

# **RAS Civil Engineering, LLC**

**Civil Engineering & Surveying Services**

Received by  
City of Grove City  
10-15-19

October 11, 2019

Kendra Spergel  
Development Planner  
City of Grove City  
4035 Broadway  
Grove City, Ohio 43123

Re: **Development Plan Application Control Number 201909040046**

Dear Kendra:

We are in receipt of the City's comment letter dated 9/17/19 and offer the following responses:

## **Site Layout**

- 1) We have combined the lots. A copy of completed form is attached.
- 2) The front setback has been revised to be 15'.
- 3) The owner agrees with the installation of sidewalk along the frontage, but would like to defer installation until there is sidewalk connecting to the property from the west.

## **Pavement Design**

- 4) We now call out the proposed pavement as being asphalt per the typical section.
- 5) The typical section has been updated to match C-GC-90A.
- 6) We have revised the typical section to include full height curb per C-GC-58. However, we propose to use curb only around the landscape islands. The perimeter of the site is proposed as not having curb to match the existing site. The project is an addition to an existing development that does not have perimeter curb.
- 7) At staff's recommendation, we have revised the parking space size to be 9' x 18'.

## **Photometrics**

- 8) Site lighting has been adjusted to meet the requirements.
- 9) In making the adjustments, there has been a site light added to an interior island.

## **Landscaping**

- 10) We have now indicated that the existing gravel within the 10' setback along the west side of the property will be removed.
- 11) 24" height shrubbery is now shown along the frontage.
- 12) The shrubbery note has been revised.
- 13) We have revised the arborvitae to be White Pines placed 20' o/c along the side and rear property lines.
- 14) Landscaping has now been added along the north property line.
- 15) There is little, to no, work proposed within the Stringtown Road right-of-way. Therefore, there should not be the need for any sod.
- 16) We have added a note regarding the burlap and wire cage removal.
- 17) There are no service buildings associated with this project.

**Stormwater**

- 18) The review process is understood.
- 19) We have revised the existing condition to be a single-family home with a CN of 77.
- 20) We couldn't seem to find the Design Manual on line, but did find design reports from recent projects in Grove City that seemed to use Franklin County rainfall data which we have used.
- 21) Since the 10-year hydrologic grade line is contained with the storm system, then the 5-year obviously is as well.
- 22) The revised Stormwater Management Report includes pre and post tributary area maps. The pre-developed tributary areas show 0.11 acres tributary to a swale to the north, along the property line, 0.35 acres overland to the existing storm sewer on the existing site (which eventually gets to the Stringtown Road R/W ditch/storm sewer system) and 0.47 acres tributary to the Stringtown Road R/W ditch/storm sewer system. The proposed system reduces the drainage to the north to 0.05 acres of unpaved area, reduces the area draining to the existing site to 0.18 acres, and has 0.05 acres of unpaved area remaining tributary to the Stringtown Road R/W ditch/storm sewer system. The remaining 0.64 acres of paved area is tributary to the new stormwater management system.
- 23) We have used 77 as the predeveloped CN.
- 24) The grading plan shows the limits of ponding.

**General Comments**

- 25) The existing sanitary sewer is now shown on the plans.
- 26) We now show an existing 10" easement for Grove City along the frontage.
- 27) Parcel names, PID, and addresses have been added.
- 28) There is no signage associated with the project.
- 29) A note has been added stating that all parking lot striping is to be white.

Please find 20 copies of the revised materials attached.

Sincerely,  
**RAS Civil Engineering, LLC**



Rickard Alan Sicker, P.E., P.S.  
President

Attachments

# COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE PB 24, PG 5

DATE October 1, 2019

I, Rickard Alan Sicker as the  owner,  owner's representative do hereby  authorize  request the Franklin County Auditor to combine the following parcels located in the taxing district of (040) Grove Ctr

### PARCEL NUMBERS:

040-016051  
040-014328  
040-014329

Buildings :  Yes  No  
Current Owner 1220 Stringtown, LLC

### REASON FOR COMBINATION REQUEST:

- Planning Commission Requirement
- Building Permit
- Personal Convenience
- Other \_\_\_\_\_

\* I understand that the parcels must be ~~contiguous~~ (adjacent) and that title must be held identically in each parcel to be combined.

Signed *Rickard Alan Sicker*  
Phone # 614-581-8504 *Rick-Sicker@t.net*

\*\* Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

\*\* Once combination form has been filed, you must seek Planning Commission approval to split properties.

### AUDITOR'S COMMENTS

GIS MAP VERIFIED: 

<input checked="" type="checkbox"/>
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OWNERSHIP VERIFIED: 

<input checked="" type="checkbox"/>
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PARCEL SHEET VERIFIED: 

<input checked="" type="checkbox"/>
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PARCEL NUMBER RETAINED: 040-016051

DEPUTY AUDITOR: *C.F.*

TID: *318744 maint*  
*318742 retire*



## **Project Narrative**

This project is an addition to the existing Car Source car dealership located at 1200 Stringtown. The project will allow for approximately 85 additional vehicles for sale that will be parked per the striping plan attached to the application. A car dealership is an acceptable special use for C-2 zoning. The dealership location is at the northwest corner of Stringtown and Jackson Pike, so at the Jackson Township corporation line.

The existing dealership building was recently annexed into Grove City and takes advantage of the recently extended water and sanitary sewer along the newly improved Stringtown Road. The additional property is a transition from Grove City to Jackson Township.

The existing dealership employs about 22 people and will expand to about 29 with the addition of the sales area. The dealership is open from 9:00 am to 7:00 pm Monday through Thursday, 9:00 am to 6:00 pm on Friday and 10:00 am to 4:00 pm on Saturday. They are closed on Sunday.

The northside of Stringtown Road in this area (adjacent properties) has a number of small businesses and vacant lots that may have been developed prior to current standards, so this car lot addition and the remaining vacant lots developing will bring this area (across the street from the new hospital) up to current standards. The impact of the additional sales will be minimal. A car dealership has less traffic of customers in and out than most retail sales businesses.

This project will be an extension of the existing dealership which recently constructed a new building that greatly improved the look and character of the area. Development of the northside of Stringtown Road is greatly needed. Due to the size of the lots, small businesses are the perfect fit. The project will in no way effect the Health, Safety, Morals, or Welfare of anyone working or living in the area.

With the new addition, the facility will be able to load and unload inventory on site. So, there will be less impact on current traffic. Again, there are far less customers at a car dealership than other retail or restaurant uses. The proposed addition itself will have little, to no, traffic in and out.



Received by  
City of Grove City  
09-04-19

Catalog #: SMA - Commercial Area Light Medium  
Prepared By: LSI Industries, Inc. Date:



**Features & Specifications**

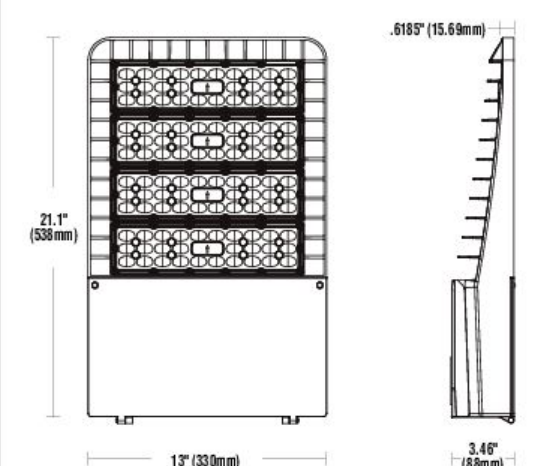
**Optical System**  
 • 2 Premium engineered IP65 rated polycarbonate optic assemblies deliver IES Type 3 or 5W distributions.  
 • Zero Uplight  
 • Available in 3000K & 4000K color temperatures per ANSI C78.377.  
 • Minimum CRI of 90.

**Electrical**  
 • High performance driver features over-voltage, under-voltage, short circuit and over temperature protection.  
 • 0-10V dimming (10% - 100%) standard.  
 • Standard Universal Voltage (120/277 Vac) Input 50/60 Hz  
 • L70 Calculated Life: >50K hours (See Lumen Maintenance on Page 2)  
 • Total harmonic distortion: <20%  
 • Operating temperature: -40°C to +40°C (-40°F to +104°F)  
 • Power factor >90  
 • Hot power stays constant over life.  
 • High efficiency LED circuit board mounted to cast housing to maximize heat dissipation

**Construction**  
 • Rugged die-cast aluminum housing for maximum durability and reliability.  
 • Optional die-cast Slip Filter allows for mounting onto a 2" (51mm) IP, 2.375" (60mm) O.D. sensor allowing for fitting up to 45 degrees and 90° when using a vertical sensor.  
 • IP65 rated luminaire protects integral components from harsh environments.  
 • 1.55 listed for ANSI C136.21 high vibration applications.  
 • Shipping weight: 19.16 lbs in carton.

**Installation**  
 • Mounting method ships separately and can be quickly mounted to the luminaire via hand tools.  
 • Arms mount directly with leads extended out of the main housing eliminating the need of opening the luminaire electrical chamber.  
 • Mounts to poles via bolt-on arm or mast arm via slip filter mounting method. (See construction for more details)  
 • Utilizes LSI BS drilling pattern and Standard TMW on Square poles only.

**Product Dimensions**



**LSI SMA - Commercial Area Light Medium**

**Features & Specifications (Cont.)**

- Warranty**  
 • LSI LED Fixtures carry a 5-year warranty.
- Listings**  
 • Listed to UL 1598 and UL E750.  
 • Suitable for wet locations.  
 • IP65 rated Luminaire, IP65 rated optical chamber.  
 • 1.55 listed for ANSI C136.21 high vibration applications.  
 • DesignLights Consortium® (DLC® Premium) qualified product.

**Mounting Options**



**Performance**

**DELIVERED LUMENS\***

Lumen Package	Color	4000K	3000K
28L	3000K	27,821	28,275
28L	4000K	28,543	29,099

**ELECTRICAL DATA\***

Lumen Package	Watts	120V	208V	240V	277V
28L	229	1.91	1.16	0.95	0.83

**RECOMMENDED LUMEN MAINTENANCE (28L-30L)†**

Ambient Temperature (°C)	Initial	25K hrs.	50K hrs.	75K hrs.	100K hrs.
0C - 40C	95%	85%	80%	75%	65%

- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-use testing.
- In accordance with IESNA TM-21-11, projected lumen represent interpolated value based on lumen data that are within six times the IESNA LM-80 total test duration for the device under testing.
- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-use testing times the IESNA LM-80 total test duration for the device under testing.

**LUMINAIRE EPC CHART**

Beam Spread	10°	15°	20°	25°	30°	35°	40°
10'	0.5	0.7	1.0	1.3	1.6	1.9	2.2

**LSI SMA - Commercial Area Light Medium**

**Ordering Guide**

TYPICAL ORDER EXAMPLE: **SMA LED 28L ACR 5W UNV DIM 50 CR7P BRZ PM**

Luminaire Profile	Light Source	Lumen Package	Lens	Distribution	Wings	Driver
SMA - Medium	LED	28L - 28,000 lms	ACR - Acrylic	3 - Type 3	UNV - Universal Voltage (120-277V)	DM - 0-10V Dimming @ 10%

Color Temp	Color Rendering	Control (Driver Opt)	Finish	Mounting Option
50 - 5000 CCT 40 - 4000 CCT	(Blank) - 80 CRI	(Blank) - None CR7P - 7 Pin Photometric Control Receiver†	BRZ - Bronze	PM - Pole Mount SF - Adjustable Slip Filter

**Accessory Ordering Information**

Description	Order Number
PC120 Photometric for use with PC127 system (120V)	122941-1
PC120-277 Photometric for use with PC127 system (208V, 240V, 277V)	122941-2
PC120 Single Reading (120V)	19103
PC127 Single Reading (277V)	19107
SP120S 3-00 Double Reading (208V, 240V)	DR208_240

**FOOTNOTES:**  
 1 - Consult factory for availability and lead time.  
 2 - Factory installed CR7P option required. See Options.

**Performance (Cont.)**

All published luminaire photometric testing performed to ESNALM-79 standards. ISO footcandle plots below demonstrate the SMA light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

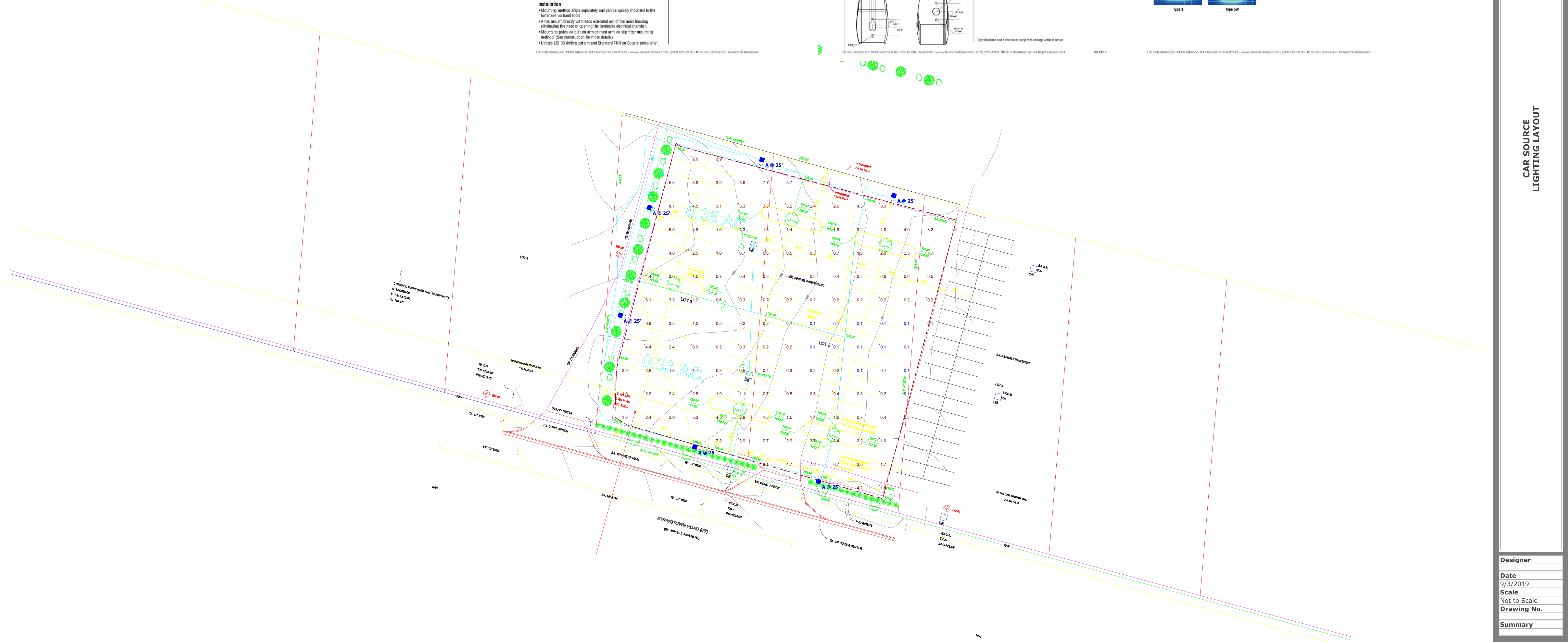


**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
A	A	6	LSI INDUSTRIES, INC.	SMA-LED-28L-ACR-3-40			1	SMA-LED-28L-ACR-3-40.IES	27824	0.95	229

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	8.3 fc	0.1 fc	83.0:1	20.0:1



CAR SOURCE  
LIGHTING LAYOUT

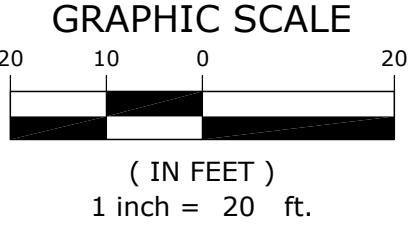
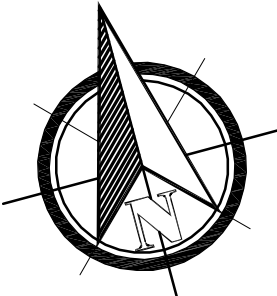
Designer  
 Date  
 9/3/2019  
 Scale  
 Not to Scale  
 Drawing No.  
 Summary



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# TOPOGRAPHIC SURVEY

LOTS 4 AND 5  
MILLER'S STRINGTOWN ROAD ADDITION  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO



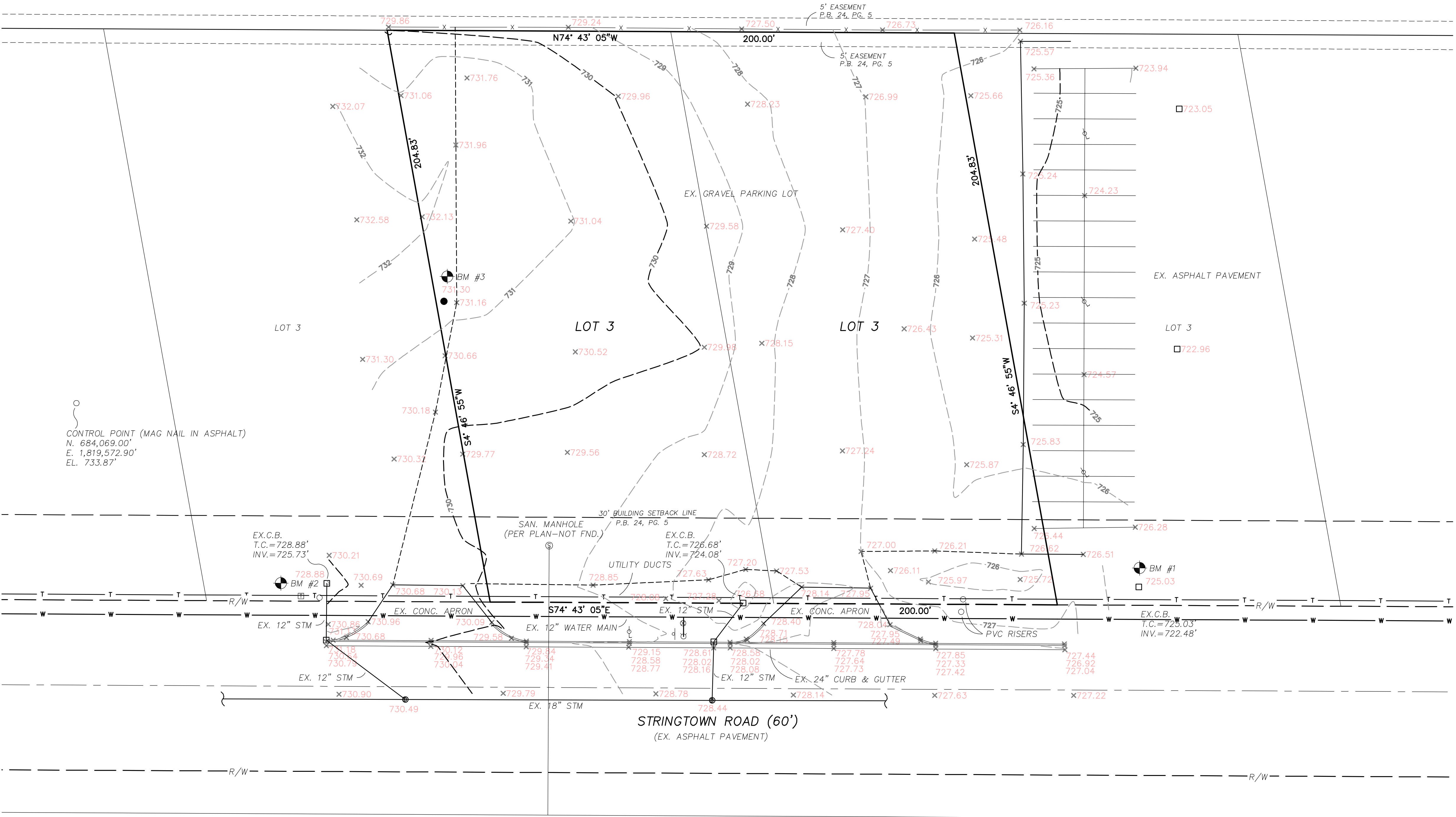
**BASIS OF BEARINGS:**

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

**BENCHMARKS:**

**SOURCE:**  
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

- BM #1**  
TOP OF CASTING OF CATCH BASIN, 36' NORTH OF CENTERLINE OF STRINGTOWN ROAD, 530' WEST OF CENTERLINE OF JACKSON PIKE.  
**ELEV.= 725.03'**
- BM #2**  
TOP OF CASTING OF CATCH BASIN, 36' NORTH OF CENTERLINE OF STRINGTOWN ROAD, 817' WEST OF CENTERLINE OF JACKSON PIKE.  
**ELEV.= 728.88'**
- BM #3**  
TOP OF CAPPED IRON PIN (JON ADCOCK S-8461), 140' NORTH OF CENTERLINE OF STRINGTOWN ROAD, 750' WEST OF CENTERLINE OF JACKSON PIKE.  
**ELEV.= 731.30'**



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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	17-004	
DATE:	JULY 7, 2019	
SCALE:	1"=20'	