

MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES

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

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

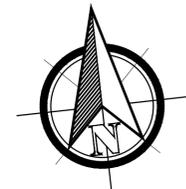
TRASH DUMPSTER
CONC. PAD/WALL

CROSS LANDSCAPING EASEMENT
I.N. 199911300296316

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

25' SANITARY SEWER EASEMENT
I.N. 20120230025616
PARCEL 9-S

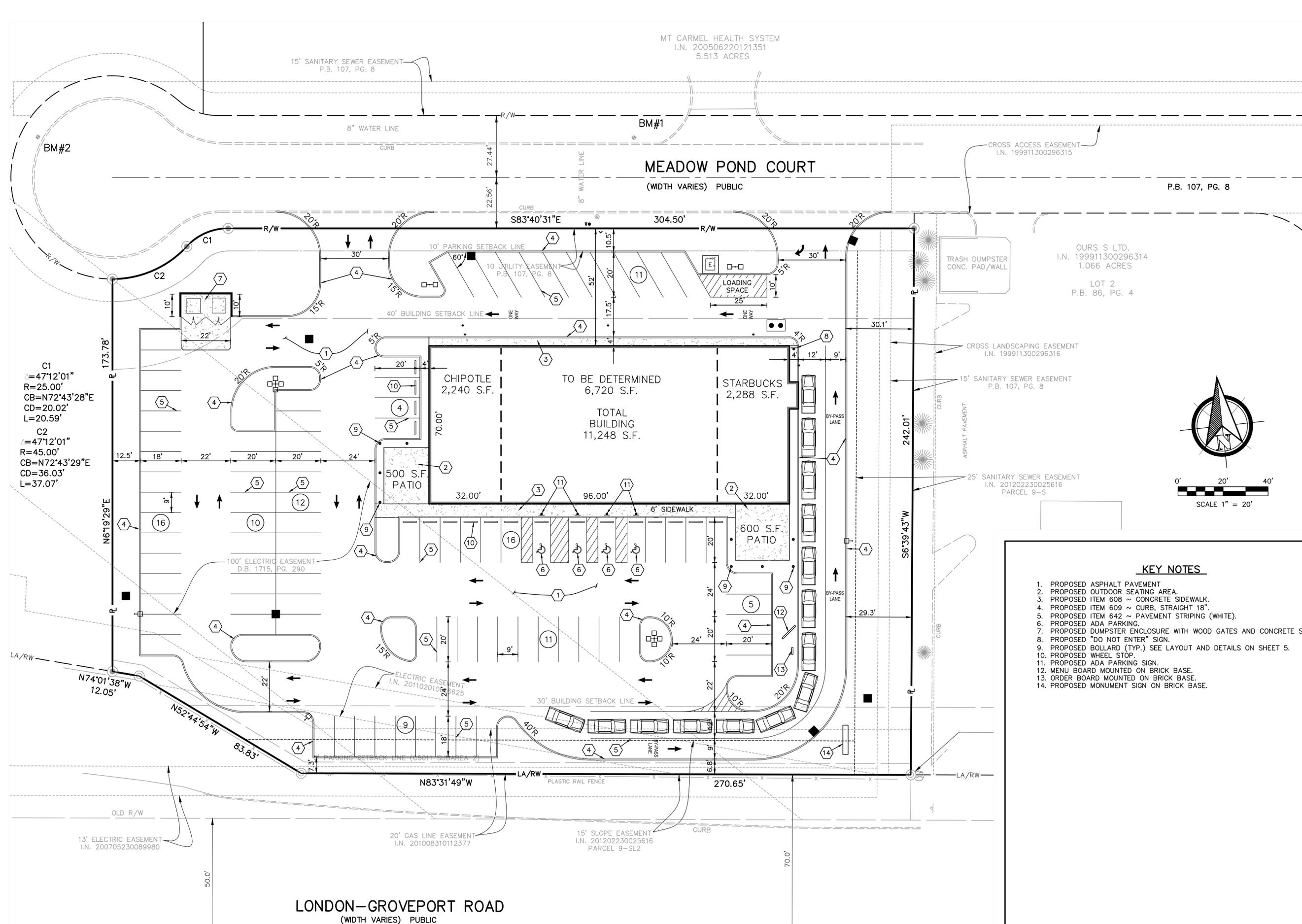
NORTH MEADOWS DRIVE
(WIDTH VARIES) PUBLIC



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

KEY NOTES

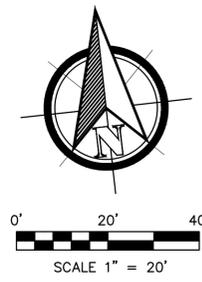
1. PROPOSED ASPHALT PAVEMENT
2. PROPOSED OUTDOOR SEATING AREA.
3. PROPOSED ITEM 608 ~ CONCRETE SIDEWALK.
4. PROPOSED ITEM 609 ~ CURB, STRAIGHT 18".
5. PROPOSED ITEM 642 ~ PAVEMENT STRIPING (WHITE).
6. PROPOSED ADA PARKING.
7. PROPOSED DUMPSTER ENCLOSURE WITH WOOD GATES AND CONCRETE SLAB.
8. PROPOSED "DO NOT ENTER" SIGN.
9. PROPOSED BOLLARD (TYP.) SEE LAYOUT AND DETAILS ON SHEET 5.
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	DRAWN BY	TJS
		SITE DIMENSION PLAN	STD. ISSUE DATE	8/31/2016
2			REVIEWED BY	EPC
			DATE ISSUED	08/31/2016
			SITE ADDRESS	S.R. 665 & MEADOW POND COURT, GROVE CITY, OH
			PREPARED BY:	IBI GROUP 635 Brookridge Boulevard Westerville, OH 43081 USA Tel: 614 818 4600 ibi@ibigroup.com
			DATE	08-31-16
			PROFESSIONAL ENGINEER	ERIC P. CHENEVEY OHIO ENGINEER NO. 55806
			STATE OF OHIO	
			DESCRIPTION	
			REV	DATE

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. CHENEY
OHIO ENGINEER NO. 55806

08-31-16
DATE

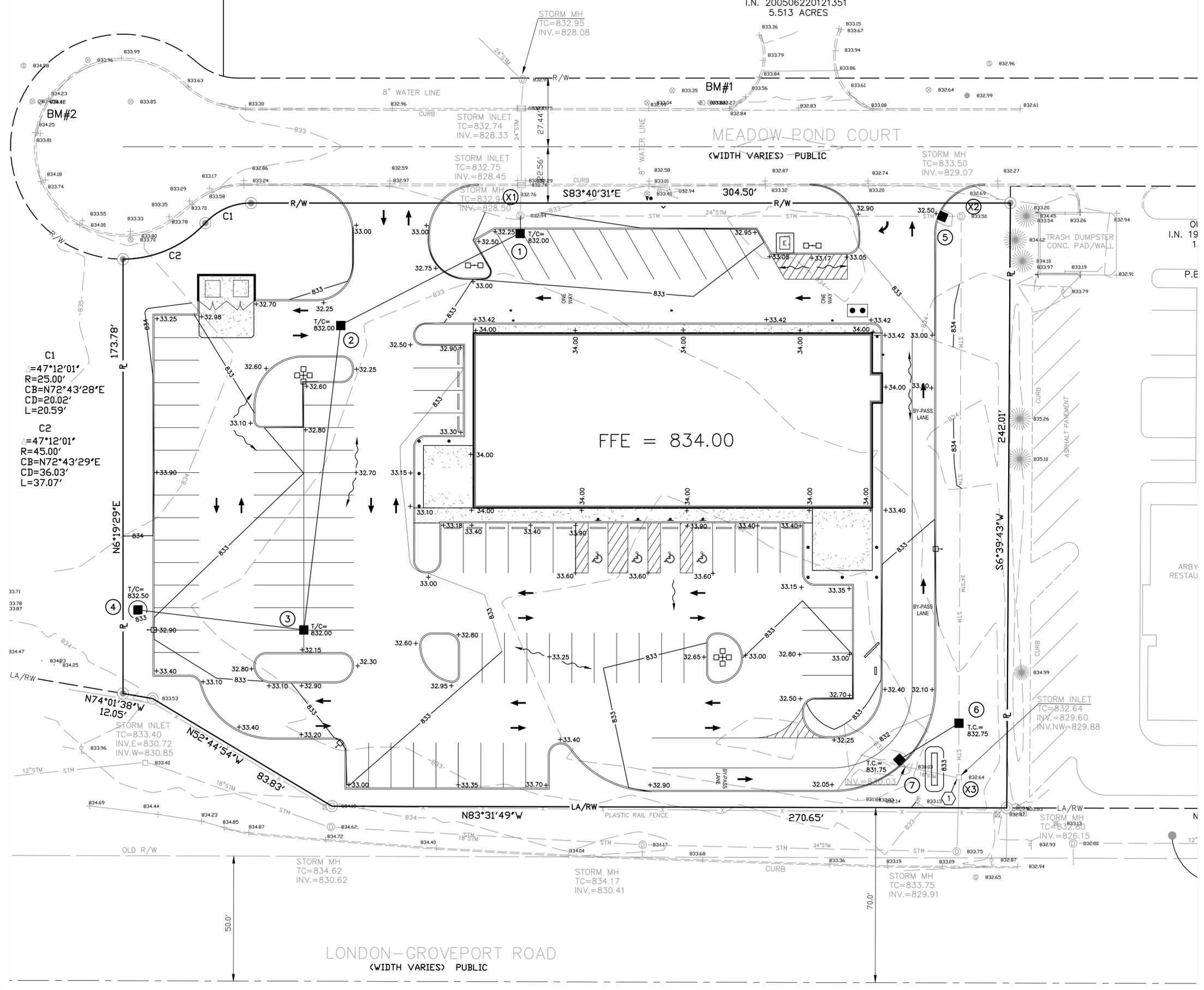
PREPARED BY:
IBI GROUP
635 Brookridge Boulevard
Westerville, OH 43081 USA
Tel: 614.818.4600
ibi@ibi.com

KEY NOTES

1. SAWCUT WINDOW IN EXISTING CATCH BASIN ON WEST SIDE. BASE OF WINDOW ELEVATION = 832.15.

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.

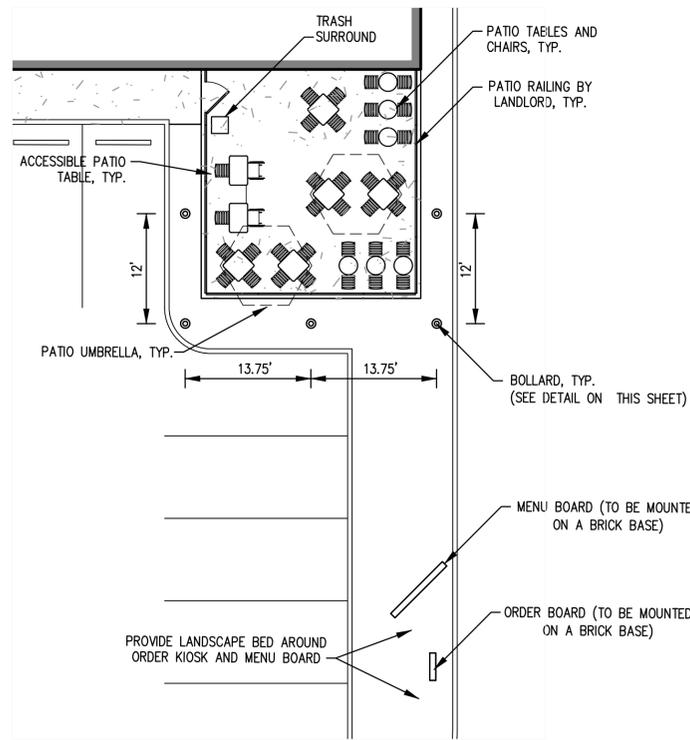


DRAWN BY: TJS
STD. ISSUE DATE: 8/31/2016

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DATE ISSUED: 08/31/2016

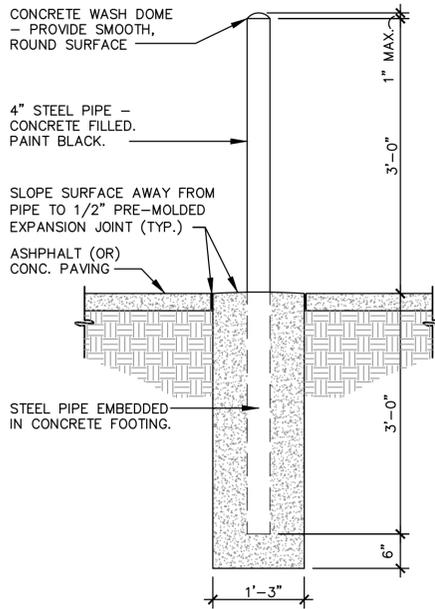
DEVELOPMENT PLAN
SHEET TITLE: SITE GRADING PLAN
SITE ADDRESS: S.R. 665 & MEADOW POND COURT, GROVE CITY, OH

SHEET NO. **4**



OUTDOOR PATIO PLAN & DRIVE THRU BOARDS (STARBUCKS)

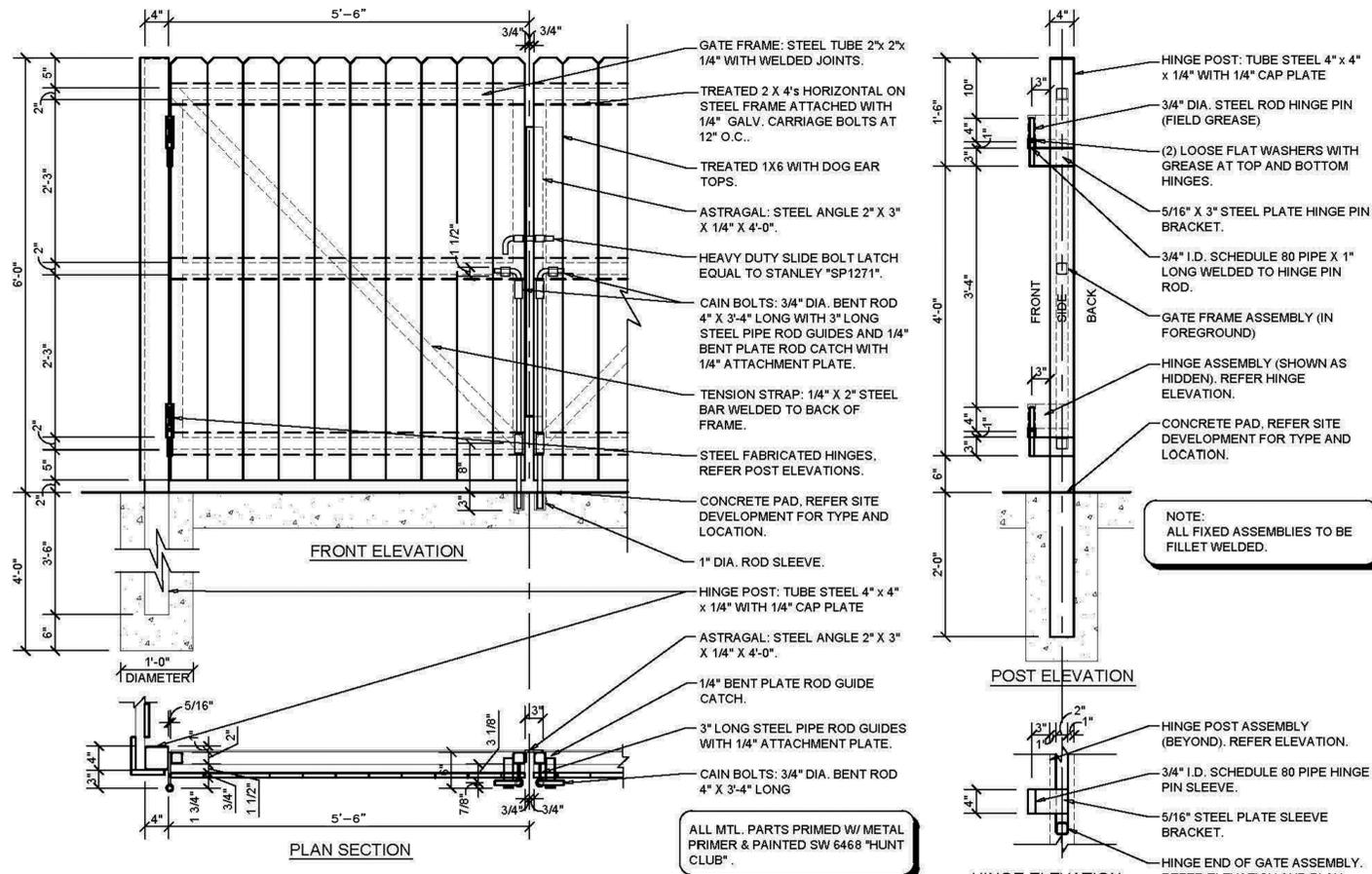
SCALE: 1" = 10'



BOLLARD DETAIL
NOT TO SCALE

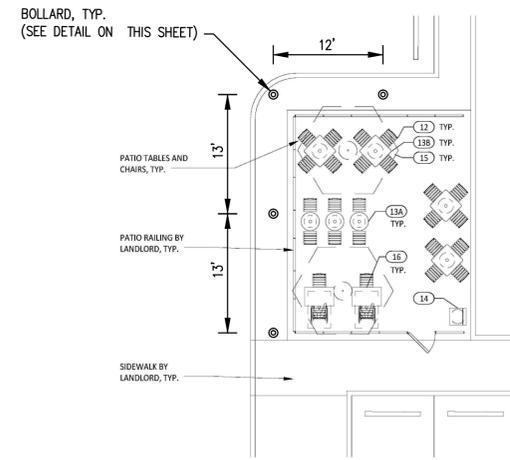
FURNITURE LIST

TAG	DESCRIPTION	QTY	SUPPLIED BY	INSTALLED BY	REMARKS
12	Patio Chair - Bistro	26	KES	GC	Provided by EMU America, Contact: Carol Hughes (303-744-3200)
13A	24in Round Bistro Table	3	KES	GC	Provided by EMU America, Contact: Carol Hughes (303-744-3200)
13B	30in Square Bistro Table	4	KES	GC	Provided by EMU America, Contact: Carol Hughes (303-744-3200)
14	Trash Surround	1	TMS	GC	Trash Can Provided by Tundra in Smallwares Package
15	Patio Umbrella	2	KES	GC	
16	Accessible Patio Table	2	KES	GC	Provided by EMU America, Contact: Carol Hughes (303-744-3200)



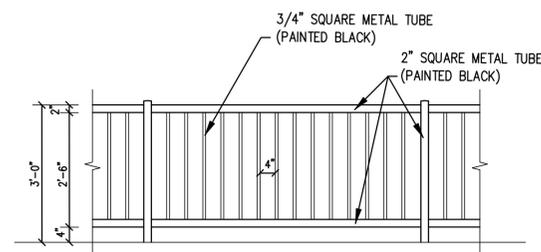
TRASH ENCLOSURE GATE DETAIL
NO SCALE

NOTE: PROVIDE STAINED WOOD GATES



OUTDOOR PATIO PLAN (CHIPOTLE)

SCALE: 1" = 10'



RAILING DETAIL

SCALE: 1" = 2'

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

ERIC P. CHENEVEY
OHIO ENGINEER NO. 55806
DATE: 08-31-16

635 Brookridge Boulevard
Westerville, OH 43081 USA
Tel: 614.818.8800
Fax: 614.818.8801
ibi@ibi-group.com

IBI GROUP

PREPARED BY: T.J.S.
DRAWN BY: T.J.S.
STD. ISSUE DATE: 8/31/2016
REVIEWED BY: EPC
DATE ISSUED: 08/31/2016

DEVELOPMENT PLAN
MISCELLANEOUS SITE DETAILS

SHEET NO. 5

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

PLANS

REVISIONS

REV. DATE DESCRIPTION

BY

MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES

BM#1

BM#2

MEADOW POND COURT
(WIDTH VARIES) PUBLIC

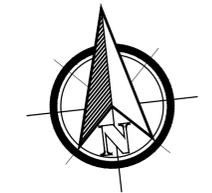
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NORTH MEADOWS DRIVE
(WIDTH VARIES) PUBLIC



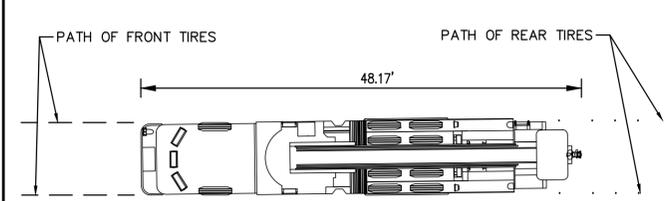
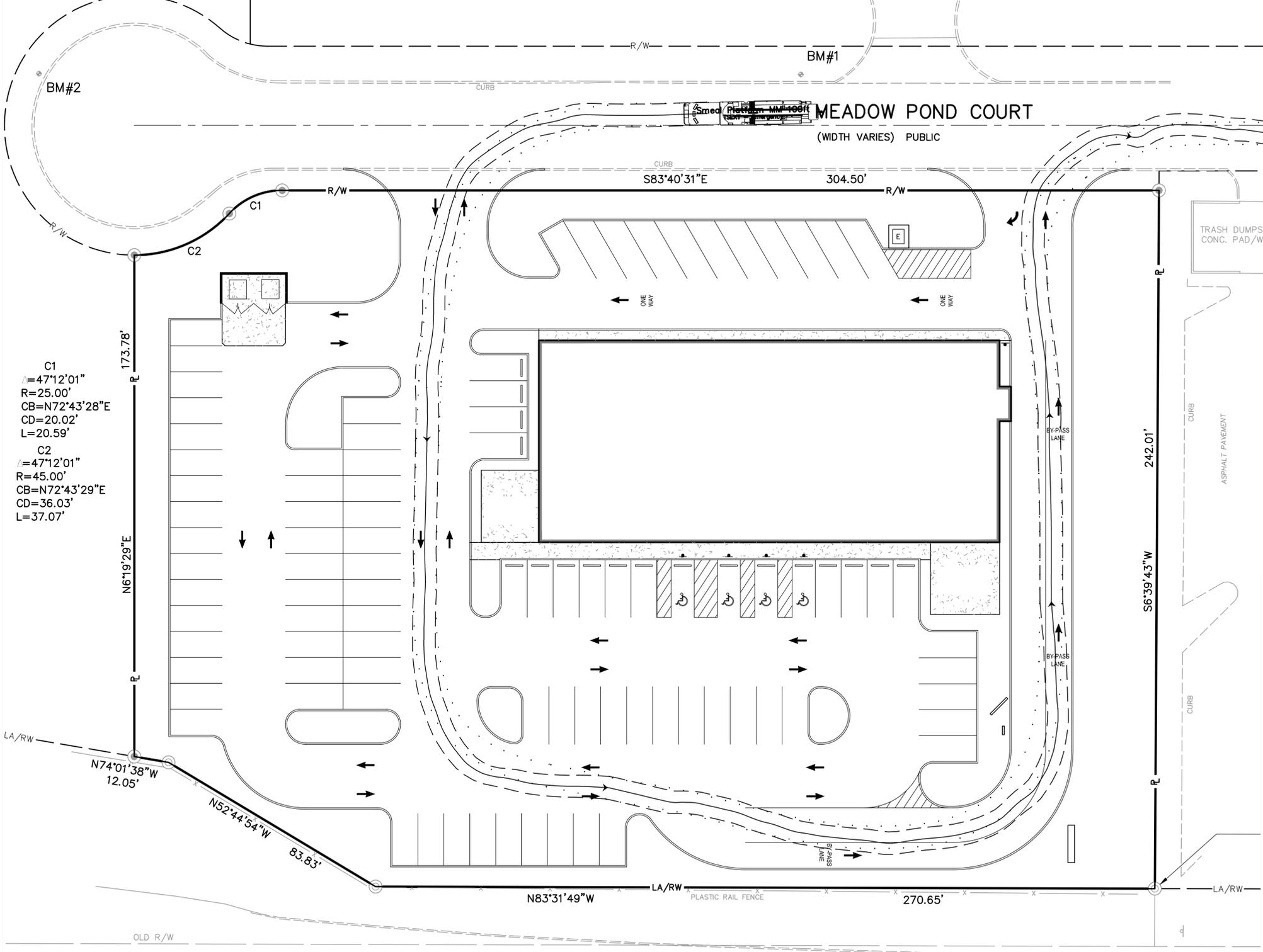
0' 20' 40'
SCALE 1" = 20'



ERIC P. CHENEVEY
OHIO ENGINEER NO. 55806

08-31-16
DATE

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081 USA
Tel: 614 898 9800
Telgroup.com



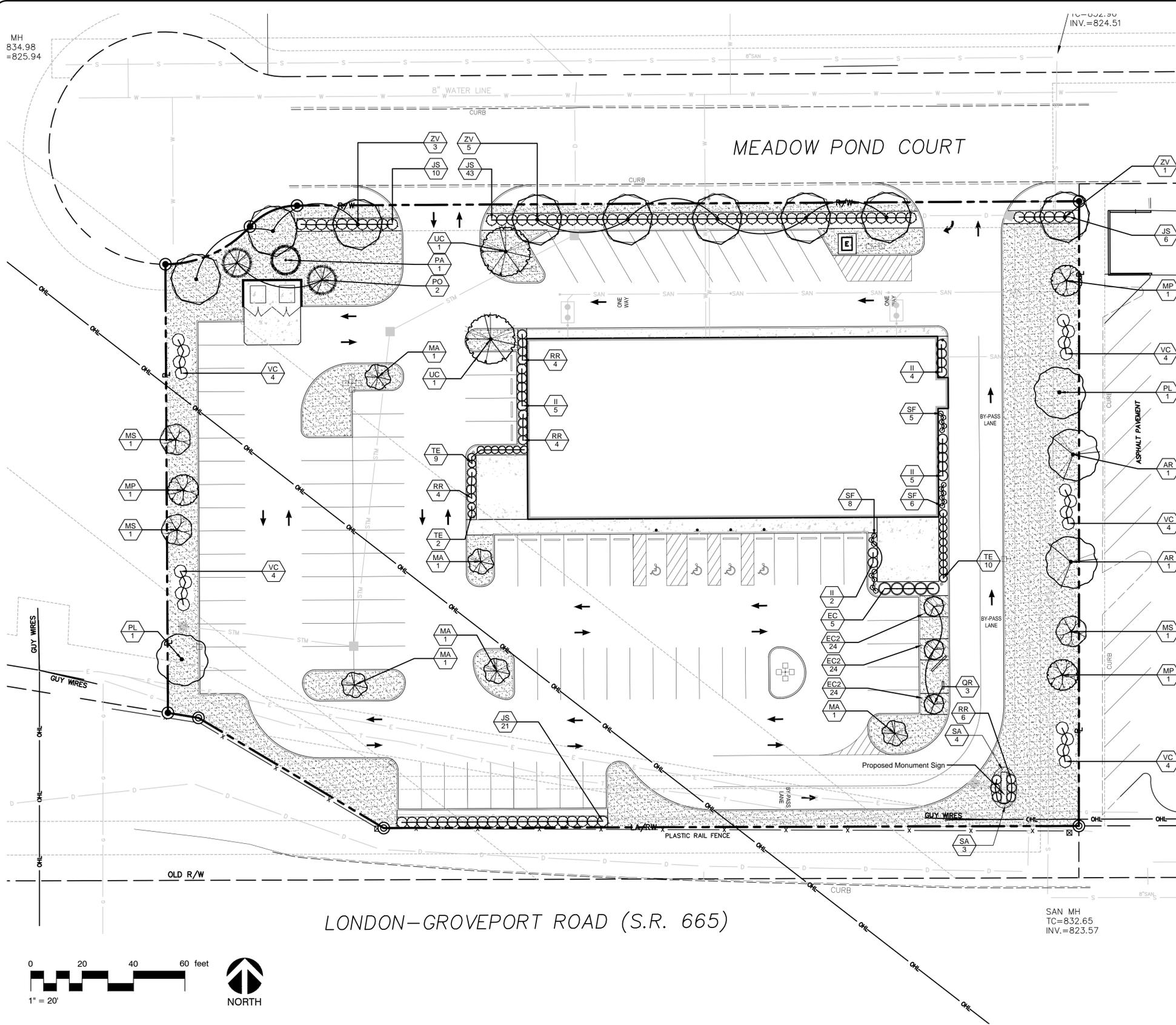
NOTE: 48.17' LADDER TRUCK
USED IN TURNING ANALYSIS

LONDON-GROVEPORT ROAD
(WIDTH VARIES) PUBLIC

SHEET NO.	PLANS	DEVELOPMENT PLAN	SHEET TITLE	TURNING ANALYSIS	DATE	REV	DESCRIPTION
6							

DRAWN BY	TJS	ISSUE DATE	8/31/2016
REVIEWED BY <td>EPC <td>DATE ISSUED <td>08/31/2016</td> </td></td>	EPC <td>DATE ISSUED <td>08/31/2016</td> </td>	DATE ISSUED <td>08/31/2016</td>	08/31/2016

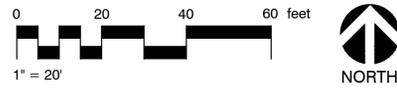
PREPARED FOR:
S.R. 665 & MEADOW POND COURT, GROVE CITY, OH



MH
834.98
=825.94

INV.=824.51

SAN MH
TC=832.65
INV.=823.57



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 SEED. (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.

GENERAL NOTES:

1. All service structures will be screened per Grove City's Code 1136.08.



Signature *Andrew J. English* Date 08 / 31 / 16



Gateway Retail
Meadow Pond Court
Grove City, OH 43123
Meadow Pond Partners, LLC
150 E. Broad Street, #305
Columbus, OH 43215

PROJECT #016-009

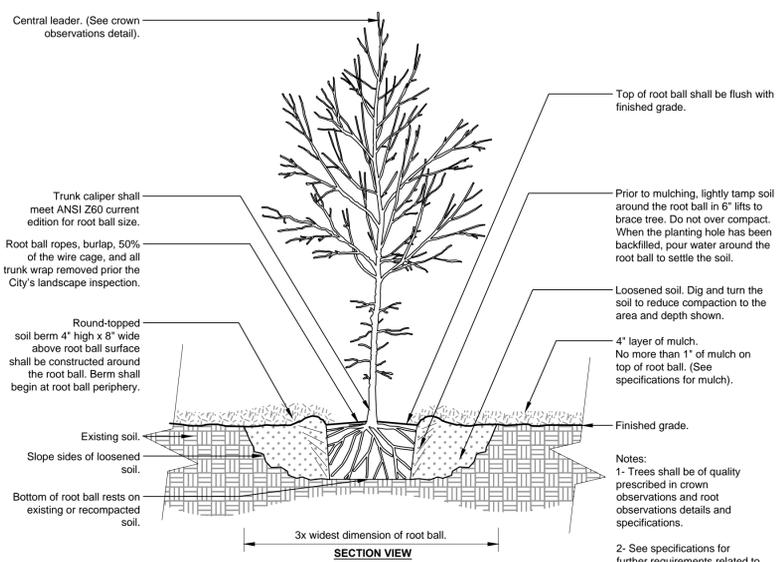
JULY 27, 2016

SHEET INFORMATION

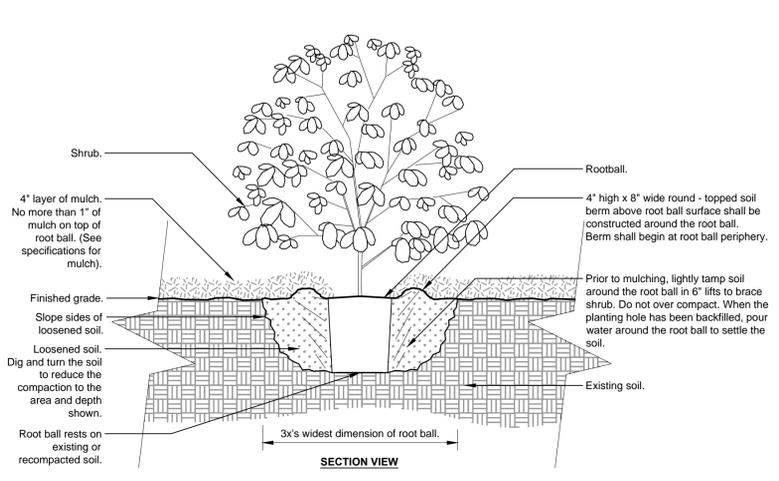
CURRENT DATE
AUGUST 31, 2016
REVISIONS
AUGUST 31, 2016

SHEET TITLE
Landscape Plan
SCALE
As Noted
SHEET NO.

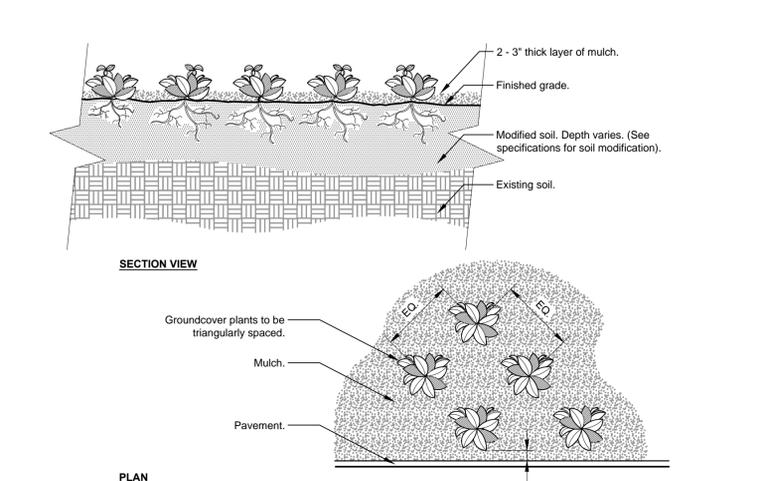
L-1



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



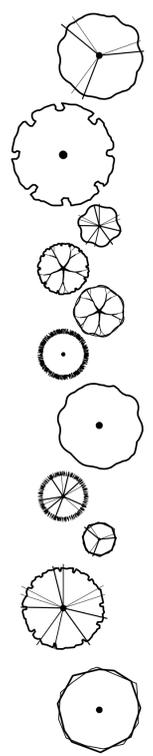
3 GROUNDCOVER
 3/4" = 1'-0"
 URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 P-CO-IBI-GATE-05

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	DETAIL
	AR	2	October Glory Maple / <i>Acer rubrum</i> 'October Glory'™	B & B	2" Cal	1/L-2	
	LS	2	American Sweet Gum / <i>Liquidambar styraciflua</i>	B & B	2" Cal	1/L-2	
	MA	4	Adirondack Crabapple / <i>Malus x 'Adirondack'</i>	B & B	2" Cal		
	MP	1	Prairifire Crab Apple / <i>Malus x 'Prairifire'</i>	B & B	2" Cal	1/L-2	
	MS	2	Snowdrift Crab Apple / <i>Malus x 'Snowdrift'</i>	B & B	2" Cal	1/L-2	
	PA	1	Norway Spruce / <i>Picea abies</i>	B & B	6'-7' HT.	1/L-2	
	PL	3	London Plane Tree / <i>Platanus x acerifolia</i> 'Liberty'	B & B	2" Cal	1/L-2	
	PO	2	Serbian Spruce / <i>Picea omorika</i>	B & B	6'-7' HT.	1/L-2	
	QR	3	Regal Prince English Oak / <i>Quercus robur</i> 'Regal Prince'	B & B	2" Cal	1/L-2	
	UC	2	American Elm / <i>Ulmus x 'Frontier'</i>	B & B	2" Cal	1/L-2	
	ZV	10	Sawleaf Zelkova / <i>Zelkova serrata</i> 'Village Green'	B & B	2" Cal	1/L-2	

PLANT SCHEDULE

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL	
	EC	5	Compact Burning Bush / <i>Euonymus alatus</i> 'Compactus'	5 gal	2/L-2	
	IL	16	Compact Inkberry / <i>Ilex glabra</i> 'Compacta'	5 gal	2/L-2	
	JS	80	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	36" HT	2/L-2	
	RR	18	Rose / <i>Rosa x 'Knockout'</i> ™	3 gal	2/L-2	
	SF	19	Flaming Mound Spirea / <i>Spiraea japonica</i> 'Flaming Mound'	2 gal	2/L-2	
	TE	21	Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald'	B & B	2/L-2	
	VC	20	Korean Spice Viburnum / <i>Viburnum carlesii</i> 'Compactum'	5 gal		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	DETAIL
	EC2	72	Purple-leaf Winter Creeper / <i>Euonymus fortunei</i> 'Colorata'	1 Gal	24" o.c.	3/L-2
	LAWN	16,746 sf	Drought Tolerant Fescue Blend / Turf Hydroseed	seed		
	SA	7	Autumn Joy Sedum / <i>Sedum x 'Autumn Joy'</i>	1 Gal	24" o.c.	



STATE OF OHIO
 ANDREW J. ENGLISH
 1001
 REGISTERED ARCHITECT

 Signature

08 / 31 / 16
 Date

MH
834.98
=825.94

10-002.50
INV.=824.51

8" WATER LINE
CURB

MEADOW POND COURT

LEGEND:



Area to be Irrigated.



PLANIT
7792 Orlentangy River Road
Columbus, OH 43235
plantstudios.com

Gateway Retail
Meadow Pond Court
Grove City, OH 43123

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

PROJECT #016-009

JULY 27, 2016

SHEET INFORMATION

CURRENT DATE
AUGUST 31, 2016

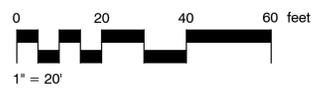
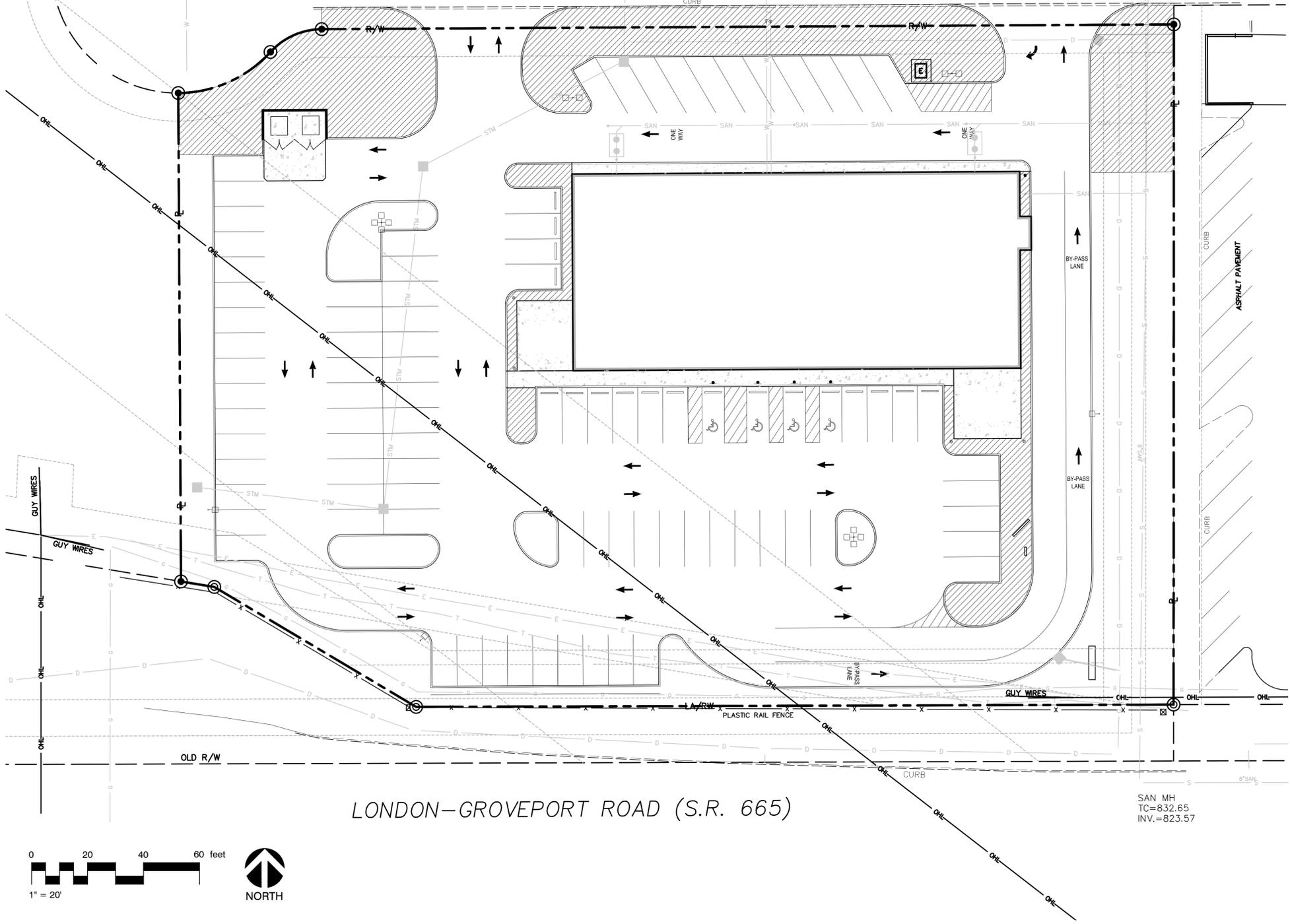
REVISIONS
AUGUST 31, 2016

SHEET TITLE
Irrigation Plan

SCALE
As Noted

SHEET NO.

IR-1



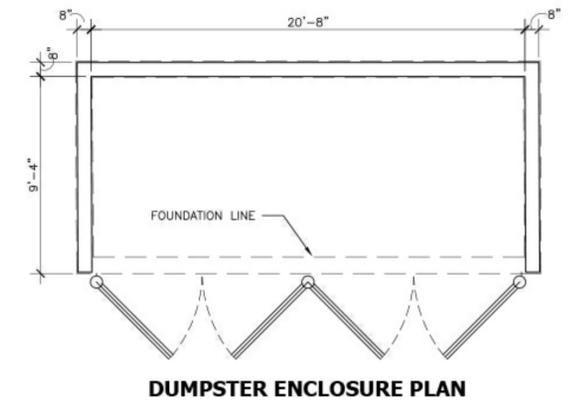
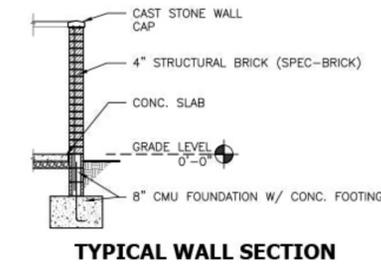
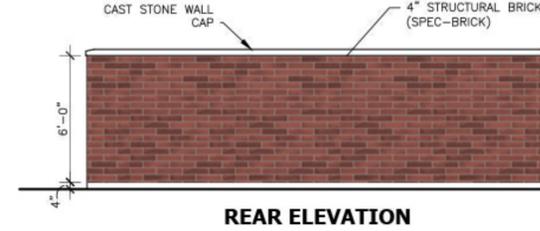
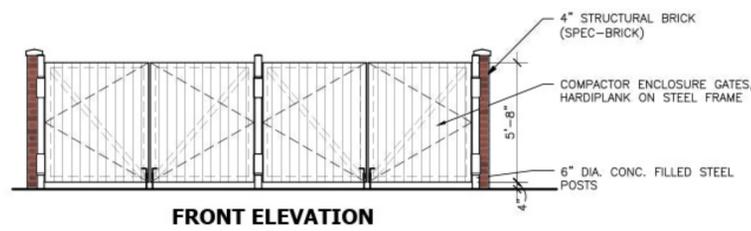
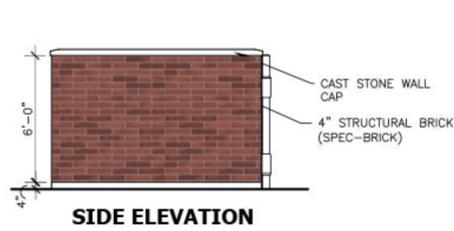
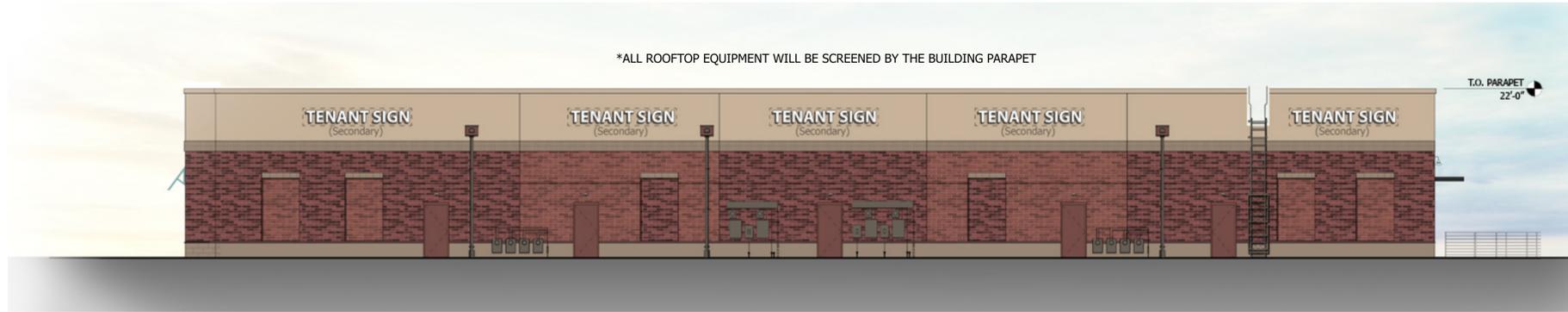
LONDON-GROVEPORT ROAD (S.R. 665)



Andrew J. English
Signature

08 / 31 / 16
Date

*ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY THE BUILDING PARAPET



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



