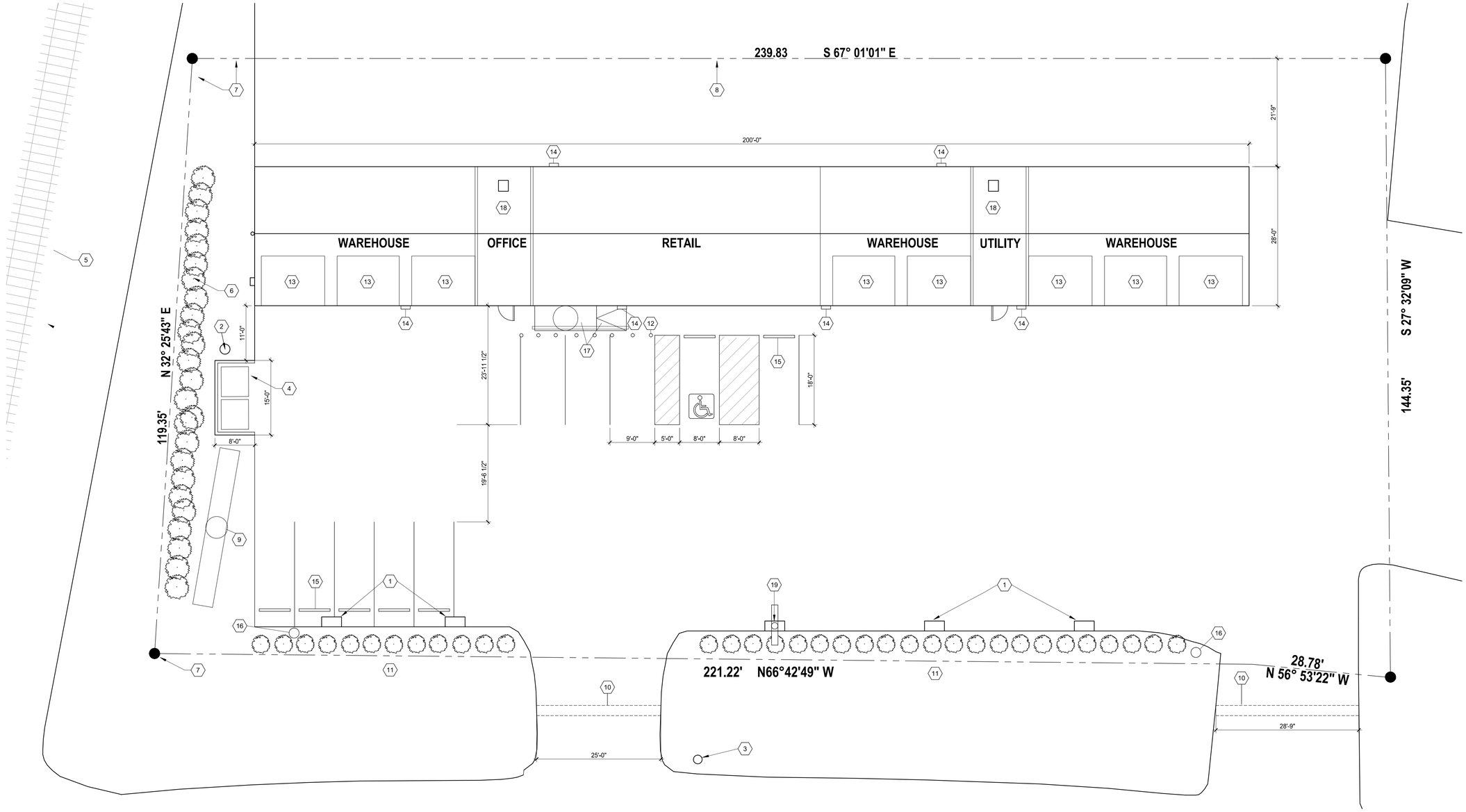


A PROPOSED SITE PLAN
SCALE: 1" = 10'-0" (24"x36" PLOT)

GENERAL NOTES

1. THE DRAWINGS HAVE BEEN ARRANGED TO SHOW THE EXTENT OF WORK INVOLVED AND ARE NOT INTENDED TO DEFINE ANY COMPLETE SUBCONTRACT. EACH CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR, SUPERVISION, MATERIALS, APPLIANCES, EQUIPMENT, FEES, AND SERVICES REQUIRED TO COMPLETE SCOPE OF WORK IN A WORKMANSHIP LIKE MANNER.
2. ALL STATE AND LOCAL CARES AND REGULATIONS ARE TO BE FOLLOWED. ALL EQUIPMENT AND WORK CONDITIONS SHALL COMPLY WITH ALL LOCAL AND NATIONAL JOSHUA STANDARDS AND REGULATIONS.

ZONING

PRESENT ZONING:	COMMERCIAL
EXISTING USE:	CARWASH
PROPOSED CHANGE:	OFFICE/STORAGE
BLDG. HGT.:	16'

PARCEL INFORMATION

LEGAL DESCRIPTION:	3200 SOUTHWEST BLVD LOT 10
LOT AREA:	.667 ACRES
BUILDING AREA:	25,752 GSF EXISTING
TAX DISTRICT:	040-CITY OF GROVE CITY
PARCEL #	040-006347-00

PARKING

2.5 CARS/1,000 SF OFFICE = 1 CARS
7 CARS/7,000 SF WAREHOUSE = 4 CARS
1 CAR/250 SF RETAIL = 5 CARS

10 PROVIDED INCLUDING 1 ADA COMPLIANT SPACE.

SITE PLAN CODED NOTES

1. EXISTING CAR WASH VACUUMS TO BE REMOVED. RETAIN CONCRETE PIERS AND OUTLETS FOR SEASONAL HOLIDAY LIGHTS.
2. EXISTING CLEANOUT FOR GREASE LINE TO BE CAPPED.
3. EXISTING FIRE HYDRANT.
4. EXISTING 8' X 15' CONCRETE SLAB FOR DUMPSTER.
5. EXISTING RAILROAD TRACKS.
6. EXISTING TREES AND SHRUBS TO REMAIN.
7. NEW CHAIN LINK FENCE MATCHING EXISTING.
8. EXISTING CHAIN LINK FENCE TO REMAIN.
9. EXISTING BILLBOARD SIGN POLE AND BILLBOARD TO REMAIN.
10. EXISTING CULVERT PIPE AND OPEN DITCH TO REMAIN.
11. HEADLIGHT SCREEN. 3'0" WIDE PLANTING BED W/ MIN. 3" HIGH BOX HEDGES TO PROVIDE MIN. 75% OPACITY.
12. INSTALL 3'0" X 4" CONCRETE BOLLARDS, 4'0" APART AND 6'0" FROM BUILDING FOR ADA RAMP.
13. NEW MANUAL OVERHEAD GARAGE DOORS, TYPICAL FOR EIGHT (8).
14. CLEAN AND RE-LAMP EXISTING WALL PACKS, TYPICAL FOR SIX (6), EACH WITH CFL ENERGY EFFICIENT 105 W PRODUCING 300 W OF OUTPUT.
15. PRECAST CONCRETE WHEEL STOPS FOR ALL TEN (10) PARKING SPACES.
16. EXISTING 24'0" TALL LIGHT POLE. CLEAN AND RE-LAMP, TYPICAL FOR TWO (2), EACH WITH 400 W LAMPS.
17. RAISED CONCRETE STOOP TO MEET NEW FLOOR LEVEL (APPROX. 6") W/ 1:12 CONCRETE RAMP W/ TEXTURED BROOM FINISH AND 42" HIGH GUARD RAILING W/ HAND RAIL MOUNTED AT 34" ALONG RAMP.
18. CAR WASH EQUIPMENT TO BE REMOVED BY SELLER.
19. MODIFY EXISTING CONCRETE PIER FOR NEW PYLON SIGN, BY LICENSED SIGN CONTRACTOR.

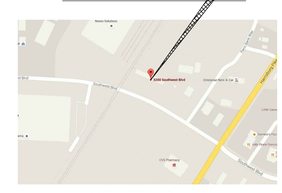
OWNER / APPLICANT

OWNER / APPLICANT:	DAVID O. SWANEY 2012 WALKER RD HILLIARD OH, 43026 PHONE: 614-2017-0215 FAX: 614-539-1617
CONTRACTOR:	PARAGON MAINTENANCE OHIO, LLC 4800 NEFF RD GROVE CITY, OH, 43055 PHONE: 614-348-6411 EMAIL: Jack@paraganmaintenanceohio.com
ARCHITECT:	3D/GROUP, INC. 266 NORTH 4TH STREET COLUMBUS, OH 43215 PHONE: 614-464-3600 FAX: 614-464-9331

SITE PLAN INFO. OBTAINED FROM:
FRANKLIN COUNTY AUDITOR
AND EVANS, MECHWART
HAMBLETON & TILTON, INC.
GAHANNA OHIO.

"CALL 811 BEFORE YOU DIG"

VICINITY MAP



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CHEVRON POOL, CO.

3200 SOUTHWEST BLVD,
GROVE CITY, OHIO, 43123
JULY 7, 2016
JOB NO. 2016.048