

MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES

15' SANITARY SEWER EASEMENT
P.B. 107, PG. 8

8" WATER LINE

MEADOW POND COURT

(WIDTH VARIES) PUBLIC

CROSS ACCESS EASEMENT
I.N. 199911300296315

P.B. 107, PG. 8

OURS S LTD.
I.N. 199911300296314
1.066 ACRES

LOT 2
P.B. 86, PG. 4

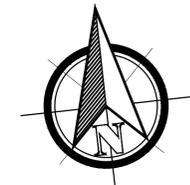
TRASH DUMPSTER
CONC. PAD/WALL

CROSS LANDSCAPING EASEMENT
I.N. 199911300296316

15' SANITARY SEWER EASEMENT
P.B. 107, PG. 8

25' SANITARY SEWER EASEMENT
I.N. 201202230025616
PARCEL 9-S

NORTH MEADOWS DRIVE
(WIDTH VARIES) PUBLIC



0' 20' 40'
SCALE 1" = 20'

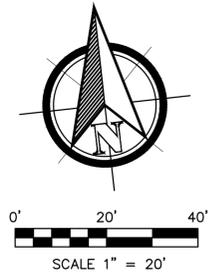
KEY NOTES

1. PROPOSED ASPHALT PAVEMENT
2. PROPOSED OUTDOOR SEATING AREA.
3. PROPOSED ITEM 608 ~ CONCRETE SIDEWALK.
4. PROPOSED ITEM 609 ~ CURB, STRAIGHT 18".
5. PROPOSED ITEM 642 ~ PAVEMENT STRIPING (WHITE).
6. PROPOSED ADA PARKING.
7. PROPOSED DUMPSTER ENCLOSURE WITH WOOD GATES AND CONCRETE SLAB.
8. PROPOSED "DO NOT ENTER" SIGN.
9. PROPOSED BOLLARD (FOUR TOTAL) RELIANCE FOUNDRY R-7576 STEEL BOLLARD (BLACK).
10. PROPOSED WHEEL STOP.
11. PROPOSED ADA PARKING SIGN.
12. MENU BOARD MOUNTED ON BRICK BASE.
13. ORDER BOARD MOUNTED ON BRICK BASE.
14. PROPOSED MONUMENT SIGN ON BRICK BASE.

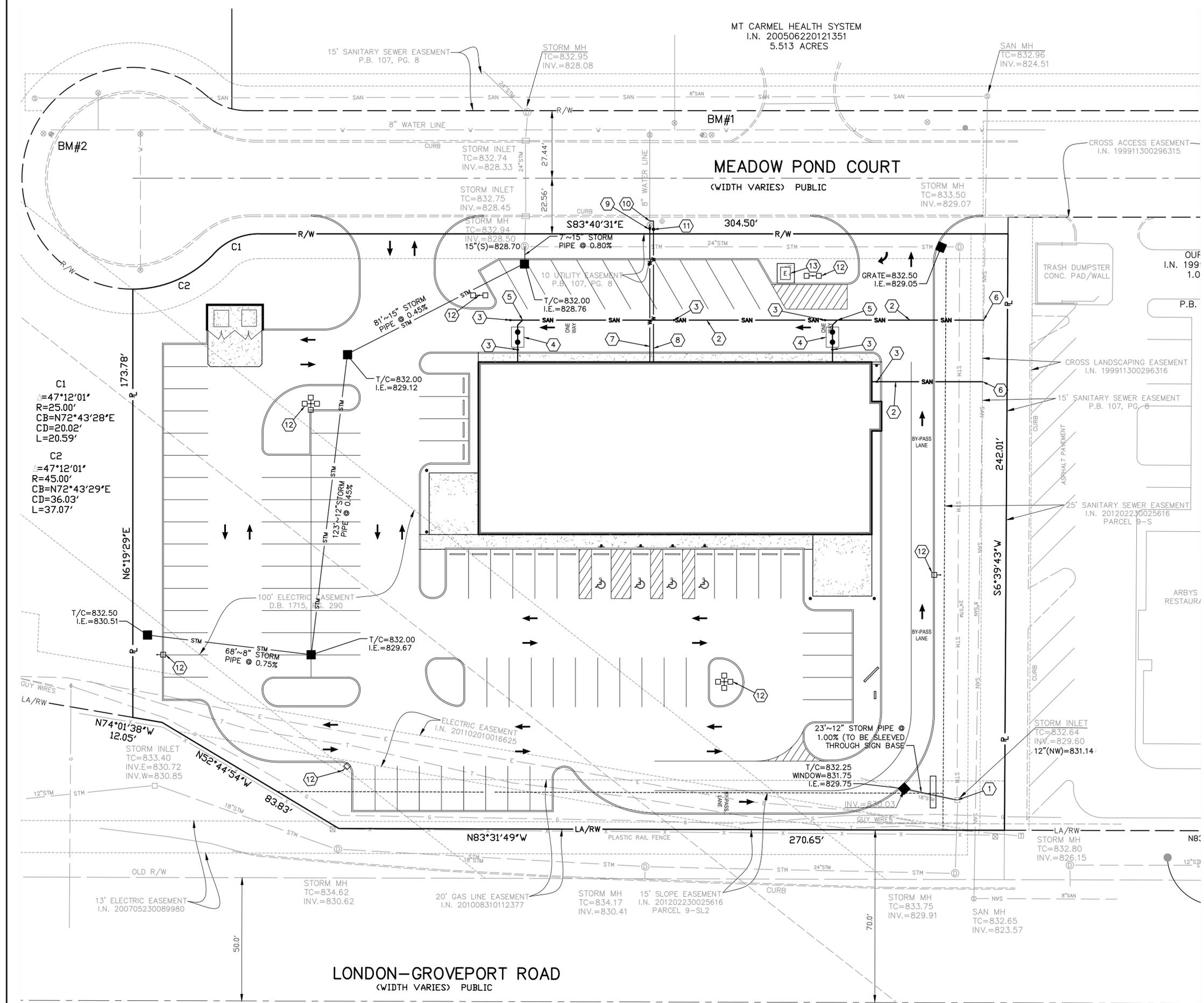
LONDON-GROVEPORT ROAD
(WIDTH VARIES) PUBLIC

SHEET NO.	PLANS	DEVELOPMENT PLAN	DATE	BY
		SITE DIMENSION PLAN		
SHEET TITLE	SITE DIMENSION PLAN		REV	DATE
SITE ID	S.R. 065 & MEADOW POND COURT, GROVE CITY, OH		REV	DATE
DRAWN BY		TJS	DATE	
STD. ISSUE DATE		7/29/2016	REVIEWED BY	EPC
DATE ISSUED		07/29/2016	DATE ISSUED	07/29/2016
PREPARED FOR:		IBI GROUP		
PREPARED BY:		ERIC P. CHENEVEY		
PROFESSIONAL ENGINEER		O.C. 55806		
DATE		07-29-16		
STATE OF OHIO		ERIC P. CHENEVEY		
REGISTERED		OHIO ENGINEER NO. 55806		
PROFESSIONAL ENGINEER				
635 Brookridge Boulevard		Westerville, OH 43081 USA		
Tel: 614.818.9600		Fax: 614.818.9601		
ibi@ibigroup.com				

MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES



MEADOW POND COURT
(WIDTH VARIES) PUBLIC



LEGEND

- STM — PROP. STORM SEWER
- SAN — PROP. 6" SANITARY SEWER LATERAL
- W — PROP. 1" WATER SERVICE
- G — PROP. GAS SERVICE
- E — PROP. ELECTRIC SERVICE
- T — PROP. TELEPHONE SERVICE
- ELECTRIC TRANSFORMER AND PAD

STATE OF OHIO
ERIC P. CHENEVEY
E-55806
REGISTERED PROFESSIONAL ENGINEER

Eric P. Chenevey
ERIC P. CHENEVEY
OHIO ENGINEER NO. 55806

DATE
07-29-16

PREPARED BY:
IBI GROUP
IBI GROUP
635 Brookridge Boulevard
Westerville, OH 43081 USA
Tel: 614.818.4600
Fax: 614.818.4601
ibi@ibigroup.com

KEY NOTES

1. SAWCUT WINDOW IN EXISTING CATCH BASIN ON WEST SIDE. BASE OF WINDOW = 832.15.
2. PROPOSED 6" SANITARY LATERAL (SDR-35) @ 2.08%.
3. PROPOSED SANITARY CLEANOUT.
4. PROPOSED GREASE INTERCEPTOR.
5. PROPOSED SANITARY 6x6 WYE.
6. PROPOSED 6" CONNECTION TO EXISTING 8" SANITARY.
7. PROPOSED 4" FIRE.
8. PROPOSED 2" DOMESTIC.
9. PROPOSED 8"x4" REDUCER.
10. PROPOSED 8"x2" TAPPING SLEEVE.
11. PROPOSED 2" SHUTOFF VALVE.
12. PROPOSED LIGHT.
13. PROPOSED CONCRETE PAD FOR TRANSFORMER.

NOTES

1. MECHANICAL EQUIPMENT IS TO BE LOCATED ON BUILDING ROOF AND WILL BE SCREENED BY BUILDING PARAPET.

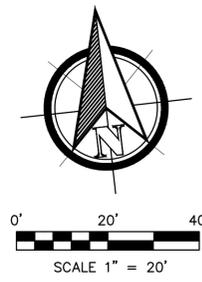
DRAWN BY: TJS
ISSUE DATE: 7/29/2016
REVIEWED BY: EPC
DATE ISSUED: 07/29/2016

DEVELOPMENT PLAN
SITE UTILITY PLAN

SHEET NO. **3**

SITE ADDRESS: S.R. 665 & MEADOW POND COURT, GROVE CITY, OH

MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES



LEGEND

- CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY LINES
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- GAS LINE
- EXISTING CABLE T.V.
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION (ADD 800)
- EXISTING SPOT ELEVATION AT BOTTOM OF CURB (ADD 800)
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- DIRECTION OF SURFACE FLOW
- MAJOR STORM RUNOFF PATH
- PROPOSED TOP OF CURB ELEVATION (ADD 800)
- PROPOSED BOTTOM OF CURB ELEVATION (ADD 800)



Eric P. Chenevey
OHIO ENGINEER NO. 55806

DATE
07-29-16

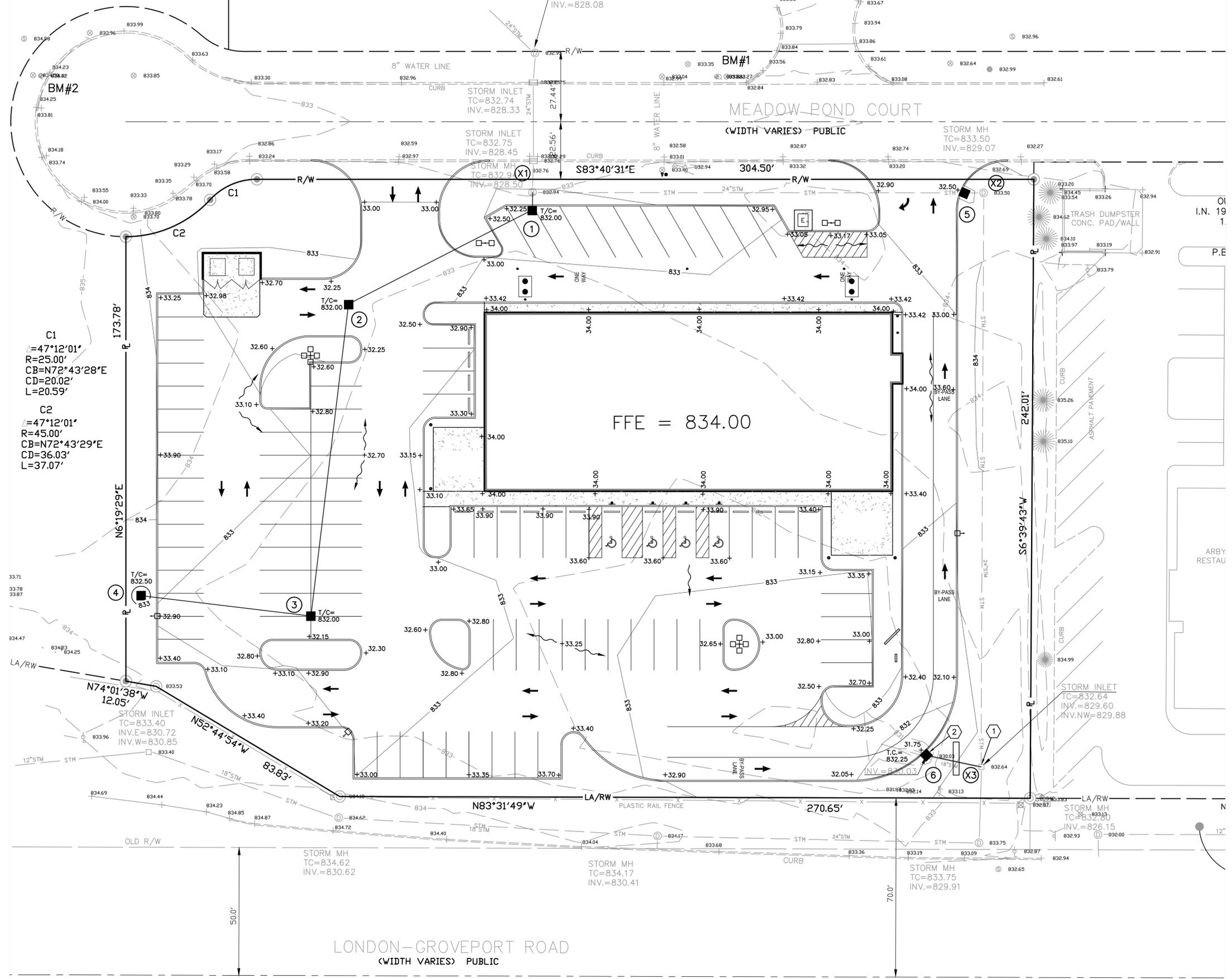
PREPARED BY:
IBI GROUP
635 Brookridge Boulevard
Westerville, OH 43081 USA
Tel: 614.818.4800
ibi@ibigroup.com

KEY NOTES

1. SAWCUT WINDOW IN EXISTING CATCH BASIN ON WEST SIDE. BASE OF WINDOW ELEVATION = 832.15.
2. PROPOSED CATCH BASIN, TOP OF CASTING = 832.25. SAWCUT WINDOW ON NORTHWEST SIDE, BASE OF WINDOW ELEVATION = 831.75.

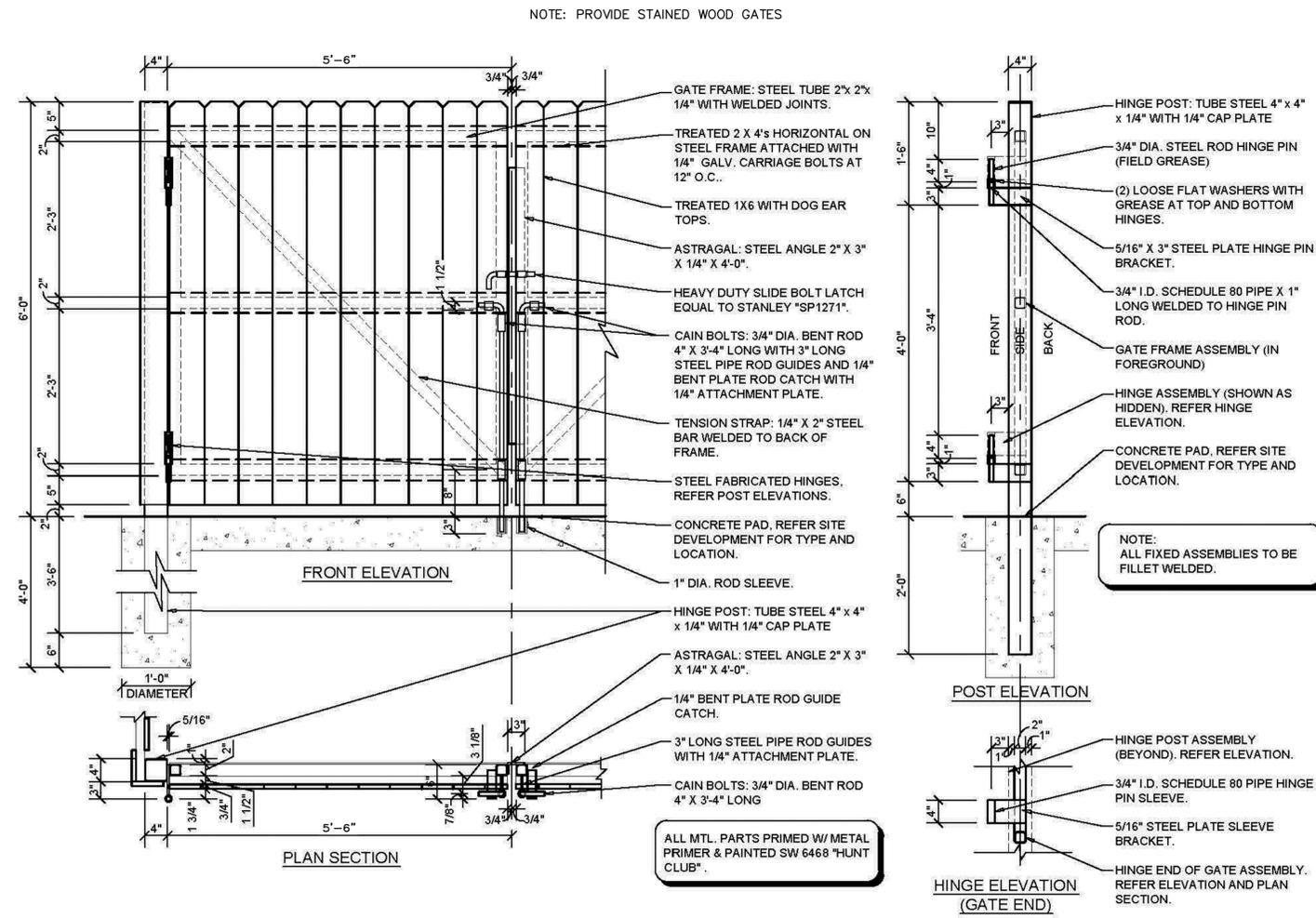
STORM WATER NARRATIVE

STORM WATER QUANTITY AND QUALITY MEASURES ARE PROVIDED IN THE EXISTING WET POND LOCATED NORTH OF MEADOW POND COURT. THE PROPOSED ON-SITE STORM PIPE WILL BE DESIGNED TO CARRY A 2-YEAR STORM WITH A 5-YEAR STORM HYDRAULIC GRADE LINE.



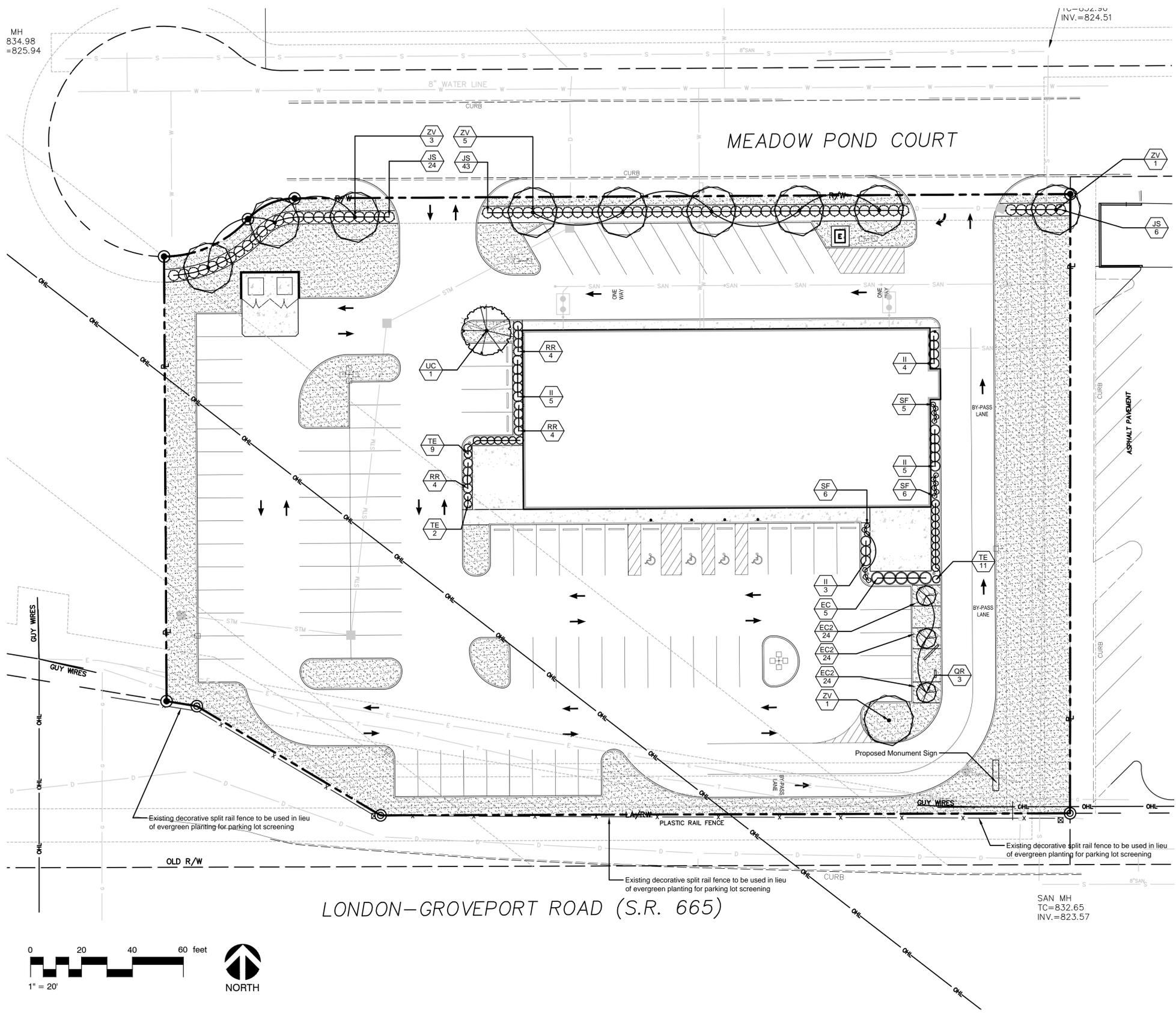
DRAWN BY	TUS
STD ISSUE DATE	7/29/2016
REVIEWED BY	EPC
DATE ISSUED	07/29/2016

PLANS	DEVELOPMENT PLAN
SHEET TITLE	SITE GRADING PLAN
SHEET ID	SITE ADDRESS S.R. 665 & MEADOW POND COURT, GROVE CITY, OH



TRASH ENCLOSURE GATE DETAIL
NO SCALE

SHEET NO.	PLANS	DEVELOPMENT PLAN	DRAWN BY	T.J.S.	
			DATE	7/29/2016	
SHEET TITLE	MISCELLANEOUS SITE DETAILS	REVIEWED BY	EPC	DATE	07/29/2016
		ISSUED	EPC	DATE	07/29/2016
SITE ID	S.P. 665 & MEADOW POND COURT, GROVE CITY, OH				
PREPARED BY:	IBI GROUP 635 Brookridge Boulevard Westerville, OH 43081 USA Tel: 614.818.8801 ibi@group.com				
PROFESSIONAL ENGINEER	ERIC P. CHENEVEY OHIO ENGINEER NO. 55806				
DATE	07-29-16				
REV					
DATE					
DESCRIPTION					
BY					



GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



Gateway Retail
Meadow Pond Court
Grove City, OH 43123

Meadow Pond Partners, LLC
150 E. Broad Street, #305
Columbus, OH 43215

PROJECT #016-009

AUGUST 1, 2016

SHEET INFORMATION

CURRENT DATE
AUGUST 1, 2016
REVISIONS

SHEET TITLE
Landscape Plan
SCALE
As Noted
SHEET NO.

L-1



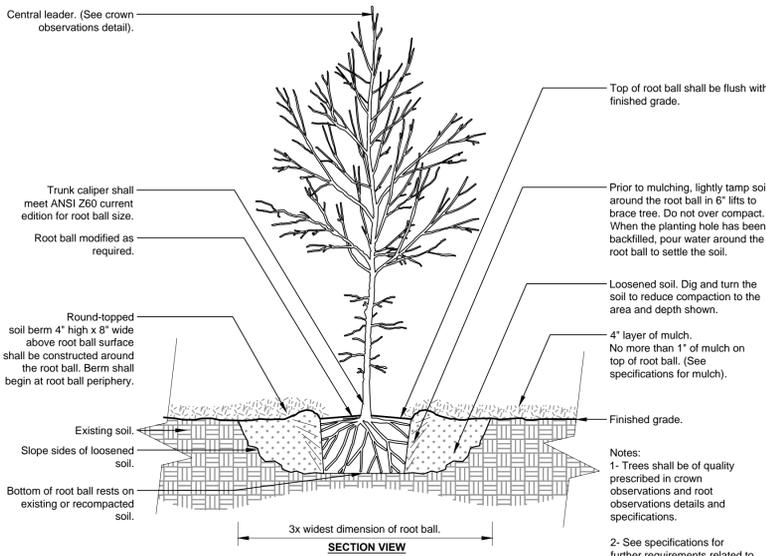
STATE OF OHIO
REGISTERED ARCHITECT
ANDREW J. ENGLISH
1001

Andrew J. English
Signature

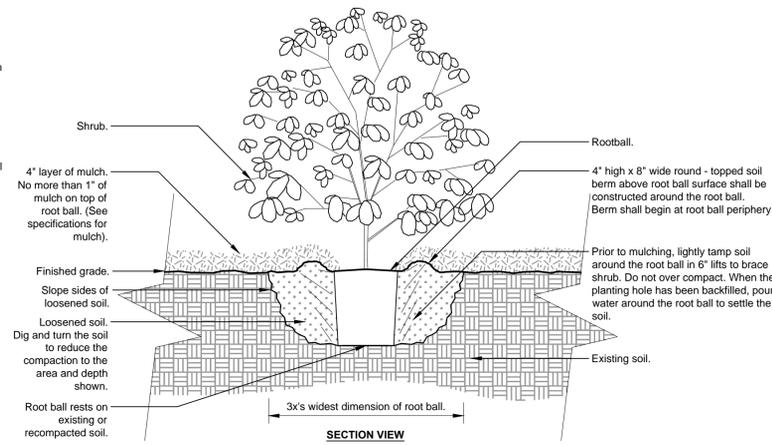
08 / 01 / 16
Date



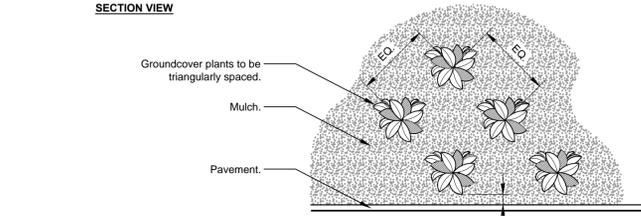
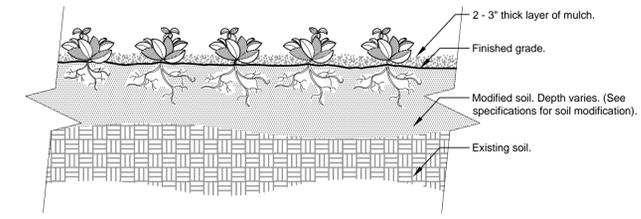
7792 Olentangy River Road
Columbus, OH 43235
614-403-1442



1 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)
1/2" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
P-CO-IBI-GATE-01



2 SHRUB - UNMODIFIED SOIL
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
P-CO-IBI-GATE-04



3 GROUNDCOVER
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
P-CO-IBI-GATE-05

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	DETAIL
	QR	3	Regal Prince English Oak / Quercus robur 'Regal Prince'	B & B	2" Cal	1/L-2
	UC	1	American Elm / Ulmus x 'Frontier'	B & B	2" Cal	1/L-2
	ZV	10	Sawleaf Zelkova / Zelkova serrata 'Village Green'	B & B	2" Cal	1/L-2
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		DETAIL
	EC	5	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		2/L-2
	II	17	Compact Inkberry / Ilex glabra 'Compacta'	5 gal		2/L-2
	JS	73	Sea Green Juniper / Juniperus chinensis 'Sea Green'	36" HT		2/L-2
	RR	12	Rose / Rosa x 'Knockout' TM	3 gal		2/L-2
	SF	17	Flaming Mound Spirea / Spiraea japonica 'Flaming Mound'	2 gal		2/L-2
	TE	22	Emerald Arborvitae / Thuja occidentalis 'Emerald'	5' HT	B & B	2/L-2
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	DETAIL
	EC2	72	Purple-leaf Winter Creeper / Euonymus fortunei 'Colorata'	1 Gal	24" o.c.	3/L-2
	LAWN	17,885 sf	Drought Tolerant Fescue Blend / Turf Hydroseed	seed		

Gateway Retail
Meadow Pond Court
Grove City, OH 43123
Meadow Pond Partners, LLC
150 E. Broad Street, #305
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AUGUST 1, 2016

SHEET INFORMATION

CURRENT DATE
AUGUST 1, 2016
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SHEET TITLE
Landscape Plan
SCALE
As Noted
SHEET NO.



Andrew J. English
Signature

08 / 01 / 16
Date

L-2



BACK ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

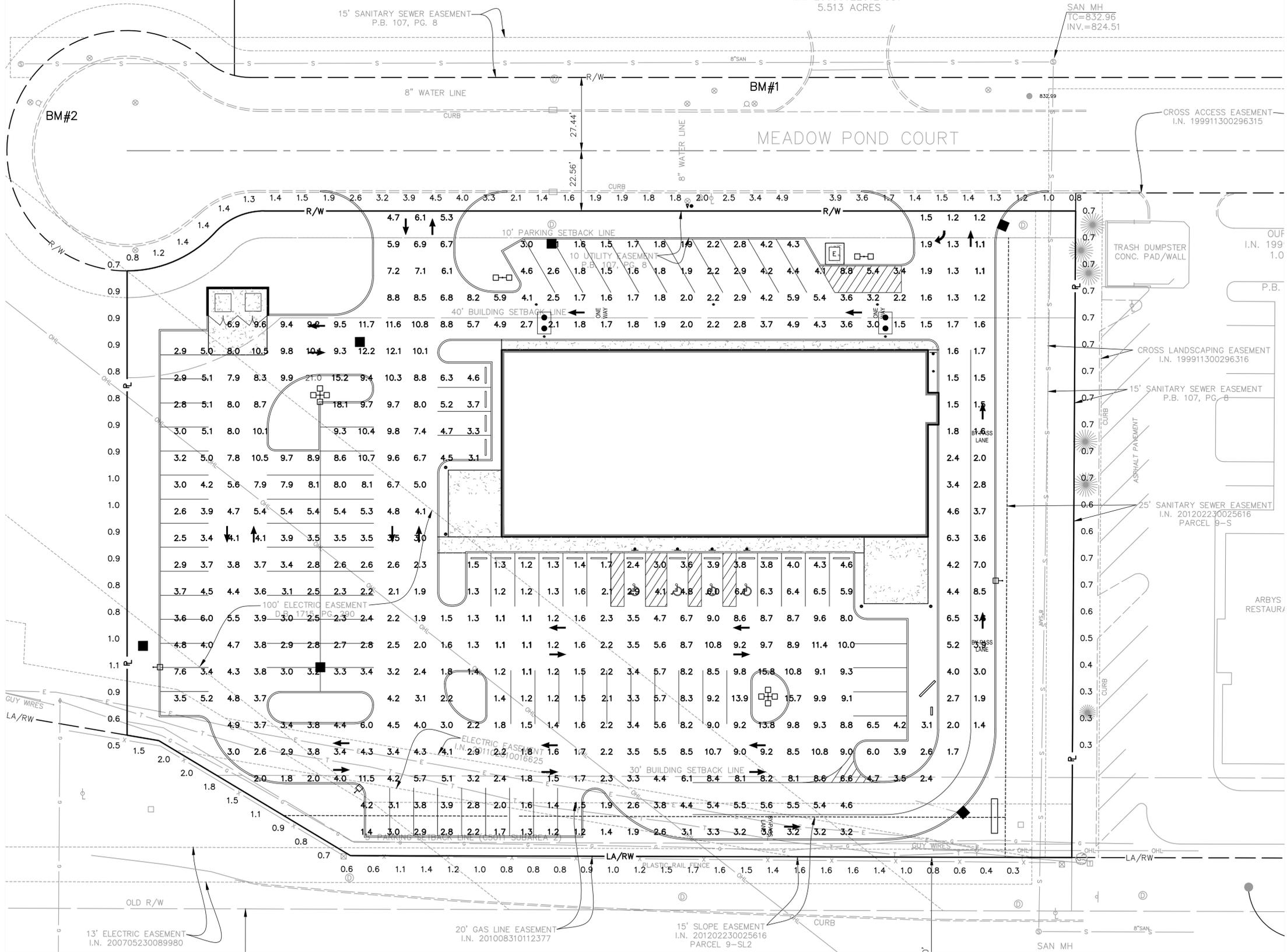
MATERIAL LEGEND

-  Spec-Brick: Stanton Blend 4x16
-  Spec-Brick: Philadelphia Blend 4x16
-  EIFS- Dark Tan
-  EIFS- Light Tan
-  Split-face Masonry - Oberfield's Buff 8x16
-  Aluminum-Framed Canvas Canopy - Flat Black
-  Clear Anodized Aluminum Storefront
-  Paint - Brown to Match Split-face Masonry Base

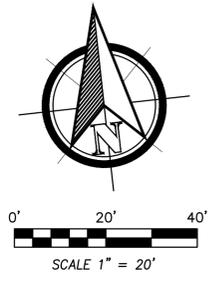
Elevations for Northstar Realty
Retail Center
 Grove City Gateway
Meadow Pond Court (State Route 665)
 Grove City, OH



MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES



- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. THE CONTRIBUTION OF THE SOFFIT/BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT/BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
 3. DISTANCE BETWEEN READINGS **10'**
 4. FINAL ADJUSTMENT TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



SHEET NO.	PLANS	DEVELOPMENT PLAN	SHEET TITLE	SITE PHOTOMETRIC PLAN	DATE	REV	DATE	DESCRIPTION	
					7/29/2016				
DRAWN BY		LJS		DATE		7-29-16		DATE	
STD ISSUE DATE		7/29/2016		REVIEWED BY		EPC		DATE ISSUED	
DATE ISSUED		7/29/2016		SITE ADDRESS		S.R. 665 & MEADOW POND COURT, GROVE CITY, OH		BY	
SITE ID		SP1		PREPARED BY		IBI GROUP		ERIC P. CHENEVEY	
PREPARED BY		IBI GROUP		ERIC P. CHENEVEY		OHIO ENGINEER NO. 55806		DATE	
DATE		7-29-16		DATE		7-29-16		DATE	

** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	TENON TOP FITTERS	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
VP-L-96NB-280-5k-T4-UNV-RA-**-	□	15	SGL	3	TTFVIPER	3	1.00	24'	0.87	SSP-5722-**-TT (4")	7	90mph	11.2
			DBL180	2	TTFVIPER	2	2.00						
			QUAD	2	TTFVIPER	2	4.00						

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PRODUCT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

