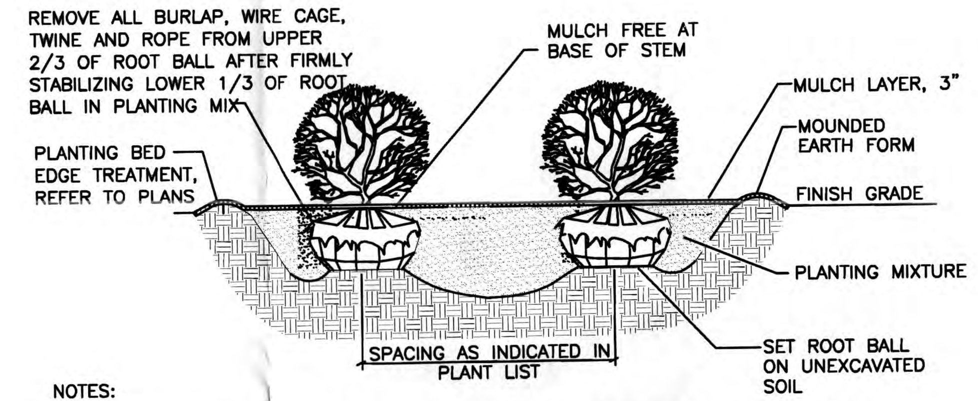
PR EVERGREEN TREE

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)

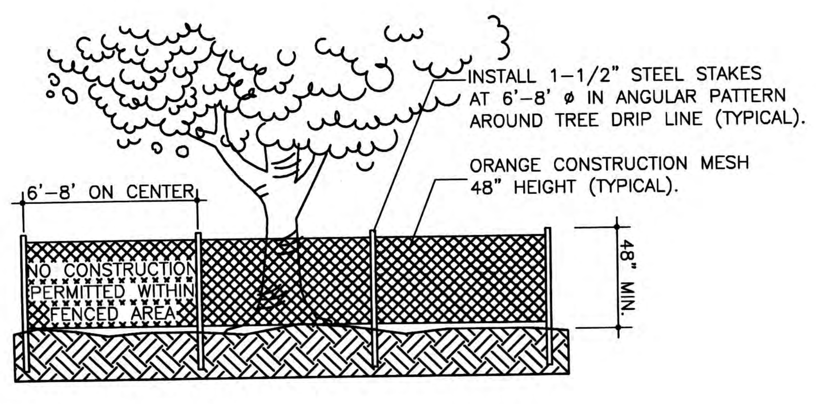
NO SCALE

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
GTI	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	PYRUS 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. 'MARESII'	MARESI DOUBLEFILE VIBURNUM	36" HEIGHT	B&B	DECIDUOUS
JCM	30	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	36" HEIGHT	CONTAINER	EVERGREEN
TMW	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
HSO	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 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.



TREE PROTECTION DETAIL

TO BE USED ON ALL EXISTING TREES
NO SCALE

GENERAL LANDSCAPE PLANTING NOTES

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

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

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

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

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

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

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

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

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

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

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
TITAN TALL-TYPE TURF FESCUE 70%
SR 4100 PERENNIAL RYEGRASS 20%
MERIT KENTUCKY BLUEGRASS 10%

12. 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.

LANDSCAPE REQUIREMENTS

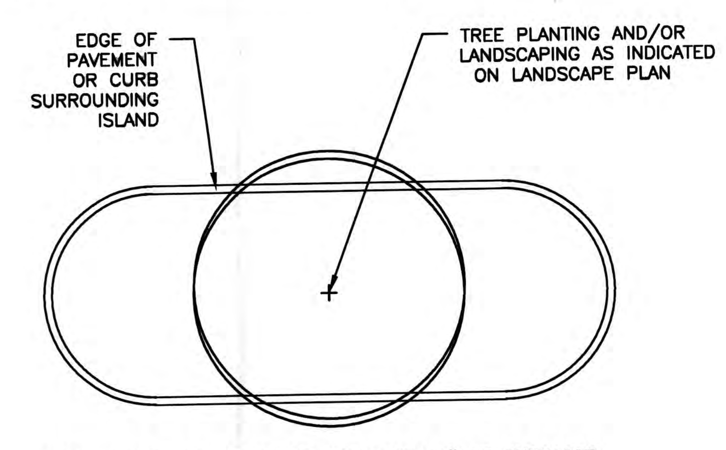
SECTION 1136.06.A FRONTAGE ALONG PUBLIC STREETS		
GATEWAY CIRCLE FRONTAGE- 854.7 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED.**OR LRG.** SPECIES TREE PLANTED FOR EVERY 35' L.F. OF FRONTAGE AND A CONTINUOUS 3' HEIGHT EVERGREEN HEDGE.	25 CONT. 3' HEIGHT EVERGREEN HEDGE.	25 CONT. 3' HEIGHT EVERGREEN HEDGE.

SECTION 1136.06.B REAR & SIDE YARDS ADJACENT COMPATIABLE USES		
SOUTHERN SIDE YARD(COMPATABLE)-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 COMPATIABLE USES		
WESTERN SIDE YARD(COMPATABLE)-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 60.	6 ISLANDS 6 TREES	8 ISLANDS 9 TREES

SECTION 1136.09.D.3 PROFESSIONAL SERVICES, MEDICAL, EDUCATIONAL......		
BUILDING PERIMETER-491 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. SMALL, MED.**OR LRG.** SPECIES TREE FOR EVERY 40' LINEAL FEET OF BUILDING PERIMETER LOCATED IN MIN. 64 SF LANDSCAPED AREAS PER TREE PLUS 40 SF OF SHRUB LANDSCAPED AREA PER 50 LF OF BUILDING PERIMETER.	13 TREES PLUS 400 SF ADDITONAL LANDSCAPE AREA	13 TREES PLUS 592 SF ADDITONAL LANDSCAPE AREA



NOTE: MULCH ENTIRE ISLAND AREA WITH 3" OF SHREDDED HARDWOOD BARK PER PLANTING NOTES.

TYPICAL ISLAND MULCHING DETAIL

STATE OF OHIO RALPH J. TERBRUEGGEN 697 REGISTERED LANDSCAPE ARCHITECT
05-01-16

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

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

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

Mannik Smith GROUP
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COLUMBUS, OHIO

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

LANDSCAPE PLAN

C - 8

L:\PROJECTS\PROJECTS F-J\JI340013\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.

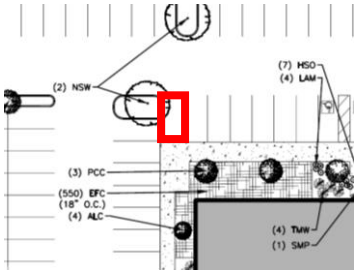
7. The proposed parking space dimensions do not meet the minimum size requirement of 180 square feet and will require a deviation from Planning Commission and City Council; however, staff would be supportive of this deviation.

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,

Kim Shields

Kimberly Shields, AICP
Community Development Manager

JH Architects, Inc.

architects

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

RECEIVED
JUN 01 2016
GC PLANNING COMMISSION

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,

Robert W. Johnson, R.A.

JH Architects, Inc.

architects

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