

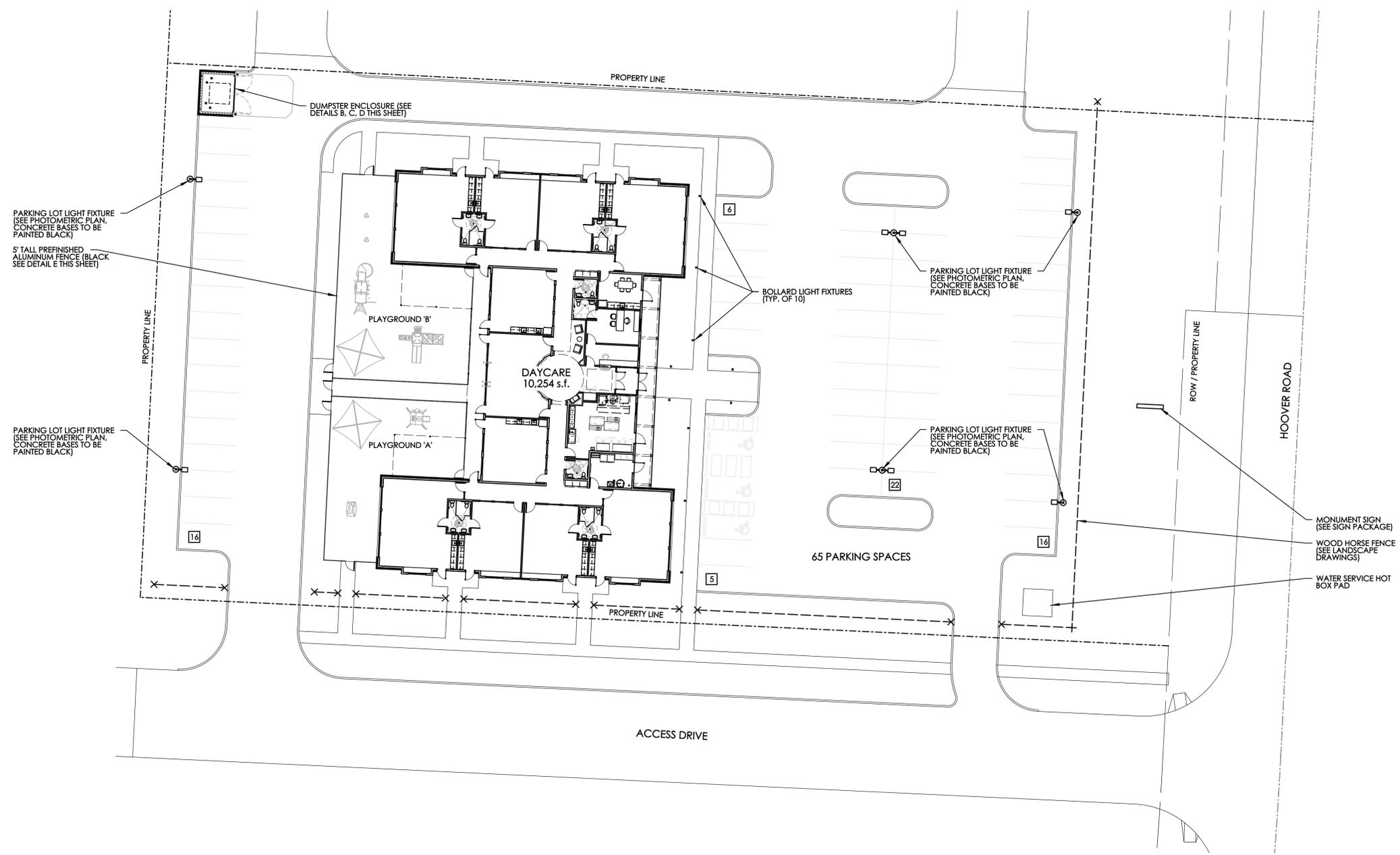
Received by
City of Grove City
09-02-20

BEAN

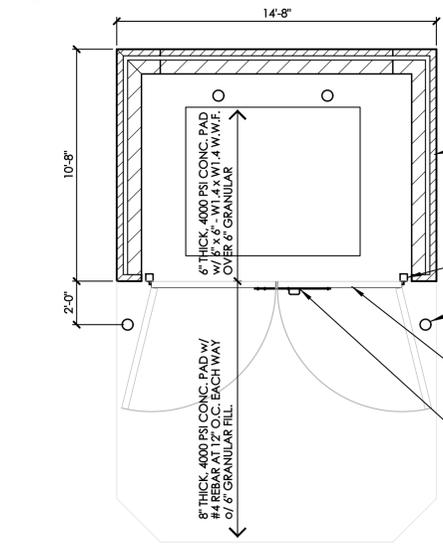
J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2529

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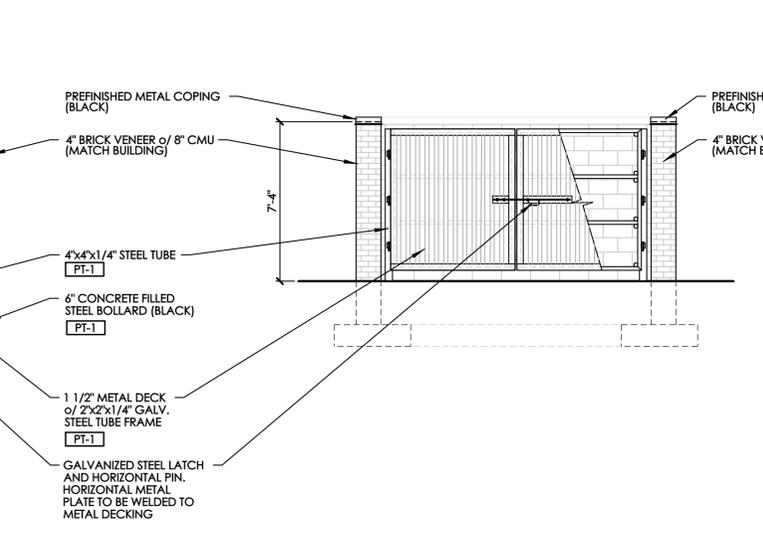
BALANCED FAMILY ACADEMY - GROVE CITY
BUCKEYE RANCH
GROVE CITY, OHIO
FOR
BALANCED FAMILY ACADEMY
5150 REED ROAD, COLUMBUS, OHIO 43220



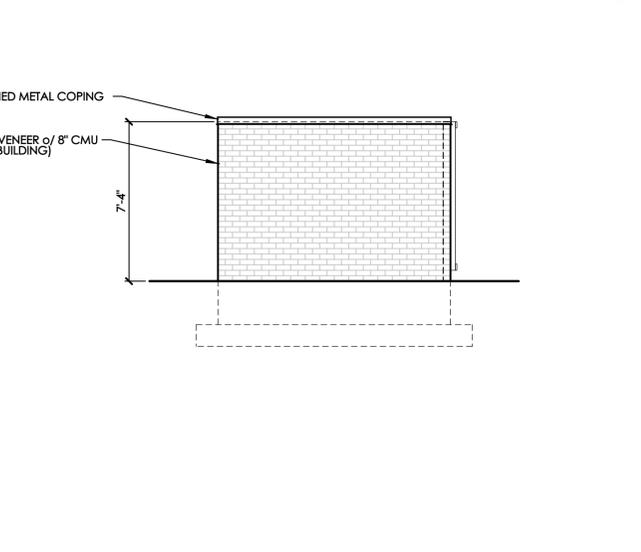
(A) SITE PLAN
SCALE: 1" = 20'-0"



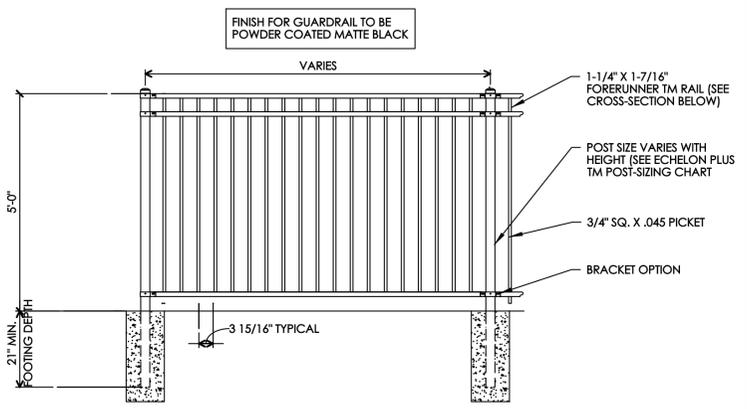
(B) DUMP. ENCL. PLAN
SCALE: 1/4" = 1'-0"



(C) DUMP. ENCL. PLAN
SCALE: 1/4" = 1'-0"



(D) DUMP. ENCL. PLAN
SCALE: 1/4" = 1'-0"



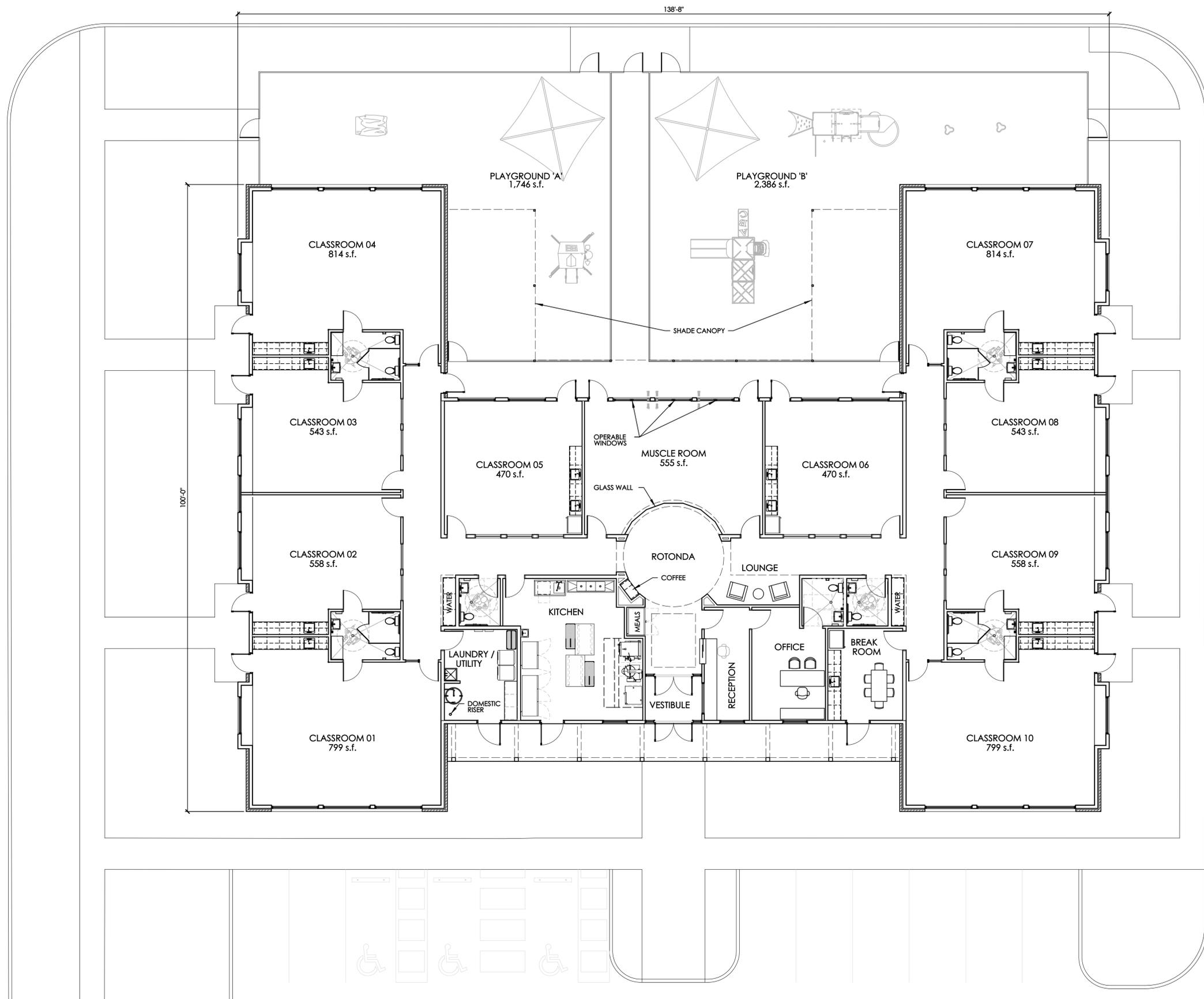
(E) FENCE DETAIL
SCALE: 1/2" = 1'-0"

DRAWING STATUS	
STATUS	DATE
ZONING	SEPTEMBER 2, 2020

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
SD-1.1

BEAN #00000.00



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



BEAN

J. CRITER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

TEL: 614-262-5111
FAX: 614-262-2529

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BALANCED FAMILY ACADEMY - GROVE CITY
BUCKEYE RANCH
GROVE CITY, OHIO
FOR
BALANCED FAMILY ACADEMY
5150 REED ROAD, COLUMBUS, OHIO 43220

DRAWING STATUS	
STATUS	DATE
ZONING	SEPTEMBER 2, 2020

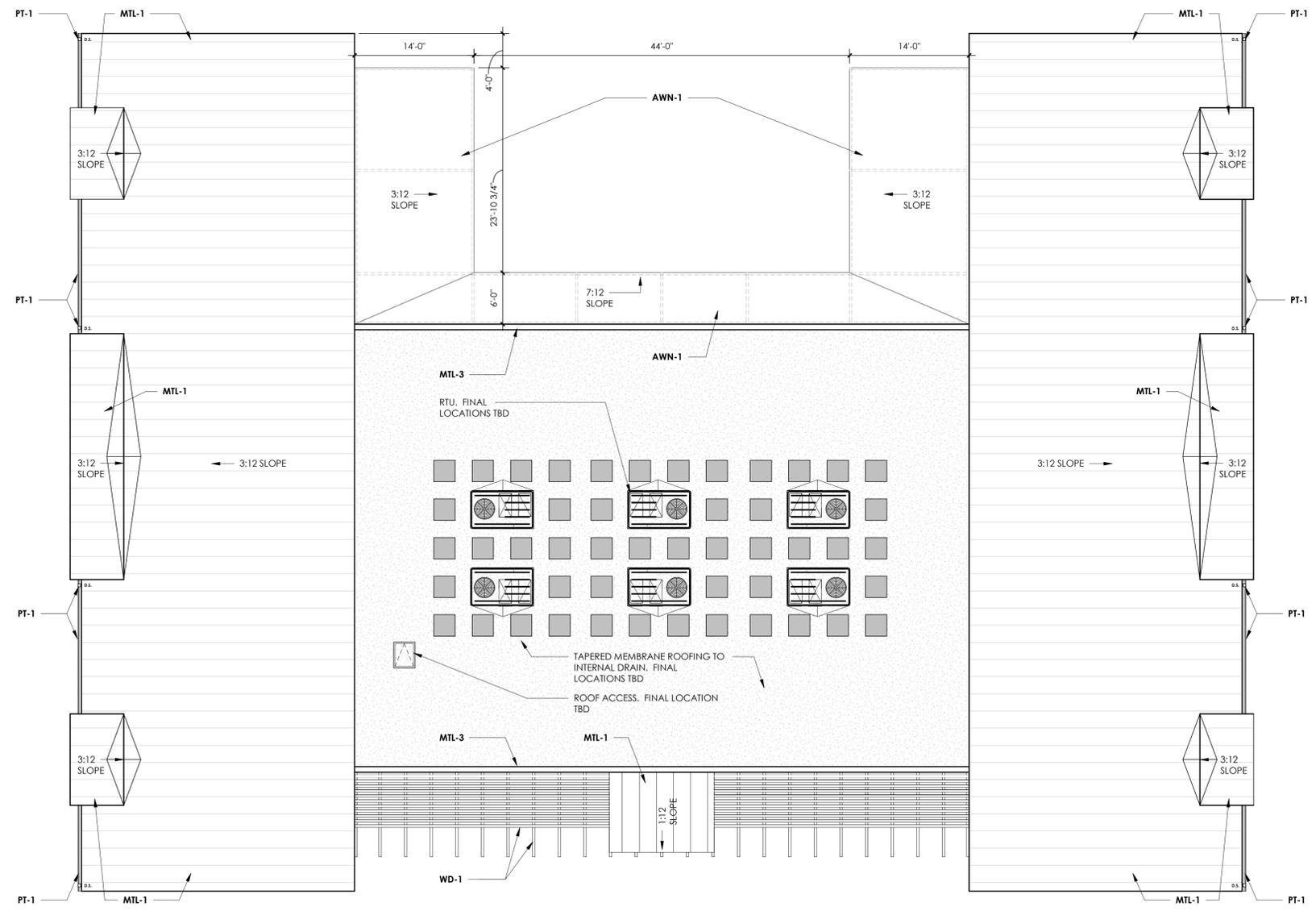
DRAWING TITLE
FLOOR PLAN

DRAWING NUMBER
A-1.1

BEAN #000000.00

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EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AWN-1	PREFINISHED METAL AWNING W/ CANVAS COVER	MANUFACTURER TBD COLOR: BLACK
BR-1	MASONRY	GLEN CERY SIOUX CITY BRICK - CARBON BLACK MORTAR: TBD
MTL-1	METAL ROOF PREFINISHED STANDING SEAM METAL ROOF (20' O.C.)	MANUFACTURER TBD COLOR: MUSKET GREY
MTL-2	METAL PANEL	LAMINATORS INC. - OMEGA PANEL PRODUCTS OMEGA-LITE COLOR: BLACK
MTL-3	METAL COPING	DIMENSIONAL METALS INC. COLOR: BLACK
PT-1	PAINT	SHERWIN WILLIAMS COLOR - SHERWIN WILLIAMS - SW 6988 - TRICORN BLACK
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 4511 SERIES, 2" x 1 1/2" FOR 1" INSULATED GLAZING - FINISH: BLACK *OR APPROVED ALTERNATE
WD-1	ENTRY TRELLIS	STAINED AND SEALED CEDAR STAIN - SHERWIN WILLIAMS - EBONY
WD-2	SIDING (WOOD)	THERMORY - THERMAL MODIFIED - WOOD FINISH 1 X 4 / 1 X 6 MIX - TONGUE AND GROOVE COLOR: WHITE ASH



NOTE:
MECHANICAL WELL & PARAPETS
SHALL SCREEN FULLY ALL ROOFTOP
EQUIPMENT

1 BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"

BALANCED FAMILY ACADEMY
BUCKEYE RANCH
GROVE CITY, OHIO
FOR
BALANCED FAMILY ACADEMY
5150 REED ROAD, COLUMBUS, OHIO 43220

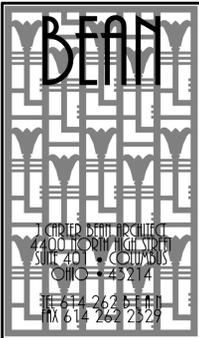
No. Date Description
02 September 2020 Final Development

DRAWING TITLE
ROOF PLAN

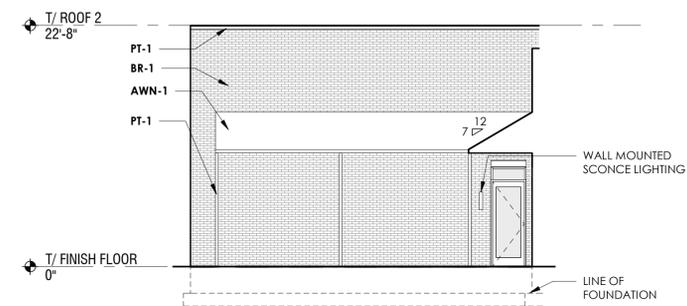
DRAWING NUMBER

A-1.2

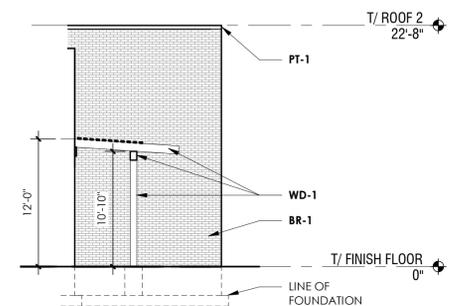
BEAN 2020.09



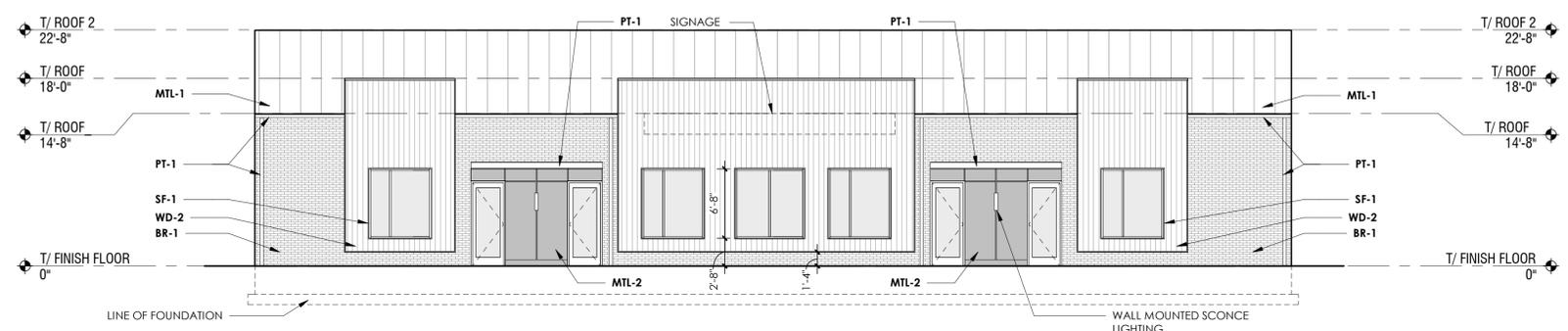
EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AWN-1	PREFINISHED METAL AWNING W/ CANVAS COVER	MANUFACTURER TBD COLOR: BLACK
BR-1	MASONRY	GLEN GERY SQUA CITY BRICK - CARBON BLACK MORTAR: TBD
MTL-1	METAL ROOF PREFINISHED STANDING SEAM METAL ROOF (27'-0" C/L)	MANUFACTURER TBD COLOR: MUSKET GREY
MTL-2	METAL PANEL	LAMINATORS INC. - OMEGA PANEL PRODUCTS OMEGA-LITE COLOR: BLACK
MTL-3	METAL COPING	DIMENSIONAL METALS INC. COLOR: BLACK
PT-1	PAINT	SHERWIN WILLIAMS COLOR - SHERWIN WILLIAMS - SW 6988 - TRICORN BLACK
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 4517 SERIES, 2" x 4 1/2" FOR 1" INSULATED GLAZING - FINISH: BLACK FOR APPROVED ALTERNATE
WD-1	ENTRY TRELLIS	STAINED AND SEALED CEDAR STAIN - SHERWIN WILLIAMS - EBONY
WD-2	SIDING (WOOD)	THERMORY - THERMAL MODIFIED - WOOD FINISH 1 X 4 / 1 X 6 MIX - TONGUE AND GROOVE COLOR: WHITE ASH



5 NORTH BACK WING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NOTE:
SOUTH BACK WING EXTERIOR ELEVATION IS MIRROR IMAGE

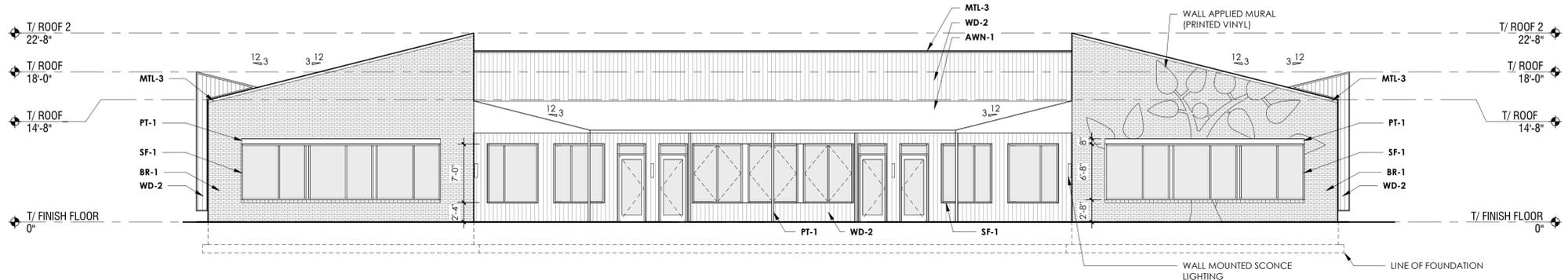


4 NORTH ENTRY WING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NOTE:
SOUTH ENTRY WING EXTERIOR ELEVATION IS MIRROR IMAGE

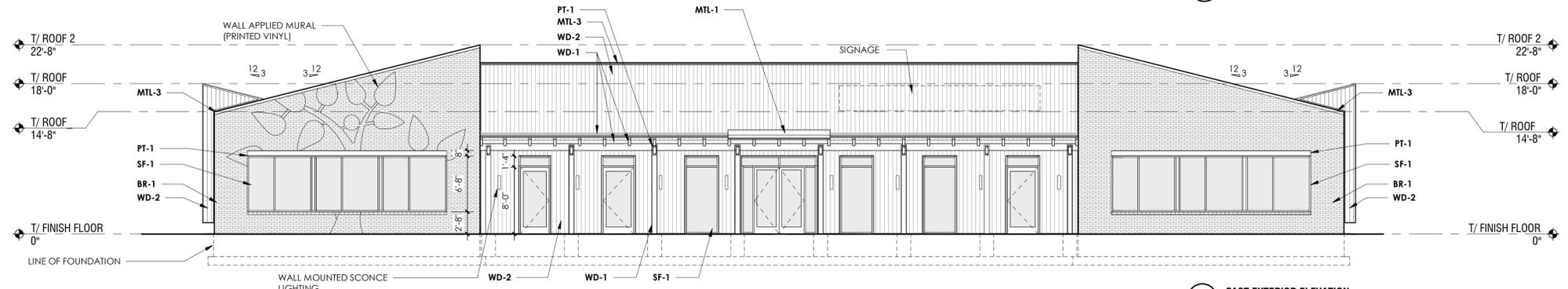


NOTE:
MECHANICAL WELL & PARAPETS
SHALL SCREEN FULLY ALL ROOFTOP
EQUIPMENT

3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NOTE:
NORTH EXTERIOR ELEVATION IS MIRROR IMAGE



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BALANCED FAMILY ACADEMY
BUCKEYE RANCH
GROVE CITY, OHIO
FOR
BALANCED FAMILY ACADEMY
5150 REED ROAD, COLUMBUS, OHIO 43220

02 September 2020 Final Development

EXTERIOR ELEVATIONS

DRAWING NUMBER

A-2.1

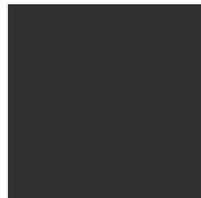
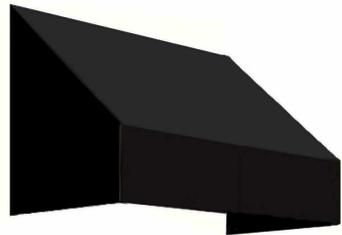
EXTERIOR MATERIALS

EXTERIOR MASONRY: BR-1



GLEN GERY
SIOUX CITY BRICK - CARBON BLACK
MORTAR: TBD

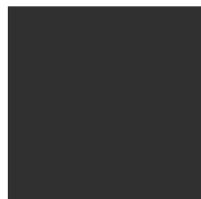
CANOPY: AWN-1 / PT-1



COLOR: BLACK

PREFINISHED METAL AWNING W/ CANVAS COVER

GUTTERS / DOWNSPOUTS: MTL-3 / PT-1



COLOR: BLACK

METAL GUTTER AND DOWNSPOUT
SIZE: 4"

SIDING: WD-2



THERMORY
THERMAL MODIFIED WOOD CLADDING
1 X 4 / 1 X 6 MIX - TONGUE AND GROOVE



COLOR:
1 X 4 WHITE ASH



COLOR
1 X 6 WHITE ASH

TRELLIS: WD-1



HEAVY TIMBER ENTRY TRELLIS



COLOR: SHERWIN WILLIAMS - EBONY STAIN

METAL FRAMING: PT-1



COLOR: BLACK

TBD

EXTERIOR LIGHTING



COLOR: BLACK

BEGA LIGHTING OR APPROVED ALTERNATE

ALUMINUM GLAZING SYSTEM: SF-1

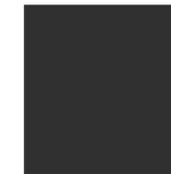


KAWNEER TRIFAB VG 451-T SERIES, 2" x 4 1/2" FOR 1" INSULATED GLAZING



COLOR: BLACK

METAL COPING / TRIM: MTL-3 / PT-1



COLOR: BLACK

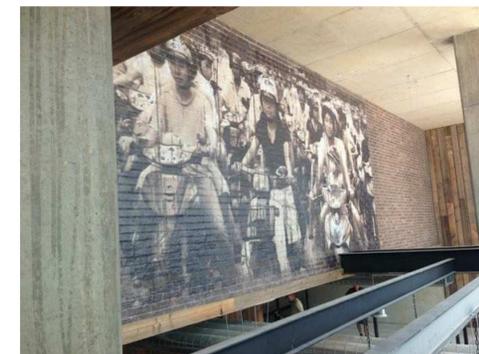
METAL ROOF: MTL-1



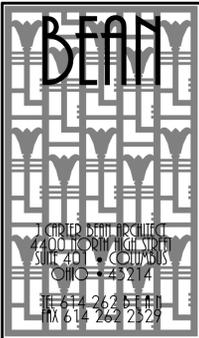
COLOR: MUSKET GREY

DIMENSIONAL METALS INC.

EXTERIOR MURAL



3M *OR APPROVED ALTERNATE
IJB624: 3M SCOTCHCAL GRAPHIC FILM
COLOR: TRANSLUCENT GRAY



BEAN
1200 LEXINGTON AVENUE
SUITE 400 COLUMBUS
OHIO 43214
TEL 614 262 5511
FAX 614 262 2529

BALANCED FAMILY ACADEMY
BUCKEYE RANCH
GROVE CITY, OHIO
FOR
BALANCED FAMILY ACADEMY
5150 REED ROAD, COLUMBUS, OHIO 43220

No.	Date	Description
02	September 2020	Final Development
DRAWING TITLE EXTERIOR MATERIAL INDEX		
DRAWING NUMBER M-1.1		

9/17/2020 6:08:47 PM C:\Users\Administrator\Desktop\BFA_Grove City\BFA_Grove City_2020_09_17.rvt

3D IMAGE

- WALL APPLIED MURAL (PRINTED VINYL)
- WD-2 THERMORY SIDING
- MTL-3 METAL TRIM / COPING
- BR-1 MASONRY



3D VIEW LOOKING NORTHWEST TOWARD ENTRY - N.T.S.

- MTL-1 MTL ROOF
- WALL APPLIED MURAL (PRINTED VINYL)

- WD-1 WOOD TRELLIS
- WD-2 THERMORY SIDING



3D VIEW LOOKING WEST TOWARD ENTRY - N.T.S.



BALANCED FAMILY ACADEMY
 BUCKEYE RANCH
 GROVE CITY, OHIO
 FOR
BALANCED FAMILY ACADEMY
 5150 REED ROAD, COLUMBUS, OHIO 43220

No.	Date	Description
02	September 2020	Final Development

DRAWING TITLE
3D IMAGE

DRAWING NUMBER

3D-1.1

BEAN-2020.00

3D IMAGE

WALL APPLIED MURAL
(PRINTED VINYL)

WD-2 THERMORY SIDING

MTL-3 METAL TRIM / COPING

BR-1 MASONRY

PROPOSED PLAYGROUND EQUIPMENT

AWN-1 METAL AWNING



3D VIEW LOOKING NORTHEAST TOWARD ENTRY - N.T.S.



COURTESY OF THE ARCHITECT
4200 LEXINGTON AVENUE, SUITE 200
COLUMBUS, OHIO 43214
TEL: 614 262 2529
FAX: 614 262 2529

BALANCED FAMILY ACADEMY
BUCKEYE RANCH
GROVE CITY, OHIO
FOR
BALANCED FAMILY ACADEMY
5150 REED ROAD, COLUMBUS, OHIO 43220

No.	Date	Description
02	September 2020	Final Development

DRAWING TITLE
3D IMAGE

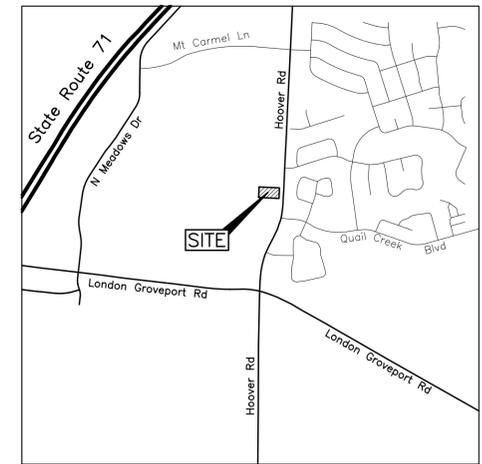
DRAWING NUMBER

3D-1.2

BEAN 2020.09

Received by
City of Grove City
09-02-20

FINAL DEVELOPMENT PLAN FOR BALANCED FAMILY ACADEMY CITY OF GROVE CITY, OHIO 2020



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER INFORMATION
BBR VENTURES, LLC
580 N. FOURTH STREET, SUITE 120-B
COLUMBUS, OHIO 43215
CONTACT: JAMES D. SCHRIM
PHONE: (614) 402-0340
EMAIL: jschrim@willscreekcm.com

ARCHITECT INFORMATION
J CARTER BEAN ARCHITECTURE
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43214
CONTACT: CARTER BEAN
PHONE: (614) 262-2326
EMAIL: carter@beanarchitects.com

CIVIL ENGINEER INFORMATION
E.P. FERRIS & ASSOCIATES, INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHAD BUCKLEY
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cbuckley@epferris.com



CITY OF GROVE CITY APPROVALS

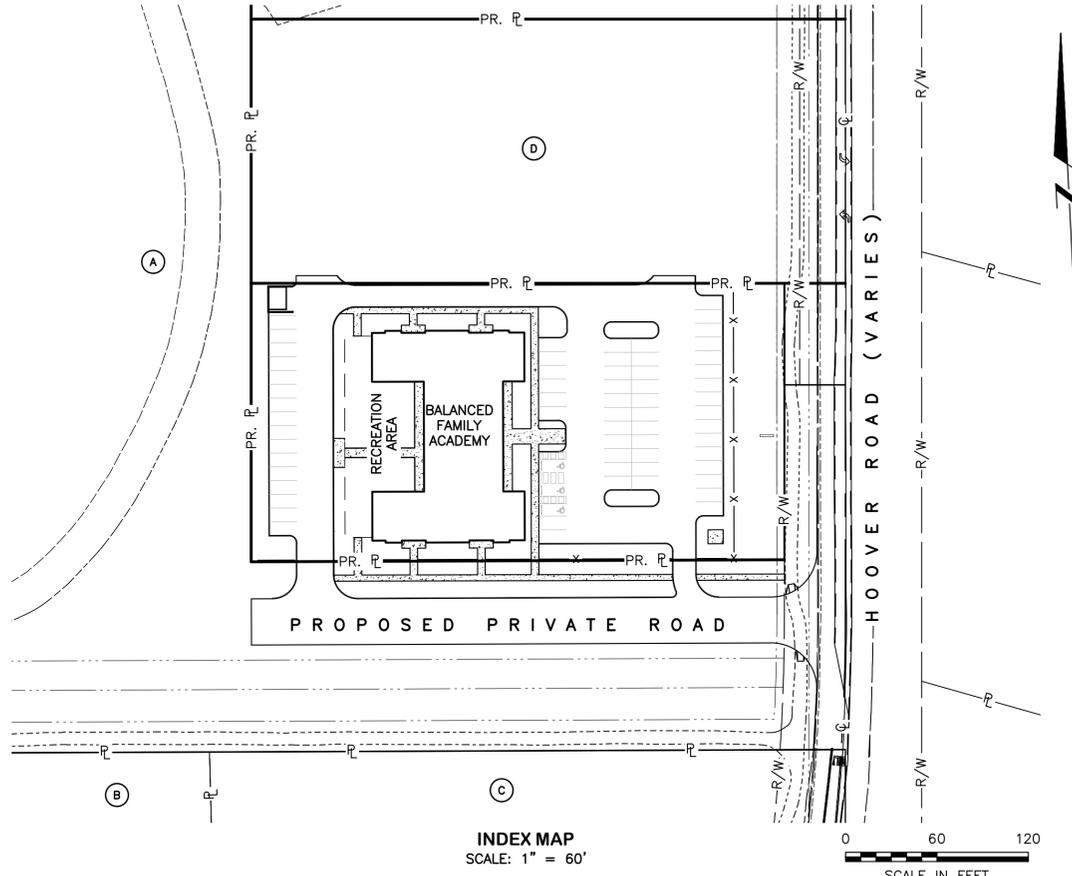
SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY ON THE ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR, CITY OF GROVE CITY DATE

SERVICE DIRECTOR, CITY OF GROVE CITY DATE

REVIEWER FOR CITY OF GROVE CITY DATE

JACKSON TOWNSHIP FIRE DEPARTMENT DATE



SHEET INDEX

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

PARCEL INDEX

(A)	BUCKEYE RANCH HOLDINGS, LLC PARCEL NO. 040-016112 INST. NO. 201912200171556 22.380 AC. (DEED)
(B)	GC SUMMIT PARTNERS LLC PARCEL NO. 040-015064 INST. NO. 201308060133655 22.4 AC. (DEED)
(C)	THE KROGER CO. PARCEL NO. 040-010042 INST. NO. 201212210197648 16.110 AC. (DEED)
(D)	BUCKEYE RANCH HOLDINGS, LLC PARCEL NO. 040-XXXXXX INST. NO. XXXXXXXXXXXXXXXXX 1.548 AC. (DEED)

REVISIONS

NO.	DATE	DESCRIPTION	BY

STANDARD CONSTRUCTION DRAWINGS

CITY OF GROVE CITY		CITY OF COLUMBUS
C-GC-03	C-GC-30	AA-S145
C-GC-04	C-GC-37	
C-GC-05	C-GC-41B	
C-GC-06	C-GC-46A	
C-GC-09	C-GC-58	
C-GC-14	C-GC-59	
C-GC-18	C-GC-92	
C-GC-20		
C-GC-22		
C-GC-23		
C-GC-26		

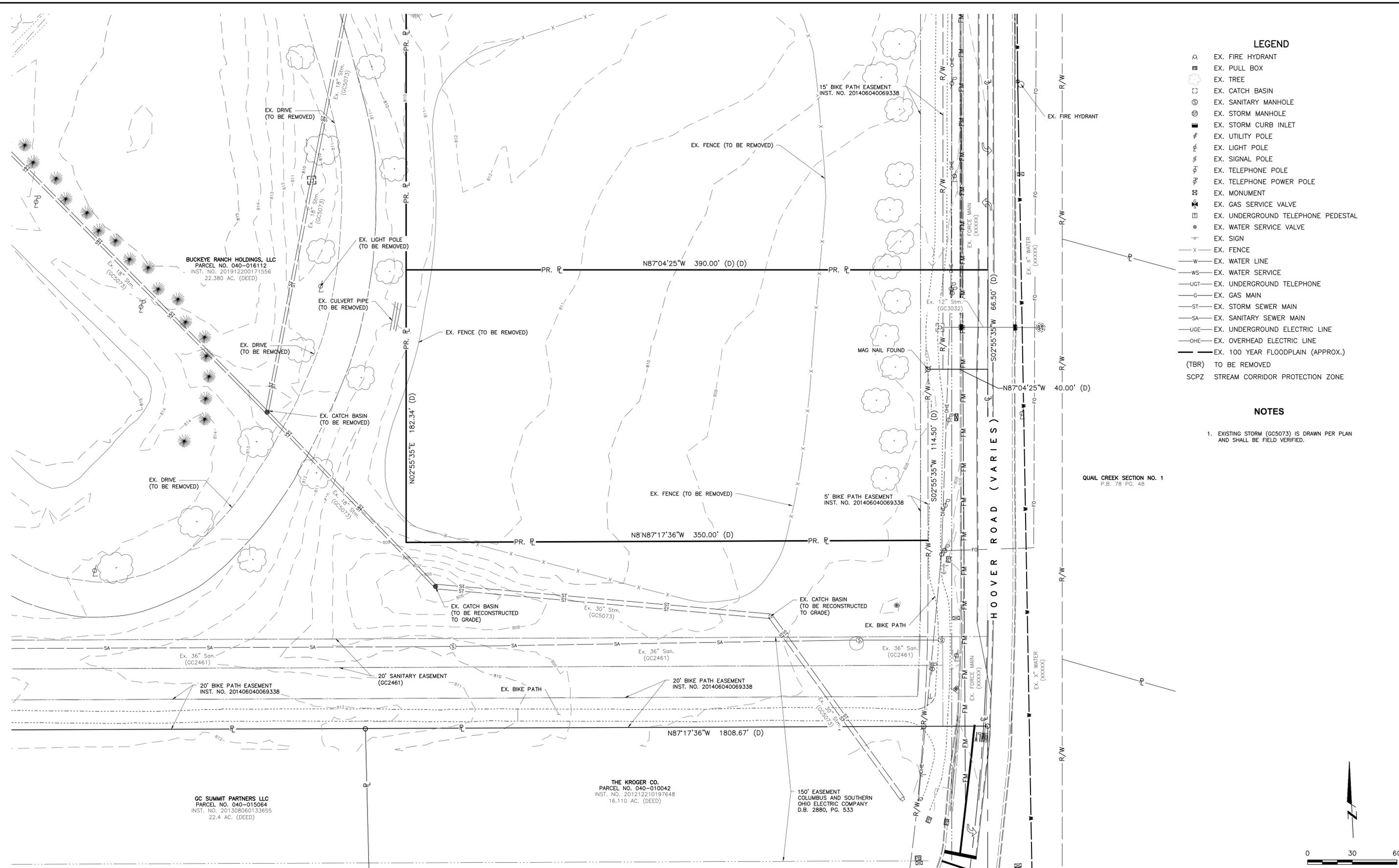
THE STANDARD CONSTRUCTION DRAWINGS LISTED ABOVE SHALL BE CONSIDERED A PART OF THESE PLANS.

E. P. FERRIS AND ASSOCIATES INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

REGISTERED ENGINEER _____ DATE _____

C:\Users\jcummingham\Desktop\Projects\1163002_BalancedFamilyAcademy\DWG\Production Drawings\Final Development Plan\1163002_FDP_Title and Details.dwg ~TITLE LAST EDITED BY\CUMMINGHAM ON 9/2/20

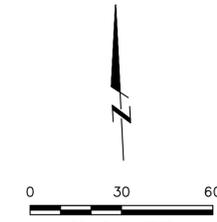
C:\Users\junningham\Desktop\Projects\1163002_BalancedFamilyAcademy\DWG\Production Drawings\Final Development Plan\1163002_FDP_Existing Conditions.dwg ~EXISTING CONDITIONS PLAN LAST EDITED BY JUNNINGHAM ON 9/2/20



- LEGEND**
- ⊙ EX. FIRE HYDRANT
 - ⊠ EX. PULL BOX
 - ☼ EX. TREE
 - ⊡ EX. CATCH BASIN
 - ⊙ EX. SANITARY MANHOLE
 - ⊙ EX. STORM MANHOLE
 - ⊠ EX. STORM CURB INLET
 - ⊙ EX. UTILITY POLE
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. SIGNAL POLE
 - ⊙ EX. TELEPHONE POLE
 - ⊙ EX. TELEPHONE POWER POLE
 - ⊙ EX. MONUMENT
 - ⊙ EX. GAS SERVICE VALVE
 - ⊡ EX. UNDERGROUND TELEPHONE PEDESTAL
 - ⊙ EX. WATER SERVICE VALVE
 - ⊙ EX. SIGN
 - X- EX. FENCE
 - W- EX. WATER LINE
 - WS- EX. WATER SERVICE
 - UGT- EX. UNDERGROUND TELEPHONE
 - G- EX. GAS MAIN
 - ST- EX. STORM SEWER MAIN
 - SA- EX. SANITARY SEWER MAIN
 - UGE- EX. UNDERGROUND ELECTRIC LINE
 - OHE- EX. OVERHEAD ELECTRIC LINE
 - - - EX. 100 YEAR FLOODPLAIN (APPROX.)
 - (TBR) TO BE REMOVED
 - SCPZ STREAM CORRIDOR PROTECTION ZONE

- NOTES**
1. EXISTING STORM (GC5073) IS DRAWN PER PLAN AND SHALL BE FIELD VERIFIED.

QUAIL CREEK SECTION NO. 1
P.B. 78 PG. 48



REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND ASSOCIATES
INC
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

GROVE CITY, OHIO
BALANCED FAMILY ACADEMY
BBR VENTURES, LLC

JOB NO.	1163.002
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	
DATE:	8/28/2020

SCALE: 1" = 30'	
SHEET NO.	OF
2	6

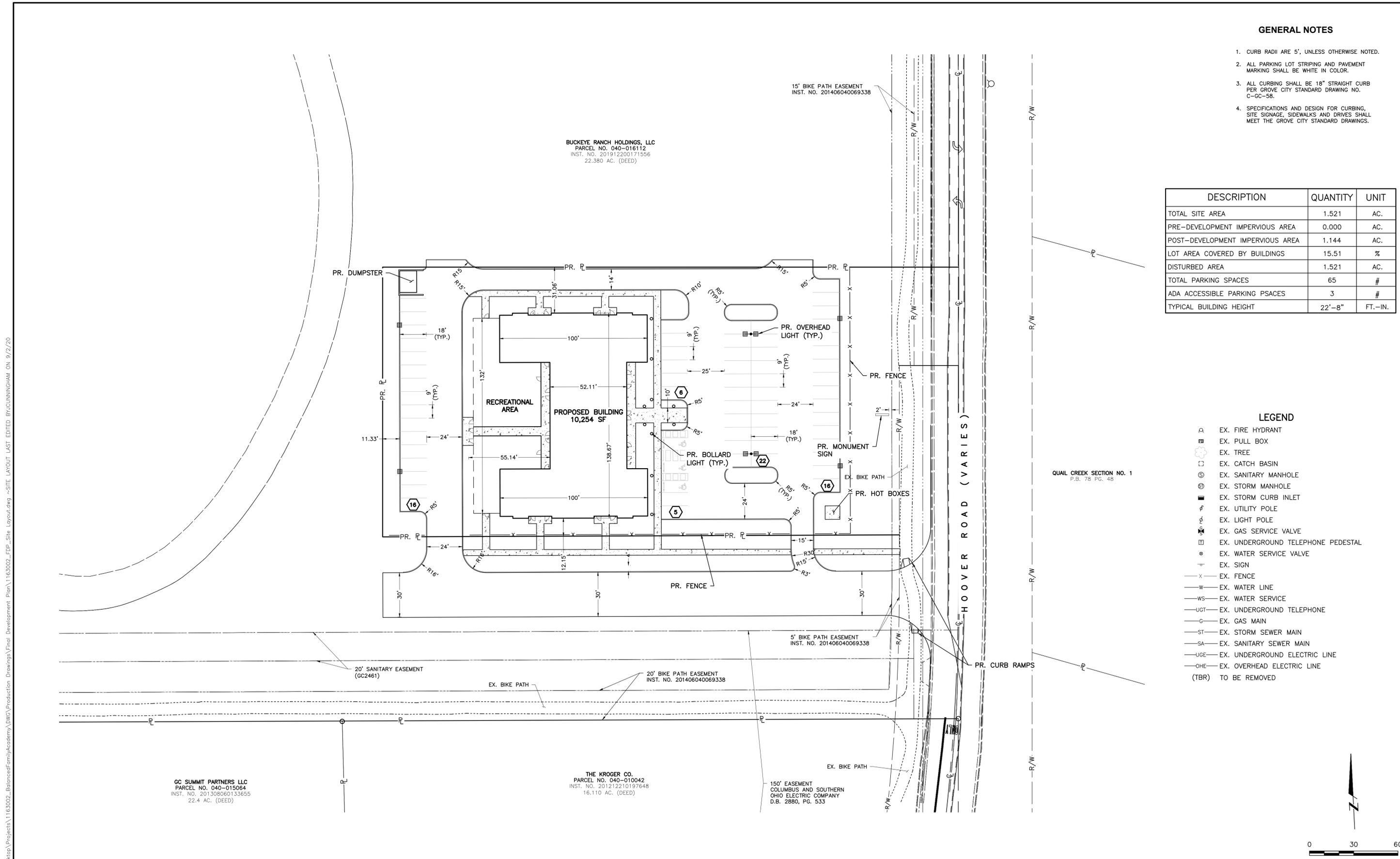
GENERAL NOTES

1. CURB RADII ARE 5', UNLESS OTHERWISE NOTED.
2. ALL PARKING LOT STRIPING AND PAVEMENT MARKING SHALL BE WHITE IN COLOR.
3. ALL CURBING SHALL BE 18" STRAIGHT CURB PER GROVE CITY STANDARD DRAWING NO. C-GC-58.
4. SPECIFICATIONS AND DESIGN FOR CURBING, SITE SIGNAGE, SIDEWALKS AND DRIVES SHALL MEET THE GROVE CITY STANDARD DRAWINGS.

DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	1.521	AC.
PRE-DEVELOPMENT IMPERVIOUS AREA	0.000	AC.
POST-DEVELOPMENT IMPERVIOUS AREA	1.144	AC.
LOT AREA COVERED BY BUILDINGS	15.51	%
DISTURBED AREA	1.521	AC.
TOTAL PARKING SPACES	65	#
ADA ACCESSIBLE PARKING PSACES	3	#
TYPICAL BUILDING HEIGHT	22'-8"	FT.-IN.

LEGEND

- ⊗ EX. FIRE HYDRANT
- ⊠ EX. PULL BOX
- ⊕ EX. TREE
- ⊡ EX. CATCH BASIN
- ⊙ EX. SANITARY MANHOLE
- ⊕ EX. STORM MANHOLE
- ⊠ EX. STORM CURB INLET
- ⊕ EX. UTILITY POLE
- ⊕ EX. LIGHT POLE
- ⊕ EX. GAS SERVICE VALVE
- ⊕ EX. UNDERGROUND TELEPHONE PEDESTAL
- ⊕ EX. WATER SERVICE VALVE
- ⊕ EX. SIGN
- X — EX. FENCE
- W — EX. WATER LINE
- WS — EX. WATER SERVICE
- UGT — EX. UNDERGROUND TELEPHONE
- ST — EX. STORM SEWER MAIN
- SA — EX. SANITARY SEWER MAIN
- UGE — EX. UNDERGROUND ELECTRIC LINE
- OHE — EX. OVERHEAD ELECTRIC LINE
- (TBR) TO BE REMOVED



BUCKEYE RANCH HOLDINGS, LLC
 PARCEL NO. 040-016112
 INST. NO. 201912200171556
 22.380 AC. (DEED)

GC SUMMIT PARTNERS LLC
 PARCEL NO. 040-015064
 INST. NO. 201308060133655
 22.4 AC. (DEED)

THE KROGER CO.
 PARCEL NO. 040-010042
 INST. NO. 201212210197648
 16.110 AC. (DEED)

150' EASEMENT
 COLUMBUS AND SOUTHERN
 OHIO ELECTRIC COMPANY
 D.B. 2880, PG. 533

C:\Users\junningham\Desktop\Projects\1163002_BalancedFamilyAcademy\DWG\Production Drawings\Final Development Plan\1163002_FDP_Site Layout.dwg --SITE LAYOUT LAST EDITED BY JUNNINGHAM ON 9/2/20

REVISIONS	DATE	BY	CHK

E. P. FERRIS
 AND ASSOCIATES
 INC.
 Consulting Civil Engineers and Surveyors

880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

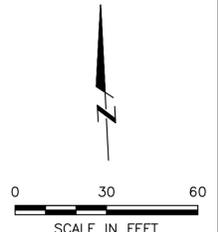
GROVE CITY, OHIO
BALANCED FAMILY ACADEMY
 BBR VENTURES, LLC

JOB NO.	1163.002
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	
DATE:	9/2/2020

SITE LAYOUT PLAN

SCALE: 1" = 30'

SHEET NO. 3 OF 6

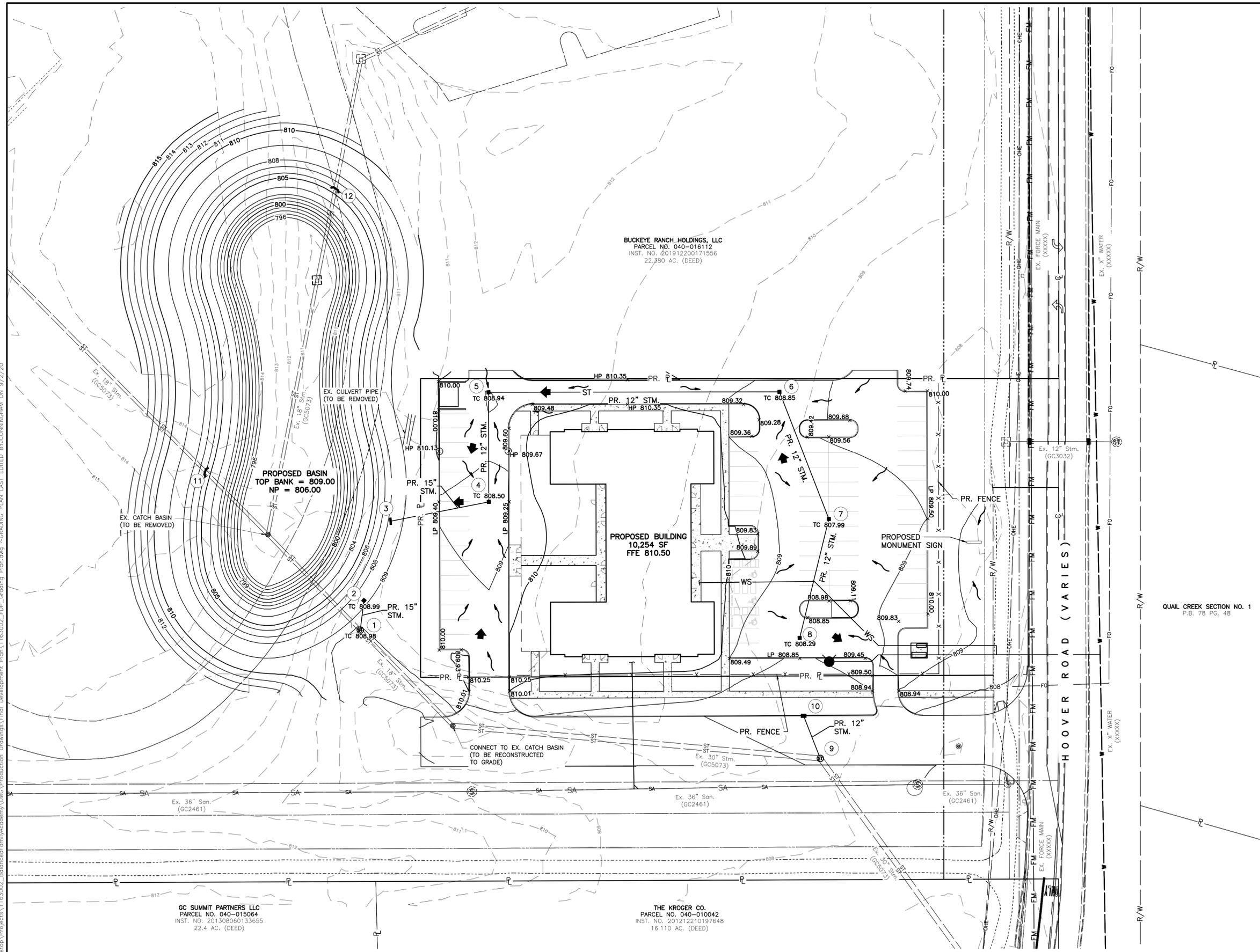


GENERAL NOTES

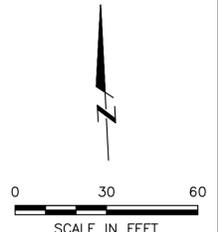
- ALL SPOT ELEVATIONS ALONG CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.

LEGEND

- EX. FIRE HYDRANT
- EX. PULL BOX
- EX. TREE
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. GAS SERVICE VALVE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. WATER SERVICE VALVE
- EX. SIGN
- EX. FENCE
- EX. WATER LINE
- EX. WATER SERVICE
- EX. UNDERGROUND TELEPHONE
- EX. GAS MAIN
- EX. STORM SEWER MAIN
- EX. SANITARY SEWER MAIN
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD ELECTRIC LINE
- PR. CATCH BASIN
- PR. STORM MANHOLE
- PR. STORM CURB INLET
- PR. STORM SEWER MAIN
- PR. DOWNSPOUT LINE
- PR. SANITARY SEWER MAIN
- PR. SANITARY SERVICE LATERAL
- PR. WATER MAIN
- PR. WATER SERVICE
- PR. CONCRETE WALK/DRIVE
- PR. CLEAN-OUT
- PR. FLOOD ROUTE
- PR. DRAINAGE FLOW DIRECTIONAL ARROW
- (TBR) TO BE REMOVED
- (DND) DO NOT DISTURB



QUAIL CREEK SECTION NO. 1
P.B. 78 P.C. 48



C:\Users\junningham\Desktop\Projects\1163002_BalancedFamilyAcademy\DWG\Production Drawings\Final Development Plan\1163002_FDP_Grading Plan.dwg ~GRADING PLAN LAST EDITED BY JUNNINGHAM ON 9/2/20

REVISIONS	DATE	BY	CHK

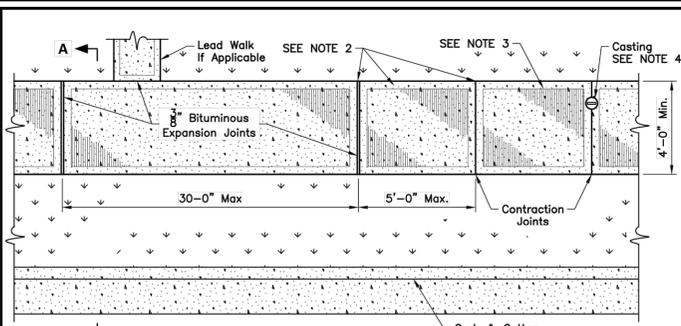
E. P. FERRIS
AND ASSOCIATES
INC
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

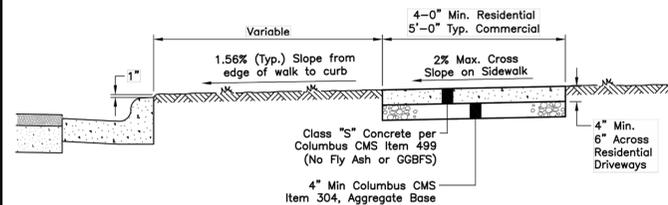
GROVE CITY, OHIO
BALANCED FAMILY ACADEMY
BBR VENTURES, LLC

JOB NO.	1163.002
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	
DATE:	9/2/2020

GRADING PLAN		SCALE:	1" = 30'
		SHEET NO.	OF
5	6		



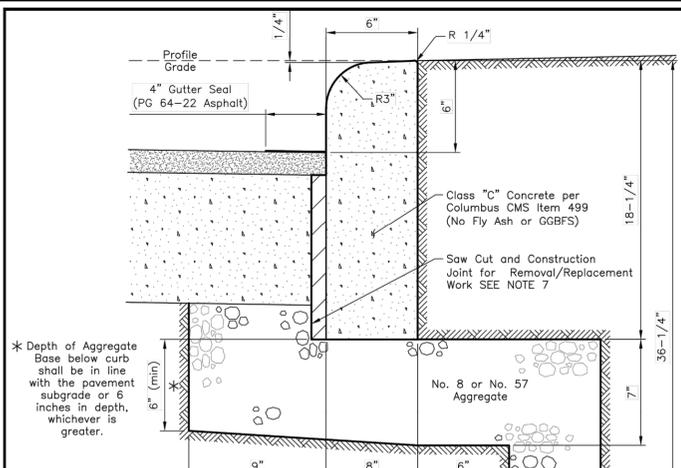
PLAN VIEW



SECTION A-A

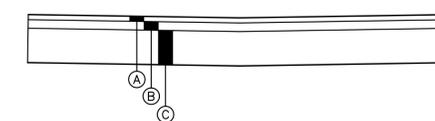
- DETAIL NOTES**
1. Sidewalks shall be constructed according to Columbus CMS Item 608.
 2. All joints and edges shall be tooled after broom finish.
 3. Sidewalk surface shall have a broom finish.
 4. All castings shall be set to proper grade. Where feasible, tool a joint at the casting location to control cracking.
 5. All concrete shall contain 6% ±2% air entrainment.
 6. Contraction joints shall be not less than 2-in in depth.
 7. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.

Approved By: <i>[Signature]</i> City Engineer, EMH&T Inc	STANDARD DIMENSIONS FOR TYPICAL SIDEWALK DETAIL	CITY OF GROVE CITY, OHIO
City Service Director <i>[Signature]</i>		STANDARD CONSTRUCTION DRAWING
		Revised: March 2016
		Drawing No. C-GC-46A



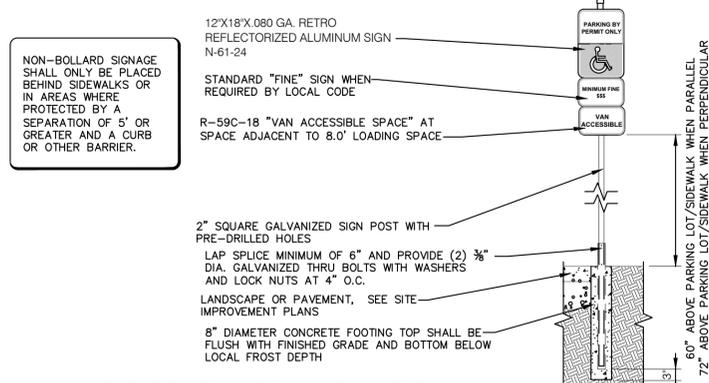
- DETAIL NOTES**
1. Straight 18" Concrete Curb shall consist of 0.70 C.F. of concrete per linear foot.
 2. All exposed surfaces of concrete curb shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
 3. 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work, at an existing joint or no closer than 5-ft from an existing joint.
 4. Contraction joints shall be saw cut at 10-ft intervals, not less than 2-in deep, and as soon as possible without causing damage to the concrete.
 5. Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.
 6. The letter "W" 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 hydrant watch valves. Letters shall be 3-in high/wide with 1/4-in thick bars, imprinted 1/2-in into the face of the curb, 2-1/2-in above the gutter.
 7. For removal/replacement work, the Contractor shall neatly sawcut & remove existing curb. The void between existing pavement and proposed curb shall be filled up to the elevation of the milled roadway surface with Columbus Class "C", "S", or "MS" Concrete.

Approved By: <i>[Signature]</i> City Engineer, EMH&T Inc	STANDARD DIMENSIONS FOR STRAIGHT 18" CONCRETE CURB	CITY OF GROVE CITY, OHIO
City Service Director <i>[Signature]</i>		STANDARD CONSTRUCTION DRAWING
		Revised: October 2015
		Drawing No. C-GC-58



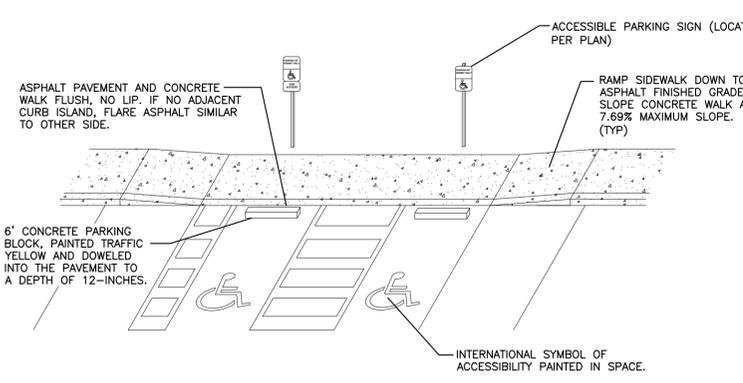
- LIGHT DUTY ASPHALT PAVEMENT**
- (A) ITEM 448 - 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, MEDIUM TRAFFIC, PG 64-22
 - (B) ITEM 448 - 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, MEDIUM TRAFFIC, PG 70-22M
 - (C) ITEM 304 - 8" AGGREGATE BASE MEDIUM TRAFFIC, PG 64-22
- HEAVY DUTY ASPHALT PAVEMENT**
- (A) ITEM 448 - 1-1/2" ASPHALT CONCRETE, SURFACE COURSE, MEDIUM TRAFFIC, PG 64-22
 - (B) ITEM 448 - 2-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, MEDIUM TRAFFIC, PG 70-22M
 - (C) ITEM 304 - 10" AGGREGATE BASE MEDIUM TRAFFIC, PG 64-22
- CONCRETE LOADING/DUMPSTER PAVEMENT**
- (A)-(B) ITEM 452 - 8" NON-REINFORCED CEMENT CONCRETE (INCLUDE POLY FIBER IN MIX DESIGN PER ASTM C-1116 AT 1.5LB/CY)
 - (C) ITEM 304 - 4" AGGREGATE BASE MEDIUM TRAFFIC, PG 64-22

TYPICAL PAVEMENT SECTION
N.T.S.



- ACCESSIBILITY PARKING SIGN NOTES**
- A. SPECIFIC CODE SHOULD BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
 - B. (1) SIGN AT EACH ACCESSIBLE SPACE, SHALL BE CENTERED ABOUT EACH PARKING SPACE, PLACED ALONG THE CENTERLINE OF THE STRIPING.

ACCESSIBILITY PARKING SIGNAGE
N.T.S.



- NOTES**
- A. ACCESSIBLE SPACE / LOADING AREA: MAXIMUM 1.56% (1:64) SLOPE IN ANY DIRECTION.
 - B. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP. CURBS/WALKS SHALL BE FLUSH WITH LOADING AREA.
 - C. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
 - D. PASSENGER LOADING AREAS SHALL BE PAINT STRIPED PER THE CITY OF COLUMBUS STANDARDS OR FEDERAL ADAAG REQUIREMENTS, WHICHEVER IS MOST STRINGENT.

ADA PARKING SPACE DETAIL
N.T.S.

REVISIONS	DATE	BY	CHK.

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BBR VENTURES, LLC

JOB NO.	1163.002
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	---
APPROVED BY:	---
DATE:	8/28/2020

DETAILS

SCALE:
1" = 30'

SHEET NO.	OF
6	6

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