

CODED NOTES (X)

- (1) PROPOSED ADA SIGN.
- (2) PROPOSED CURB. ALL CURBING WILL BE 18-INCH STRAIGHT CURBING.
- (3) PROPOSED STRIPING. ALL PAVEMENT STRIPING ON SITE TO BE WHITE.
- (4) PROPOSED DUMPSTER PAD.
- (5) PROPOSED INTEGRAL WALK AND CURB.
- (6) PROPOSED CONCRETE WALK.
- (7) PROPOSED CURB RAMP.
- (8) PROPOSED BACK PORCH.
- (9) PROPOSED LIGHT POLE LOCATION, COORDINATE WITH MEP.
- (10) PROPOSED BUMP POST(S).
- (11) PROPOSED AWNING.
- (12) PROPOSED MONUMENT SIGN. (8' HEIGHT X 13'-3.25" WIDTH). SIGN IS TO BE LOCATED 10' FROM R/W.
- (13) PROPOSED DASH3 WAFFLE HOUSE
23'-8" x 75'x4" = LEFT HAND BUILDING
38 SEAT - 20 STATION
F.F.E. = 830.00
BUILDING HEIGHT = 16'-6", ROOF EXHAUST
- (14) PROVIDE THREE TREATED WOOD POSTS (4" DIA. X 6'-0" LENGTH) @ 10'-0" SPACING. EACH WOOD POST IS TO BE INSERTED INTO THE GROUND 3'-0" AND IS TO HAVE A GALVANIZED EYE BOLT LOCATED 2'-9" ABOVE PROPOSED GRADE. CONTRACTOR IS TO PROVIDE A STEEL CHAIN BETWEEN EYE BOLT CONNECTIONS.

LEGEND

- PROP. CATCH BASIN
- PROP. YARD DRAIN
- PROP. CONCRETE

NOTE
ALL DIMENSIONS TO FACE OF CURB
UNLESS OTHERWISE NOTED.

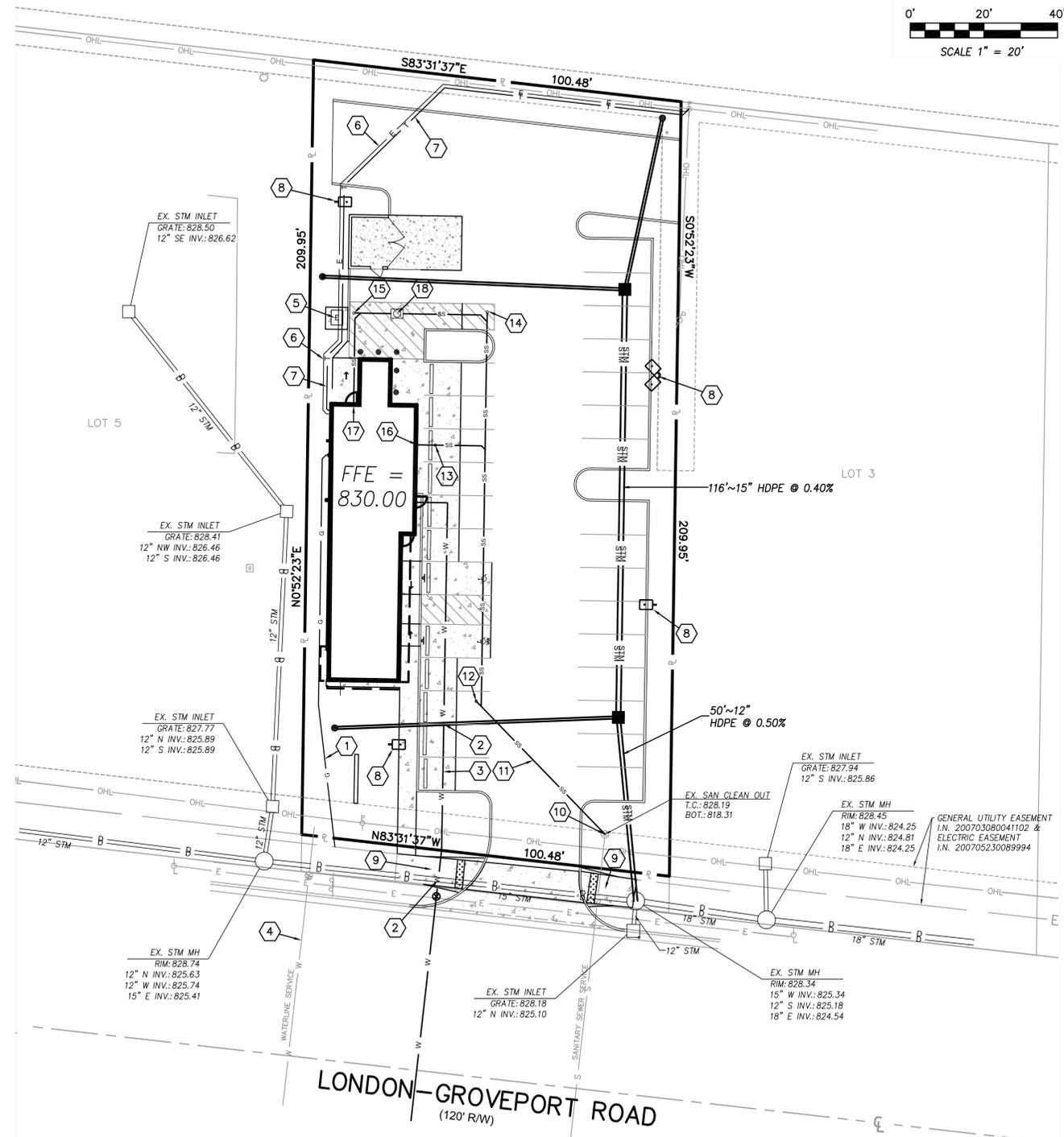


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www.oups.org

SHEET NO.	PLANS	SITE IMPROVEMENT PLANS	DRAWN BY TJS	STD. ISSUE DATE 08/26/2016	REVIEWED BY EPC	DATE ISSUED 08/26/2016	SITE ADDRESS 2928 London-Groveport Rd, Grove City, OH	SITE ID Waffle House	SHEET TITLE SITE PLAN	PREPARED BY IBI GROUP 635 Brookside Boulevard Westerville, OH 43081 USA Tel: 614 818 8401 ibi@ibigroup.com	DATE 08/26/2016	REV	DATE	DESCRIPTION	BY



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



UTILITY NOTES

- UTILITIES SHOWN WERE TAKEN PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND PART FROM A SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND OR OVERHEAD UTILITIES ADJACENT TO OR UPON THE PREMISES SHOWN ON THE PLAN.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SLOPE OF BUILDING SEWERS TOWARDS THE LATERAL SEWER IN STRICT ACCORDANCE WITH THE GOVERNING AUTHORITIES PRIOR TO START OF CONSTRUCTION.
- BACKFILL ALL UTILITY TRENCHES WITH ITEM 912 GRANULAR BACKFILL IN PAVEMENT AREAS.
- ALL AREAS EXTERIOR TO THE SITE BOUNDARIES AS SHOWN ON THE SITE PLANS WHICH ARE DISTURBED DURING THE EXTENSION AND/OR CONNECTION OF UTILITY LINES ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION.
- EACH SUBCONTRACTOR SHALL OBTAIN HIS/HER OWN PERMITS AND CONTACT THE UTILITY COMPANY FOR VERIFICATION AND LOCATION OF HOOK UP PRIOR TO ANY WORK BEING DONE.
- SANITARY SEWER LATERAL IS TO BE POLY VINYL CHLORIDE (PVC) SEWER PIPE (ASTM D3034). ALL PIPE SLOPES TO BE 2.08% UNLESS OTHERWISE NOTED.
- REFER TO PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE THAN TEN DAYS AND NO LESS THAN 48 HOURS IN ADVANCE OF EXCAVATION (ORC 3781.28).
- SEE MEP PLANS FOR DETAILS AND COORDINATION REGARDING SANITARY, WATER, LIGHTING, TRANSFORMER, ELECTRIC, TELEPHONE, & CABLE.
- THE 2012 EDITION OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN, UNLESS OTHERWISE NOTED.
- THE PROPOSED WATER LINE SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO REFER TO THE WATER SERVICE PLAN FOR ALL DETAILS REGARDING PROPOSED WATER LINE CONSTRUCTION.
- THE CONTRACTOR IS TO COORDINATE WITH APPLICABLE UTILITY COMPANY FINAL LOCATION OF TRANSFORMERS, PEDESTALS & METERS. COORDINATE TELEPHONE SERVICE WITH TELEPHONE COMPANY AND ARCHITECTURAL PLANS.
- MECHANICAL EQUIPMENT IS TO BE LOCATED ON BUILDING ROOF AND WILL BE SCREENED BY BUILDING PARAPET.

UTILITY CONSTRUCTION KEYED NOTES

- PROPOSED GAS SERVICE LINE. COORDINATE LOCATION, MATERIAL, AND PIPE SIZE WITH GAS COMPANY AND MEP PLANS.
- DEFLECT PROPOSED WATER SERVICE IN ORDER TO PROVIDE 18" MINIMUM CLEARANCE WITH SEWER LINE, WHILE STILL MAINTAINING A MINIMUM 4' COVER.
- PROPOSED 1-1/2" DOMESTIC WATER SERVICE LINE. SEE WATER SERVICE PLAN FOR DETAILS. WATER METER TO BE LOCATED INSIDE BUILDING. WATER SERVICE TO CONNECT TO EX. 12" WATER LOCATED IN R/W.
- EXISTING 3/4" WATER SERVICE LINE. TO BE USED FOR IRRIGATION.
- PROPOSED TRANSFORMER AND CONCRETE PAD.
- PROPOSED ELECTRIC SERVICE LINE. COORDINATE LOCATION, WIRING AND CONDUIT WITH ELECTRIC COMPANY AND MEP PLANS.
- PROPOSED TELEPHONE SERVICE LINE. COORDINATE LOCATION, WIRING AND CONDUIT WITH TELEPHONE COMPANY AND MEP PLANS.
- LIGHT POLE LOCATION (TYPICAL), COORDINATE WITH MEP PLANS.
- PROPOSED CURB RAMP PER GROVE CITY STANDARD DRAWING C-GC-43B.
- EXISTING 6" SANITARY INVERT = 818.31
PROPOSED 6" SANITARY INVERT (AT TOP OF RISER) = 821.03 CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING SANITARY SEWER. CONTRACTOR SHALL INSTALL PROPOSED SANITARY SERVICE RISER PER GROVE CITY STANDARD DRAWINGS C-GC-22 & C-GC-30.
- 215 LF - 6" PVC @ 2.08% MIN. REFER TO GROVE CITY STANDARD DRAWING C-GC-37 FOR ADDITIONAL INFORMATION.
- PROPOSED 6" SANITARY CLEAN OUT INVERT = 822.03. PROVIDE CLEANOUT PER GROVE CITY STANDARD DRAWING C-GC-22.
- PROPOSED 6" SANITARY CLEAN OUT. INVERT = 825.39. PROVIDE CLEANOUT PER GROVE CITY STANDARD DRAWING C-GC-22.
- PROPOSED 6" SANITARY CLEAN OUT. INVERT = 824.25. PROVIDE CLEANOUT PER GROVE CITY STANDARD DRAWING C-GC-22.
- PROPOSED 6" SANITARY CLEAN OUT. INVERT = 825.00. PROVIDE CLEANOUT PER GROVE CITY STANDARD DRAWING C-GC-22.
- PROPOSED 6" SANITARY. INVERT = 825.50, COORDINATE WITH MEP PLANS. PROVIDE CONNECTION PER CITY OF COLUMBUS STANDARD DRAWING AA-S160.
- PROPOSED 6" SANITARY. INVERT = 825.50, COORDINATE WITH MEP PLANS. PROVIDE CONNECTION PER CITY OF COLUMBUS STANDARD DRAWING AA-S160.
- PROPOSED GREASE TRAP.

LEGEND

— STM —	PROP. STORM SEWER	— D —	EX. STORM SEWER
— SAN —	PROP. 6" SANITARY SEWER LATERAL	— S —	EX. 6" SANITARY SEWER LATERAL
— W —	PROP. 1-1/2" WATER SERVICE	— W —	EX. 3/4" WATER SERVICE
— G —	PROP. GAS SERVICE	— G —	EX. GAS SERVICE
— E —	PROP. ELECTRIC SERVICE	— E —	EX. ELECTRIC SERVICE
— T —	PROP. TELEPHONE SERVICE	— OHL —	EX. OVERHEAD ELECTRIC LINE

- ELECTRIC TRANSFORMER AND PAD
- PROP. CATCH BASIN



800-362-2764 or 8-1-1
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STATE OF OHIO
ERIC P. CHENEVEY
E-55806
REGISTERED PROFESSIONAL ENGINEER

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

08/26/2016
DATE

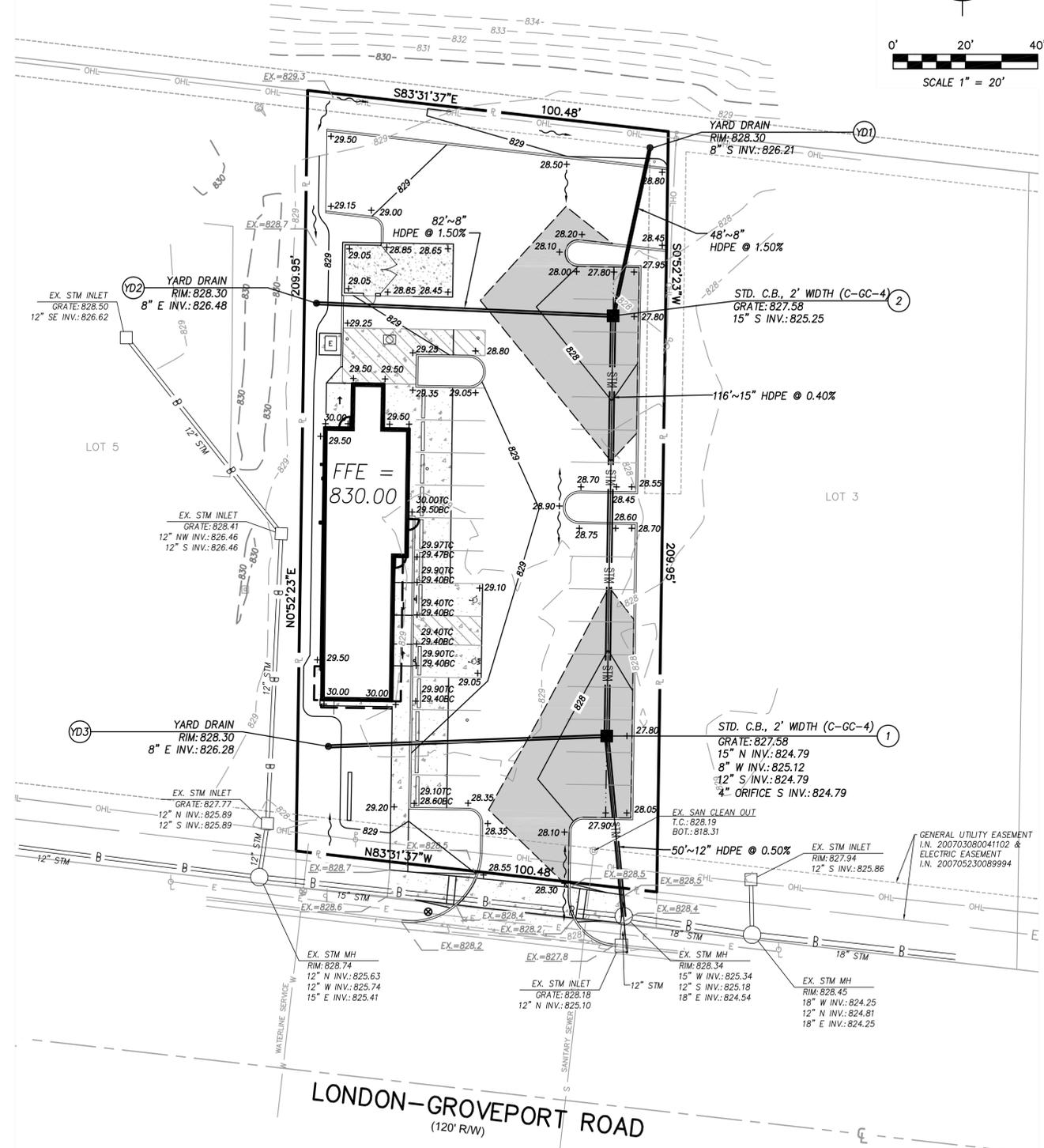
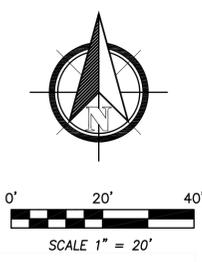
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PREPARED FOR: "A UNCLE AMERICAN PHENOMENON"
WAFFLE HOUSE®
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Finfield Drive, Norcross, GA 30071
(770) 729-5700

DRAWN BY: TJS	DATE: 08/26/2016
REVIEWED BY: EPC	DATE ISSUED: 08/26/2016

PLANS: SITE IMPROVEMENT PLANS
SHEET TITLE: UTILITY PLAN
SITE ADDRESS: 2928 London-Groveport Rd, Grove City, OH
Waffle House

SHEET NO. 3 / 6



LEGEND

- $\text{---} \times .xxx\% \text{---}$ PROP. SLOPE
- $\text{---} xxx.xx \text{---}$ PROP. ELEVATION SPOT SHOT
- $\text{---} xxx.xx \text{---}$ PROP. TOP OF CURB SPOT SHOT
- $\text{---} xxx.xx \text{---}$ PROP. BOTTOM OF CURB SPOT SHOT
- $\text{---} xxx \text{---}$ PROP. CONTOUR
- $\text{---} STM \text{---}$ PROP. STORM SEWER
- $\text{---} SAN \text{---}$ PROP. 6" SANITARY SEWER LATERAL
- $\text{---} W \text{---}$ PROP. 1-1/2" WATER SERVICE
- $\text{---} G \text{---}$ PROP. GAS SERVICE
- $\text{---} E \text{---}$ PROP. ELECTRIC SERVICE
- $\text{---} T \text{---}$ PROP. TELEPHONE SERVICE
- $\text{---} E \text{---}$ PROP. TRANSFORMER AND PAD
- \blacksquare PROP. CATCH BASIN
- \blacksquare PROP. PAVEMENT PONDING
- \bullet PROP. YARD DRAIN
- $\text{---} EX=xxx.x \text{---}$ EX. ELEVATION SPOT SHOT
- $\text{---} xxx \text{---}$ EX. CONTOUR
- $\text{---} D \text{---}$ EX. STORM SEWER
- $\text{---} S \text{---}$ EX. 6" SANITARY SEWER LATERAL
- $\text{---} W \text{---}$ EX. 3/4" WATER SERVICE
- $\text{---} G \text{---}$ EX. GAS SERVICE
- $\text{---} E \text{---}$ EX. ELECTRIC SERVICE
- $\text{---} OHL \text{---}$ EX. OVERHEAD ELECTRIC LINE

PROP. PAVEMENT PONDING
 ELEVATION: 828.30
 TOTAL AREA: 3,320 S.F.
 MAXIMUM DEPTH IN PARKING LOT: 8.64 IN.
 100-YR PONDING ELEV.: 828.03

REV	DATE	DESCRIPTION

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

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

08/26/2016
 DATE

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STD. ISSUE DATE	08/26/2016	
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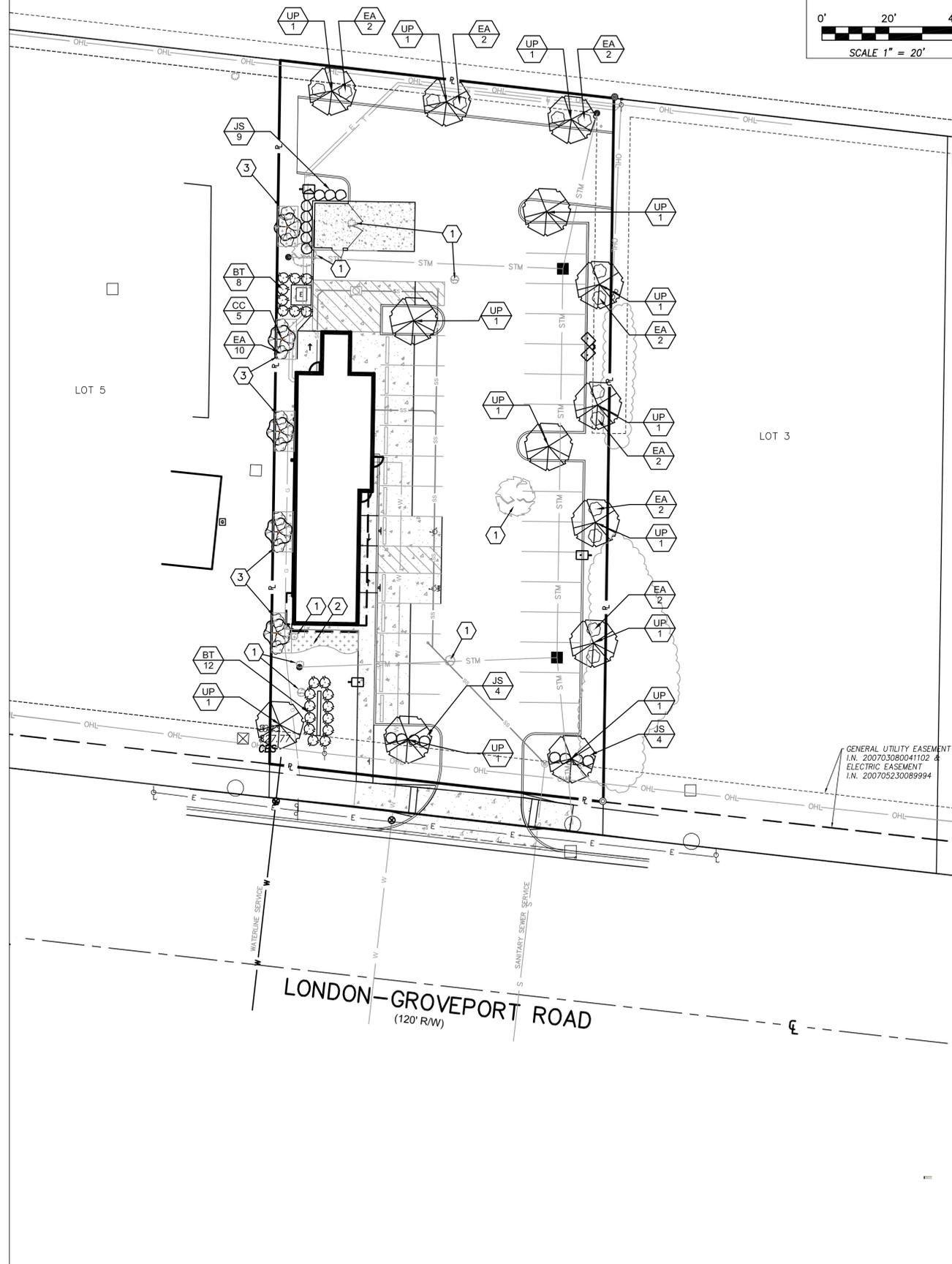
SHEET NO.	TITLE	DATE
4 / 6	SITE IMPROVEMENT PLANS GRADING & DRAINAGE PLAN	08/26/2016

SITE ADDRESS
 Waffle House
 2928 London-Groveport Rd, Grove City, OH

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



PLANT SCHEDULE

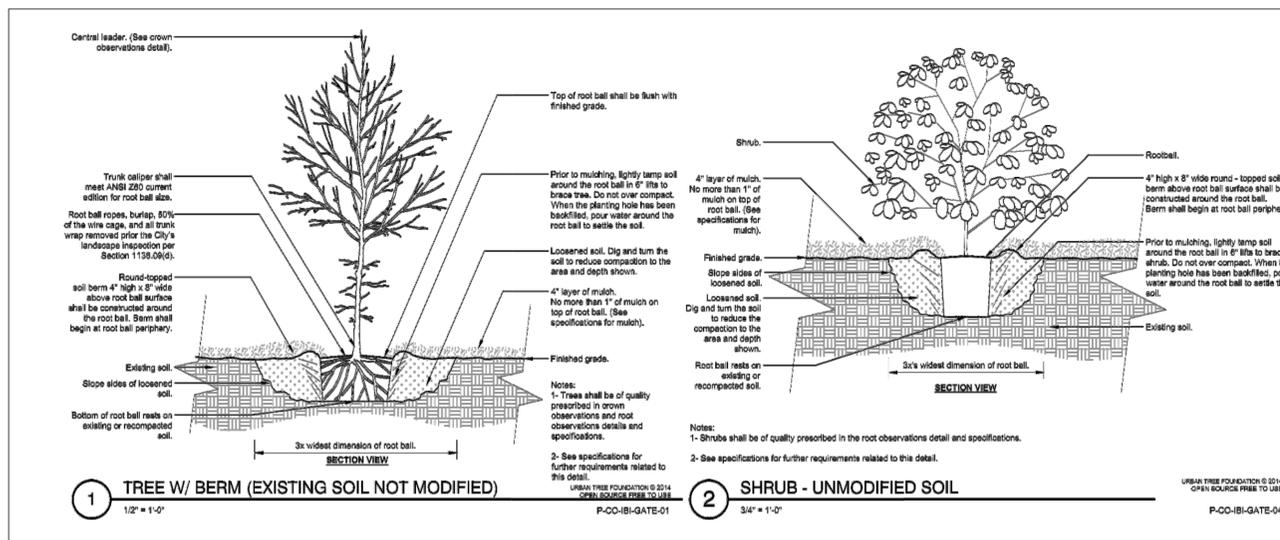
TREES	QTY	COMMON NAME/BOTANICAL NAME	CONT	CAL	SIZE
CC	5	EASTERN REDBUD/CERCIS CANADENSIS	B&B	2"	6' HT.
UP	12	LACEBARK ELM/ULMUS PARVIFOLIA	B&B	2"	6' HT.
SHRUBS	QTY	COMMON NAME/BOTANICAL NAME	CONT		
BT	20	CRIMSON PYGMY DWARF JAPANESE BARBERRY/Berberis thurbergi	5 GAL.		
EA	24	RUDY HAAG BURNING BUSH/EUONYMUS ALATUS 'RUDY HAAG'	18" HT.		
JS	17	SEA GREEN JUNIPER/JUNIPERUS CHINENSIS 'SEA GREEN'	36" HT.		

CODED NOTES (X)

- (1) EXISTING TREE TO BE REMOVED.
- (2) PLANTING AREA.
- (3) A MINIMUM 64 S.F. PLANTING AREA IS TO BE PROVIDED AROUND EACH EASTERN REDBUD / CERCIS CANADENSIS.

LANDSCAPING NOTES

1. ALL SERVICE STRUCTURES SHALL BE SCREENED PER CITY LANDSCAPE CODE 1136.08.
2. IRRIGATION SHALL BE REQUIRED ON 75%-100% OF THE ENTIRE PROPERTY WITH EMPHASIS ON AREAS ALONG THE ROADWAYS AND 100% OF ALL LANDSCAPING AREAS ADJACENT TO THE STRUCTURE.
3. PER SECTION 1136.11 SOD AND/OR SEED SHALL BE PLACED UPON THE GROUND IN ALL BARREN AREAS TO COVER THE FRONT YARD, SIDE YARDS, AND REAR YARD FOR ALL NEW DEVELOPMENTS. SEED SHALL BE SPREAD EVENLY AND COVERED BY A PROTECTIVE COVERING OF HYDRO OR PENN MULCH. NO STRAW IS ALLOWED TO BE USED IN THE CITY OF GROVE CITY.



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

Eric P. Chenevey
OHIO ENGINEER NO. 55806

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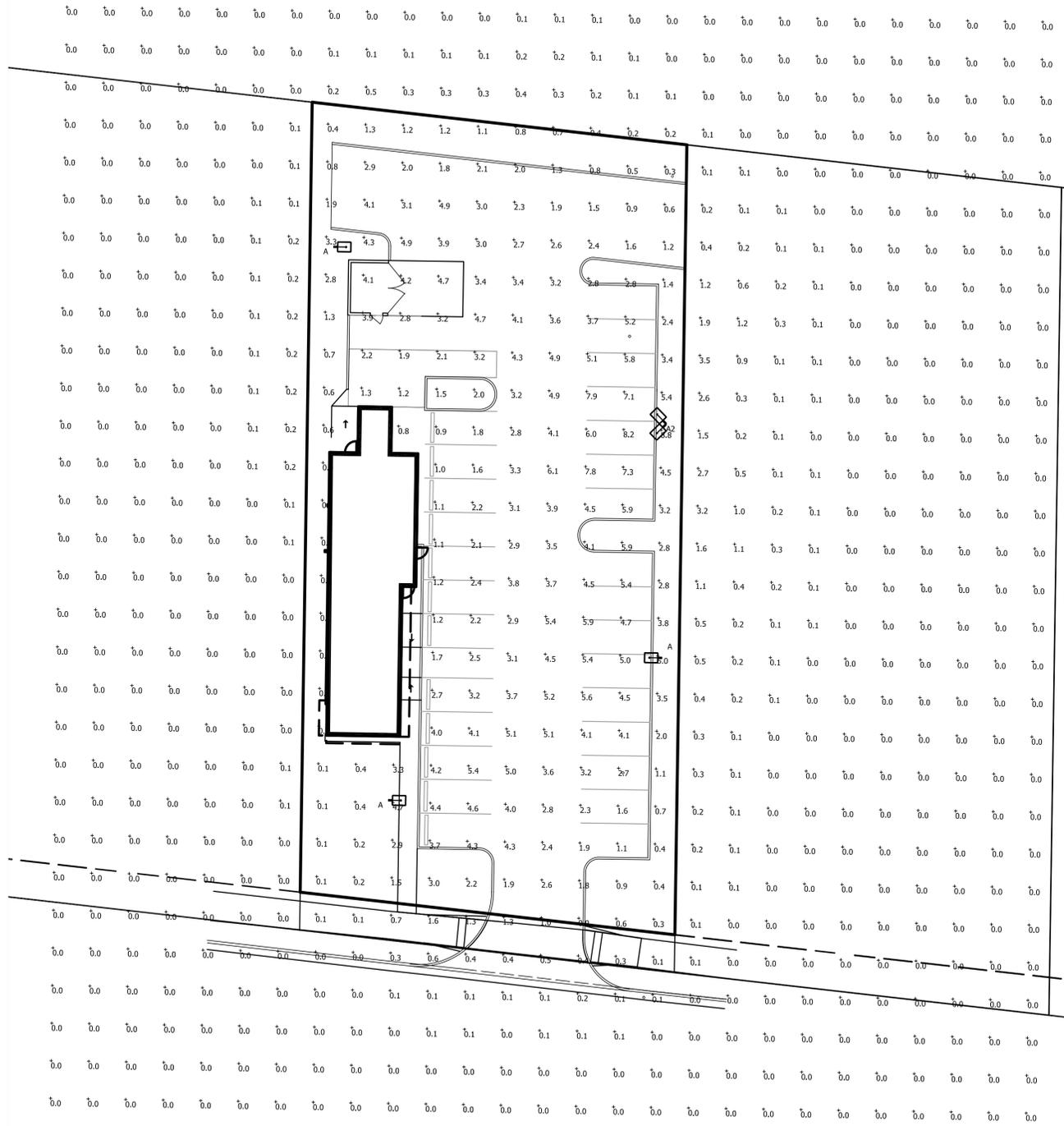
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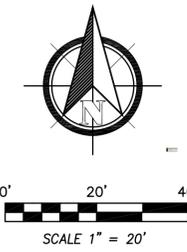
DRAWN BY: JUS
STD. ISSUE DATE: 08/26/2016
REVIEWED BY: EPC
DATE ISSUED: 08/26/2016

PLANS: SITE IMPROVEMENT PLANS
SHEET TITLE: LANDSCAPE PLAN
SITE ID: WAFFLE HOUSE
2928 London-Groveport Rd, Grove City, OH

SHEET NO. 5 / 6



LONDON-GROVEPORT ROAD
(120' R/W)



Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Total Lamp Lumens	LLF	Description
	1	B	12' - 0" AFG	1710	0.800	NRG-206B-PC
	1	A2	22' - 0" AFG	30000	0.800	CR1-A-P32-H4P-F-Q-BL-HS-L-Wx
	2	A	22' - 0" AFG	30000	0.800	CR1-A-P32-H4P-F-Q-BL-HS-L-Wx

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	3.34	8.2	0.6	5.57	13.67
Overall Area	Illuminance	Fc	0.76	8.8	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.90	4.9	0.0	N.A.	N.A.

SHEET NO.	6 / 6	PLANS	SITE IMPROVEMENT PLANS	DRAWN BY TJS	STD. ISSUE DATE 08/26/2016	REVIEWED BY EPC	DATE ISSUED 08/26/2016	DATE	REV	DATE	BY
SHEET TITLE PHOTOMETRIC PLAN				2928 London-Groveport Rd, Grove City, OH							
SITE ADDRESS Waffle House				5866 Financial Drive, Norcross, GA 30071 (770) 729-5700							
PREPARED FOR: "A UNIQUE AMERICAN PHENOMENON" Waffle House "AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"				 ERIC P. CHENEVEY OHIO ENGINEER NO. 55806 DATE: 08/26/2016 PREPARED BY: IBI GROUP 635 Brookside Boulevard Westerville, OH 43081 USA Tel: 614 418 4400 ibigroup.com							