



IBI GROUP
635 Brooksedge Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

August 31, 2016

Ms. Kimberly Shields, AICP
City of Grove City – Development Department
4035 Broadway
Grove City, Ohio 43123

Re: Gateway Retail – Development Plan Application
London-Groveport Road (S.R. 665) & Meadow Pond Court
Grove City, Ohio

Dear Ms. Shields:

Following is the disposition to first review comments (dated 8/22/2016) for the referenced project:

1. Staff is supportive of the requested deviations to the trash enclosure setback, parking space sizing, and signage; provided that signage complies with the regulations stated in the sign package (individual mounted white channel letters).

Response: Comment noted.

2. Details for any site furnishings and fixtures should be submitted, including bollards, benches, and trash receptacles. Furnishings should be black, decorative metal.

Response: The tenants are still considering options and the details will be worked out as the project progresses. Possible options under consideration are included in this submittal.

3. Details should be submitted for the proposed site and building lighting fixtures. Fixtures should be in character with those located on adjacent developments.

Response: The photometric lighting plan is included in this submittal. The plan contains a table outlining the proposed fixtures and poles.

4. To break up the front elevation, staff recommends extending the brick up to the top of the building over the 2nd and 4th tenant spaces.

Response: In lieu of the 2nd and 4th tenant spaces, the Owner proposes extending the brick on the end units to the top of the building.

5. The total height of the building should be noted on building elevations.

Response: Complied.

6. Building elevations should state that all rooftop mechanicals will be screened from view by the building parapet.

Response: Complied.

7. Landscaping should be added between the parking lot and south property line. Although this area is within an easement, the easement documents state that landscaping is permitted within this easement, provided that it does not exceed a height of 5'. Code requires a continuous 3' evergreen hedge to prevent headlight glare onto public roadways. Additionally, Code requires one 2" minimum caliper tree to be planted for every 35 lineal feet of frontage. Annual and/or perennial flowers can also be planted to increase the aesthetic appeal of the frontage.

Response: Modified per 8/29/2016 meeting between City staff, Owner and Landscape Architect. Shrubs have been added on the south side of parking along London-Groveport Road

8. Along the west property line, one 2" caliper large or medium class tree and two 18" height deciduous shrubs are to be planted for each 40 lineal feet of property line. Recognizing that this area is within an easement with power lines directly overhead, trees and shrubs should be selected to reach a safe height at maturity. The easement for this area states that trees or shrubs can be removed than interfere with the safe operation of the utility.

Response: Modified per 8/29/2016 meeting between City staff, Owner and Landscape Architect.

9. All landscape islands or peninsulas need to contain one 2" caliper tree.

Response: Complied.

10. All service structures, including air conditioning/cooling towers, electrical transformers, and trash dumpsters are to be screened. A continuous 100% opaque landscape hedge, solid fence, or mound is required to enclose services structures. If walls or fencing are used, supplemental landscaping is required. 36" height minimum plantings at 5' maximum spacing should be installed around the enclosed portion of the screening. A note should appear on plans that all service structures will be screened per Grove City's Code 1136.08.

Response: Complied.

11. The proposed monument sign should be placed in a landscape bed, at least 2' larger than the foundation of the sign and landscaped on all sides with permanent shrubs. Annuals and perennials are permitted in combination with permanent plant material. The average height at installation should be 24".

Response: Complied.

12. Irrigation is required on 75-100% of the property with an emphasis on areas along primary and secondary roadways and 100% of the landscaping areas adjacent to the structure.

Response: Complied.

13. All trees planted on commercial or residential landscapes must have the ropes, burlap, 50% of the wire cage, and all trunk wrap removed prior the City's landscape inspection. There needs to be a note stating this on the landscape plan Tree Planting Typical.

Response: Complied.

14. Sod and/or seed shall be placed upon the ground in all barren areas to cover the front, side, and rear yards of the new development. If seed is used, only hydro mulch or Penn Mulch are acceptable forms of mulch; no straw can be used to mulch grass seed.

Response: Complied.

15. Details should be submitted for the proposed dumpster enclosure. The enclosure should be finished in brick to match that utilized on the primary structure.

Response: Details are included on the exterior elevations sheet.

16. Plans show two connections to the sanitary main, with three connections to the building. This will require multiple tap fees. An alternative would be to tap the sanitary at one point then split for the various tenants.

Response: The sanitary sewer laterals have been combined near the NE building corner so there is only one sanitary connection.

17. Documentation needs to be provided that the existing pond is capable of handling the water quality and quantity from the proposed development. Upgrades to the pond may be required. An O&M agreement for the pond will be needed.

Response: This information was submitted to City staff on 8/29/2016 for review.

18. The extent of the proposed curbing is unclear. Portions of the parking lot do not appear to be curbed to allow for sheet flow to catch basins. Please clarify.

Response: The intent is to have curb around the entire perimeter of the parking area. Additional key notes have been added to the site dimension to indicate curb. Additional spot elevations have been added to grading plan and some proposed contours altered to better show direction of runoff.

19. Sheet 3 shows a 4" fire line supplying the building sprinkler system and no fire department connection. A fire department connection needs to be located within 75 feet of a public fire hydrant.

Response: A remote fire department connection (FDC) has been added on the south side of Meadow Pond Court. The FDC is within 75' of an existing public fire hydrant.

20. Additional bollards will need to be located along the seating areas and meet the standards below, per the Ohio Fire Code. Bollards must be:
1. Constructed of steel not less than 4 inches in diameter and concrete filled.
 2. Spaced not more than 4 feet between posts on center.
 3. Set not less than 3 feet deep in a concrete footing of not less than a 15-inch diameter.
 4. Set with the top of the post not less than 3 feet above ground.
 5. Located not less than 3 feet from the protected object.

Response: Additional bollards have been placed around the outdoor seating areas.

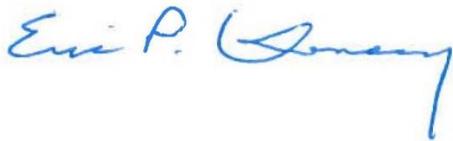
21. Please provide a drawing of the fire ladder apparatus maneuvering the parking lot. The fire apparatus reference guide is attached for your use.

Response: Sheet 6 has been added to the plan set. This sheet shows the turning movement for a 48-foot ladder truck.

Should you have any questions about the information presented, or if you need additional information, please do not hesitate to contact me.

Respectfully Submitted,

IBI Group



Eric P. Chenevey, P.E.
Project Manager

Cc: *File*

DEVELOPMENT NARRATIVE AND TEXT FOR FINAL DEVELOPMENT PLAN APPROVAL
GATEWAY RETAIL LOCATED AT LONDON-GROVEPORT ROAD (S.R. 665) & MEADOW POND COURT
GROVE CITY, OHIO

1. Applicant: Meadow Pond Partners LLC
2. Owner: Ironwood Properties II, Ltd.
3. Project Narrative - The proposed project is the construction of a 11,248 s.f. retail center located on a 1.907 acres, with an asphalt parking lot having approximately 94 parking spaces (4 designated as handicapped), and a trash enclosure. The subject property is zoned PUD-C. The Applicant is currently processing three special use permit applications with the City (2 patio requests and 1 drive thru request). The location of this project is in the NEC of S.R. 665 and I-71 fronting to SR 665, west of the existing Arby's. The development is located in close proximity to the existing business / industrial park, the new hospital (under construction), as well as I-71 and numerous retail operations along S.R. 665. The drive thru proposed will be located on the east end of the building and will have stacking for 14+/- cars from the point of purchase and 8+/- car stacking from the ordering point. The drive thru lane is designed with a designated 12' lane together with a 9' by-pass lane. The two proposed patio's will be on the east and west end of the building and will be approximately 500 and 600 square feet in area. The building will be finished on four sides with a combination of brick, glass, EIFS, and block.
4. Development Text: To the extent necessary, the Applicant requests the following deviations from the current Zoning Text governing the subject property in order to successfully complete the project:
 - A. Deviation from the Zoning Code text permitting the trash enclosure to be within the building set back area as identified on the Final Development Plan for the project.
 - B. Deviation permitting parking spaces along the west and south sides of the property to be 162 s.f. (18' x 9'), in lieu of 180 s.f.
 - C. The style of exterior building signage for each user/tenant in the building to vary based on the user and its traditional signage, but shall otherwise be in compliance with the City's signage code.

DESCRIPTION OF 1.907 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434, and being 1.907 acres of Lot 2B as the same is numbered and delineated upon the Plat "Gateway Business Park Resubdivision of Lot 2, dedication of Meadow Pond Court and Easements" of record in Plat Book 107, Page 8 and being a part of lands conveyed to Ironwood Properties II, LTD by deed of record in Official Record 32578E13 All references to records herein are those located in the Recorder's Office of Franklin County, Ohio, said 1.907 acres being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of London-Groveport Road (S.R. 665) and North Meadows Drive.

Thence **N 06 degrees 38 minutes 51 seconds E** a distance of **70.07 feet** with the centerline of North Meadows Drive to a point, said point being where the easterly extension of the northerly right of way line for London Groveport Road would intersect the centerline of North Meadows Drive;

Thence **N 83 degrees 31 minutes 49 seconds W** a distance **204.00 feet** with said right of way easterly extension and the northerly right of way line of London Groveport Road, the north line of Parcel 6-WD, being a 0.088 acre tract conveyed to the City of Grove City (*in fee simple*) of record in Instrument No. 200704060059951 as shown on Right of Way Plans FRA-71-6.09 on file at The Ohio Department of Transportation and the south line of Lot 2, as the same is numbered and delineated upon the Plat "Gateway Business Park" of record in Plat Book 86, Page 4 and being a 1.066 acre tract conveyed to OUR S. LTD by deed of record in Instrument No. 199911300296314 to an iron pin found with cap stamped "EMH&T" in the common corner of said Lot 2 and said Lot 2B, being also the common corner of said Parcel 6-WD and Parcel 9-WL2, being a 0.495 acre tract conveyed to the City of Grove City (*in fee simple*) of record in Instrument No.201202230025616 and the **TRUE POINT OF BEGINNING**;

Thence **N 83 degrees 31 minutes 49 seconds W** a distance **270.65 feet** continuing with said northerly right of way line of London Groveport Road, the north line of said Parcel 9-WL2, and the south line of Lot 2B, to a found monument with a disk;

Thence **N 52 degrees 44 minutes 54 seconds W** a distance of **83.83 feet** with the northerly right of way line of London Groveport Road, the northerly line of said Parcel 9-WL2 and the south line of said Lot 2B to an iron pin found with cap stamped "EMH&T";

Thence **N 74 degrees 01 minutes 38 seconds W** a distance of **12.05 feet** with the northerly right of way line of London Groveport Road, the northerly line of said Parcel 9-WL2 and the south line of said Lot 2B to an iron pin set

Thence **N 06 degrees 19 minutes 29 seconds E** a distance of **173.78 feet** across said Lot 2B to an iron pin set, being on a curve in the southerly right of way line of Meadows Pond Court (width varies), being also the north line of said Lot 2B;

Thence with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B with said curve to the left, being non tangent to the previous course and having as its elements a delta angle of $47^{\circ}12'01''$, a radius of 45.00 feet, an arc length of 37.07' and a **chord length of 36.03' with a chord bearing of N 72 degrees 43 minutes 29 seconds E** to an iron pin set at a point of reverse curvature;

Thence with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B with a curve to the right, having as its elements a delta angle of $47^{\circ}12'01''$, a radius of 25.00 feet, an arc length of 20.59' and a **chord length of 20.02' with a chord bearing of N 72 degrees 43 minutes 28 seconds E** to an iron pin set at the point of tangency;

Thence **S 83 degrees 40 minutes 31 seconds E** a distance of **304.50 feet** with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B to the northwesterly corner of said Lot 2 of the Plat "Gateway Business Park" of record in Plat Book 86, Page 4, same being the northeasterly corner of said Lot 2B;

Thence **S 06 degrees 39 minutes 43 seconds W** a distance of **242.01 feet** with the west line of said Lot 2 and the east line of said Lot 2B to the **TRUE POINT OF BEGINNING**; containing 1.907 acre of land, more or less.

The above described area contains a total of **1.907 acres** within Franklin County Auditor's Parcel Number 040-013250-00, which includes 0.000 acres in the present road occupied.

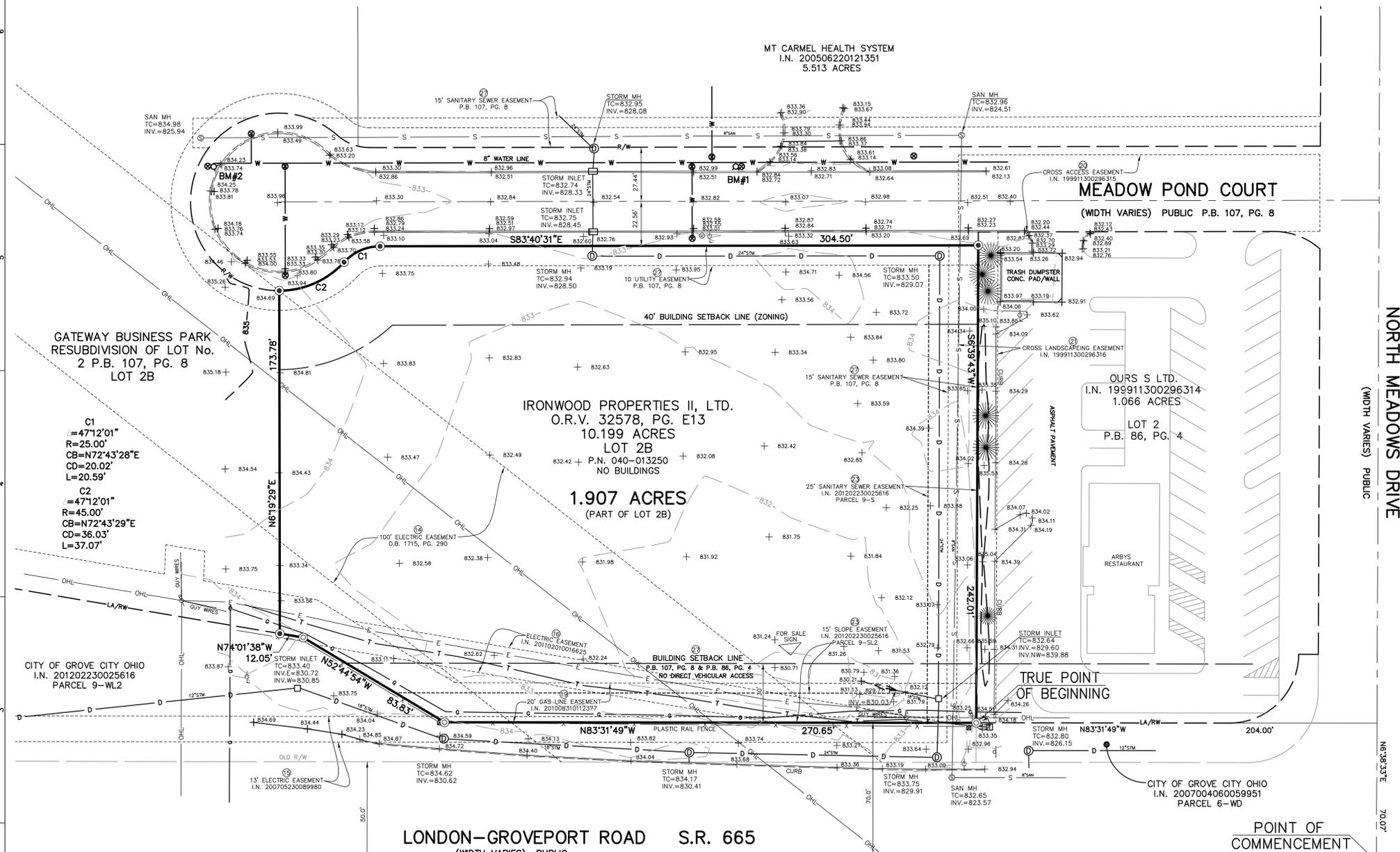
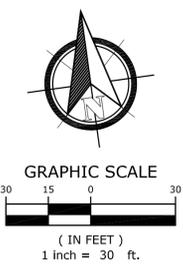
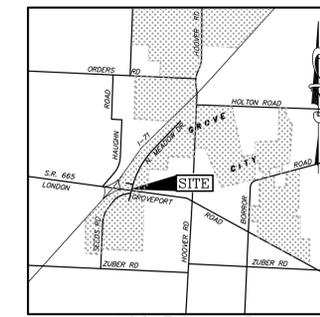
Grantor claims title by Instrument recorded in Official Record 32578E13, in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and established bearing of $N 83^{\circ}31'49'' W$ along the northerly right of way line of London Groveport Road.

This description was prepared from existing records and a field survey performed in August 2013.

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 1434



DESCRIPTION (BY OTHERS)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434, and being 1.907 acres of Lot 2B as the same is numbered and delineated upon the Plat "Gateway Business Park Resubdivision of Lot 2, dedication of Meadow Pond Court and Easements" of record in Plat Book 107, Page 8 and being a part of lands conveyed to Ironwood Properties II, LTD by deed of record in Official Record 32578E13 All references to records herein are those located in the Recorder's Office of Franklin County, Ohio, said 1.907 acres being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of London-Groveport Road (S.R. 665) and North Meadows Drive.

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Thence N 83 degrees 31 minutes 49 seconds W a distance 204.00 feet with said right of way easterly extension and the northerly right of way line of London Groveport Road, the north line of Parcel 6-WD, being a 0.088 acre tract conveyed to the City of Grove City (in fee simple) of record in Instrument No. 200704060059951 as shown on Right of Way Plans FRA-71-6-09 on file at The Ohio Department of Transportation and the south line of Lot 2, as the same is numbered and delineated upon the Plat "Gateway Business Park" of record in Plat Book 86, Page 4 and being a 1.066 acre tract conveyed to OUR S. LTD by deed of record in Instrument No. 199911300296314 to an iron pin found with cap stamped "EMH&T" in the common corner of said Lot 2 and said Lot 2B, being also the common corner of said Parcel 6-WD and Parcel 9-WL2, being a 0.495 acre tract conveyed to the City of Grove City (in fee simple) of record in Instrument No.201202230025616 and the TRUE POINT OF BEGINNING;

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Grantor claims title by Instrument recorded in Official Record 32578E13, in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and established bearing of N 83°31'49" W along the northerly right of way line of London Groveport Road.

TITLE NOTES

This survey was prepared with the benefit of the title commitment prepared by Esquire Title Services, Inc., File Number 15-14307 with an effective date of July 27, 2015.

The following items are from the Schedule B - Section II of said commitment:

Item 12) Easement of record in Deed Book 2880, Page 533 does not apply to subject property.

Item 13) Easement of record in Deed Book 1079, Page 319 does not apply to subject property it is located in present right-of-way of S.R. 665.

Item 14) Easement of record in Deed Book 1715, Page 290 does apply to subject property and is plotted.

Item 15) Easement of record in Instrument No. 200705230089980 does apply to subject property and is plotted.

Item 16) Easement of record in Instrument No. 201102010016625 does apply to subject property and is plotted.

Item 17) Easement of record in Deed Book 2095, Page 222 does not apply to subject property.

Item 18) Easement of record in Official Record Volume 7993, Page J08 does not apply to subject property it is located in present right-of-way of S.R. 665.

Item 19) Easement of record in Instrument No. 201008310112377 does apply to subject property and is plotted.

Item 20) Easement and Maintenance Agreement of record in Instrument No. 199911300296315 does not apply to subject property.

Item 21) Cross Landscaping Easement of record in Instrument No. 199911300296316 does apply to subject property and is plotted.

Item 22) Easement of record in Instrument No. 200506220121352 does not apply to subject property.

Item 23) Easements of record in Instrument No. 201202230025616 do apply to subject property and are plotted.

Item 24) Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument No. 199711060136178 do apply to subject property.

Item 26) Restrictions, reservations and conditions of record in Instrument No. 200506220121351 do apply to subject property.

Item 27) Building setbacks, utility easements and drainage easements of record in Plat Book 86, Page 4 and Plat Book 107, Page 8 do apply to subject property and are plotted.

Item 28) Easement of record in Instrument No. 199911300296317 does not apply to subject property.

NOTES

- Property is currently zoned: PUD-C Planned Unit Development Commercial.
- Subject property is located in Flood Zone "X" according to F.E.M.A. Map No. 39049C0404K, dated June 17, 2008.
- Subject property has access to Meadow Pond Court a publicly dedicated road. No direct vehicular access to London-Groveport Road.
- No identified wetlands are located on subject property.
- No cemetery located on subject property.
- No evidence of earthmoving or building construction on subject premises.
- No evidence of waste dump or landfill on subject premises.
- No evidence of recent street or sidewalk construction repairs.
- Apparent encroachments shown and noted.

UTILITY NOTE

OUPS REFERENCE No. A533800416

LEGEND

- STORM SEWER INLET
- W — WATERLINE
- S — SANITARY SEWER
- D — STORM SEWER
- G — GAS LINE
- T — TELEPHONE LINE
- OHL — OVERHEAD UTILITY LINES
- ⊕ FIRE HYDRANT
- ⊕ UTILITY BOX
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ SANITARY MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ IRON PIN FOUND
- ⊕ BRICK COLUMN
- ⊕ TELEPHONE BOX
- ⊕ MONUMENT BOX FOUND
- ⊕ IRON PIN SET (BY OTHERS)

BENCH MARKS

FRANKLIN COUNTY BENCH MARK No. PTSMO.5Y

ALUMINUM PLUG ON CONCRETE PLATFORM AT THE SOUTHEAST CORNER OF HOVER ROAD AND LONDON-GROVEPORT ROAD, 55 FEET EAST OF THE CENTERLINE OF HOVER ROAD AND 54.8 FEET SOUTHEAST OF A TRAFFIC SIGNAL POLE, 60 FEET SOUTHWEST OF A POWER POLE.

ELEV.=810.63 (NAVD88)

BM#1 CUT "X" ON SOUTHWEST BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MEADOW POND COURT 330 FEET WEST OF NORTH MEADOWS DRIVE.

ELEV.=835.34

BM#2 CUT "X" ON EAST BOLT OF FIRE HYDRANT LOCATED AT THE END OF MEADOW POND COURT 600 FEET WEST OF NORTH MEADOWS DRIVE

ELEV.=836.42

CERTIFICATION

To: FS Real Estate Development, LLC, an Ohio limited liability company, Northstar Ventures, LLC, First American Title Insurance Company and Esquire Title Services, Inc.

This is to certify that this plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(c), 7(c), 7(b)(1), 7(c), 8, 9, 11(c), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on January 4, 2016.

BY: David L. Chiesa
Registered Surveyor No. 7740

Date: _____

IBI GROUP
635 Brookside Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

IRONWOOD PROPERTIES II, LLC
MEADOW POND COURT
GROVE CITY, OHIO

FIELD	DRAFT	CHECK
BS	DC	DC

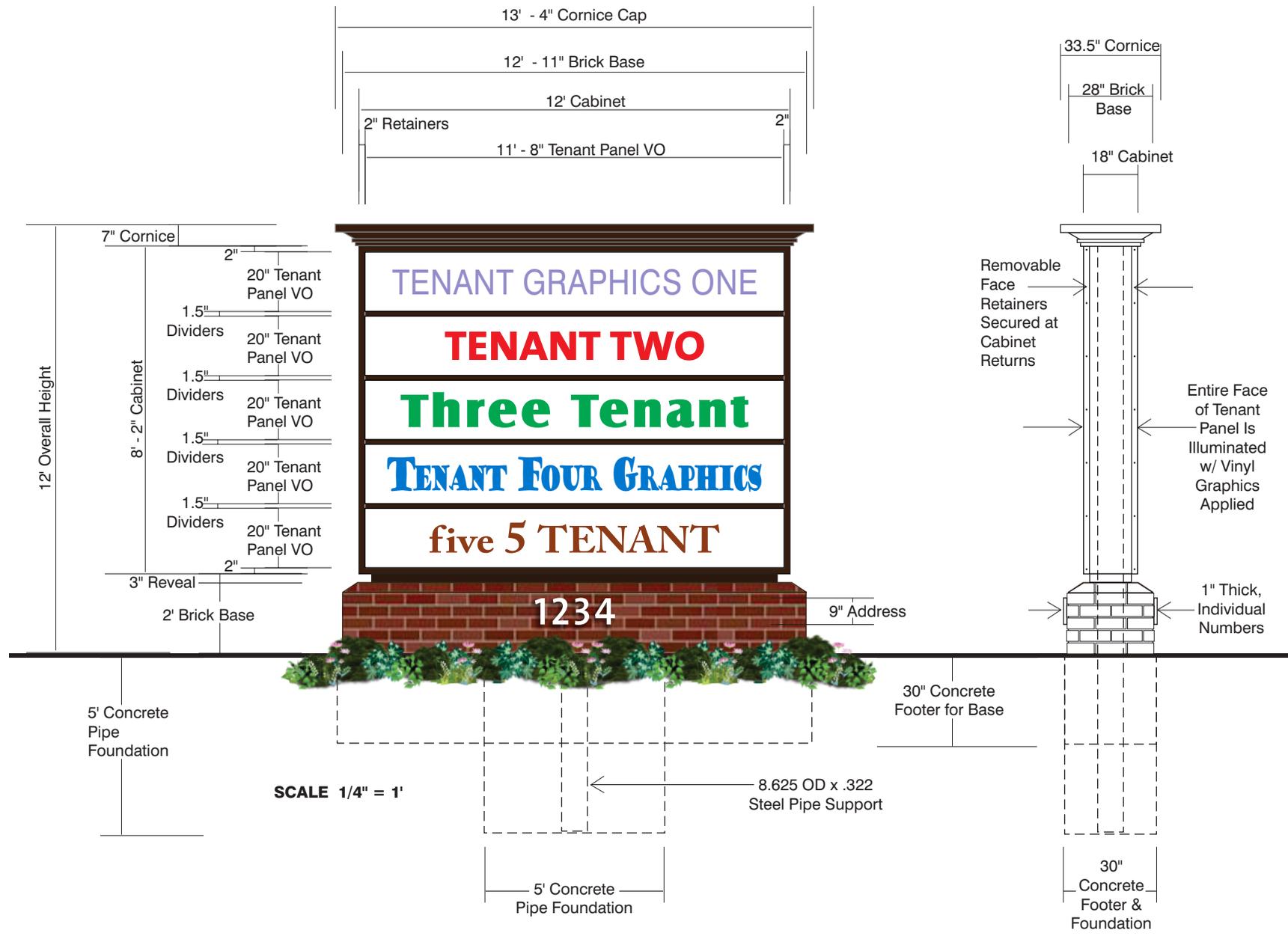
IBI GROUP NO.: 16-012

DATE: JANUARY 2016

SCALE: HORIZONTAL: 1"=30'
VERTICAL:

SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY

SHEET NO.:



**1 Total—
D.F. INTERNALLY ILLUMINATED
TENANT SIGN**

ALUMINUM CONSTRUCTED CABINET, REVEAL & CORNICE CAP ASSEMBLED OVER WELDED FRAMEWORK

TENANT PANELS - EQUAL SIZED POLYCARBONATE PANELS WITH TRANSLUCENT ACRYLIC GRAPHICS APPLIED TO FIRST SURFACE. ENTIRE TENANT FACE IS ILLUMINATED.

TENANT PANELS ARE SECURED WITH REMOVABLE FACE RETAINERS & DIVIDERS. RETAINERS MOUNTED TO CABINET RETURNS.

ILLUMINATION WITH LED LIGHT GRIDS POSITIONED ON EACH SIDE FOR OPTIMUM LIGHT.

CABINET SECURED TO 8.625 OD x .322 STEEL PIPE SUPPORT. PIPE IS SET IN CONCRETE FOUNDATION 2' - 6" X 5' X 5'

ADDRESS NUMBERS - INDIVIDUALLY CUT OUT OF 1" THICK EXTIRA & MOUNTED FLUSH TO BRICK BASE WITH CONCEALED, THREADED BACK STUDS

BRICK BASE & SUBGRADE CONCRETE FOOTER BY OTHERS. COLOR & STYLE OF BRICK TO MATCH MASONRY AT SITE.

COLORS----- (VERIFY)----

TENANT CABINET - DARK DURANODIC BRONZE.

CORNICE CAP & REVEAL - DARK DURANODIC BRONZE.

RETAINERS & DIVIDERS - DARK DURANODIC BRONZE.

TENANT PANELS - WHITE BACKGROUND WITH VARIOUS COLORED GRAPHICS.

ADDRESS NUMBERS - WHITE.

BRICK BASE - MATCH OR COMPLIMENT BRICKWORK AT SITE (VERIFY)

Left & Right Elevation Criteria

ALL TENANT COPY AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH.

SIGNAGE ALLOWANCE IS NOT TO EXCEED A MAXIMUM OF 80% OF LEASED FRONTAGE.

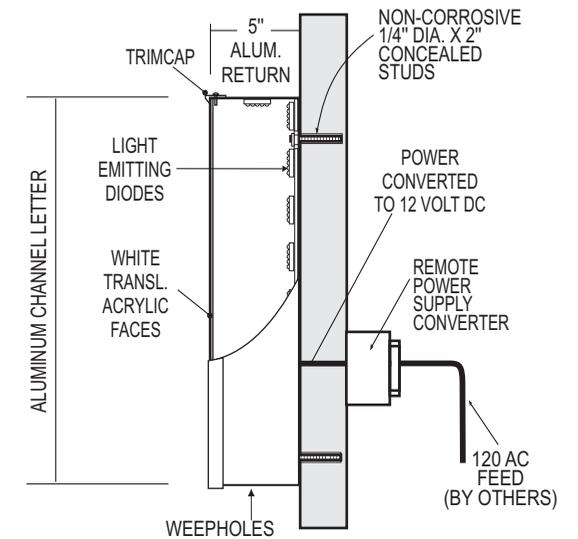
TENANT SIGNAGE LIMITS SHALL BE 36" IN HEIGHT. THE SIGNAGE AREA TO INCLUDE LIMITS OF UPPER AND LOWER CASE LETTERS. ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LOGOS ARE PERMITTED, BUT MUST RECEIVE WRITTEN APPROVAL FROM LANDLORD.

ALL SIGNS SHALL CONSIST OF INDIVIDUAL, LED ILLUMINATED CHANNEL LETTERS. SIGNAGE TO HAVE REMOTE POWER UNITS. LETTERS ARE STUD MOUNTED FLUSH TO STOREFRONT FASCIA.

CHANNEL LETTER FACES TO BE WHITE WITH DARK BRONZE TRIMCAP & RETURNS.

CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.



VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION



CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME GROVE CITY GATEWAY
LOCATION _____
CITY GROVE CITY STATE OHIO

REVISION 7-22-16

SALES BMS
DESIGN RAF
SIZE 14

DATE 5-19-16
SCALE Noted
PROJECT# 16298

Front Elevation Criteria

ALL TENANT COPY AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH.

SIGNAGE ALLOWANCE IS NOT TO EXCEED A MAXIMUM OF 80% OF LEASED FRONTAGE.

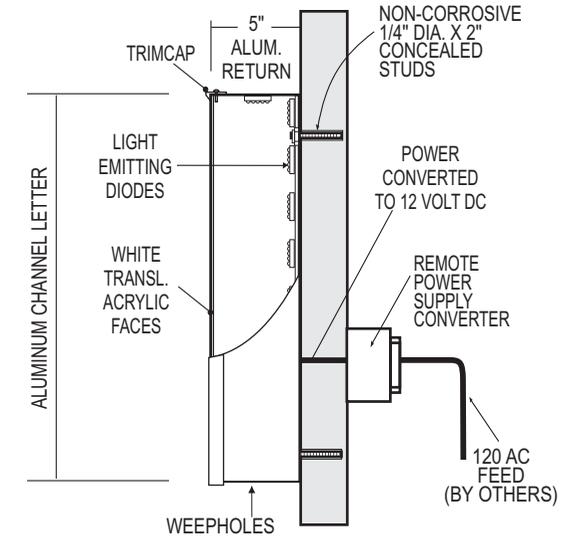
TENANT SIGNAGE LIMITS SHALL BE 36" IN HEIGHT. THE SIGNAGE AREA TO INCLUDE LIMITS OF UPPER AND LOWER CASE LETTERS. ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LOGOS ARE PERMITTED, BUT MUST RECEIVE WRITTEN APPROVAL FROM LANDLORD.

ALL SIGNS SHALL CONSIST OF INDIVIDUAL, LED ILLUMINATED CHANNEL LETTERS. SIGNAGE TO HAVE REMOTE POWER UNITS. LETTERS ARE STUD MOUNTED FLUSH TO STOREFRONT FASCIA.

CHANNEL LETTER FACES TO BE WHITE WITH DARK BRONZE TRIMCAP & RETURNS.

CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.



Front Elevation
Not To Scale

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME GROVE CITY GATEWAY
 LOCATION _____
 CITY GROVE CITY STATE OHIO

REVISION 7-22-16

SALES BMS
 DESIGN RAF
 SIZE 14

DATE 5-19-16
 SCALE Noted
 PROJECT# 16298

Back Elevation Criteria

ALL TENANT COPY AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH.

SIGNAGE ALLOWANCE IS NOT TO EXCEED A MAXIMUM OF 80% OF LEASED FRONTAGE.

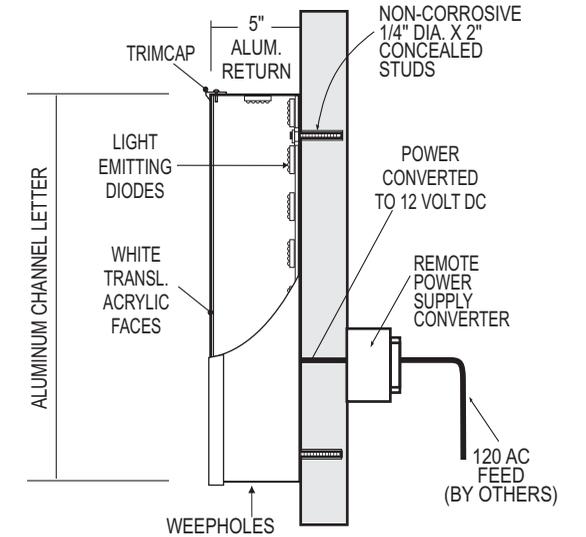
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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

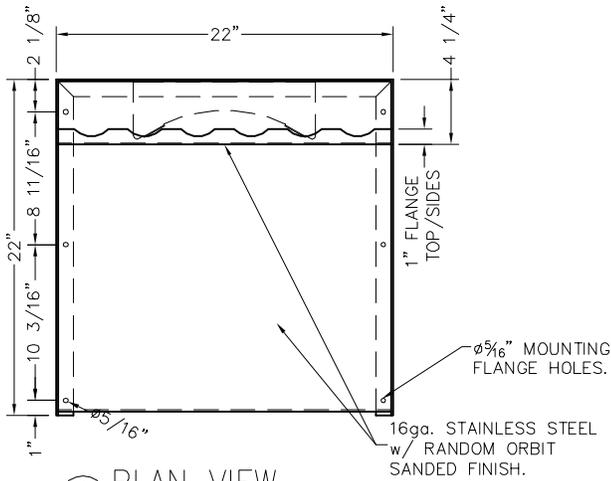
PROJECT NAME GROVE CITY GATEWAY
LOCATION _____
CITY GROVE CITY STATE OHIO

REVISION 7-22-16

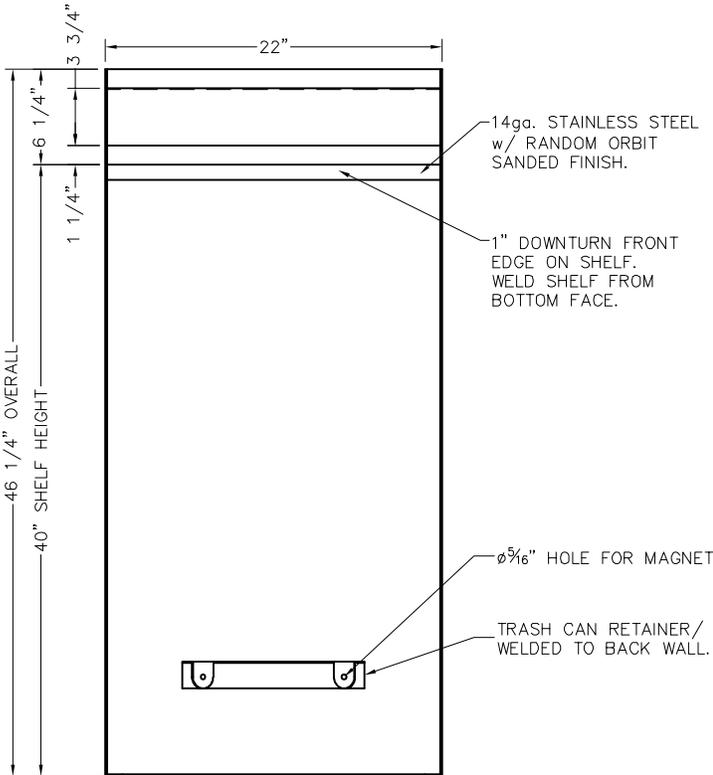
SALES BMS
DESIGN RAF
SIZE 14

DATE 5-19-16
SCALE Noted
PROJECT# 16298

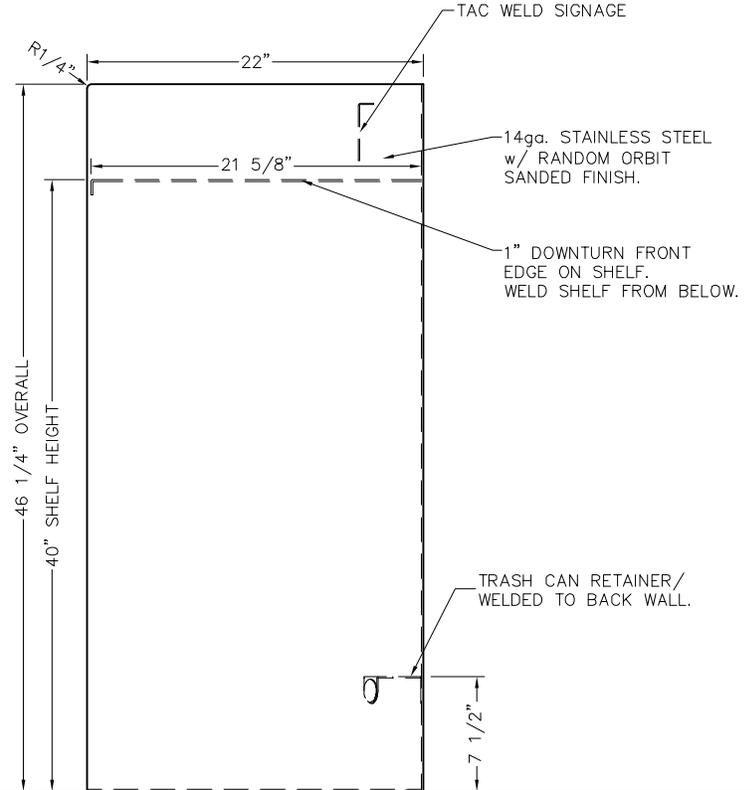
NOTES:
 ALL PARTS MADE FROM STAINLESS STEEL.
 PARTS SHALL BE FREE OF BURRS AND
 SHARP EDGES. ALL WELDS ON INSIDE OF
 PARTS. RANDOM ORBIT SANDED PATTERN
 ON ALL SURFACES.



1 PLAN VIEW
 X Not To Scale 2010 Trash Icon



2 FRONT ELEVATION
 X Not To Scale 2010 Trash Icon



3 SIDE ELEVATION
 X Not To Scale 2010 Trash Icon

Qty. () Req'd.

C2000.5

X OF X	PROJECT Chipotle - Moment Design Stock Part			REV.		 Wisconsin Built Custom Casework and Fixtures 400 Interpane Lane . Deerfield, WI 53531 . Phone (608)764-8661 . Fax (608)764-8664
	TITLE C2000.5 - Trash Surround - Stainless Steel			3/16/11 - SM		
	DATE 12/17/10			7/31/13 - MR		
	DRWN BY SMC			8/3/15 - BJM		
SCALE As Shown			JOB #		J: \Drawings\ABC\CHIPOTLE\Book\2015\2015_Part_Drawings\C2000.5.dwg	



DETAILS

H	W	D	SH	Lbs
32"	17"	17"	18"	10.5

Outdoor/Indoor Folding Side Chair

E-coated powder coat finish

Made in Italy

Frame: Steel

Seat/Back: Steel Slats

Quick Ship Finishes:



SHIPPING

Master Pack Quantity: 2

Master Pack Dimensions: 38x8x19

Master Pack Weight: 25 Lbs.

Freight Class: 85

FOB: PA 17042

Bistro #900,#902

Seating with Style™



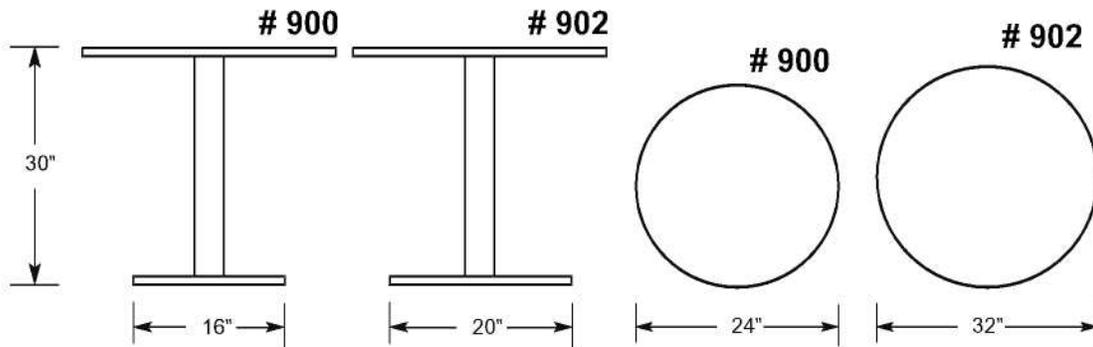
Print



Bistro #900, #902

Design: **A. Ciabatti**

[Return to Index](#)



Item #900, #902 Patented
Outdoor/Indoor Round Tables
Pedestal: Solid Steel
Column: Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic
Weight Each: 27 Lbs (#900), 38 Lbs (#902)
Units Per Box: 1
Box Volume: 2 Cubic Ft. (#900), 3 Cubic Ft. (#902)
Assembly Required



Bistro #901

Bistro #900H/902H

Bistro #971H/#972H

Bistro #973

Bistro #971/#972

[Print](#)

emuamericas LLC
T:(800) 726-0368 F: (800) 970-7708
www.emuamericas.com



With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design of the specifications of their products at any time and without prior notice.

Segno ADA #3521

Seating with Style™

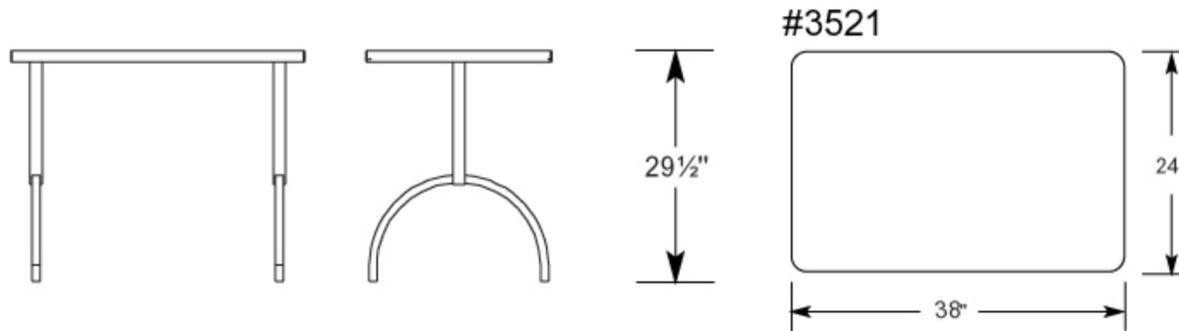


Print

Segno ADA #3521

Design: CR emu

[Return to Index](#)



Item #3521 Patented Outdoor/Indoor ADA Table
Legs: Square Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic, with Adjustable Footcaps
Weight Each: 36.5 Lbs.
Units Per Box: 1
Box Volume: 4.5 Cubic Ft.
Assembly Required



Segno # 851, #852



Segno # 850, #853

[Print](#)

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Bistro #901

Seating with Style™



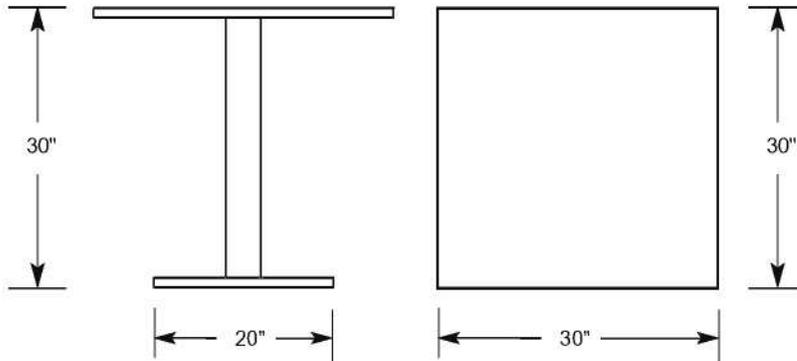
Print



Bistro #901

Design: **A. Ciabatti**

[Return to Index](#)



Item # 901 **Patented**
Outdoor/Indoor Table
Pedestal: Solid Steel
Column: Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic
Weight Each: 39 Lbs
Units Per Box: 1
Box Volume: 2.6 Cubic Ft.
Assembly Required



Bistro # 900/#902

Bistro # 900H/902H

Bistro #971H/#972H

Bistro #973

Bistro #971/#972

[Print](#)

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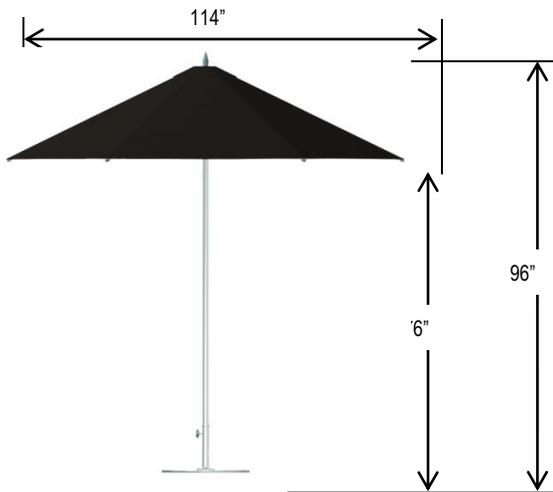
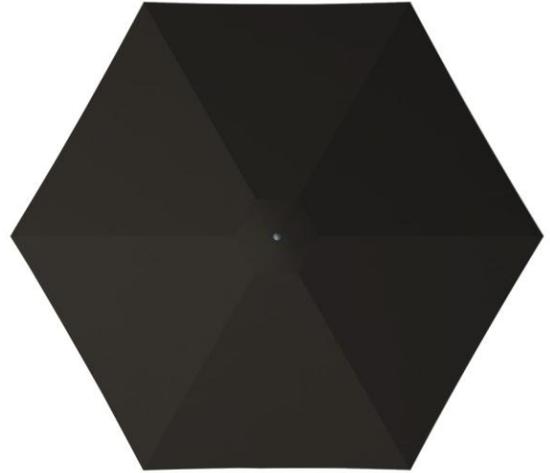


PARASOL PROGRAM 2013

SPECIFICATIONS, OPERATING INSTRUCTIONS
AND CARE & MAINTENANCE



2900 NW 35TH STREET, MIAMI, FLORIDA 33142
T: 305.634.5116 F: 305.634.5119 WWW.TUUCI.COM



TUUCI 8.5' Hexagon Premium Aluminum Parasol

Frame Construction:

- Armor-Wall™ Aluminum Mast
- Aluminum Marine Satin Anodized Finish
- TUUCI's Patented Independent Bracket Hub System
- Manual Lift with Stainless Steel Security Pin
- Stainless Steel Hardware
- Modular Design Allows for Easy Parts Replacement

Canopy Construction:

- 100% Solution Dyed Acrylic **Black** Canopy with Matching Vent
- Ballistic-Reinforced Vent and Pocket Construction
- Market Profile Canopy with Single Vent

Triton Polymer Finial

Thermal polymer finial is UV stabilized to prevent cracking and degeneration in hostile environments.



Marine Satin Anodized Construction with Stainless Steel Components

TUUCI's patented Independent Bracket System, engineered from aluminum struts and stainless steel components around a Delrin with TEFLON hub, provides extra strength and longevity.



Ballistic-Reinforced Pocket Construction

Added reinforcement at its most vulnerable points prolongs the parasol's life.



Durable Strut Extrusion

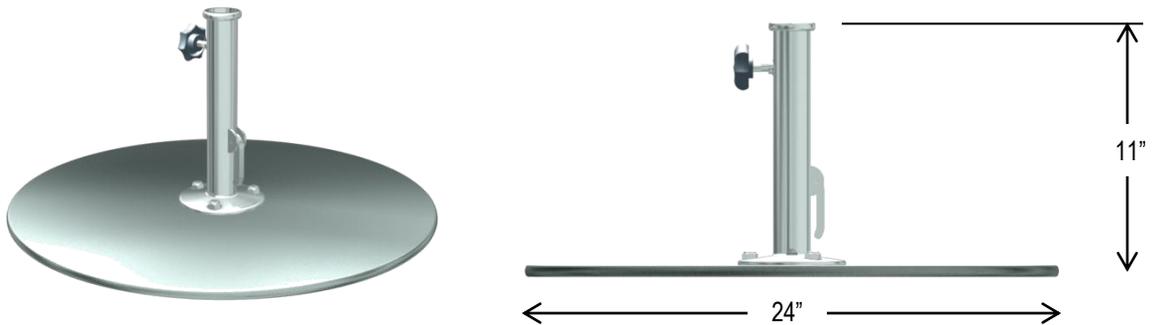
Bay Master's square struts enhance radial strength and have soft corners for aesthetic appeal.



Marine Satin Anodized Mast

The "backbone" of shade equipment, Bay Master's satin marine anodized mast has a three-year warranty.





24" / 75 lb Galvanized Steel Base with Auto-Cam Lock

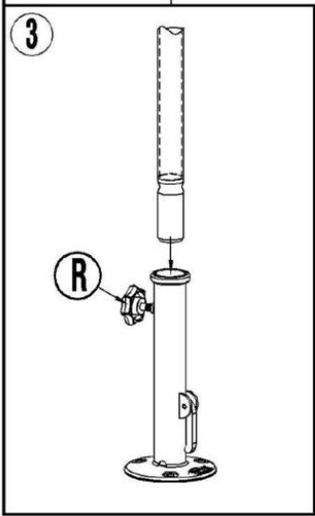
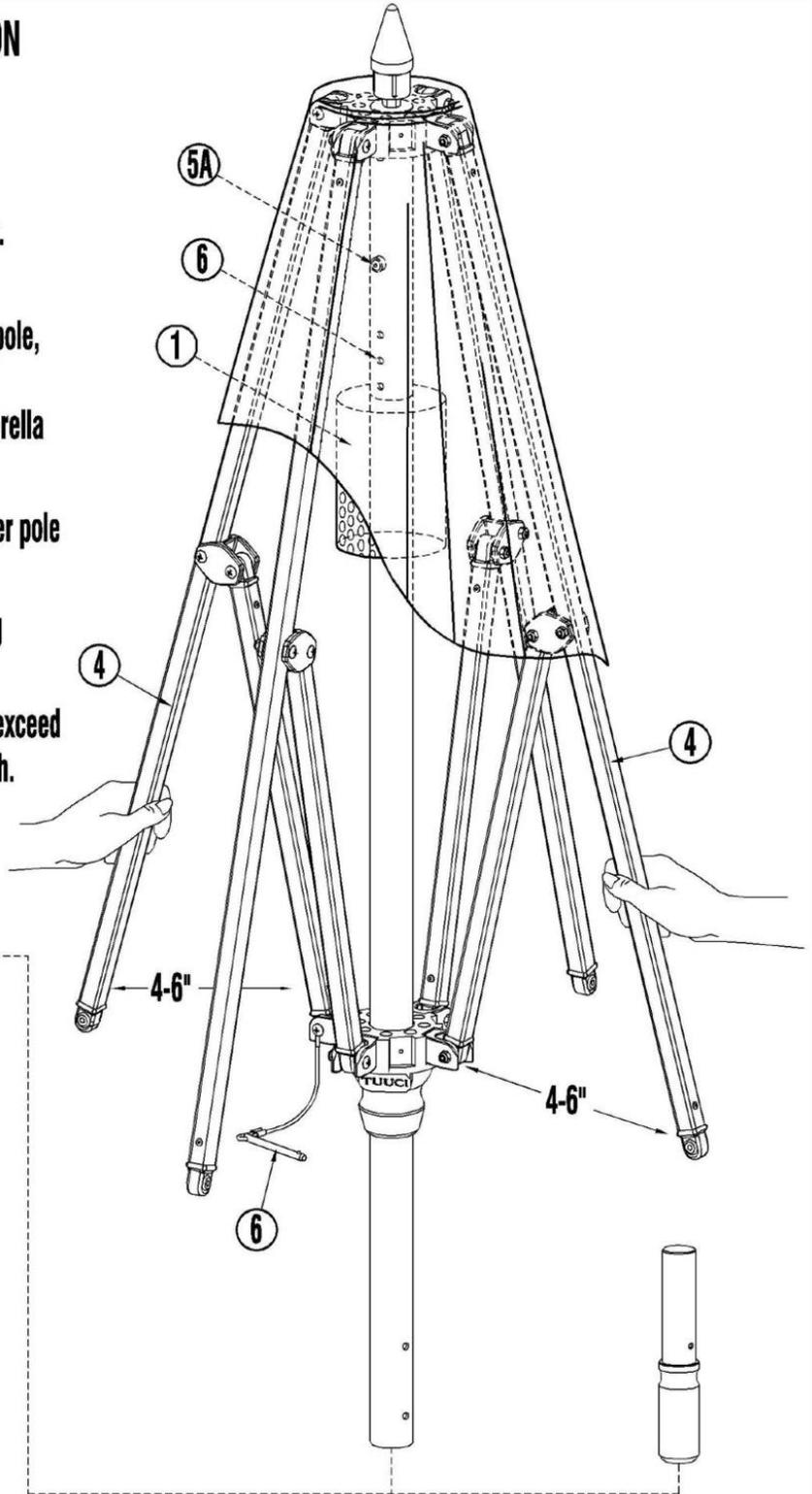
BASE: 24" round, 75 lb galvanized steel base with "Cam Lock" stainless steel security plate and "star" handle security knob.

OPERATING INSTRUCTIONS

CHIPOTLE ALUMINIUM UMBRELLA PROGRAM

CHIPOTLE ALUMINIUM 8.5' HEXAGON

- ① Remove all packaging from umbrella.
- ② Place umbrella in Above Ground Base.
- ③ Secure with latch in the down position. Tighten Star-knob to center pole
- ④ Gently separate Each Rib from center pole, approx. 4-6" (10-15Cm). If ribs do not move easily, do not force. Inspect umbrella for additional packaging.
- ⑤ Gently slide main hub (Part A) up center pole (to 5A hub stop) into open position.
- ⑥ Secure umbrella in open position using security pin (Part H).
- ⑦ Close umbrella during conditions that exceed manufacturer's specifications of 20mph.
- ⑧ Close umbrella when not in use.

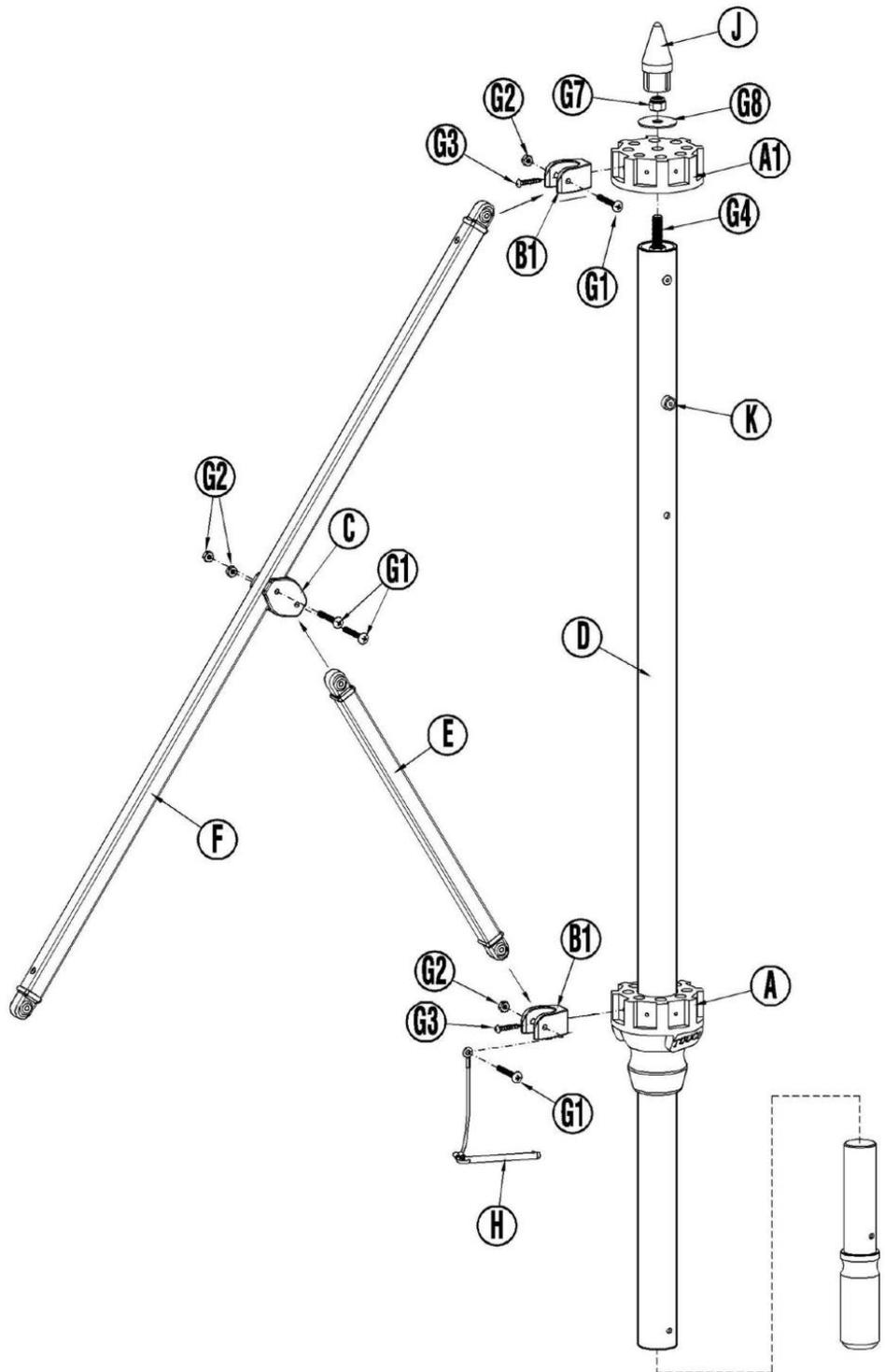


PARTS DIAGRAM

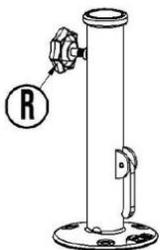
CHIPOTLE ALUMINIUM UMBRELLA PROGRAM

CHIPOTLE ALUMINIUM 8.5' HEXAGON

- (A) CENTER HUB
- (A1) TOP HUB
- (B1) RIB/HUB CONNECTOR
- (C) RIB/RIB CONNECTOR
- (D) CENTER POLE
- (E) SUPPORT LONG RIB
- (F) LONG RIB
- (G1) BOLT 10/24 x 1.5"
- (G2) 10/24" LOCK NUT
- (G3) SCREW #10 x 1"
- (G4) HEX BOLT
- (G7) HEX NUT
- (G8) WASHER
- (H) SECURITY PIN
- (J) FINIAL
- (K) NYLON HUB STOP
- (R) STAR KNOB



BASE PLATE



GENERAL INFORMATION

CORPORATE NAME		STORE #	ORDER #
SHIPPING ADDRESS			
	TEL	EMAIL	
MANAGER		CHOOSE ONE: FRANCHISE <input type="checkbox"/> CORPORATE <input type="checkbox"/>	
DATE			

BILLING INFORMATION

BILLING ADDRESS			
CHOOSE ONE: CHECK	VISA	MASTER CARD	AMEX
NAME ON CARD			EXP. DATE
CREDIT CARD #			PO #
CVG SECURITY CODE		TEL	

Umbrella: 8.5' Hexagon Chipotle **Polymer Components:** Silver

REPLACEMENT PARTS PRICE LIST

SKU #	PART #	DESCRIPTION	QTY	SKU #	PART #	DESCRIPTION	QTY
32502	A	Center hub w/part B's		32448	G7	SS 3/8" Lock Nut	
32503	A1	Top hub w/part B's		32449	G8	SS 3/8" x 1 1/2" Washer	
32416	B1	Rib / Hub Connector		32439	H	SS Safety Pin	
32419	C	Rib / Rib Connector		32440	J	Polymer Finial	
32445	D	Std Center Pole (.25" Wall)		32504	K	Hub Stop SS Rivet w/4 #10's	
32420	G1	SS 10/24 Pan Screw		32424	R	Star Knob for Base	
32418	G2	SS 10/24 lock Nut		32516	BASE	Base	
32422	G3	SS #10 Screw		32517	UMB	Full Chipotle Walnut Umbrella	
32447	G4	SS 3/8" - 16x3" Hex Bolt		32518	CANOPY	Chipotle Canopy (CANOPY COVER ONLY)	



SEND COMPLETE FORM TO:

Fax: 800.447.4881 or Call: 800.447.4941 / Email: tuuciparts@etundra.com / www.etundra.com

FRAMES

TUUCI frames are constructed from durable and weather resistant materials, including marine-grade fiberglass, aluminum, Durateak composite and sustainable hardwood timber. All fasteners (nuts, bolts, pulleys, cam cleats, etc.) are marine-grade stainless steel and will withstand the most corrosive environments. Proper care and maintenance is important to extend the serviceable life of all TUUCI products. Fresh water rinses once a month will enhance the life and long lasting beauty of your shade equipment.

Prior to opening, ensure that the shade product is properly secured to an adequate shade anchor, using the locking system intended for the specific product (star knob, hitch pin or cam lock). When opening a TUUCI parasol, separate each rib 4" to 6" from the center post, before raising the hub. Do not force hub if it does not rise easily. When closing the parasol, pull the fabric out from between the struts to avoid pinching or damaging the TUFF SKIN canopy cover.

Although TUUCI frames have been tested for structural integrity in winds exceeding 50 miles per hour. It is always recommended that caution and common sense be applied in extreme winds and weather. TUUCI generally recommends that collapsible shade structures be closed in wind and weather conditions which exceed 25 MPH. Although it is common for wind to gust to levels much higher than this (especially during severe weather phenomena's) the use of durable and heavily weighted anchor structure is mandatory for safety and proper operation. Stability of TUUCI shade products in heavy wind and weather conditions is directly related to the size, weight and security of the shade anchor. Please use reasonable and cautious judgment when determining when the parasol should be closed.

CANOPIES

TUUCI's TUFF SKIN parasol canopies are normally made with Sunbrella® fabric, and should be cared for as described below (for fabric other than Sunbrella®, refer to manufacturer). Sunbrella® fabric should be cleaned regularly before dirt is allowed to accumulate and become embedded in the fabric. The fabric canopy can be cleaned without being removed from the frame. Simply brush off any loose dirt or particles; hose down and clean with a mild soap in lukewarm water (no more than 100° F.) Rinse thoroughly to remove soap. Allow fabric to air dry. **DO NOT USE DETERGENTS!**

For stubborn stains clean with a mild soap. Scrub vigorously with a soft bristle brush, sponge, or clean towel. Allow fabric to air dry. This method of cleaning may remove part of the water repellency. If water repellency is a factor, the fabric should receive an application of an air-curing water repellent treatment (such as SM fabric gaurd).

Sunbrella® may be machine washed but a water repellent treatment must be applied to the fabric after washing to reestablish water repellency. Sunbrella® is made from 100% acrylic fiber and is thermoplastic or heat sensitive. When washing or cleaning, **DO NOT SUBJECT TO EXCESSIVE HEAT** as the fabric will shrink. **DO NOT STEAM PRESS OR DRY IN ELECTRIC OR GAS DRYERS**, but allow air to dry.

In cases where the parasol is taken down and stored during the winter season, the Sunbrella® canopy should be cleaned, allowed to air dry, and stored in a dry, well ventilated area. A TUUCI Protective Cover should be used when umbrella is not in use.

SHADE ANCHORS

ALWAYS BE SURE THAT PARASOL CENTER POLE IS FIRMLY ATTACHED TO BASE BEFORE OPENING PARASOL. Clean above ground parasol bases regularly to maintain appearance. To clean, gently wash with soap and water using a non-abrasive cloth or pad. Check three bolts in base plate regularly to ensure that they remain fully tightened. Inspect weekly if parasol bases are moved on a regular basis.

Do not roll ACF (Aluminum Shell, Concrete Filled) bases on their side as damage to shell or finish can occur. Touch up bases with exterior paint as needed. Touch up can be ordered from the TUUCI parts department. Wheeled parasol bases are intended for use on even surfaces. Move bases slowly and with caution on uneven surfaces. Do not use on stairways or over distances, which exceed 50 feet, as damage to welded wheel tray may occur.



IBI GROUP
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Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

Gateway Retail
Starbucks Outdoor Seating #201602020010
Patio Furniture Photos
London-Groveport Road (S.R. 665) & Meadow Pond Court
Grove City, Ohio
Parcel I.D. Number: 040-013250
June 21, 2016



