

March 28, 2022

Development Department  
City of Grove City  
4035 Broadway  
Grove City, OH 43123

Received By:  
Grove City Development  
Date: 03/28/2022



Attn: Dashiell Logan  
Project: Sheridan Dental  
Control #: 202203020015

Address: TBD Broadway, Grove City, OH 43123

Re: Final Development Plan -Administrative Review Response Letter

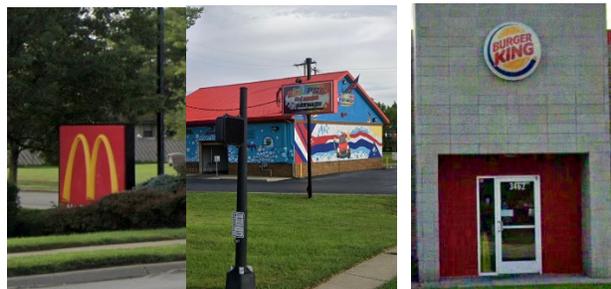
Dear Mr. Dashiell Logan:

We have prepared the following letter and enclosed documents in response to the Administrative Review Letter issued March 21, 2022 for the project and control number listed above.

### **Building**

1. Staff does not believe the blue metal panels are appropriate and in character with the area. While Staff understands the intent of Sheridan Dental is to incorporate their branding into the building, the amount of blue on the building should be reduced or the blue should be replaced with grey or another more neutral color to complement area buildings.

**Response:** *The blue metal panels were changed in the drawings to reflect the actual shade and tone of the blue. Physical sample of the blue metal panel is also attached at the end of the letter for review. Also, there are adjacent building in the area that have bright colors on the exterior that are not in character with the area. See below photos for example:*





2. Please provide elevations for the proposed dumpster enclosure. Please be advised that the enclosure must be finished in same materials used on primary structure, with 100% opaque gates. The enclosure must be 1'-0" taller than dumpster and shall not exceed 8' 0" in height.

**Response:** *Elevations of the proposed dumpsters were added sheet A6.01.*

3. Please clarify if any rooftop mechanical units are proposed on the building. If so, they will need to be fully screened by the parapet of the building. If mechanicals are to be located on the ground, please identify the location on the site plan as well as associated landscape screening

**Response:** *The rooftop mechanical units will be placed on the roof behind pop-up with clerestory windows indicated on exterior elevations, sheets A6.00 & A6.01. The clerestory structure provides 6'-0" of screening from the proposed rooftop mechanical units that are 4'-0" high with a 14" high curb. This is sufficient.*

### Site Plan

4. Please provide clarification on if the existing chain link fence that crosses the eastern property line is to remain. If this fence is to be removed, screening will need to be added along the east edge of the parking lot to screen the adjacent residential properties.

**Response:** *The chain link fence will be removed and has been noted for removal on Sheet C1.10. A row of evergreens has been added to Sheet C5.20.*

5. Please reference the City of Columbus Standard Drawing 2211 for general layout and radii of the proposed right-in right-out, including signage. Please be advised that, while staff understands the desire to have an additional access point to the site, staff would encourage a connection be made to the parcel to the south when the remainder of the site develops. If this connection is made to the adjacent property, staff would advise that this proposed right-in right-out access point be removed to reduce curb cuts on Broadway.

**Response:** *We are proposing a right-in drive entrance off Broadway. The Owner to the South will not grant a cross access easement.*

6. Label the width of the drive aisles at the right in- right out access point onto Broadway.

**Response:** *The drive width is shown on Sheet C2.10.*

7. Label the width of the drive aisles into the site from the shared access drive with McDonalds.

**Response:** *The width of drive aisles into the site have been labeled on Sheet C2.10.*

8. Detectable warnings will need to be installed at the crossings at the right-in right out access point.

**Response:** *Detectable warnings have been added to Sheet C2.10.*



9. Please note that the replacement of any walk along Broadway will need to be per Grove City Standard Drawing C-GC-46A.

**Response:** *This has been noted on Sheet C2.10*

10. Please provide a fire apparatus maneuverability exhibit for the site. The turning template used by the Jackson Township Fire Department is attached.

**Response:** *The fire apparatus maneuverability exhibit has been included as Sheet C7.10.*

11. Please show existing fire hydrants around the site with the distances (as hose is laid) from the hydrant to the farthest portion of the building. Please be advised that if the distance is more than 400 feet from the hydrant, a private hydrant may need to be installed.

**Response:** *Existing fire hydrants and hose distances from the hydrant to the farthest portion of the building have been shown on Sheet C4.10.*

12. Clarify if the existing McDonalds Signage and mailbox on the south side of the shared access drive are to be removed.

**Response:** *The existing McDonalds Signage and mailbox on the south side of the shared access drive are to be removed.*

### **Landscaping**

13. The proposed sea green juniper shrubs used to screen parking spaces will need to be 36" at the time of installation to meet the code requirement for screening. Please correct on the plant schedule on sheet C5.20.

**Response:** *The plant schedule on sheet C5.20 has been updated to reflect the screening requirement of 36" height.*

14. Sheet C5.20 states that a fence is proposed to meet the Buffer Yards requirement of code (1136.07). Please provide details on the proposed fence including location, material, color and manufacturer product sheets.

**Response:** *A row of evergreens has been shown on Sheet C5.10.*

15. Irrigation is required on 75% - 100% of the entire property with emphasis on areas along primary and secondary roadways and 100% of all landscape areas adjacent to the structure. However, please be advised that irrigation will only be needed on the developed portion of the site.

**Response:** *Noted.*



16. Add a note to the landscape plans stating that all service structures, such as electrical transformers, utility meters, etc. shall be screened per 1136.08 of the city's landscape code, even if such structures are not shown on the approved landscape plan.

**Response:** *Note added on Sheet C5.20.*

17. Details should be revised for evergreen tree and deciduous tree plantings to state that 50% of burlap and wire cage will be removed prior to planting.

**Response:** *Note added on Sheet C5.20.*

18. All disturbed areas along Broadway will need to be replanted with sod instead of seed. Please update on plan sheets and in planting note #5.

**Response:** *Note added on Sheet C5.20 and plan sheet C5.10 revised.*

19. Please add to the planting notes that in areas where seed is to be used, penn mulch should be used to cover seed instead of loose straw.

**Response:** *Note added on Sheet C6.10.*

### **Utilities & Engineering**

20. Provide Grove City plan number for the existing 8" sanitary running along the east property line of the site.

**Response:** *Plan number added on Sheet C4.10.*

21. Include elevations of proposed catch basins and show pipe network on plan sheets.

**Response:** *Updated on Sheets C3.10 and C4.10.*

22. Clarify how downspouts will be tied in. All connections shall be made underground.

**Response:** *Sheet C4.10 revised to show how downspouts tie into the storm system.*

23. Please note that sanitary lines must call out a minimum slope of 2.08%, and reference standard drawing C-GC-30 for connection to an existing sewer.

**Response:** *Noted on Sheet C4.10.*

24. Include a list of standard drawings to be referenced

**Response:** *The list of standard drawings has been added to Sheet C2.20.*

### **Additional Comments**

25. Please note that, based on the detail of the plans submitted, additional comments were generated during the review of your development plan. Please see the attached plan sheets for all comments; however please be advised that these comments do not need to be addressed for the development plan to proceed and have been provided to you to help expedite the review of the site construction / engineering plans.

**Response:** *Noted.*



26. Signage will be reviewed through the Building Division under a sign permit and is not approved as part of this application. However, please be advised of the following:

- Only one monument sign is permitted per parcel. Therefore, if the remainder of the site is developed in the future, it will need to share the proposed monument sign. Additionally, the monument sign must not exceed 8' in height and 50 square feet in area and should have a masonry base matching the stone used on the structure.
- 1 square foot of wall signage is permitted per 1 foot of lineal frontage not to exceed 200 square feet total.

**Response:** *Noted.*

27. A water service plan will need to be prepared, submitted, and approved by City of Columbus Division of Water (at time of construction plans).

**Response:** *Noted.*

28. Provide a site data table including acreage, area to be disturbed, predeveloped impervious and post developed impervious areas, parking calculations.

**Response:** *A site data table has been added to Sheet C2.20.*

29. Please include the name, address, and contact information for both the owner and developer on the cover sheet.

**Response:** *Owner/ Developer contact information was added and can be found on the Cover Sheet, A0.00 under "Authorities."*

Sincerely,

Katie Deley  
Project Captain  
katied@ma-architects.com  
412.721.0520

Cc: File