

CONSTRUCTION NOTES:

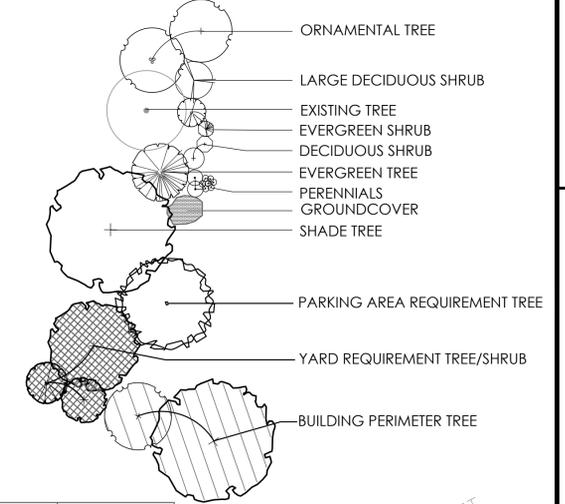
- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ EXISTING BOULDER TO BE STOCKPILED AND PLACED PER PLAN
- ④ STOCKPILED BOULDER - FINAL LOCATION

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. 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.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL SERVICE STRUCTURES, INCLUDING, BUT NOT LIMITED TO A/C UNITS, ELECTRICAL TRANSFORMERS, AND TRASH DUMPSTERS SHALL BE SCREENED PER GROVE CITY CODE SECTION 1136.08

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



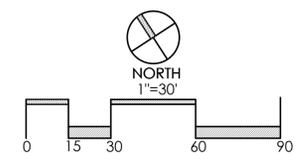
PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
5	AME	AMELANCHIER xCANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	2" CAL.	B&B	MATCH FORM
5	CER	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	MATCH FORM
22	GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	MATCH FORM
24	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2" CAL.	B&B	MATCH FORM
16	CAR	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	2" CAL.	B&B	MATCH FORM
SHRUBS						
34	CAL	CALLICARPA DICHOTOMA	PURPLE BEAUTYBERRY	24" HGT.	B&B	
22	FOR	FORSYTHIA xNORTHERN SUN'	NORTHERN SUN FORSYTHIA	18" HGT.	B&B	
3	FOT	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24" HGT.	B&B	
77	OWL	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" SPR.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
18	HEM	HEMEROCALLIS 'HYPERION'	HYPERION DAY LILY	NO. 1	CONT.	
32	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SUNPROOF LIRIOPE	NO. 1	CONT.	

LANDSCAPE REQUIREMENTS*

LOCATION	REQUIRED	PROVIDED
N. MEADOWS FRONTAGE - 336 LF		
ONE (1) TREE PLANTED FOR EVERY 35 LINEAR FEET OF FRONTAGE	10 TREES FOR 336 L.F.	10 TREES
80% OPAQUE SCREEN EV. SHRUBS, MOUND, OR WALL)	3' HT. (W/ 3 YRS.) EV. HEDGE	3' HT. (W/ 3 YRS.) EV. HEDGE
I-71 FRONTAGE - 336 LF		
ONE (1) TREE PLANTED FOR EVERY 35 LINEAR FEET OF FRONTAGE	10 TREES FOR 336 L.F.	10 TREES
80% OPAQUE SCREEN EV. SHRUBS, MOUND, OR WALL)	3' HT. EARTH MOUND	3' HT. EARTH MOUND
INTERIOR VEHICULAR USE AREA		
EACH PENINSULA, ISLAND, AISLE END ISLAND, OR PLANTING AREA IS TO CONTAIN AT LEAST ONE (1) 2" CAL. MED. OR LRG. SPECIES TREE	PER PLAN	PER PLAN
NORTHERN SIDE YARD PARKING REQUIREMENTS (COMPATIBLE) +/- 551' L.F.		
ONE (1) 2" CAL. MED. OR LRG. CLASS TREE AND TWO (2) 18" HGT. DECIDUOUS SHRUBS/40' L.F., OR ONE (1) 6' HT. EV. TREE/20 L.F. AND TWO (2) 18" HT. DEC. SHRUBS/40' L.F. OF PROPERTY LINE.	14 2" CAL. DECIDUOUS TREES + 28 18" HT. DEC. SHRUBS	14 2" CAL. DECIDUOUS TREES + 28 18" HT. DEC. SHRUBS
SOUTHERN SIDE YARD PARKING REQUIREMENTS (COMPATIBLE) +/- 558' L.F.		
ONE (1) 2" CAL. MED. OR LRG. CLASS TREE AND TWO (2) 18" HGT. DECIDUOUS SHRUBS/40' L.F., OR ONE (1) 6' HT. EV. TREE/20 L.F. AND TWO (2) 18" HT. DEC. SHRUBS/40' L.F. OF PROPERTY LINE.	14 2" CAL. DECIDUOUS TREES + 28 18" HT. DEC. SHRUBS	14 2" CAL. DECIDUOUS TREES + 28 18" HT. DEC. SHRUBS
BUILDING PERIMETER - 635 LF		
ONE (1) TREE PLANTED FOR EVERY 40 LINEAR FEET OF BUILDING PERIMETER	16 TREES	16 TREES

PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS	

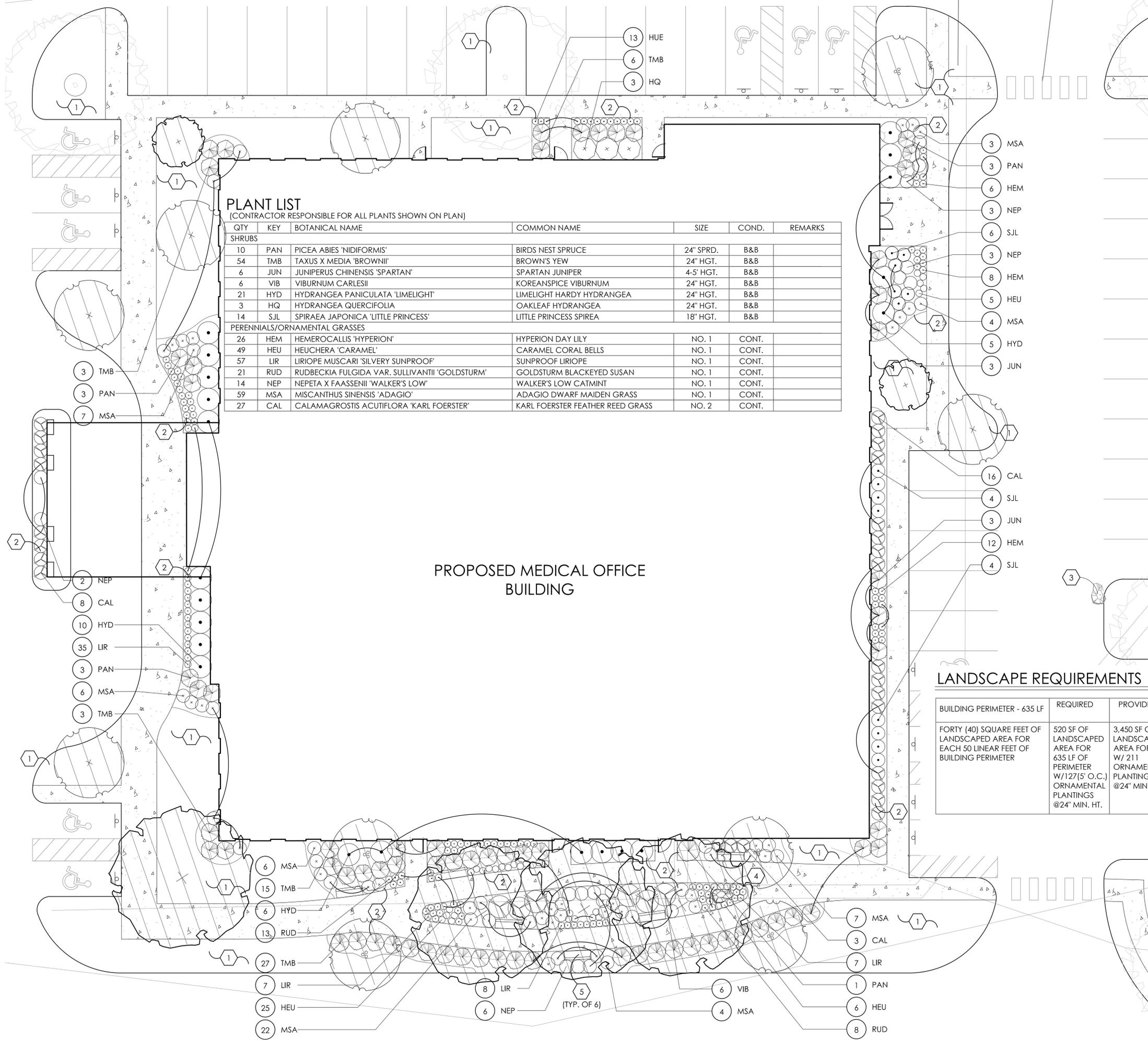
OVERALL LANDSCAPE PLAN

TRIVIUM GROVE CITY M.O.B.
PREPARED FOR
TRIVIUM DEVELOPMENT LLC
210 NORTH LAZELLE STREET,
COLUMBUS, OHIO 43215

Faris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
Columbus, OH 43215
p (614) 487-1964
www.farisplanninganddesign.com

DATE	10/31/16
PROJECT	12089
SHEET	

C-1



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
10	PAN	PICEA ABIES 'NIDIFORMIS'	BIRDS NEST SPRUCE	24" SPRD.	B&B	
54	TMB	TAXUS X MEDIA 'BROWNII'	BROWN'S YEW	24" HGT.	B&B	
6	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	4-5' HGT.	B&B	
6	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	B&B	
21	HYD	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HARDY HYDRANGEA	24" HGT.	B&B	
3	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	B&B	
14	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	18" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
26	HEM	HEMEROCALLIS 'HYPERION'	HYPERION DAY LILY	NO. 1	CONT.	
49	HEU	HEUCHERA 'CAMEL'	CAMEL CORAL BELLS	NO. 1	CONT.	
57	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SUNPROOF LIRIOPE	NO. 1	CONT.	
21	RUD	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSAN	NO. 1	CONT.	
14	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	
59	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO DWARF MAIDEN GRASS	NO. 1	CONT.	
27	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	

PROPOSED MEDICAL OFFICE BUILDING

LANDSCAPE REQUIREMENTS

BUILDING PERIMETER - 635 LF	REQUIRED	PROVIDED
FORTY (40) SQUARE FEET OF LANDSCAPED AREA FOR EACH 50 LINEAR FEET OF BUILDING PERIMETER	520 SF OF LANDSCAPED AREA FOR 635 LF OF PERIMETER W/127(5' O.C.) ORNAMENTAL PLANTINGS @24" MIN. HT.	3,450 SF OF LANDSCAPED AREA FOR W/ 211 ORNAMENTAL PLANTINGS @24" MIN. HT.

GENERAL PLANTING NOTES:

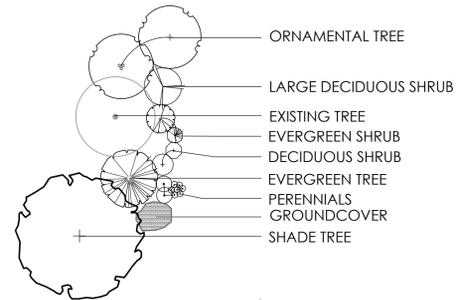
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- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
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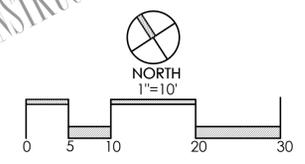
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- EXISTING BOULDER TO BE STOCKPILED AND PLACED PER PLAN
- STOCKPILED BOULDER - FINAL LOCATION
- BENCH (BY OWNER)

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PRELIMINARY
NOT FOR CONSTRUCTION**



REVISIONS	

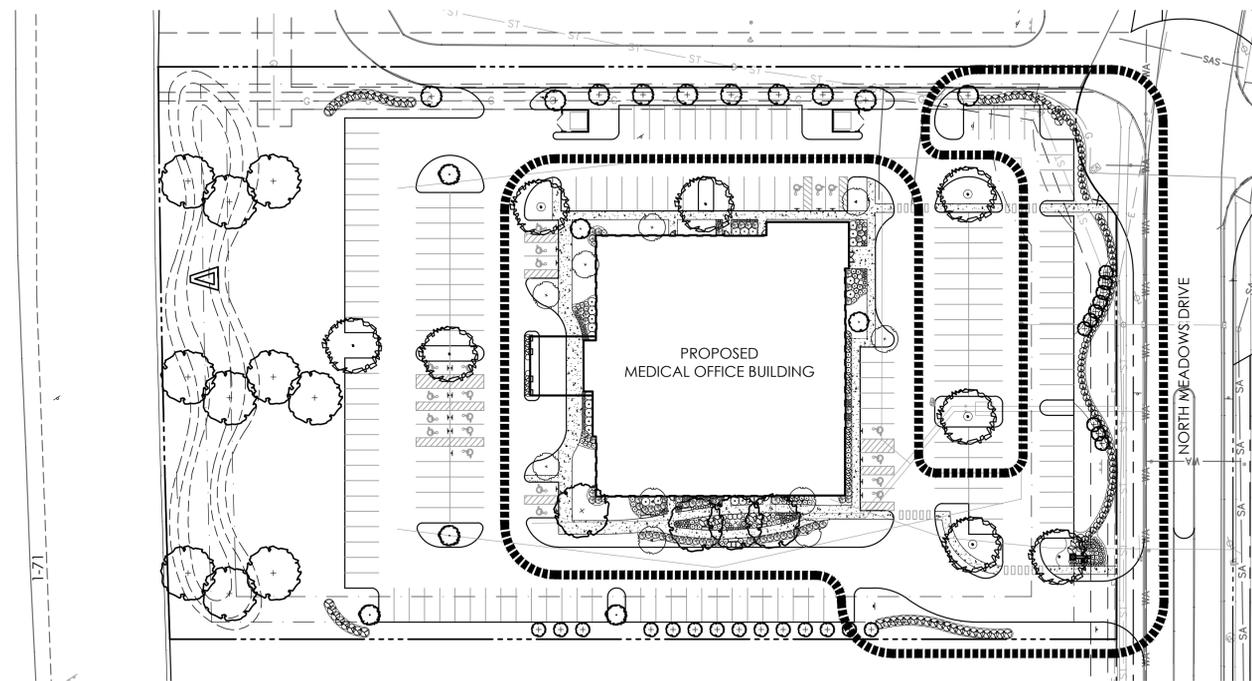
BUILDING PERIMETER LANDSCAPE PLAN

TRIVIUM GROVE CITY M.O.B.
 PREPARED FOR
TRIVIUM DEVELOPMENT LLC
 210 NORTH LAZELLE STREET,
 COLUMBUS, OHIO 43215

Faris Planning & Design
 LANDSCAPE ARCHITECTURE
 Columbus, OH 43215
 Suite 401
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 243 N. 5th Street
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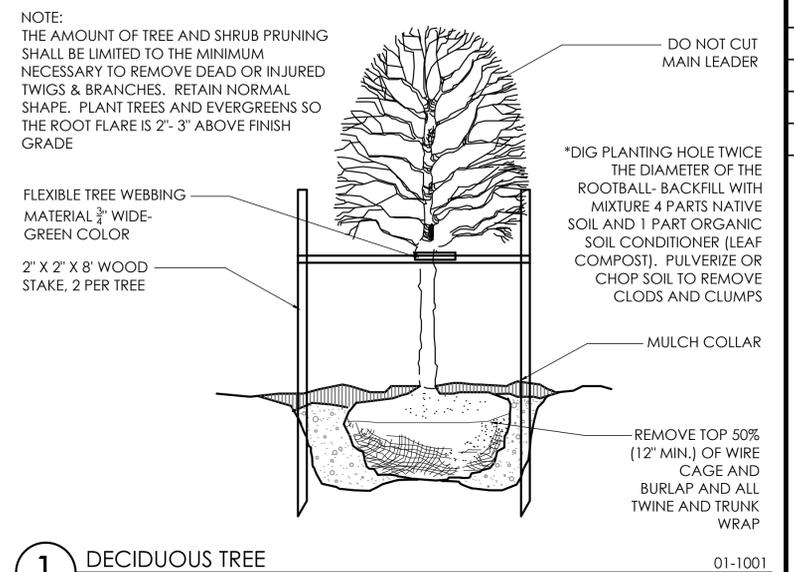
C-2



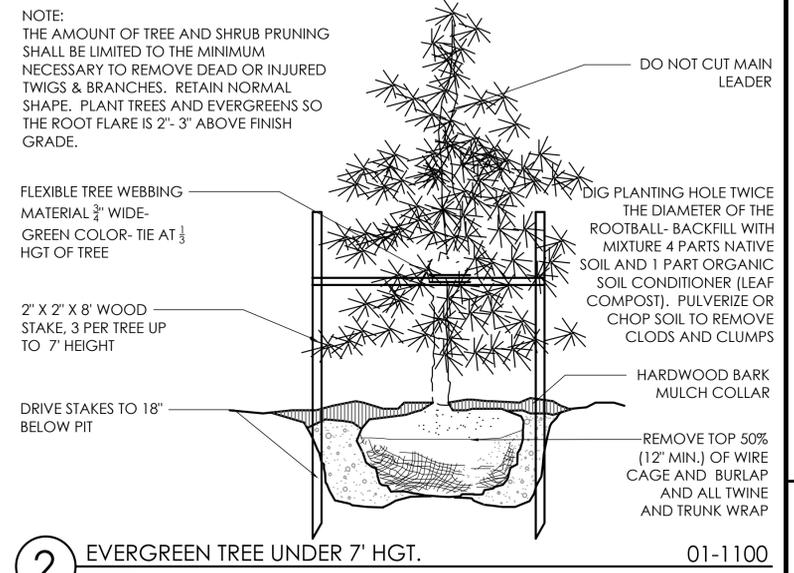
4 IRRIGATION LIMITS
SCALE: 1" = 100'

FINAL IRRIGATION PLANS WILL BE PREPARED BY SITE ONE LANDSCAPE SUPPLY PRIOR TO CONSTRUCTION- FOR BIDDING PURPOSES. CONTRACTOR SHALL PREPARE BID THAT INCLUDES A COMPLETE IRRIGATION SYSTEM, INCLUDING WEATHER-BASED CONTROLLER, DRIP IRRIGATION IN PLANT BEDS, AND TURF SPRAY HEADS IN LAWN AREAS.

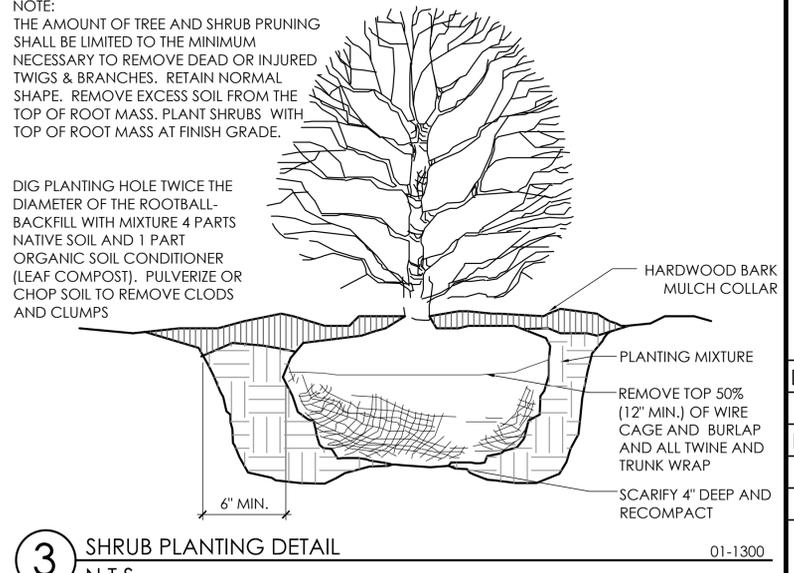
PRELIMINARY
NOT FOR CONSTRUCTION



1 DECIDUOUS TREE
N.T.S. 01-1001



2 EVERGREEN TREE UNDER 7' HGT.
N.T.S. 01-1100



3 SHRUB PLANTING DETAIL
N.T.S. 01-1300

REVISIONS	

LANDSCAPE
DETAILS &
IRRIGATION PLAN

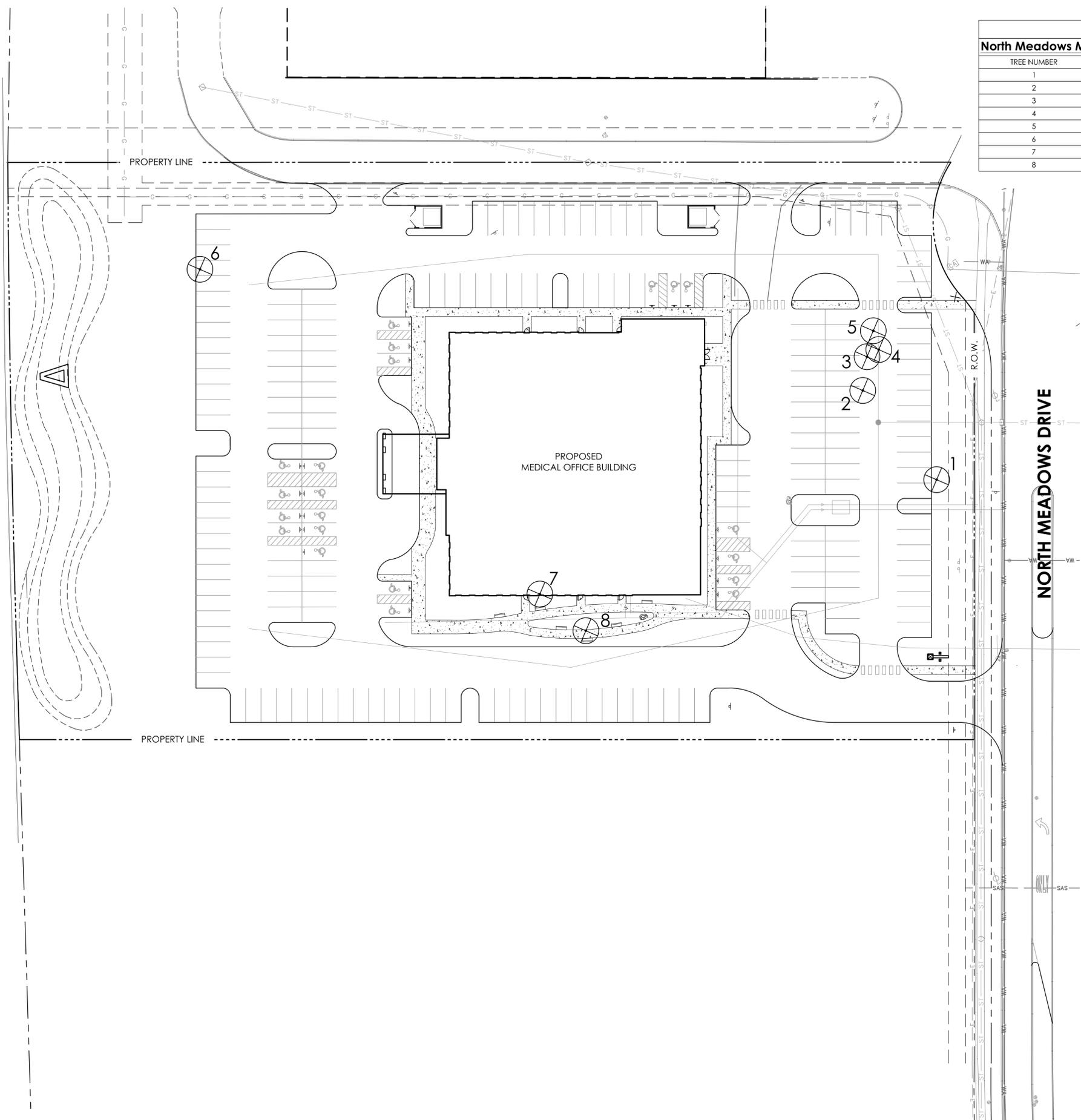
TRIVIUM
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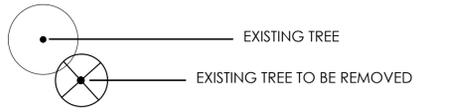
D-1

1-71

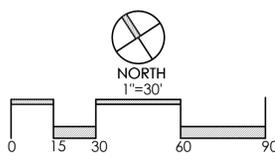


EXISTING TREES				
North Meadows Medical Office Development				
TREE NUMBER	SIZE	SPECIES	CONDITION	STATUS
1	8	COTTONWOOD	GOOD	REMOVE
2	7	COTTONWOOD	GOOD	REMOVE
3	8	COTTONWOOD	GOOD	REMOVE
4	6	COTTONWOOD	GOOD	REMOVE
5	6	COTTONWOOD	GOOD	REMOVE
6	10	COTTONWOOD	GOOD	REMOVE
7	6	PEAR	GOOD	REMOVE
8	6	PEAR	GOOD	REMOVE

PRESERVATION PLANT KEY



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS	

TREE
PRESERVATION
PLAN

TRIVIUM
GROVE CITY M.O.B.
PREPARED FOR
TRIVIUM DEVELOPMENT LLC
210 NORTH LAZELLE STREET,
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Paris Planning & Design
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LANDSCAPE ARCHITECTURE
Columbus, OH 43215
www.parisplanninganddesign.com

DATE	10/31/16
PROJECT	12089
SHEET	

E-1

CITY OF GROVE CITY, OHIO

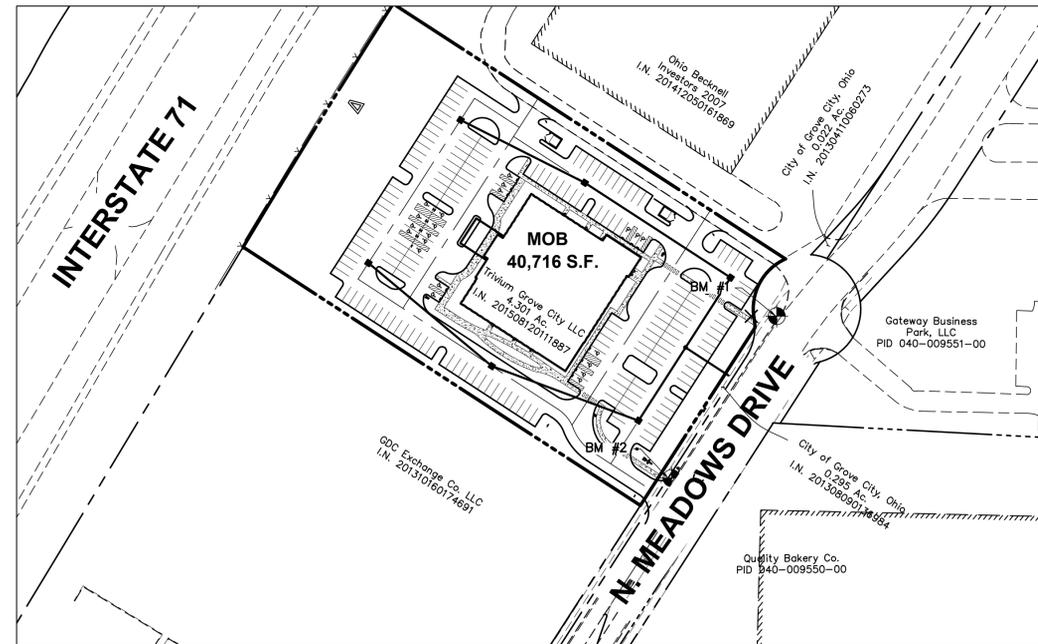
TRIVIUM GROVE CITY MOB

NORTH MEADOWS DRIVE

SITE DEVELOPMENT PLAN

GENERAL DEVELOPMENT STANDARDS

AREA	4.30± AC. TOTAL
PERMITTED USES	PLANNED UNIT DEVELOPMENT INDUSTRIAL PERMITTED USE STANDARD (PUD-1) IN CHAPTER 1135.14
DENSITY	75% BUILDING COVERAGE MAX 12.4% BUILDING COVERAGE PROVIDED
MAXIMUM BUILDING HEIGHT	34'8" HEIGHT
OFF STREET PARKING	PER GROVE CITY REQUIREMENTS FOR EACH USE SECTION 1135.12
PROPOSED STREET TYPE	PRIVATE, SHARED ACCESS. ALL PRIVATE DRIVES AND DRIVEWAYS WILL HAVE CURBS AND CURB CUTS THAT WILL BE CONSTRUCTED TO GROVE CITY STANDARDS.
R.O.W. WIDTH	80': NORTH MEADOWS DRIVE PRIVATE STREET: N/A
PAVEMENT WIDTH	ACCESS DRIVES, & 1ST AISLE EAST WEST & SOUTH OF BUILDING 24' ALL OTHERS 22' OR AS OTHERWISE APPROVED BY THE CITY ENGINEER. WILL CONFORM TO GROVE CITY STANDARDS REGARDING (2) WAY STREETS.
SET BACKS:	
PUBLIC ROAD	25' PARKING & 50' BUILDING SETBACK
SIDE	10' PARKING & 25' BUILDING SETBACK
REAR	25' PARKING & 40' BUILDING SETBACK



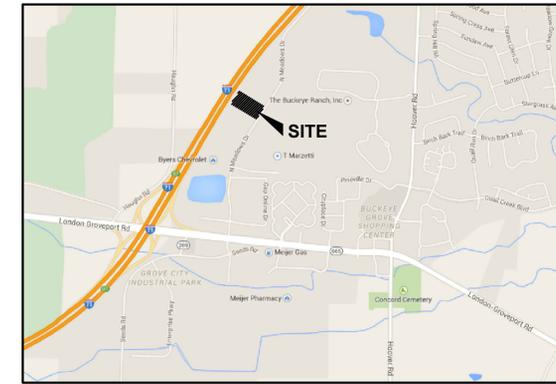
INDEX MAP
SCALE: 1" = 100'

SITE DATA	
SITE AREA	4.301 ACRES (187356 SQ.FT.) (BY SURVEY)
BUILDING AREA	40,716 S.F.
BUILDING HEIGHT	34'-8"
CURRENTLY ZONED	PUD-1
PARKING DATA	
TOTAL PARKING SPACES PROVIDED	205 SPACES
H/C PARKING SPACES REQUIRED (10% TOTAL)	21 SPACES
H/C PARKING SPACES PROVIDED	21 SPACES
LOT COVERAGE	
BUILDING	40,716 S.F. (21.7%)
PAVEMENT & WALK	93305 S.F. (49.8%)
EX. PAVE & CURB	5150 S.F. (02.7%)
LANDSCAPING/OPENSOURCE	48185 S.F. (25.7%)

BENCHMARKS

BASED ON NAVD 1988 DATUM.

- SOURCE - ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.
- SITE BM 1 - BOLT OF FIRE HYDRANT, WEST SIDE OF N. MEADOW DRIVE APPROXIMATELY 60' SOUTH WEST OF THE NORTHEAST PROPERTY CORNER OF SUBJECT PROPERTY. SHOWN ON BASE MAP AS "BM #1" WITH COORDINATES LISTED BELOW:
- NORTHING: 672776.9090
EASTING: 1804734.7400
ELEVATION: 826.8380
- SITE BM 2 - BOLT OF FIRE HYDRANT, WEST SIDE OF NORTH MEADOW DRIVE APPROXIMATELY 45' NORTH OF SOUTHEAST PROPERTY CORNER OF SUBJECT PROPERTY. SHOWN ON BASE MAP AS "BM #2" WITH COORDINATES LISTED BELOW:
- NORTHING: 672586.6170
EASTING: 1804610.7270
ELEVATION: 827.2120



LOCATION MAP
NO SCALE

INDEX OF SHEETS

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
SITE DIMENSION PLAN	3
UTILITY PLAN	4
SITE GRADING PLAN	5
SITE DETAILS	6

GRAPHIC SCALE



1 inch = 100 feet

DEVELOPER

TRIVIUM GROVE CITY, LLC
210 NORTH LAZELLE ST.
COLUMBUS, OHIO 43215
CONTACT: TIM SPENCER
TIM@TRIVIUMDEVELOPMENT.COM
614-545-7979 OFFICE

LANDSCAPE ARCHITECT

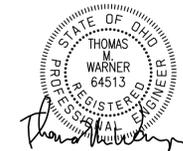
FARIS PLANNING & DESIGN
243 N. 5TH STREET
SUITE 401
COLUMBUS, OHIO 43215
CONTACT: TODD FARIS
EMAIL: TFARIS@FARISPLANNINGANDDESIGN.COM
PHONE: 614-487-1964

ENGINEER

ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDISEGN.COM
PHONE: 614-428-7750

ARCHITECT

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43214
CONTACT: J. CARTER BEAN
EMAIL: CARTER@BEANARCHITECTS.COM
TEL: 614.262.2326



REGISTERED ENGINEER DATE 10-31-2016

CITY OF GROVE CITY APPROVALS
"City of Grove City" signatures on this plan signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

MAYOR, CITY OF GROVE CITY DATE

CITY ADMINISTRATOR, CITY OF GROVE CITY DATE

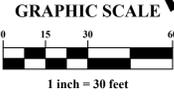
SERVICE DIRECTOR, CITY OF GROVE CITY DATE

SAFETY DIRECTOR, THE CITY OF GROVE CITY DATE

CITY ENGINEER, THE CITY OF GROVE CITY DATE

CHIEF, JACKSON TOWNSHIP FIRE DEPARTMENT DATE





INTERSTATE 71

$\Delta=125^{\circ}24'$
 $R=11704.30'$
 $Arcl=290.75'$
 $ChB=N31^{\circ}51'51''E$
 $ChD=290.74'$

$N31^{\circ}09'09''E$ 45.22'
EX. LA R/W

EX. LA R/W

$N57^{\circ}04'20''W$ 558.18'

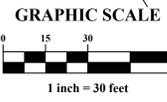
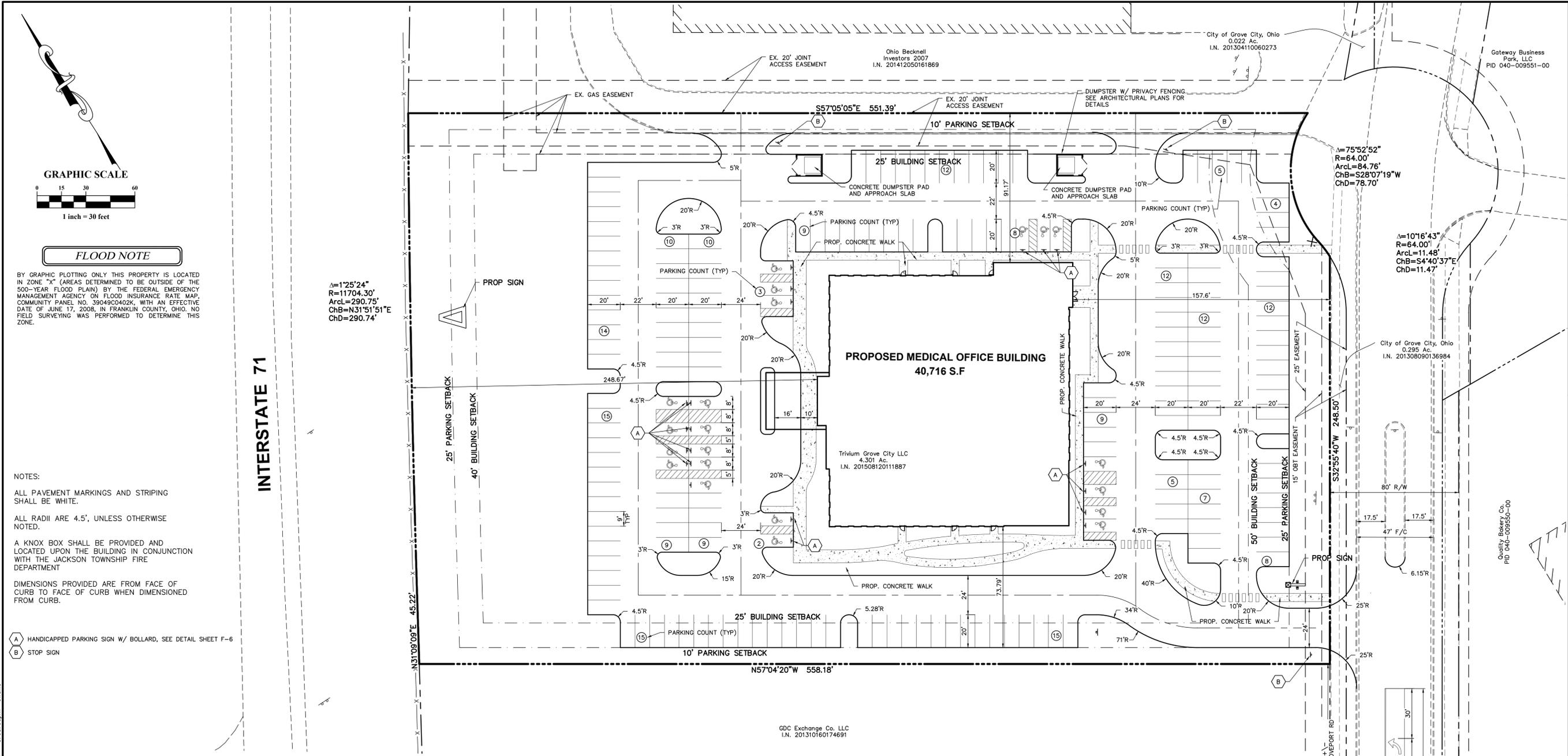
$S57^{\circ}05'05''E$ 551.39'

$\Delta=75^{\circ}52'52''$
 $R=64.00'$
 $Arcl=84.76'$
 $ChB=S28^{\circ}07'19''W$
 $ChD=78.70'$

$\Delta=101^{\circ}6'43''$
 $R=64.00'$
 $Arcl=11.48'$
 $ChB=S4^{\circ}40'37''E$
 $ChD=11.47'$

EX. LA R/W

EX. LA R



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0402K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

$\Delta=1'25'24''$
 $R=11704.30'$
 $\text{ArcL}=290.75'$
 $\text{ChB}=N31'51'51''E$
 $\text{ChD}=290.74'$

- NOTES:
- ALL PAVEMENT MARKINGS AND STRIPING SHALL BE WHITE.
 - ALL RADII ARE 4.5', UNLESS OTHERWISE NOTED.
 - A KNOX BOX SHALL BE PROVIDED AND LOCATED UPON THE BUILDING IN CONJUNCTION WITH THE JACKSON TOWNSHIP FIRE DEPARTMENT.
 - DIMENSIONS PROVIDED ARE FROM FACE OF CURB TO FACE OF CURB WHEN DIMENSIONED FROM CURB.

- A HANDICAPPED PARKING SIGN W/ BOLLARD, SEE DETAIL SHEET F-6
- B STOP SIGN

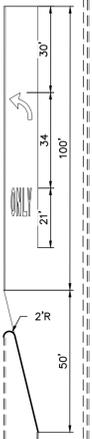
DEVELOPMENT PLAN REQUIREMENTS

- A title block in the lower right hand corner containing:
 - Final Development Plan
 - Project Title and City Project No.
 - Name and address of Owner
 - Date
- Title Block Shown on all sheets with required information provided.
- Location Map.
 - LOCATION MAP PROVIDED IN THE UPPER RIGHT CORNER OF SHEET F-1.
- North Arrow (up or to the left)
 - NORTH ARROW PROVIDED ON ALL SHEETS IN PROPER ORIENTATION.
- The property dimensions and boundary lines of the site, including total acreage and/or total square footage of site, and approximate distance to the nearest cross street.
 - THE PROPERTY BOUNDARY, TOTAL ACREAGE AND APPROXIMATE DISTANCES ARE SHOWN AND LABELED ON THIS SHEET.
- All existing or proposed building locations on or adjacent to the property, existing structures per the BOCA and Ohio Fire Code and access points on and adjacent to the property. (Chap. 151)
 - ALL EXISTING BUILDINGS, ACCESS POINTS AND PARKING AREAS ARE SHOWN ON THIS SHEET.
- All setbacks and building lines. (Chap. 1135.10)
 - BUILDING AND SETBACK LINES ARE SHOWN ON THIS SHEET.
- All existing public streets or private drives with street name, right-of-way and pavement width, median openings, and left turn lanes. (Chap. 901)
 - ALL EXISTING ROADWAYS, BOTH PUBLIC AND PRIVATE ARE SHOWN ON THIS SHEET. RIGHT-OF-WAY WIDTHS, LANE CONFIGURATION AND PAVEMENT WIDTHS ARE ALL LABELED.
- All railroad and utility right-of-ways, or easements, parks or other public/open spaces and corporation lines within or adjacent to the tract.
 - NO PARKS OR PUBLIC OPEN SPACES ARE TO BE DEDICATED AS A PART OF THIS DEVELOPMENT.
- Proposed areas of dedication, if necessary, including streets, alleys, easements, or reserves by deed covenant with the condition proposed to the tract. (Chap. 1141.01a)
 - NOT APPLICABLE

- Points of ingress and egress to the property including design and spacing of driveways in accordance with Chapter 1105 of the Codified Ordinances.
 - ALL INGRESS AND EGRESS POINTS ON THE PROPERTY ARE SHOWN AND LABELED ON THIS SHEET.
- Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features. (Chap. 1136)
 - EXISTING GROUND CONTOURS ARE SHOWN ON SHEET F-2. THERE ARE CURRENTLY NO WOODED AREAS OR WATERCOURSES ON THE PROPOSED SITE.
- Parking area including number and layout of spaces, aisle width, garbage pick-up location (including privacy fencing around dumpster area, with gates), per Ohio Fire Code and handicapped parking spaces. Calculations of the parking spaces required. (Chap. 1136, 1511)
 - PROPOSED PARKING IS SHOWN AND LABELED ON THIS SHEET. AISLE WIDTHS AND NUMBER OF SPACES ARE CLEARLY LABELED.
 - PROPOSED DUMPSTER LOCATION AND SCREENING ARE SHOWN ON THIS SHEET WITH ADDITIONAL DETAILS ON ARCHITECTURAL PLANS.
 - PARKING SPACES REQUIRED AND PROVIDED ALONG WITH HANDICAP SPACE CALCULATIONS ARE SHOWN IN THE SITE DATA TABLE PROVIDED ON SHEET F-1.
- Screening walls and location, type of screening wall, either living, masonry, or privacy fencing. (Chap. 1136.08)
 - SITE SCREENING IS SHOWN ON THE SITE LANDSCAPING PLAN.
- Indicate all areas to be landscaped, type of landscaping, and total square footage of landscaped areas in accordance with Chapter 1136 of the Codified Ordinances.
 - SEE SITE LANDSCAPING PLAN FOR DETAILS OF ALL PROPOSED LANDSCAPING FEATURES.
- Show all mechanical equipment to be located on exterior of buildings (HVAC, Exhaust Vents, Hoods, etc.) (Chap. 1341)
 - EXTERIOR MECHANICAL EQUIPMENT AND PROPOSED SCREENING IS SHOWN AS PART OF THE ARCHITECTURAL PLANS.
 - ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED BY RAISED PARAPET.
- Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract, or that will be used in developing the tract, indicating pipe sizes, grades, and locations including fire hydrants existing and proposed. (Chap. 953, 939, 1101)
 - REFERENCE SHEET F-2 FOR EXISTING STORM SEWER, WATERLINE AND SANITARY SEWER.
- All proposed water and sewer lines with sizes indicated and location of valves, fire hydrants, manholes, and other appurtenances or structures shown. (Chap. 953, 939, 1101)
 - PROPOSED WATER AND SEWER LINES ALONG WITH VALVES, HYDRANTS, MANHOLES AND OTHER APPURTENANCES ARE SHOWN ON SHEET F-4.
- All proposed or existing water and sewer connections, meter locations, size of meters, with meter and/or detector check valve vaults indicated. (Chap. 1101, 1103, 1133, 1307)
 - ALL EXISTING AND PROPOSED CONNECTIONS AND METERS ARE SHOWN ON SHEET F-4.
- Finished floor elevation of proposed or existing structures on the site referenced to sea level datum. (Chap. 1101, 1103, 1133, 1307)
 - PROPOSED FINISHED FLOOR ELEVATIONS ARE SHOWN ON SHEET F-5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON FRANKLIN COUNTY NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- Existing and proposed contours of the tract in intervals of one foot or less, referenced to sea level datum. (Chap. 1101.05g)
 - EXISTING & PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS ON SHEET F-5.
- Proposed or existing on and off site inlets, culverts or other drainage structures. (Chap. 1322, 1323)
 - ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES ARE SHOWN ON SHEET F-5.
- Proposed signage for the entire site to include permitted square footage of all signs and permitted height and location of pole signs (However, separate application for signage must be approved and sign permit issued.) (Chap. 1101.08)
 - SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 1145 AND REVIEWED/APPROVED BY THE BUILDING DIVISION.
- Proposed area lighting showing detail of each fixture and height (on building and/or around parking area). (Chap. 1139.03)
 - PROPOSED LIGHT LOCATIONS AND FIXTURE DETAILS ARE SHOWN ON THE SITE PHOTOMETRIC PLAN.
- Zoning of the property as it now stands and the zoning proposed, if it is being requested to be changed. (Chap. 1101)
 - THE SITE IS CURRENTLY ZONED PUD-1
- Proposed use of the site or buildings. (Chap. 1101.08)
 - MEDICAL OFFICE BUILDING.
- Storm water retention in accordance with section. (Chap. 1135.10)
 - DETENTION WILL BE PROVIDED IN THE DOWNSTREAM STORMWATER POND.

- Size of the building (square footage). See Table 1135.10-I, 1135.12-II and 1135.14-III.
 - THE BUILDING SIZE ARE SHOWN ON THIS SHEET.
- Height of all structures including site lighting. (Chap. 1101)
 - THE BUILDING HEIGHT IS SHOWN ON THE ARCHITECTURAL ELEVATIONS PROVIDED. SITE LIGHTING DETAILS ARE SHOWN ON THE SITE PHOTOMETRIC PLAN.
- Number of living units, by number of bedrooms, if applicable. (Chap. 1135.10g(7))
 - THE ARE NO RESIDENTIAL LIVING UNITS PROPOSED FOR THIS DEVELOPMENT.
- A certificate by a registered land surveyor or engineer that the premises covered by the plan have been surveyed, that the plan is correct, and that the monuments shown on the plot will be set in accordance with Section 1101.051.
 - THE LOT LINES REFLECT THE LOT DIMENSIONS ON ALTA SURVEY AS PREPARED BY AN OHIO LICENSED SURVEYOR.
- Color rendering of building(s), complete with listing of all colors, including Pantone1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used. (c-39-00; passed 5/12/00)
 - COLOR RENDERINGS ARE INCLUDED.
- Compliance to National Flood Insurance Program Community Panel No. 39049C0402K Show 100-year flood plain. (Chap. 1329)
 - THE PROPOSED SITE LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR & 500-YEAR FLOODPLAIN PER FEMA PANEL #39049C0402K, DATED JUNE 17, 2008.
- Site plan to be signed by an engineer or surveyor registered in the State of Ohio. (Chap. 1101.05)
 - REGISTERED ENGINEER SIGNATURE PROVIDED ON SHEET F-1.
- Signature block.
 - SIGNATURE BLOCK PROVIDED ON SHEET F-1 WITH REQUIRED MUNICIPAL SIGNATURE BLOCKS.
- Compliance with Historical Preservation Area requirements, if applicable, Chapter 1138 of the Codified Ordinances.
 - NOT APPLICABLE
- A narrative description of the project of at least one paragraph in length.
 - PROJECT NARRATIVE ATTACHED WITH SUBMITTAL.

NORTH MEADOWS DRIVE



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**
 429 Blecker Road
 Columbus, Ohio 43230
 ph 614.428.7760
 fax 614.428.7755

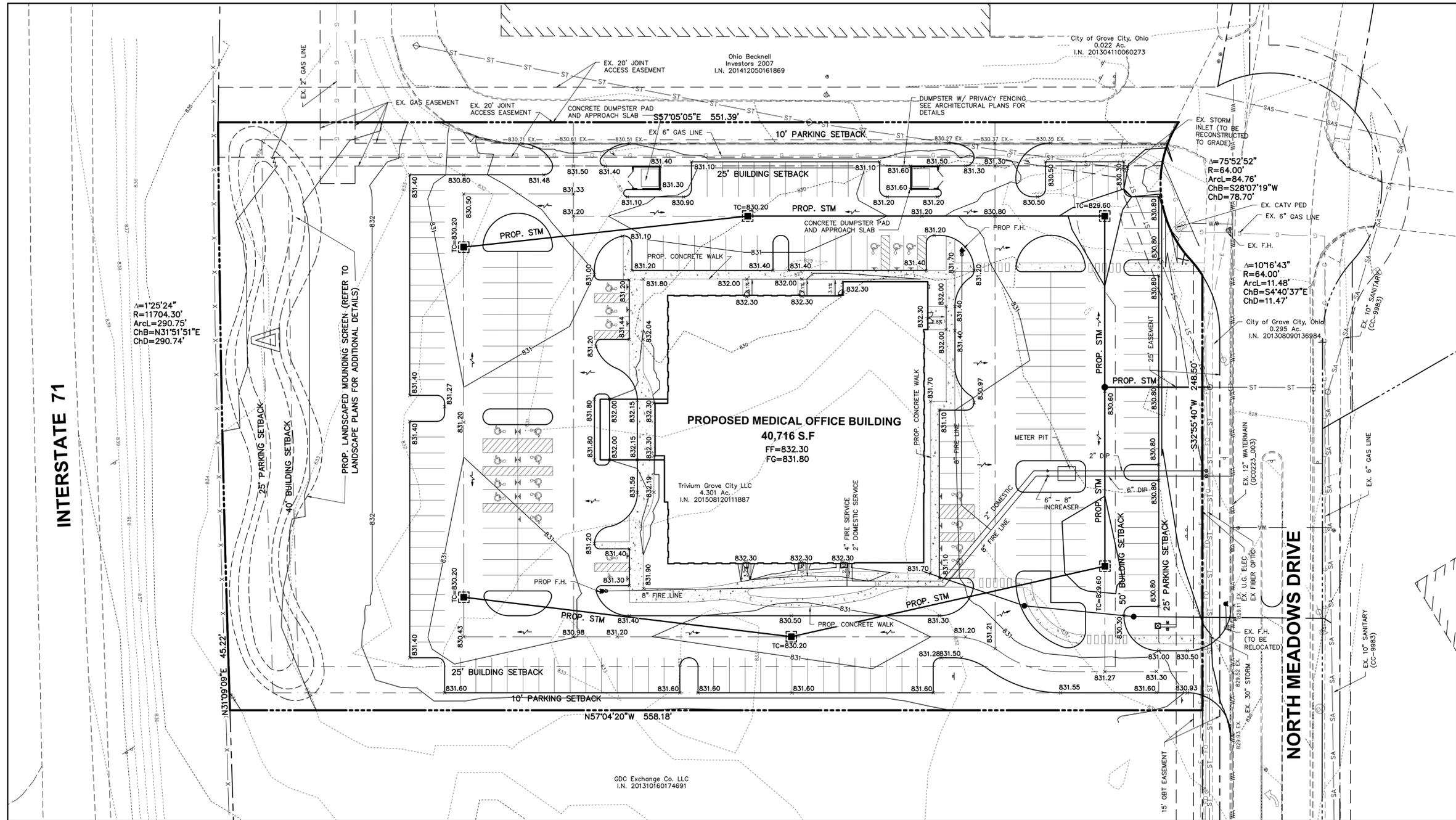
PLAN PREPARED FOR: **TRIVIM DEVELOPMENT, LLC**
 210 N. LAZELLE ROAD
 COLUMBUS, OHIO 43215

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
 FOR
TRIVIM GROVE CITY MOB
SITE DIMENSION PLAN

Issue Dates:

Date:	10-31-2016
Scale:	AS NOTED
Drawn By:	CAW
Checked By:	TMW
Project Number:	16-0022-344
Drawing Number:	F-3 / 6



INTERSTATE 71

NORTH MEADOWS DRIVE

STORMWATER MANAGEMENT SUMMARY
 DATE: OCTOBER 31, 2016
 PROJECT: TRIVIM GROVE CITY MOB - NORTH MEADOWS DRIVE
 RE: PRELIMINARY ENGINEERING STORMWATER MANAGEMENT SUMMARY

SITE SUMMARY:
 THE PROPOSED TRIVIM GROVE CITY MOB DEVELOPMENT PROJECT IS LOCATED AT THE END OF NORTH MEADOWS DRIVE IN GROVE CITY, OH. THIS 4.3 ACRE PROPERTY IS CURRENTLY A VACANT DEVELOPMENT PARCEL FRONTING THE NORTH MEADOWS DRIVE FRONTAGE. APPROXIMATELY 3.2 ACRES OF PARKING LOT AND BUILDING AREA ARE PROPOSED FOR THE NEW MEDICAL OFFICE BUILDING USE. PEAK FLOW CONTROL OF RUNOFF FROM THE TRIVIM GROVE CITY MOB DEVELOPMENT WILL FOLLOW THE GUIDANCE OF THE CITY OF GROVE CITY CODIFIED ORDINANCES AND THE OHIO EPA'S GENERAL CONSTRUCTION PERMIT.

STORMWATER MANAGEMENT SUMMARY:
 PROPOSED RUNOFF QUANTITY AND QUALITY CONTROL WILL BE PROVIDED FOR THE PROJECT IN ACCORDANCE WITH THE CITY OF GROVE CITY STORMWATER REGULATIONS AND DESIGN REQUIREMENTS AND IN ACCORDANCE WITH THE OHIO EPA'S GENERAL CONSTRUCTION PERMIT. THE ULTIMATE OUTLET FOR THIS SITE IS AN EXISTING 30" STORM SYSTEM LOCATED WITHIN AN EASEMENT ON THE EASTERN EDGE OF THIS PROJECT ALONG NORTH MEADOWS DRIVE. THE FINAL ALLOWABLE RELEASE RATE FOR THIS PROJECT WILL BE EVALUATED TO ENSURE THE PROPOSED SITE RUNOFF RATE DOES NOT AFFECT THE EXISTING DOWNSTREAM SYSTEM CAPACITY.

RUNOFF QUANTITY CONTROL IS CURRENTLY PLANNED TO BE HANDLED BY UTILIZING THE EXISTING NET POND CAPACITY LOCATED AT THE NW CORNER OF NORTH MEADOWS DRIVE AND STATE ROUTE 685. THIS POND WAS DESIGNED TO STORE EXCESS RUN-OFF FOR THE PROPOSED DEVELOPMENT AREA AS PART OF A PREVIOUS MASTER DEVELOPMENT PLAN FOR NORTH MEADOWS DRIVE.

RUNOFF QUALITY CONTROL WILL BE ACHIEVED BY ALSO UTILIZING THE EXISTING NET POND LOCATED AT THE NW CORNER OF NORTH MEADOWS DRIVE AND STATE ROUTE 685. WATER QUALITY FOR THIS PROPOSED DEVELOPMENT PARCEL WAS PREVIOUSLY ACCOUNTED FOR IN THE EXISTING NET POND AS PART OF A PREVIOUS MASTER DEVELOPMENT PLAN FOR NORTH MEADOWS DRIVE.

LEGEND	
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING NATURAL GAS MAIN/SERVICE
	EXISTING TELECOMMUNICATIONS AND EQUIPMENT
	EXISTING FENCE
	EXISTING LIGHT
	EXISTING ELECTRIC
	EXISTING FIBER OPTIC LINE
	PROPOSED SAN SERVICE & CLEANOUT
	PROPOSED F.H., VALVE & LINE
	PROPOSED STORM LINE, CATCH BASIN & M.H.

Z:\16-0022-344\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\GRADING.dwg GRADING PLAN Oct 31, 2016 - 3:03:32pm cwallis

PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
 422 Becher Road
 Columbus, Ohio 43230
 Ph 614.428.7760
 Fax 614.428.7755

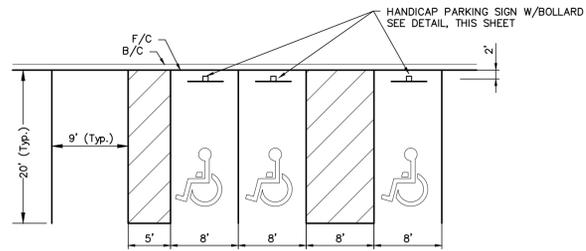
TRIVIM DEVELOPMENT, LLC
 210 N. LAZELLE ROAD
 COLUMBUS, OHIO 43215

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
 FOR
 TRIVIM GROVE CITY MOB
 SITE GRADING PLAN

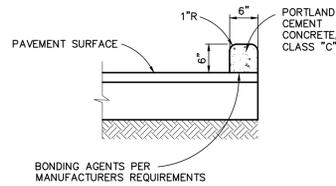
Issue Dates:

Date:	10-31-2016
Scale:	AS NOTED
Drawn By:	CAW
Checked By:	TMW
Project Number:	16-0022-344
Drawing Number:	F-5 / 6



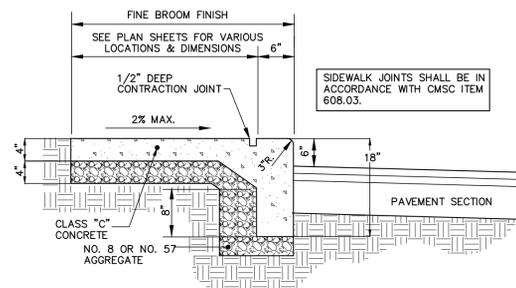
TYPICAL HANDICAP PARKING DIMENSIONS AND PARKING SIGN LOCATION DETAIL

NO SCALE



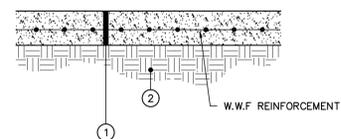
EXTRUDED CONCRETE CURB

(NO SCALE)



COMBINED CURB AND WALK

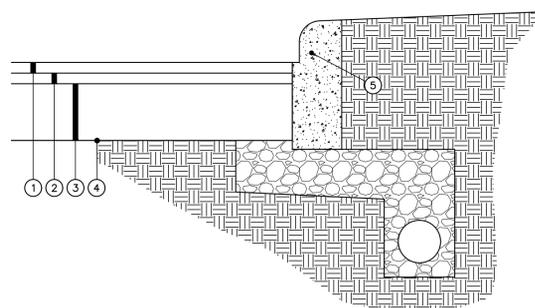
NO SCALE



- ① ITEM 451, 9" REINFORCED P.C. CONCRETE PAVEMENT (CLASS G)
- ② ITEM 204, SUBGRADE COMPACTION

DUMPSTER PAD PAVEMENT SECTION

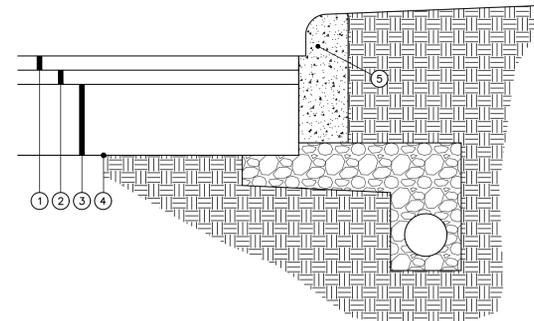
NO SCALE



- ① ITEM 448, 1 1/2" ASPHALT CONCRETE - SURFACE COURSE
- ② ITEM 448, 2" ASPHALT CONCRETE - INTERMEDIATE COURSE
- ③ ITEM 304, 8" CRUSHED AGGREGATE BASE
- ④ ITEM 204, SUBGRADE COMPACTION
- ⑤ ITEM 609, STRAIGHT 18" CURB, CITY OF GROVE CITY STD.DWG. C-C-58

TYPICAL LIGHT DUTY PAVEMENT SECTION (DRIVEWAYS AND PARKING AREAS)

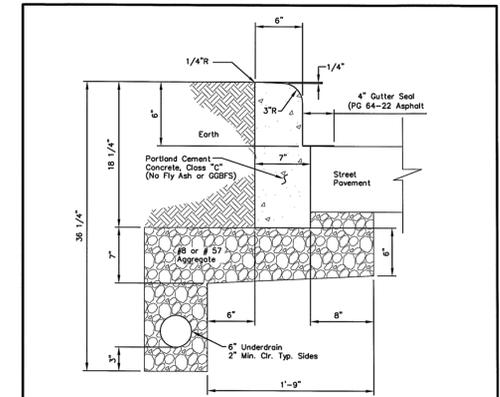
NO SCALE



- ① ITEM 448, 2" ASPHALT CONCRETE - SURFACE COURSE
- ② ITEM 448, 2" ASPHALT CONCRETE - INTERMEDIATE COURSE
- ③ ITEM 304, 10" CRUSHED AGGREGATE BASE
- ④ ITEM 204, SUBGRADE COMPACTION
- ⑤ ITEM 609, STRAIGHT 18" CURB, CITY OF GROVE CITY STD.DWG. C-C-58

TYPICAL HEAVY DUTY PAVEMENT SECTION (DRIVEWAYS AND PARKING AREAS)

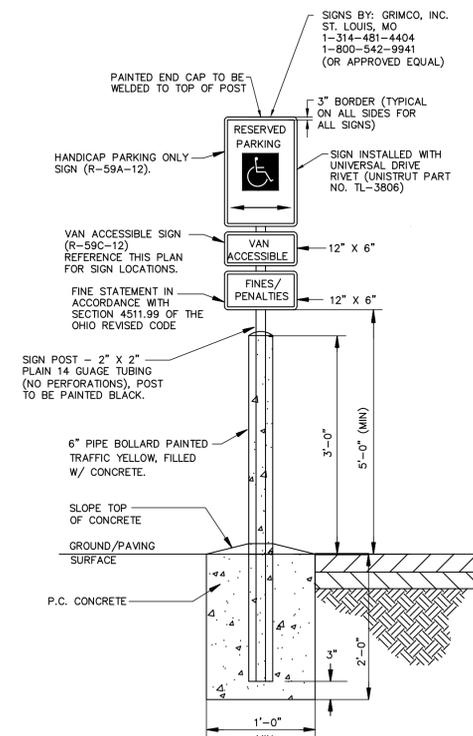
NO SCALE



NOTES

- 1. All exposed surfaces of concrete curb to be float finished.
- 2. Gutter seal payment shall be included in price bid per ton for item 448, asphalt concrete.
- 3. The letter "M" shall be imprinted into the curb directly opposite all water service boxes and the letter "M" shall be imprinted opposite all water line valves, including fire hydrant watch valves. Letters shall be 3 inches high and wide with 1/4-inch thick bars imprinted 1/2-inch into the face of the curb 2-1/2 inches above the gutter.

STRAIGHT 18" CONCRETE CURB	CITY OF GROVE CITY, OHIO		
	STANDARD CONSTRUCTION DRAWING		
	Effective Date 5-11-05	Revision Date 11-15-05	Dep. No. C-GC-58



CITY OF GROVE CITY TRAFFIC CONTROL SIGNAGE DETAIL

NO SCALE

*THIS DETAIL SHALL BE FOLLOWED FOR ALL TRAFFIC CONTROL SIGNS ON SITE

Z:\16-0022-344\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN SITE DETAILS.dwg SITE DETAILS Oct 31, 2016 3:03:40pm cwallis

Issue Dates:

Date: 10-31-2016
Scale: AS NOTED

Drawn By: CAW
Checked By: TMW

Project Number:
16-0022-344

Drawing Number:
F-6 / 6

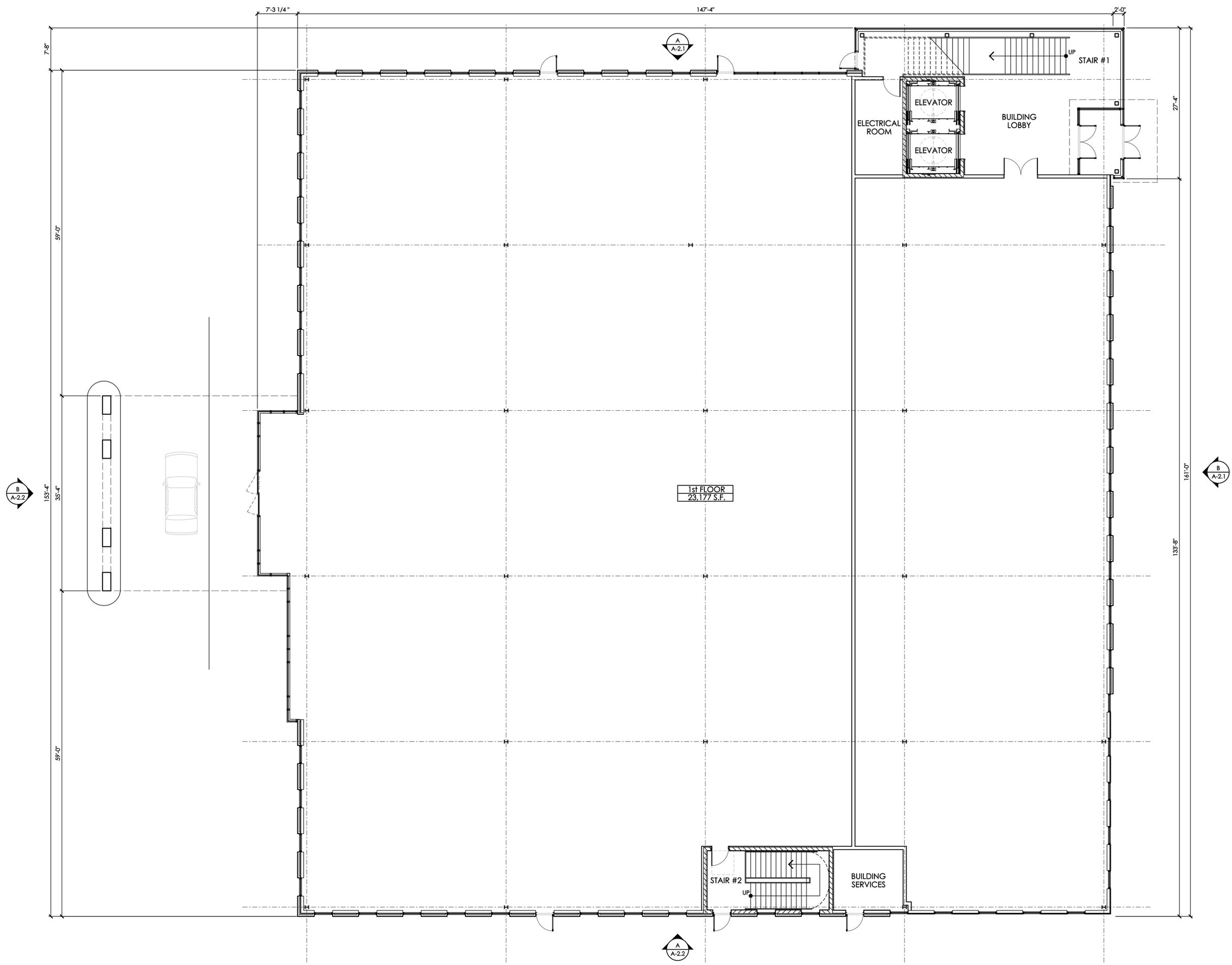
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MEDICAL OFFICE BUILDING
 GROVE CITY, OHIO 43123
 FOR
TRIVIUM DEVELOPMENT
 210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
PRELIMINARY	JULY 01, 2016
	JULY 12, 2016
PLANNING COMMISSION	OCTOBER 31, 2016

DRAWING TITLE
**BUILDING
 1ST FLOOR
 PLAN**

DRAWING NUMBER
A-1.1
 EXHIBIT G-1
 BEAN #000000.00



A 1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"

TOTAL BUILDING AREA (GROSS): 40,716 S.F.



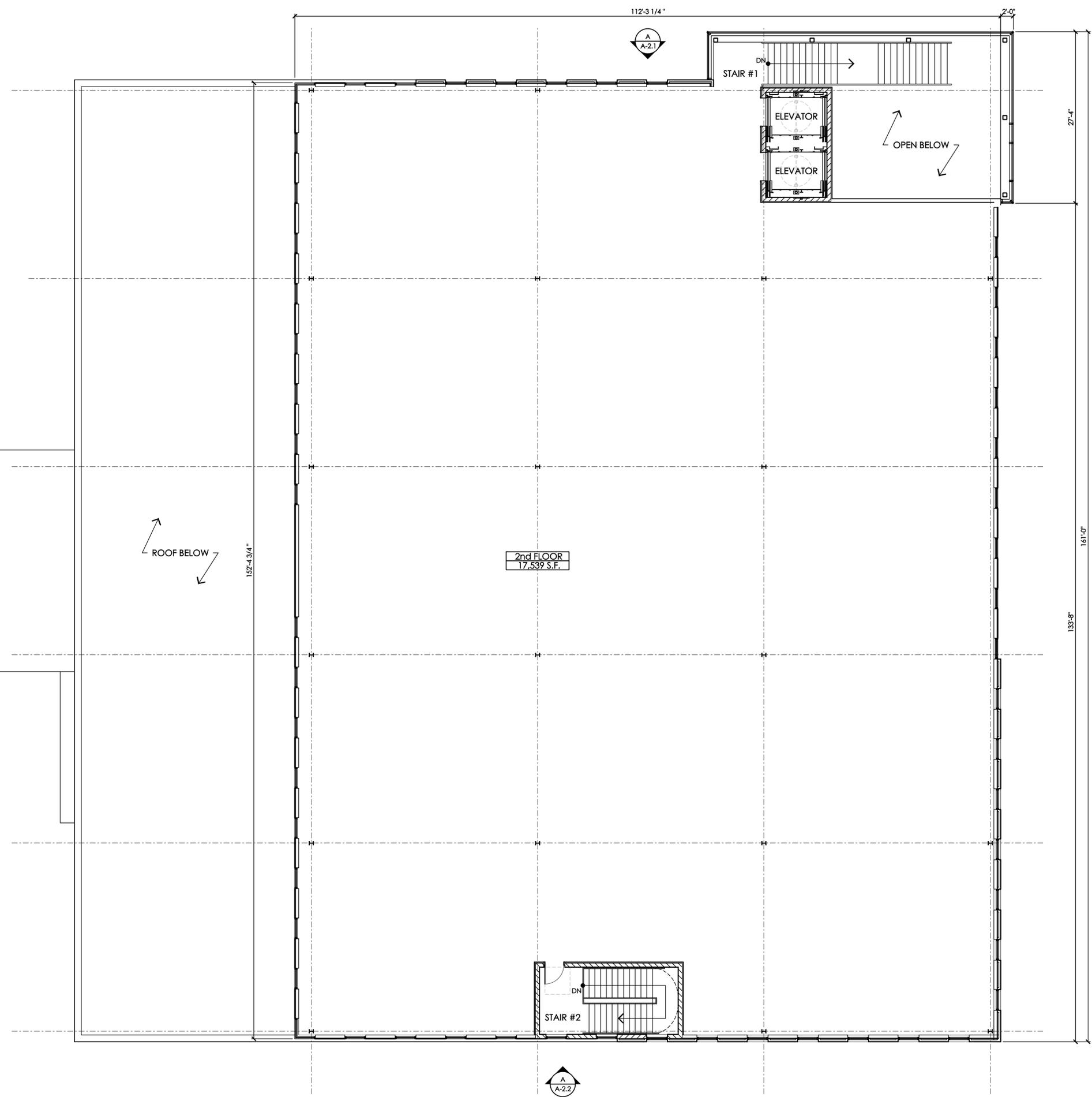
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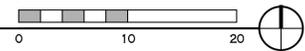
DRAWING TITLE
**BUILDING
 2ND FLOOR
 PLAN**

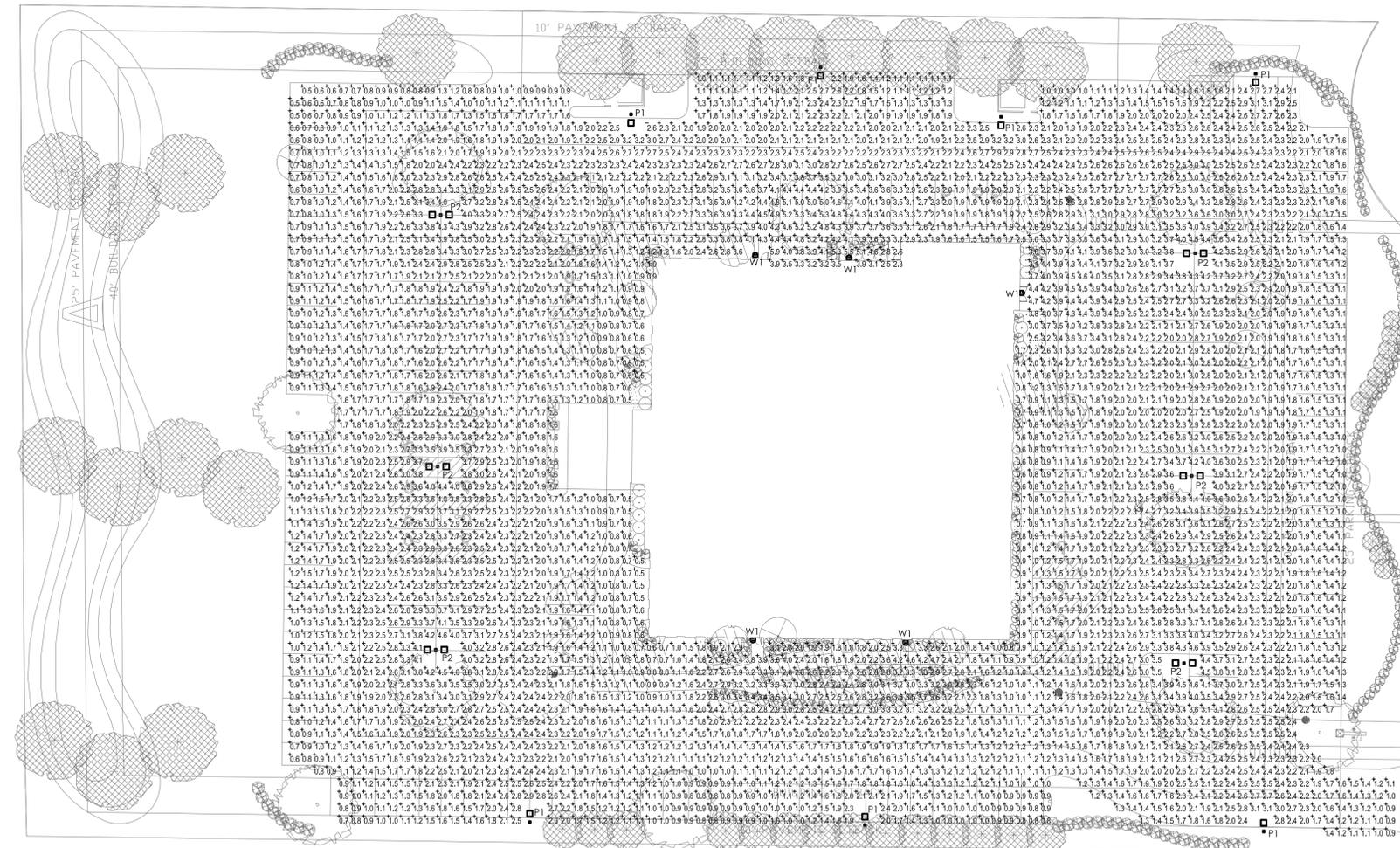
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A-1.2
 EXHIBIT G-2
 BEAN #00000.00



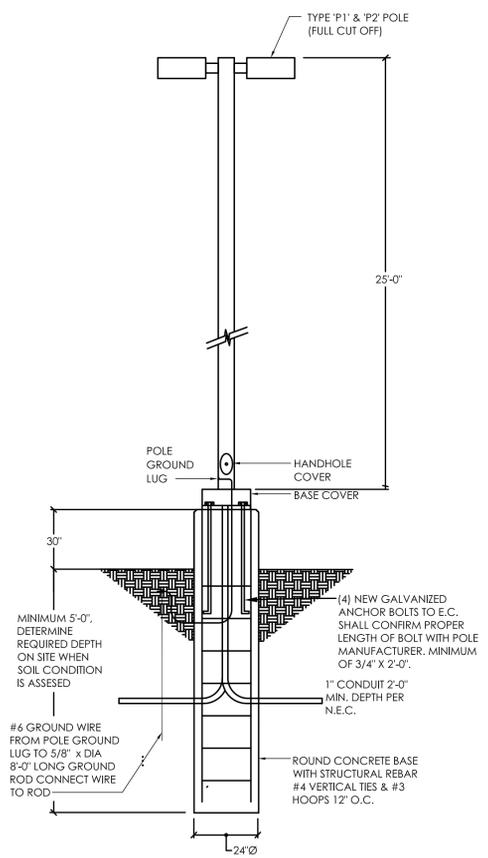
A 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

TOTAL BUILDING AREA (GROSS): 40,716 S.F.





SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



POLE LIGHT DETAIL
SCALE: N.T.S.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	7	Lithonia Lighting	CSX1 LED 60C 700 50K T4M MVOLT	CSX1 LED WITH 2 LIGHT ENGINES, 700mA DRIVERS, 5000K COLOR TEMP. AND T4M OPTICS	LED	1	CSX1_LED_60C_700_50K_T4M_MVOLT.le	15485.39	0.8	134
	P2	6	Lithonia Lighting	CSX1 LED 60C 700 50K T4M MVOLT	CSX1 LED WITH 2 LIGHT ENGINES, 700mA DRIVERS, 5000K COLOR TEMP. AND T4M OPTICS	LED	1	CSX1_LED_60C_700_50K_T4M_MVOLT.le	15485.39	0.8	268
	W1	5	Lithonia Lighting	CSXW LED 30C 700 50K FTM MVOLT	CSXW LED WITH 1 LIGHT ENGINE (30 LEDs), 700mA DRIVER, 5000K LED, TYPE FORWARD THROW OPTICS	LED	1	CSXW_LED_30C_700_50K_FT_MVOLT.le	7678.861	0.8	69

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA	+	2.1 fc	5.9 fc	0.5 fc	11.8:1	4.2:1

GROVE CITY MOB
GROVE CITY OHIO
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
PRELIMINARY	OCTOBER 31, 2016

DRAWING TITLE
SITE PHOTOMETRIC PLAN

DRAWING NUMBER

SE-1.0
EXHIBIT H-1
BEAN #0000.00