PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

4108-4164 BUCKEYE PKWY, GROVE CITY, FRANKLIN COUNTY, OHIO
SEPTEMBER, 2022

Received By:
Grove City Development
9/7/2022

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF GROVE CITY SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE BUCKEYE PKWY., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM GROVE CITY.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

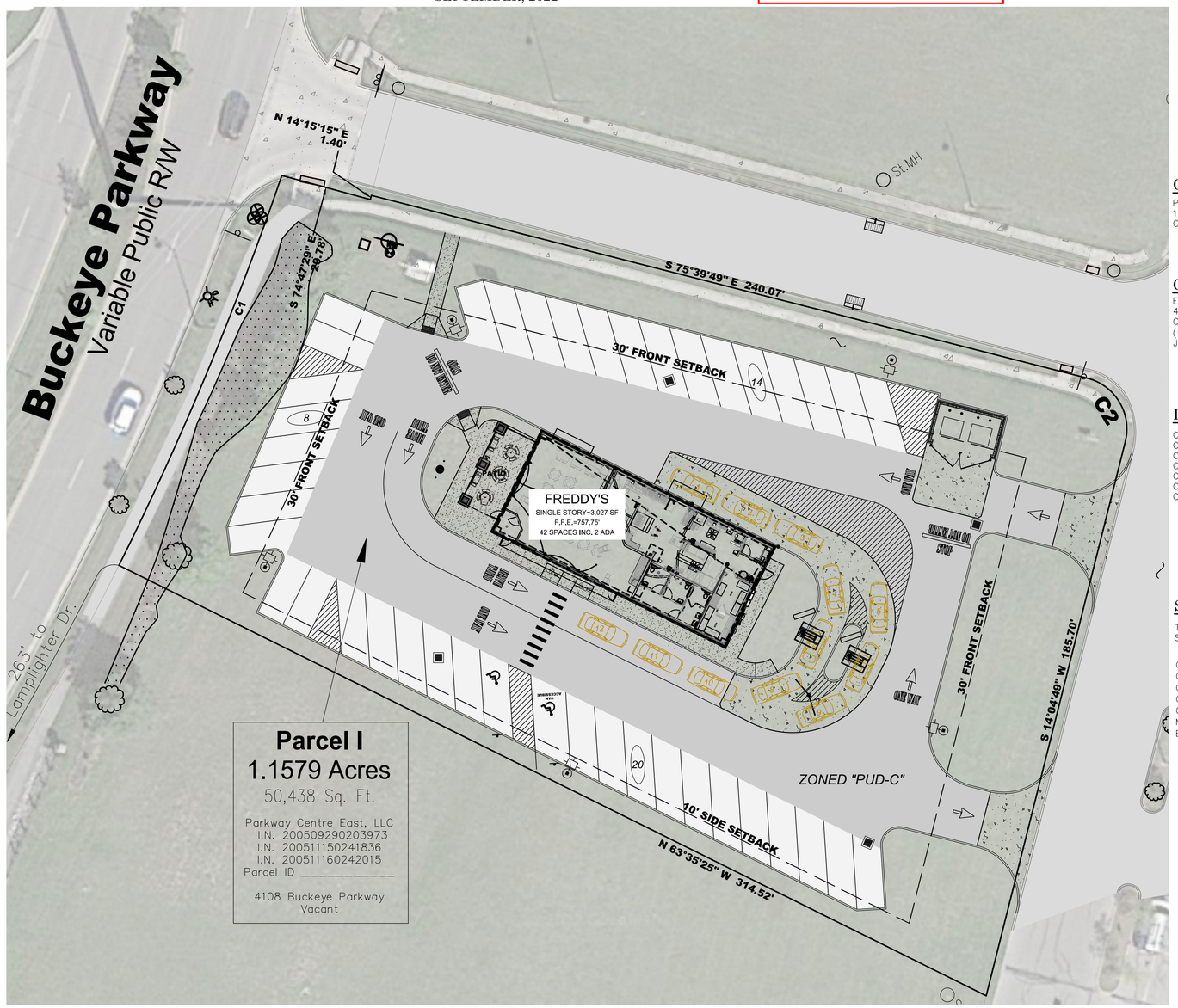
CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET).

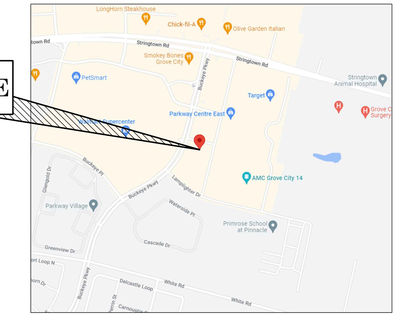
DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL



PROPOSED SITE



LOCATION MAP

OWNER:

PARKWAY CENTRE EAST LLC
150 E BROAD ST
COLUMBUS, OH 43215

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BERDING SURVEYING
741 MAIN STREET
MILFORD, OH 45150
(513)-831-5505
GERRY BERDING, P.S.

INDEX:

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C-1.1	SITE CONSTRUCTION DETAILS
C-2	EXISTING CONDITIONS & DEMO PLAN
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C-3.1	UTILITY SERVICE PLAN
C-4	GRADING PLAN
C-5	STORMWATER POLLUTION PREVENTION PLAN

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

CB-2-2A, 2-2B, 2-2C (7-16-2021) CATCH BASINS NOs 2-2A, B & C
CB-2-3, 2-4 (7-16-2021) CATCH BASINS NO's 2-3 & 2-4
CB-2-5, 2-6 (7-16-2021) CATCH BASINS NO's 2-5 & 2-6
CB 3 (7-16-2021) CATCH BASIN NO. 3
CB 3A (7-16-2021) CATCH BASIN NO. 3A
MH 3 (7-16-2021) MANHOLE NO. 3
BP-7.1 (7-17-2020) NEW CURB RAMPS

DEPARTMENT/ UTILITY TABLE:

GROVE CITY BUILDING DIVISION
4035 BROADWAY
GROVE CITY, OH 43123
TEL: (614) 277-3075

FRANKLIN COUNTY ENGINEER'S OFFICE
970 DUBLIN ROAD
COLUMBUS, OHIO 43215
TEL: (614) 525-3030

COLUMBUS WATER AND SEWER SERVICES
111 N. FRONT STREET
COLUMBUS, OHIO 43215
(614)-645-7102

GROVE CITY DEVELOPMENT
DEPARTMENT 4035 BROADWAY
GROVE CITY, OH 43123
TEL: (614) 277-3000

COLUMBUS POWER SERVICES
111 N. FRONT STREET
COLUMBUS, OHIO 43215
(614)-645-7360
UTILITYLEADREP@COLUMBUS.GOV

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OHIO811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

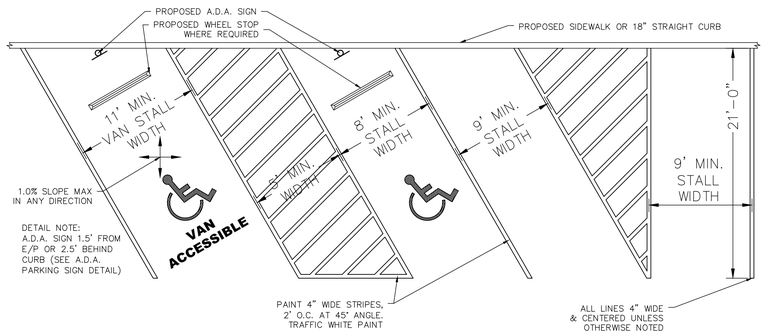
FREDDY'S FROZEN CUSTARD & STEAKBURGERS
TITLE SHEET & GENERAL NOTES
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

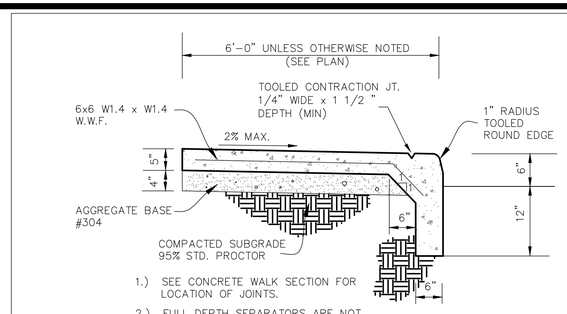
SHEET NO.

C-1



ANGLED PARKING STRIPING DETAIL

NOT TO SCALE



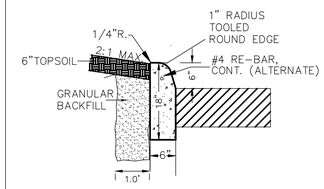
1.) SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.

2.) FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXP. JTS.

3.) CONCRETE SHALL BE 4000 PSI A.E.

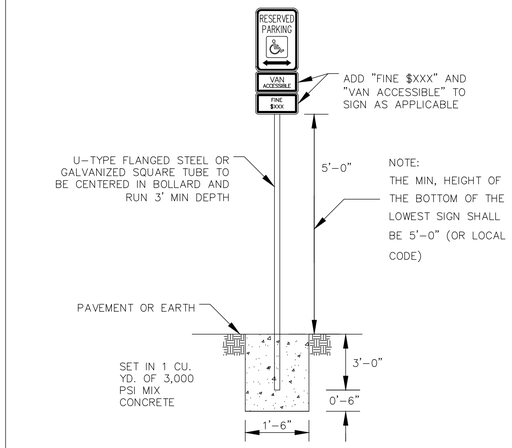
INTEGRAL WALK AND CURB

NOT TO SCALE



18" STRAIGHT CURB

NOT TO SCALE

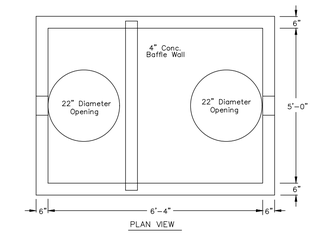


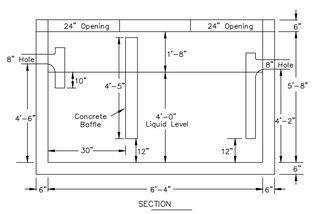
NOTES:

1. A.D.A. SIGN TYPE: A. 18"x12" B. 9"x12"
2. "FINE" AND "VAN ACCESSIBLE" SIGN TO BE INSTALLED BASED ON LOCAL CODE.
3. ALL SIGNS SHALL COMPLY WITH U.S. ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," LOCAL CODES AND AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

ADA PARKING SIGN DETAIL

NOT TO SCALE





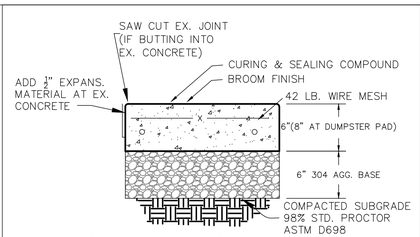
Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.
3. Lifting Devices: Base Section; 4 lift hooks in floor of base. Top Slab: 4 Lift Hooks.
5. Structure Includes Base Section, Top Slab & Baffle Only. All Other Stand Pipes And Fittings Are The Contractors Responsibility.
6. Inlet And Outlet Holes Are Formed @ 8" To Fit A 4" Or 6" Press Seal PSX Boot.
7. Base Weight: 13,600 #, Lid Weight: 3,300 # Baffle Weight: 1,000 #
8. 22" Opening in Top Slab For Neenah R-6461-EH Castings.

GREASE INTERCEPTOR DETAIL

NOT TO SCALE

DESIGNED BY: KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



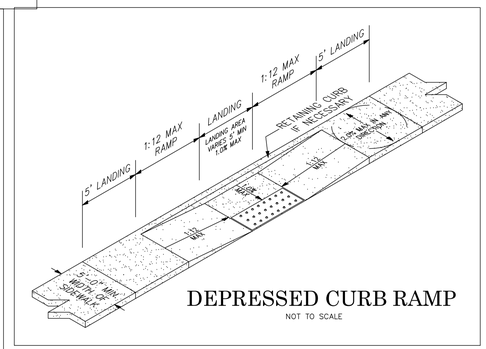
1.) CONTROL JOINTS 10' O.C. MAX (EACH DIRECTION).

2.) PRE-FORMED EXPANSION JOINTS 30' O.C. MAX. & WHERE ABUTS CONCRETE

3.) CONCRETE SHALL BE CLASS C 4000 PSI A.E.

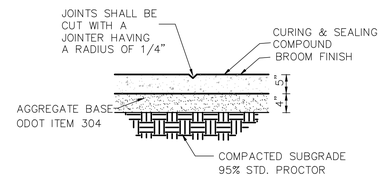
CONCRETE PAVING DETAIL

NOT TO SCALE



DEPRESSED CURB RAMP

NOT TO SCALE



NOTE:

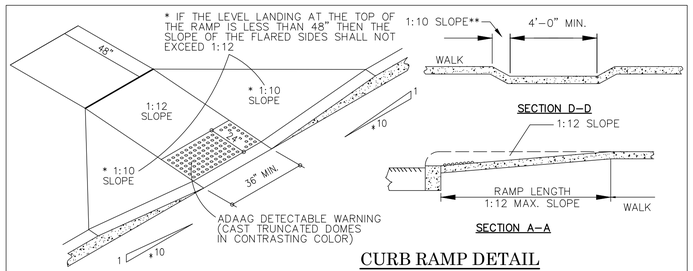
1.) CONTROL JOINTS 5' O.C. MAX.

2.) EXPANSION JOINTS 30' O.C. MAX.

3.) CONCRETE SHALL BE 4000 PSI AE

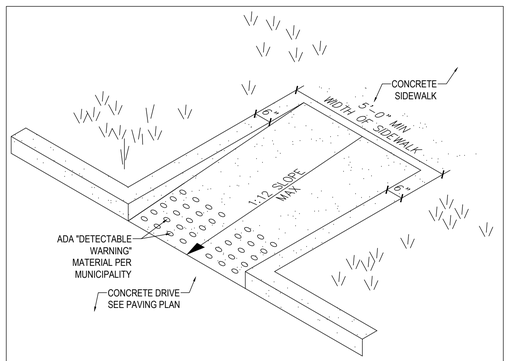
CONCRETE WALK DETAIL

NOT TO SCALE



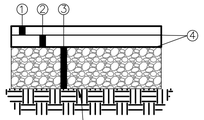
CURB RAMP DETAIL

NOT TO SCALE
(MUST MEET A.D.A.)



RAMP DETAIL

NOT TO SCALE



ADDITIONAL PAVING NOTES:

AFTER BITUMINOUS PAVEMENT HAS BEEN REPLACED, SAWCUT OR ROUTE JOINT BETWEEN EXISTING AND NEW PAVEMENT AND FILL WITH HOT POURED RUBBER JOINT SEALER PRODUCT. HOT POURED RUBBER JOINT SEALER SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUAL:

1) ROADSAVER 221; CRAFCO INC.
2) PRODUCT #9005 OR #9030; KOCH MATERIAL COMPANY
3) SEALTIGHT HI-SPEC; W.R. MEADOWS, INC.

①-1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22

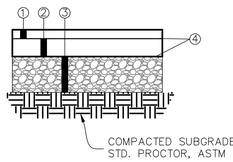
②-2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448)

③-6" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)

④ODOT ITEM 407 TACK COAT BETWEEN LAYERS

MEDIUM DUTY ASPHALT PAVING

NOT TO SCALE



①-1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22

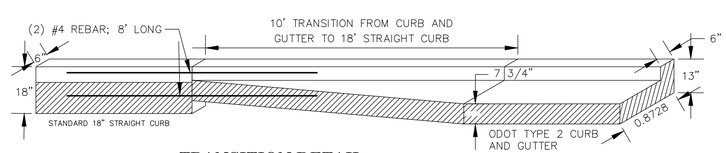
②-3" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448) (2 LIFTS)

③-8" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)**

④ODOT ITEM 407 TACK COAT BETWEEN LAYERS

HEAVY DUTY ASPHALT PAVING

NOT TO SCALE



TRANSITION DETAIL

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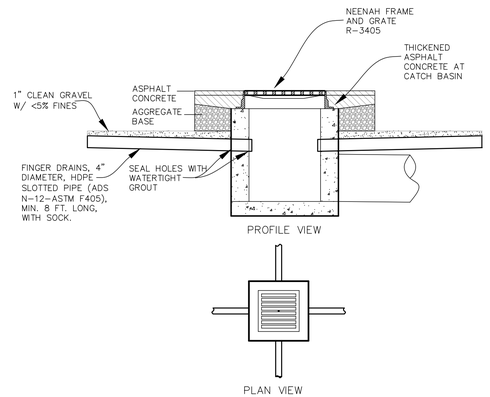


NOTES:

1. PIPE TO BE HDPE SLOTTED-ADS N-12, ASTM F405 (OR EQUAL)

2. SLOPE PIPE AND TRENCH BOTTOM FOR POSITIVE DRAINAGE TO INLET-2% RECOMMENDED.

3. WRAP EACH SLOTTED PIPE IN FILTER SOCK.

4. FRAME AND GRATE SHALL BE NEENAH R-3405. (HEAVY DUTY FRAME AND GRATE)

5. FINGER DRAIN TO BE OMITTED WHEN THERE IS A CONFLICT BETWEEN INLET/OUTLET PIPE ELEVATIONS AND FINGER DRAIN.

6. HOLE FOR FINGER DRAIN SHALL BE SEALED WITH WATERTIGHT GROUT.

DETAIL AT CATCH BASIN IN PAVEMENT

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

SITE CONSTRUCTION DETAILS

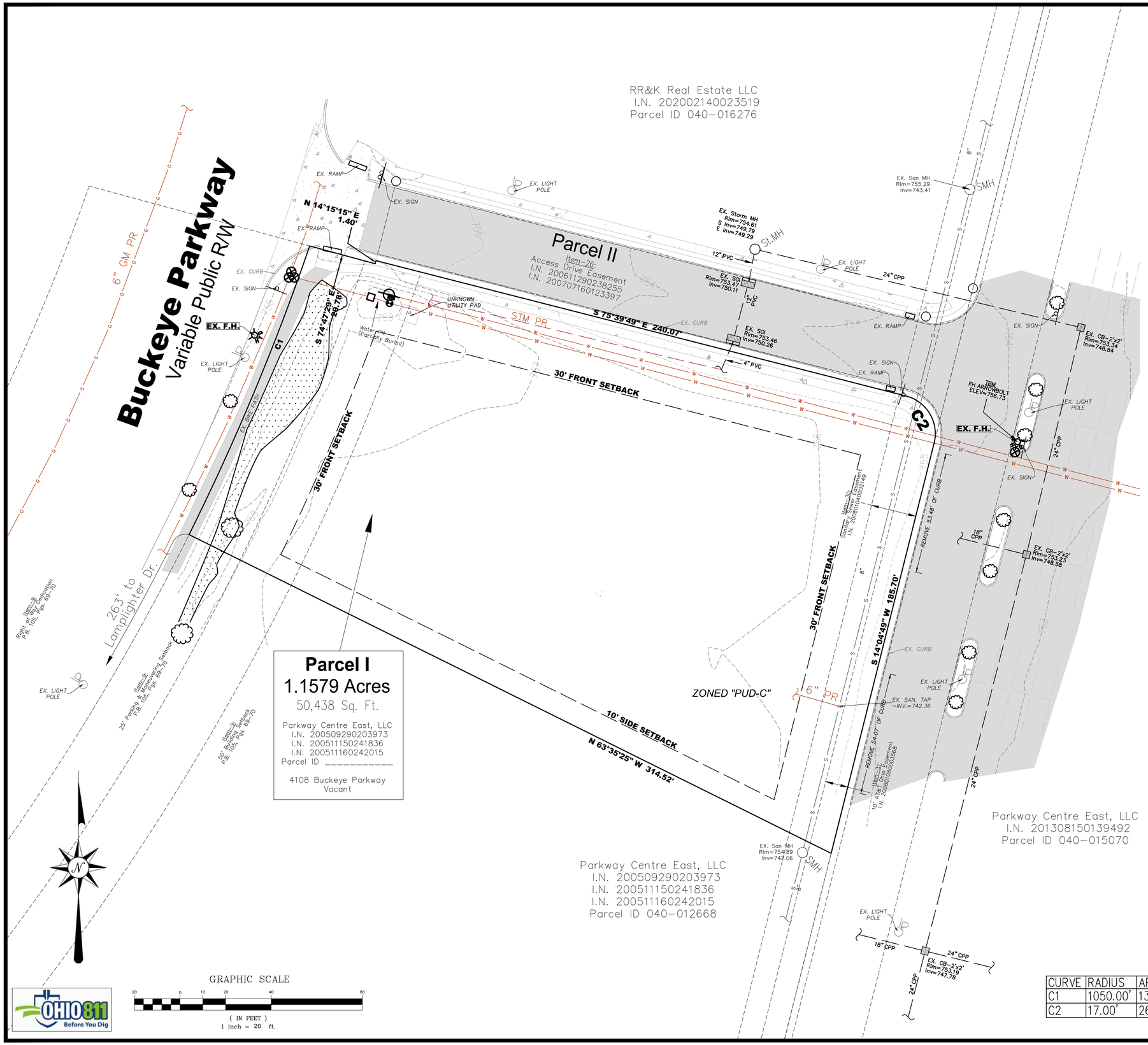
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

SHEET NO.

C-1.1



EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "PUD-C". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE GROVE CITY ZONING DEPARTMENT.

2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.

3. PER FLOOD INSURANCE RATE MAP NUMBER 39049C0318K EFFECTIVE 06/17/2008, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.

4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.

5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.

6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.

7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.

8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.

11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES

REMOVE PAVEMENT/CONCRETE

LEGEND

- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- SMH SANITARY MANHOLE
- St.MH STORM MANHOLE
- SINGLE GRATE INLET
- CATCH BASIN
- SIGN
- GAS PER RECORD
- WATER PER RECORD
- STORM/SANITARY SEWER
- STORM/SANITARY PER RECORD
- ASPHALT
- CONCRETE
- PLANTER

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1050.00'	137.44'	7°29'59"	N 22°39'35" E	137.34'
C2	17.00'	26.63'	89°44'38"	S 30°47'30" E	23.99'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

EXISTING CONDITIONS & DEMO PLAN

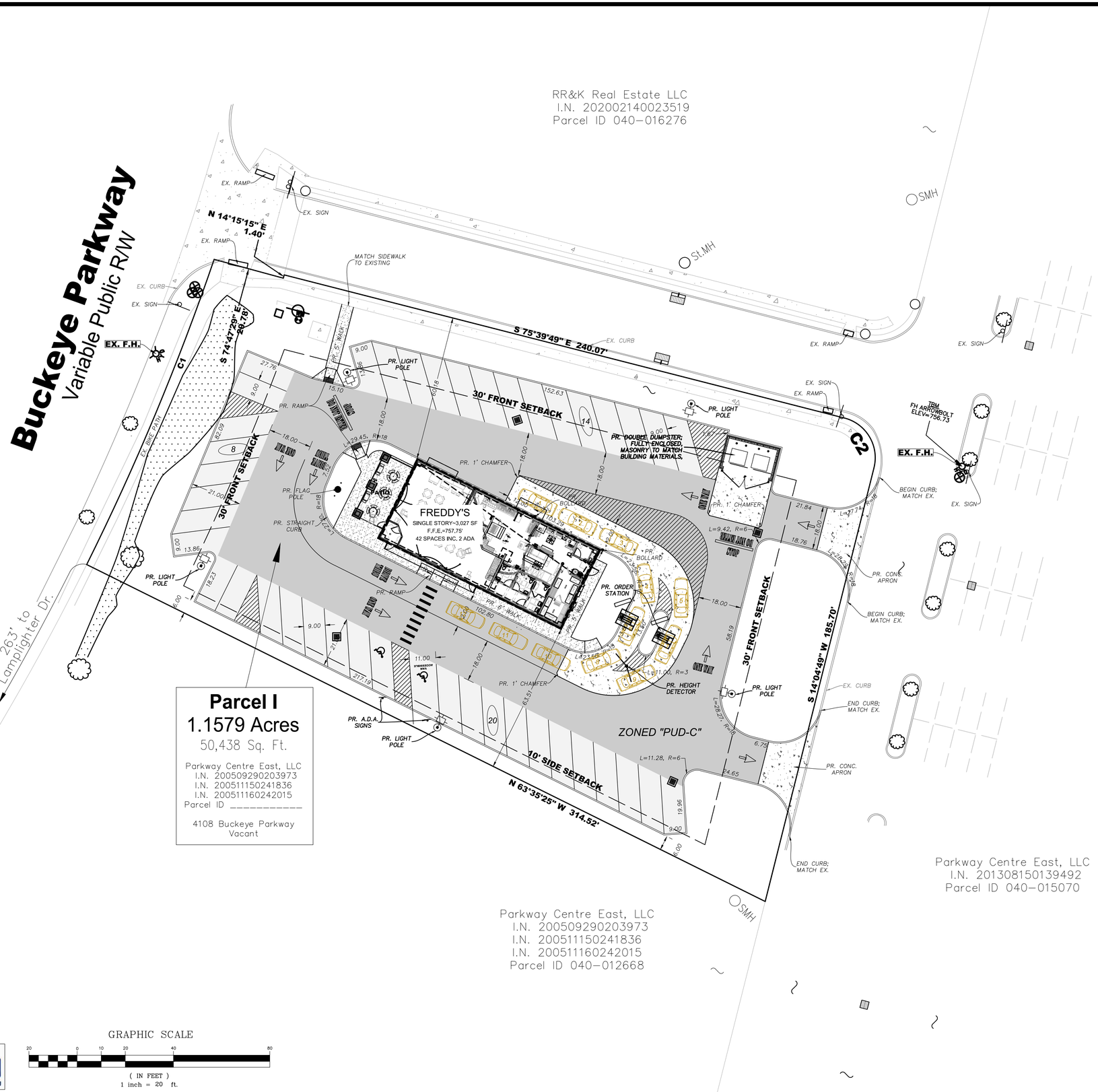
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

SHEET NO.

C-2



LEGEND-PROP. FEATURES

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

PROPOSED PARKING=	40
ADA ACCESSIBLE =	2
TOTAL PARKING	42 SPACES (MIN. 9' X 18')

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.

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CINCINNATI, OHIO 45226
(513) 321-2168

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

SITE DIMENSION PLAN

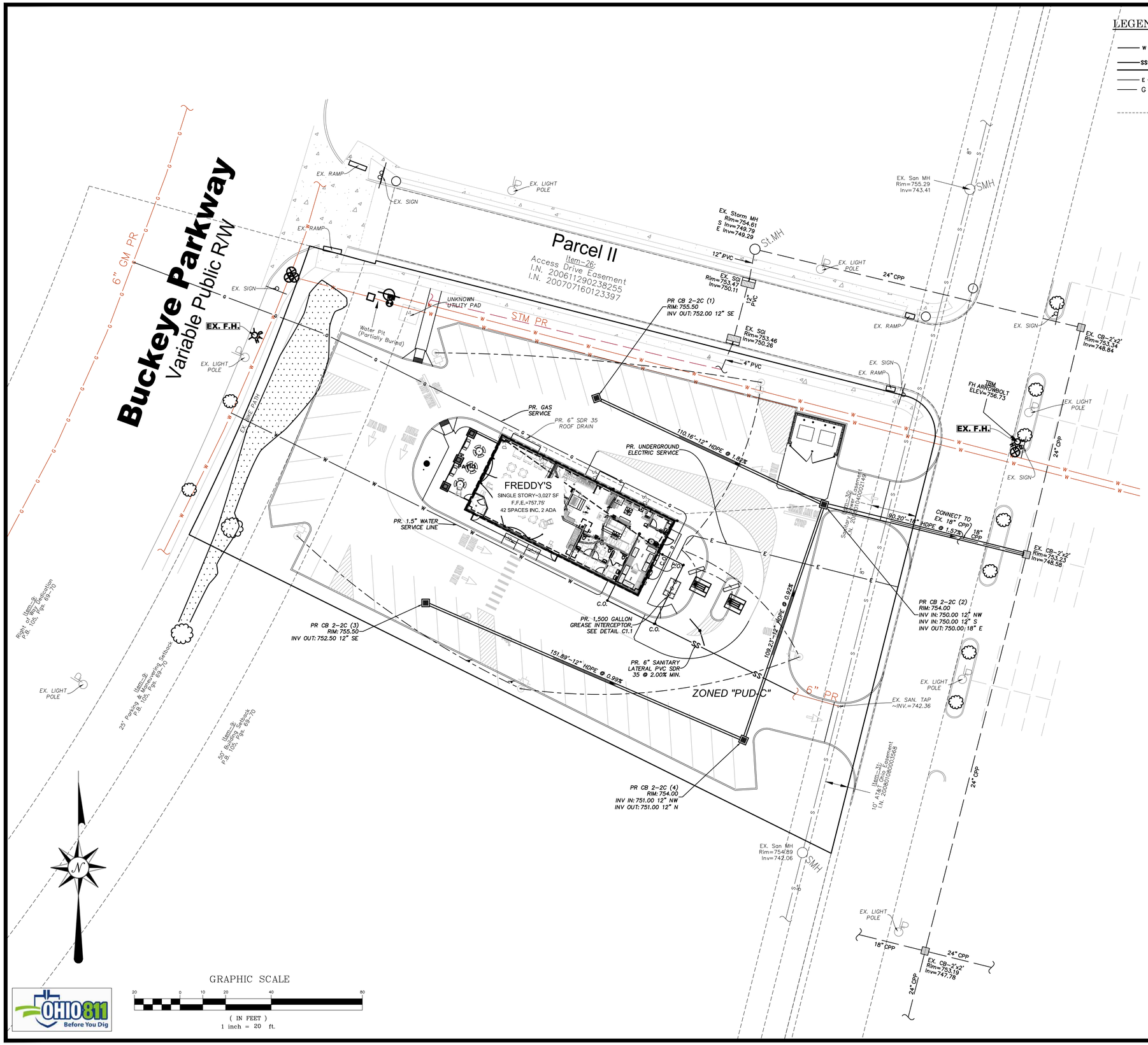
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

SHEET NO.

C-3



LEGEND-PROP. FEATURES

- —— W —— PROPOSED DOMESTIC WATER SERVICE (1.5" METER; 2" LINE, TYPE K COPPER)
  ALL WATER LINES TO HAVE A MINIMUM OF 48" OF COVER
- —— SS —— PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN.
- —— —— PROPOSED STORM
- —— E —— PROPOSED UNDERGROUND ELECTRIC SERVICE
- —— G —— PROPOSED GAS SERVICE (SIZE TBD BY USE)
  INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE (IF NEEDED FOR TIMING SEE NOTE 24 BELOW)
- DS –PR. DOWNSPOUT
- - - - - - - - - - RD –PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BERDING SURVEYING.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
7. COORDINATE WITH PROVIDERS FOR BUILDING SEWER AND WATER TAPS.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER. BACKFLOW PREVENTION TO BE SET INSIDE BUILDING. DEDUCT METER SHOULD BE SET FOR IRRIGATION LINE AND LINE FOR IRRIGATION TO COME FROM WITHIN THE BUILDING.
22. SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
24. GAS SERVICE TO BE INSTALLED BY PROVIDER, FROM MAIN TO METER SETTING. CONTRACTOR SHALL INSTALL 4" OR 6" PVC WITH PULL STRING SO PROVIDER CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH PROVIDER BEFORE COMMENCING WORK.
25. THE GC WILL BE RESPONSIBLE FOR TAPPING THE MAIN AS WELL AS TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM GROVE CITY, AND RESTORE THE PAVEMENT/WALK AS NEEDED.

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FREDDY'S FROZEN CUSTARD & STEAKBURGERS

UTILITY SERVICE PLAN

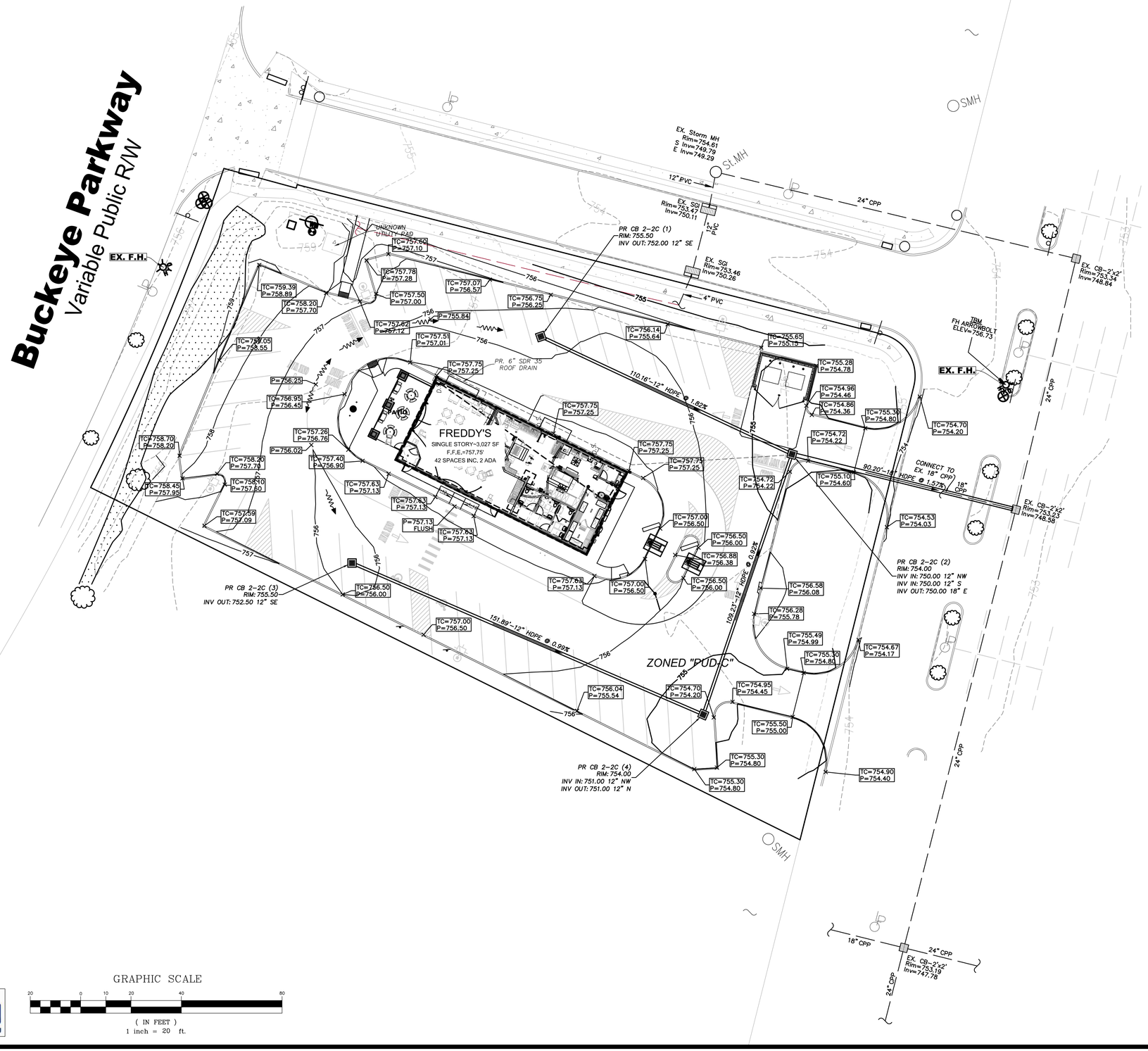
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

SHEET NO.

C-3.1



GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F =FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

CONTOUR LEGEND:

EX. CONTOUR
PR. CONTOUR (MAJOR)
PR. CONTOUR (MINOR)

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OHIO811 Before You Dig

PRELIMINARY
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REVISIONS		
DATE	BY	NO. & DESCRIPTION

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CINCINNATI, OHIO 45226
(513) 321-2168

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

GRADING PLAN

4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

SHEET NO.

C-4

EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY GROVE CITY AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.

2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE-CONSTRUCTION MEETING
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
   D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
   E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVES UPON REQUEST.

SAFETY:

8. THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OR ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OHC000005-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

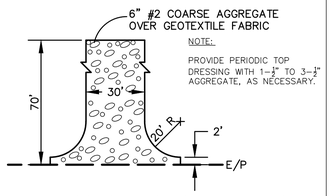
SPECIAL NOTES:

1. DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.

2. AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TIRES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.

3. DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.

4. DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.



NOTE:

PROVIDE PERIODIC TOP DRESSING WITH 1-4" TO 3-4" AGGREGATE, AS NECESSARY.

STABILIZED CONSTRUCTION ENTRANCE

(ONLY IF NECESSARY)
NO SCALE

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION
A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (ph=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE	0.5 LBS
	DOMESTIC RYEGRASS	0.25 LBS
	KENTUCKY BLUEGRASS	0.25 LBS
	2. TALL FESCUE	1 LBS
	3. DWARF FESCUE	1 LBS

2-1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVETCH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL	1. TALL FESCUE	1 LBS

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (¼) OF AND INCH.

TEMPORARY AND PERMANENT SEEDING(CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING

A. TEMPORARY SEEDING-AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING";

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:
1. MECHANICAL- USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
2. ASPHALT EMULSION-APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
3. MULCH NETTING-USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of surface water of the state and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

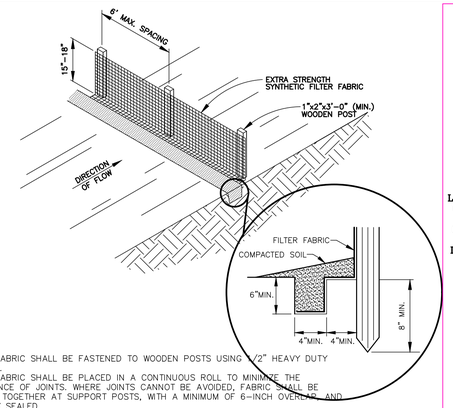
TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of surface water of the state and not at final grade	Within two days of the most recent disturbance if the area will lie dormant for more than 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of surface water of the state	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

CONSTRUCTION SEQUENCE:

Table 8.2.2 A Construction Sequence for Small Construction Sites

Stage	Actions
Mark off set aside areas	1. Fence naturally vegetated areas and the dripline of trees that will be maintained and protected during construction.
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect down-stream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barriers(silt fence, filter socks and berms) and protection of catch basins with inlet protection.
	3. Install stone construction entrance prior to general grading or excavation or delivery of materials.
Prepare site and construct improvements	4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary.
	5. Grade site or excavate building foundation or basement.
	6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls.
	7. Construct the building and site improvements.
Final grading and stabilization	8. Complete land grading and shaping. Soils shall be roughly graded, followed by the spreading and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time.
	9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials.
	10. Remove temporary sediment control practices once vegetation is established.

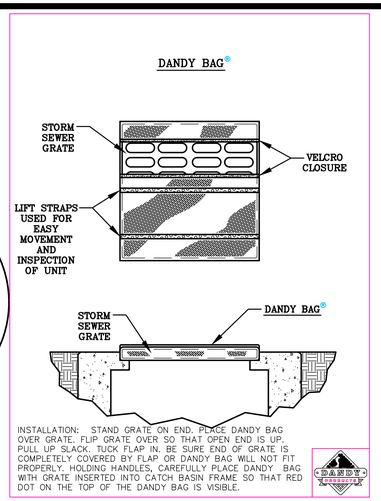


NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURANCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURLY SEALED.

SILT FENCE (SF) DETAIL

NO SCALE



INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)

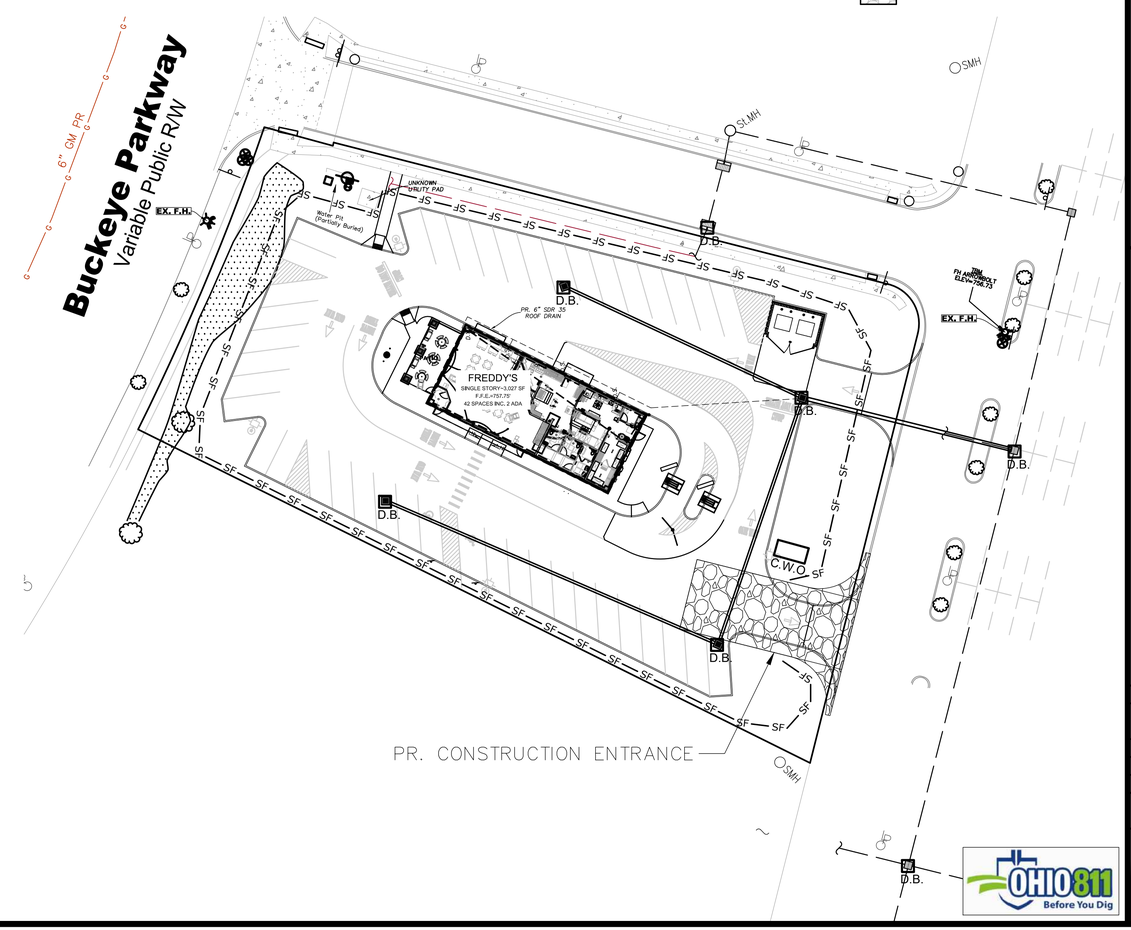
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EROSION CONTROL LEGEND

—SF—	SILT FENCE
D.B.	DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
C.W.O.	CONCRETE WASHOUT
	CONSTRUCTION ENTRANCE



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

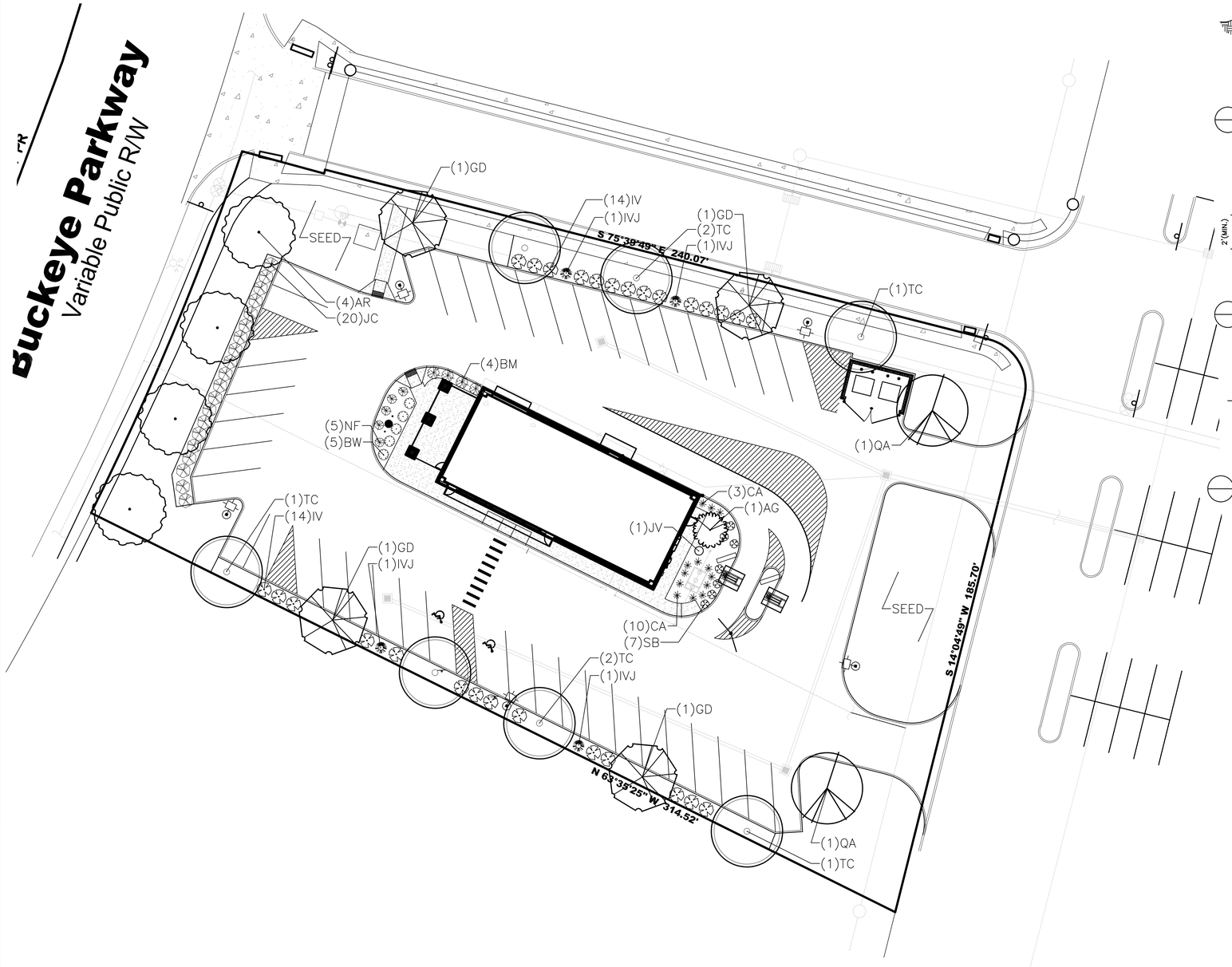
FREDDY'S FROZEN CUSTARD & STEAKBURGERS
STORMWATER POLLUTION PREVENTION PLAN
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

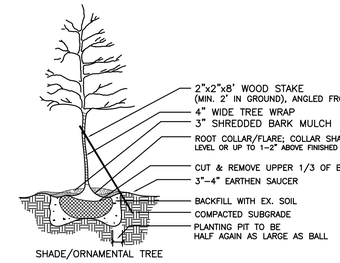
SCALE:	HORIZ.	VERT.
	1"=30'	N/A

JOB. NO.	22-122
DATE	Sep. 2, 2022

SHEET NO.

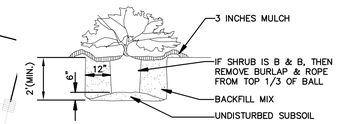
C-5





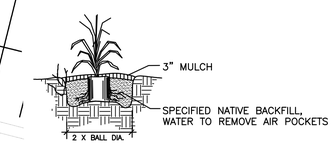
TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING DETAIL

① LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL TREE AND SHRUB PLANTING BEDS TO RECEIVE A MINIMUM OF 8" OF PREMIUM SOIL MIX. TOPSOIL MIX FOR PROPOSED PLANTING BEDS TO CONSIST OF:
   - 50% SCREENED TOPSOIL (OR APPROVED ON-SITE TOPSOIL)
   - 25% SAND
   - 25% LEAF HUMUS
2. ALL PLANTING BEDS LOCATED IN GREENBELT (AREA FROM BACK OF CURB TO PROPERTY LINE) TO BE A MINIMUM 12" HIGH MOUNDED BED.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
5. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. IT IS THE CONTRACTORS OPINION WHETHER TO STAKE OR NOT A TREE. BUT IT IS THE CONTRACTORS RESPONSIBILITY TO ASSURE PLANTS REMAIN IN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
8. WHERE SHOWN ON PLANS PLANTING BEDS TO HAVE A MINIMUM OF 3" DEEP DOUBLE SHREDDED DARK HARDWOOD BARK MULCH.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
13. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ANY CHANGES TO THE APPROVED LANDSCAPING PLAN SHALL BE APPROVED BY PLANNING AND ZONING DIRECTOR.

PERMANENT SEEDING

(1) ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.

(2) SEED MIX AS FOLLOWS (OR APPROVED EQUAL):
- 45% KENTUCKY BLUEGRASS
- 40% PERENNIAL RYEGRASS
- 15% PENNLAWN RED FESCUE

(3) ALL LAWN AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL.

(4) PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.

(5) ALL LAWN AREAS TO RECEIVE STARTER FERTILIZER OF 20-26-6.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY/EVERGREEN/ORNAMENTAL TREES						
AG	1	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	B&B	Clump
AR	4	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.0" cal.	B&B	Straight Central Leader
GD	4	Gymnocladus dioicus	Kentucky Coffee Tree	2.0" cal.	B&B	Straight Central Leader
QA	2	Quercus alba	White Oak	2.0" cal.	B&B	Straight Central Leader
TC	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.0" cal.	B&B	Straight Central Leader
SHRUBS						
BM	4	Buxus x 'Green Mountain'	Green Mountain Boxwood	15" ht.	B&B	
BW	5	Buxus 'Wintergreen'	Wintergreen Korean Boxwood	15"	#3 cont.	
IVJ	4	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry Holly	18" ht.	B&B	
IV	28	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry Holly	18" ht.	B&B	
JC	20	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	36" ht.	B&B	
JV	1	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" ht.	#3 cont.	
SB	7	Spirea x bumalda 'Goldflame'	Goldflame Spirea	18" ht.	#3 cont.	
ORNAMENTAL GRASSES						
CA	14	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#2 cont.	
PERENNIALS						
NF	5	Nepeta x faassenii "Walker's Low'	Walker's Low Catmint		#1 cont.	

NORTH

GRAPHIC SCALE IN FEET

20 10 0 20 40 60

1 INCH = 20 FEET

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER:	DATE:	REMARKS:

2K LA
2K Landscape Architecture
3234 Harvest Avenue
Cincinnati, Ohio 45213
513.226.8372
www.2KLandscapeArchitecture.com

LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD AND STEAKBURGERS
4108-4164 BUCKEYE PKWY.
GROVE CITY, FRANKLIN COUNTY, OHIO

OWNER:

PROJECT NO.: 2022-36

DATE: AUGUST 6, 2022
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 20'

SHEET:
L-1

RSX2 LED
Area Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

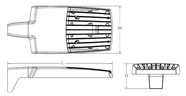
EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm

Weight (SPA mount): 30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [4] **(use specific voltage for options as noted)** 120 [5] 277 [5] 208 [5] 347 [5] 240 [5] 480 [5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options		Finish
Shipped Installed HS House-side shield [7] PE Photocontrol, button style [8] PEX Photocontrol external threaded, adjustable [9,10] PIR7 Seven-wire twist-lock receptacle only (no controls) [11,12,13] CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) [5] DF Double fuse (208, 240, 480) [5] SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output [9,13] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [9,13] DS Dual switching [9,14]	**Shipped Installed** ***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)** NLTAIR2 nLight AIR generation 2 [15,16,18] PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [15,16,17] BAA Buy American(a) Act Compliant ***Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.** **Shipped Separately (requires some field assembly)** EGS External glare shield [7] EGFV External glare full visor (360° around light aperture) [7] BS Bird spikes [19]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

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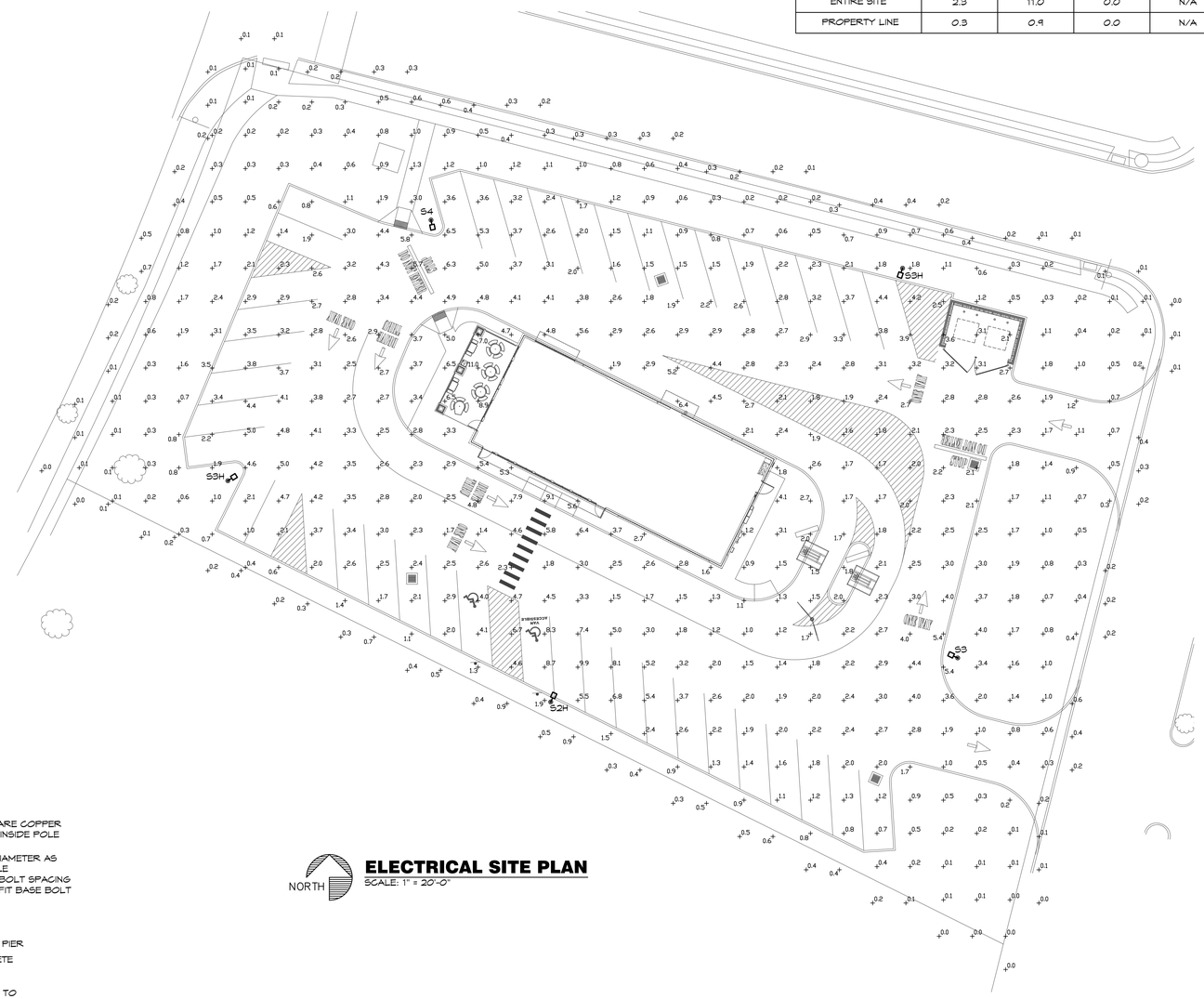
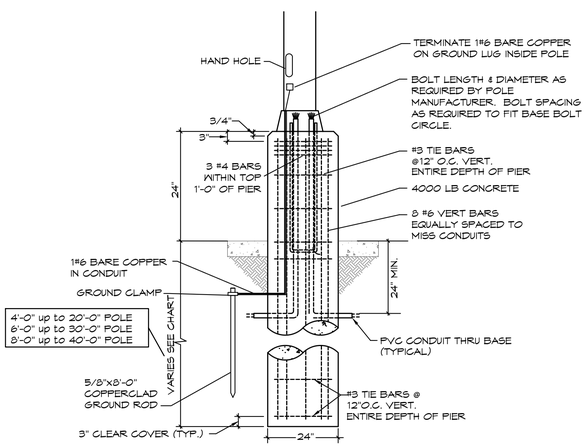
PHOTOMETRIC SUMMARY

AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PAVED AREAS	2.9	9.9	0.3	33:1	9.7:1
ENTIRE SITE	2.3	11.0	0.0	N/A	N/A
PROPERTY LINE	0.3	0.9	0.0	N/A	N/A



ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



POLE FOUNDATION DETAIL
SCALE: NONE

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	DESCRIPTION
S2H	LITHONIA RSX2-LED-P2-40K-R2-HS	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 2 DISTRIBUTION AND HOUSE SIDE SHIELD. MOUNT ON 25' POLE WITH 2' HIGH CONCRETE BASE (27 TOTAL MOUNTING HEIGHT). BRONZE FINISH
S3	LITHONIA RSX2-LED-P2-40K-R3	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 3 DISTRIBUTION. MOUNT ON 25' POLE WITH 2' HIGH CONCRETE BASE (27 TOTAL MOUNTING HEIGHT). BRONZE FINISH
S3H	LITHONIA RSX2-LED-P4-40K-R3-HS	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 3 DISTRIBUTION AND HOUSE SIDE SHIELD. MOUNT ON 25' POLE WITH 2' HIGH CONCRETE BASE (27 TOTAL MOUNTING HEIGHT). BRONZE FINISH
S4	LITHONIA RSX2-LED-P4-40K-R4	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 4 DISTRIBUTION. MOUNT ON 25' POLE WITH 2' HIGH CONCRETE BASE (27 TOTAL MOUNTING HEIGHT). BRONZE FINISH

BC PROJECT #: 22699
OHIO PE COA #04755

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5720 Reeder Shawnee, KS 66203 (913)262-1772

BAKER DESIGN GROUP PA
1024 E. 1st Street N. Wichita, KS 67214 316.267.7142
rodger@bakerdesigngrouppa.com

FREDDY'S FROZEN CUSTARD & STEAKBURGERS
PARKWAY CENTRE EAST
GROVE CITY, OH

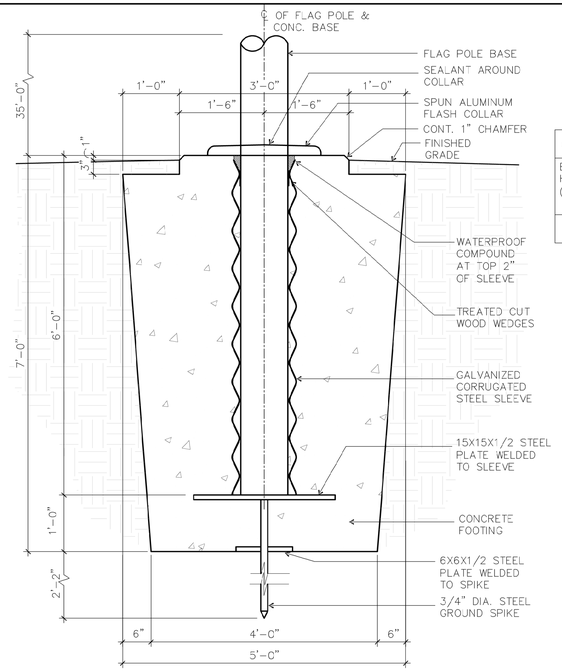
9/1/2022

STATE OF OHIO
DARIN T. SEIDEL
E-81559
REGISTERED PROFESSIONAL ENGINEER

DARIN T. SEIDEL LICENSE #E-81559
EXPIRES 12/31/2023

9/2/22

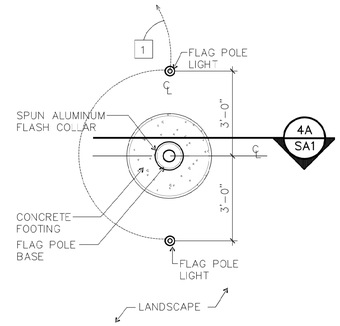
DRAWN BY: PH/MS
CHECKED BY: DS/EK
SHEET NO. E-5



1A FLAG POLE BASE DETAIL

3/4" = 1'-0"

CONCORD INDUSTRIES FLAG POLE SPECIFICATIONS						
EXPOSED HEIGHT (feet)	SHAFT DIAMETER (inch)	MAXIMUM WALL THICKNESS (inch)	MAXIMUM UNFLAGGED WINDSPEED (mph)	RECOMMENDED FLAG SIZE (feet)	FLAGGED WINDSPEED (mph)	CONCORD CONTINENTAL CATALOG PART NUMBER
35'-0"	3	.125	110	8X12	85	C35070156



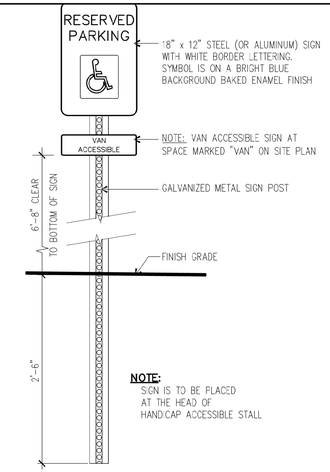
LIGHT FIXTURES:
KICHLER – 120V LED 29W 10 DEG. S 42K AZT MODEL NO. 16204AZT42 (TEXTURED ARCHITECTURAL BRONZE)

LIGHT FIXTURES STAKE:
KICHLER – ACCESSORY STAKE 120V – MODEL NO. 15276BK (BLACK (PAINTED)

1 FLAG POLE PLAN VIEW

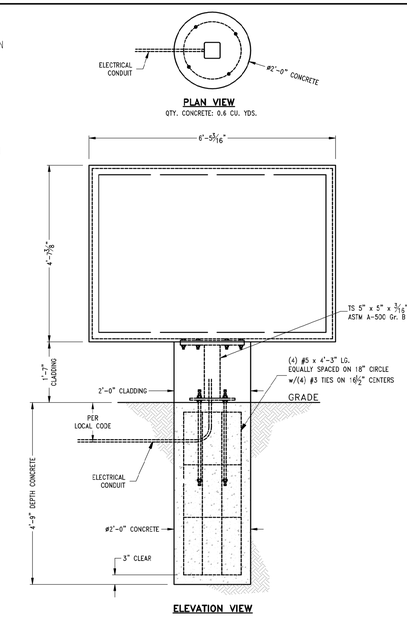
3/8" = 1'-0"

1 ROUTE CIRCUIT TO PANEL INDICATED VIA 120V PHOTCELL. LOCATE PHOTOCELL ON ROOF OF BUILDING FACING NORTH.



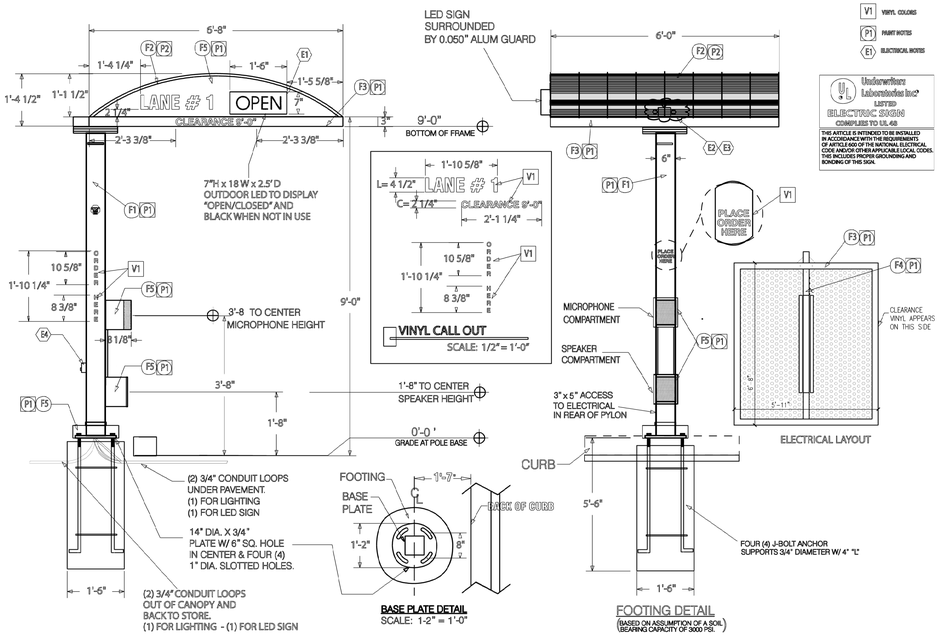
2 ACCESSIBILITY PARKING SIGN

SCALE: 1" = 1'-0"



3 MENU BOARD DETAILS

SCALE: NO SCALE



5 DRIVE-UP CANOPY DRAWINGS

SCALE: 1/2" = 1'-0"

F1 FABRICATION NOTES
V1 VINYL COLORS
P1 PAINT NOTES
E1 ELECTRICAL NOTES

UL Underwriters Laboratories Inc. LISTED ELECTRIC SIGN COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

TOTAL SQFT=
PART # FREDDRIVETHRU9A
ESTIMATE # 97731

FABRICATION NOTES

1) 6"x6" STEEL POST
2) STANDARD SLEAK ROOF
3) 3"x3" X .125" ALUM. TUBE FRAME U.N.O (WATER CUT AND WELDED BY CONNERS)
4) 3"X 3"X .100" ALUMINUM TUBE MEMBER
5) .080" ALUM. FABRICATED SPEAKER BOXES AND CANOPY SERIAL PLATE COVER

VINYL COLOR

1) 3M HP 877Z5-10 GLOSS WHITE
2) X
3) X
4) X

PAINT COLORS

1) AUTO MODEL GEMP BRAND ACRYLIC POLYURETHANE TO MATCH 34204-23 CARDINAL RED
2) SUPRAIR FIBERTO MATCH 34204-23 CARDINAL RED
3) X

ELECTRICAL NOTES

1) 7" HIGH X 18" WIDE X 2.5" DEEP OUTDOOR LED SIGN (REDIRECTED LED TO DISPLAY OPEN/CLOSE AND BLACK WHEN NOT IN USE
2) (1) 3 LAMP FIXTURE 47 I.G. OUTDOOR RATED
3) (2) 40" LONG FLO. FLUORESCENT LAMPS T-12 IN BASEMENT THERMAL PROTECTION
4) DISCONNECT SWITCH

ELECTRICAL SPECIFICATIONS

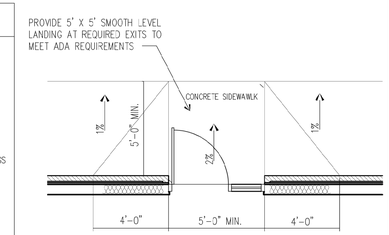
PLACE ONE BALLAST ONTO OUTPUT AND ONE ON LAST OUTPUT WIRE

BALLAST #	LAMP CURRENT	MAX LINE CURRENT AMPS	MAX INPUT WATTS	OPEN CIRCUIT VOLTAGE
2	L34691D	.590	3.14	165	460
1	X	V	X	X	X
X	X				
		TOTAL	3.14	165	

(1) 20 AMP–120 VOLT CIRCUIT REQUIRED

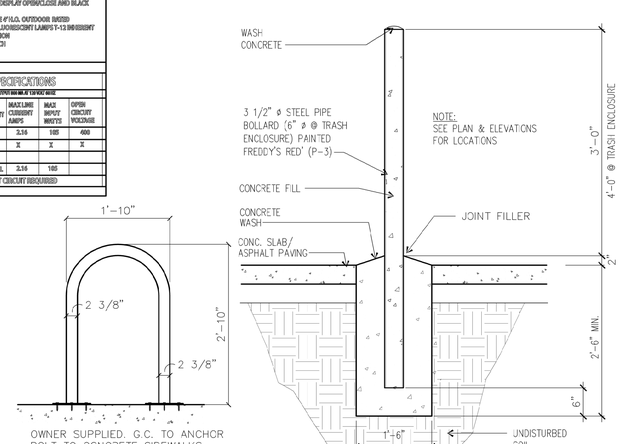
ADA SIDEWALK AND RAMP NOTES

1. THE CROSS SLOPE OF A SIDEWALK SHALL BE 2% (1/4" / PER 12") MAX. AND 1% (1/8" / PER 12") MIN. THE SLOPE CAN BE TOWARD THE PAVEMENT OR AWAY FROM THE PAVEMENT AS LONG AS POSITIVE DRAINAGE IS MAINTAINED.
2. CURB RAMPS SHALL HAVE A MIN. WIDTH OF 48 INCHES. THE CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF (1" / PER 12")
3. A LANDING THE WIDTH (W) OF THE CURB RAMP AND FIVE FEET IN LENGTH SHALL BE CONSTRUCTED AT THE TOP OF CURB RAMPS. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. CARE SHALL BE TAKEN TO ENSURE A UNIFORM GRADE ON RAMPS, FREE OF SAGS AND SHORT GRADE CHANGES.
5. THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREAS OF RAMPS.
6. SIDEWALKS THAT ARE PART OF A ADA ACCESSIBLE ROUTE AND ALL CURB AND ADA RAMPS SHALL BE CONSTRUCTED TO MEET ALL ADA REQUIREMENTS AND TOLERANCES.
7. SIDEWALKS ABUTTING ASPHALT SHALL HAVE A THICKENED EDGE.
8. PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO CONCRETE SIDEWALK WIDTH, BUT IN NO CASE GREATER THAN 10'-0".
9. CONTROL JOINTS MAY BE MADE WITH A GROOVING TOOL AT HE TIME OF FINISHING OR WITH A CONCRETE SAW AFTER CONCRETE HAS SUFFICIENTLY CURED.
10. CONTROL JOINTS SHALL BE 1" DEEP AND 1/4" WIDE.
11. PROVIDE EXPANSION JOINTS AT MAXIMUM OF 32'-0" INTERVALS AND AT EXISTING STRUCTURES OR CONCRETE.



6 GRADES AT DOORS

NO SCALE



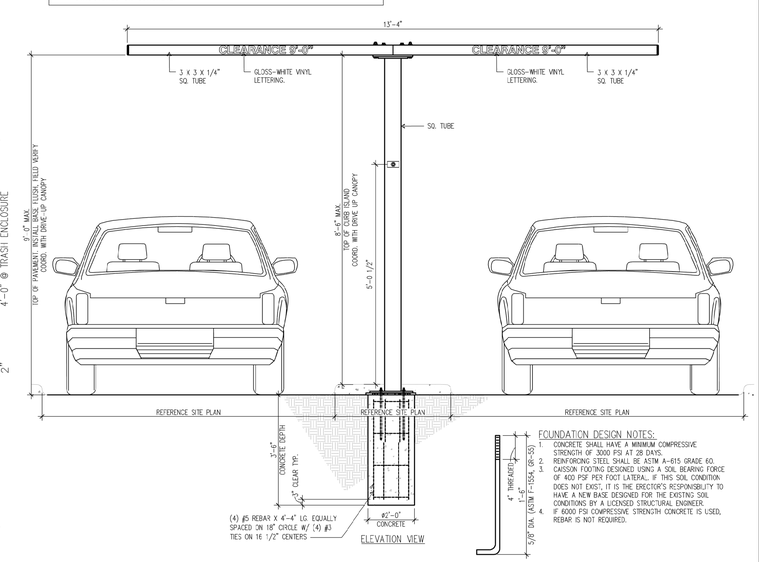
8 BOLLARD DETAIL

3/4" = 1'-0"

OWNER SUPPLIED. G.C. TO ANCHOR BOLT TO CONCRETE SIDEWALKS

7 BIKE RACK

3/4" = 1'-0"



FOUNDATION DESIGN NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60.
3. CAISSON FOOTING DESIGNED USING A SOIL BEARING FORCE OF 400 PSF PER FOOT LATERAL. IF THIS SOIL CONDITION DOES NOT EXIST, IT IS THE ERECTOR'S RESPONSIBILITY TO HAVE A NEW BASE DESIGNED FOR THE EXISTING SOIL CONDITIONS BY A LICENSED STRUCTURAL ENGINEER. IF 6000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.

2 DOUBLE ARM CLEARANCE BAR DETAILS

N.T.S.

BAKER DESIGN GROUP PA
1024 E. 1st Street N. Wichita, KS 67214 316.267.7142
rodger@bakerdesigngrouppa.com

FREDDY'S FROZEN CUSTARD
4108 BUCKEYE PARKWAY
GROVE CITY, OH

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

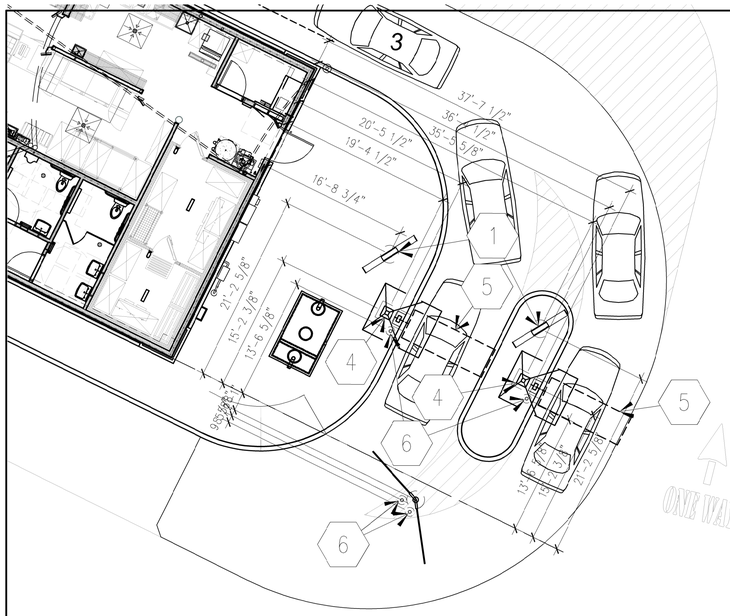
RODGER W. BAKER, AIA

SITE PLAN DETAILS

DATE
08-24-2022

DRAWN BY: RB
CHECKED BY: RB

SHEET NO.
SA2



NOTES TO G.C.:

1. REFERENCE DETAILS SHEET SA3 FOR MAINSTREET MENU BOARD & CLEARANCE BAR FOUNDATIONS. REFERENCE DETAIL SHEET SA3 FOR THOMAS ORDER CONFIRMATION BOARD & DRIVE THRU CANOPY FOUNDATION

2. REFERENCE MAINSTREET DOCUMENTS FOR MENU BOARD & CLEARANCE BAR INSTALLATION DETAILS

3. REFERENCE SHEET E5 FOR ELECTRICAL CONNECTIONS TO MAINSTREET MENU BOARD, THOMAS ORDER CONFIRMATION SYSTEM, LOOP DETECTOR, DRIVE THRU CANOPY AND DT TIMING SYSTEM LOOP DETECTOR.

NOTE: ALL DIMENSIONS ARE FROM FACE OF BUILDING SLAB TO CENTERLINE OF SUPPORTS UNLESS NOTED ON PLAN.
COORDINATE ACTUAL LOCATIONS WITH CURBS.

NOTE: COORDINATE CONC. FDN. LOCATIONS & UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING CONSTRUCTION.

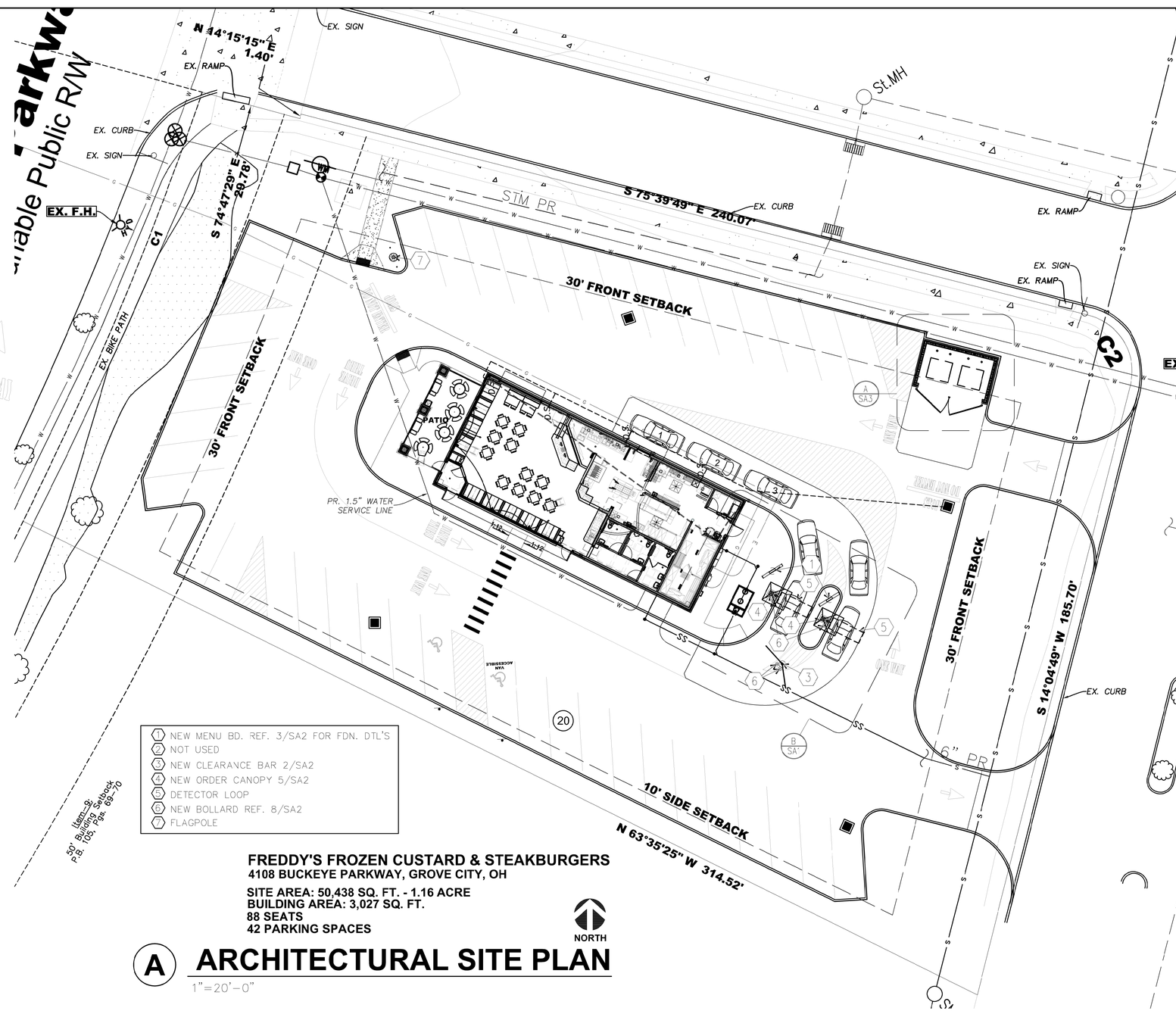
LEGEND

1. NEW MENU BD. REF. 3/SA2 FOR FDN. DTL'S
2. NOT USED
3. NEW CLEARANCE BAR 2/SA2
4. NEW ORDER CANOPY 5/SA2
5. DETECTOR LOOP
6. NEW BOLLARD REF. 8/SA2

B ARCHITECTURAL SITE PLAN

1"=10'-0"

NORTH



1. NEW MENU BD. REF. 3/SA2 FOR FDN. DTL'S
2. NOT USED
3. NEW CLEARANCE BAR 2/SA2
4. NEW ORDER CANOPY 5/SA2
5. DETECTOR LOOP
6. NEW BOLLARD REF. 8/SA2
7. FLAGPOLE

FREDDY'S FROZEN CUSTARD & STEAKBURGERS
4108 BUCKEYE PARKWAY, GROVE CITY, OH

SITE AREA: 50,438 SQ. FT. - 1.16 ACRE
BUILDING AREA: 3,027 SQ. FT.
88 SEATS
42 PARKING SPACES

NORTH

A ARCHITECTURAL SITE PLAN

1"=20'-0"

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1024 E. 1st Street N. Wichita, KS 67214 316.267.7142
rodger@bakerdesigngrouppa.com

FREDDY'S FROZEN CUSTARD
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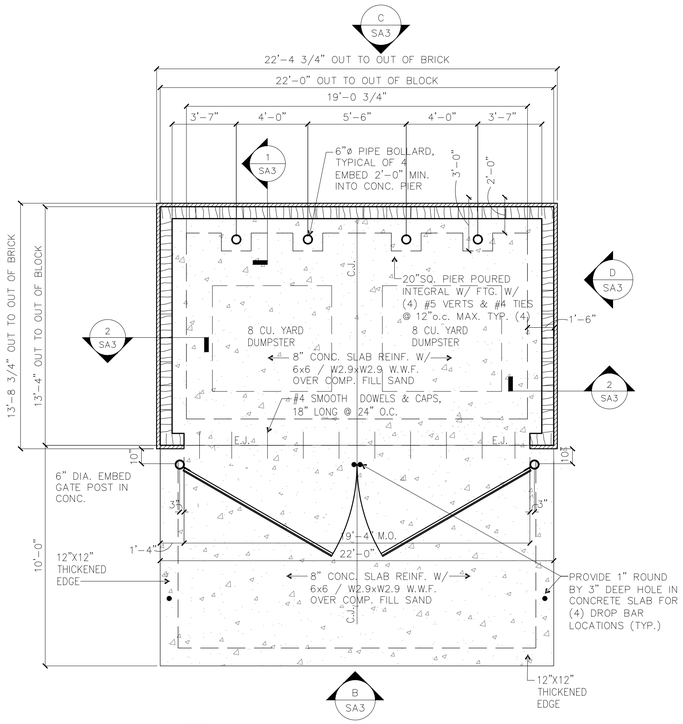
RODGER W. BAKER, AIA

ARCHITECTURAL SITE PLAN

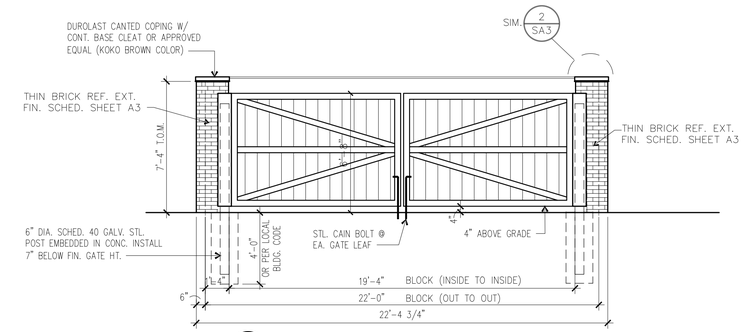
DATE
08-24-2022

DRAWN BY: RB
CHECKED BY: RB

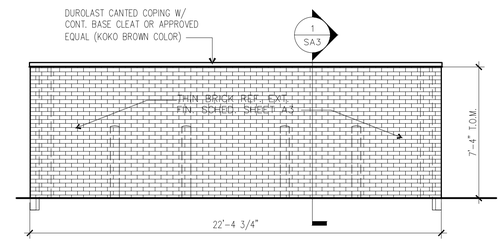
SHEET NO.
SA1



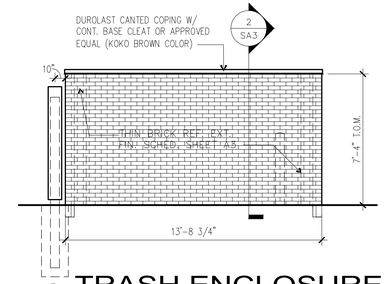
A TRASH ENCLOSURE PLAN
1/4" = 1'-0"



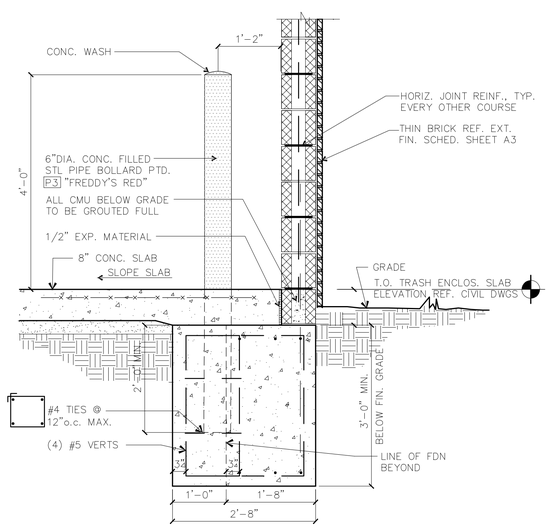
B TRASH ENCLOSURE
1/4" = 1'-0"



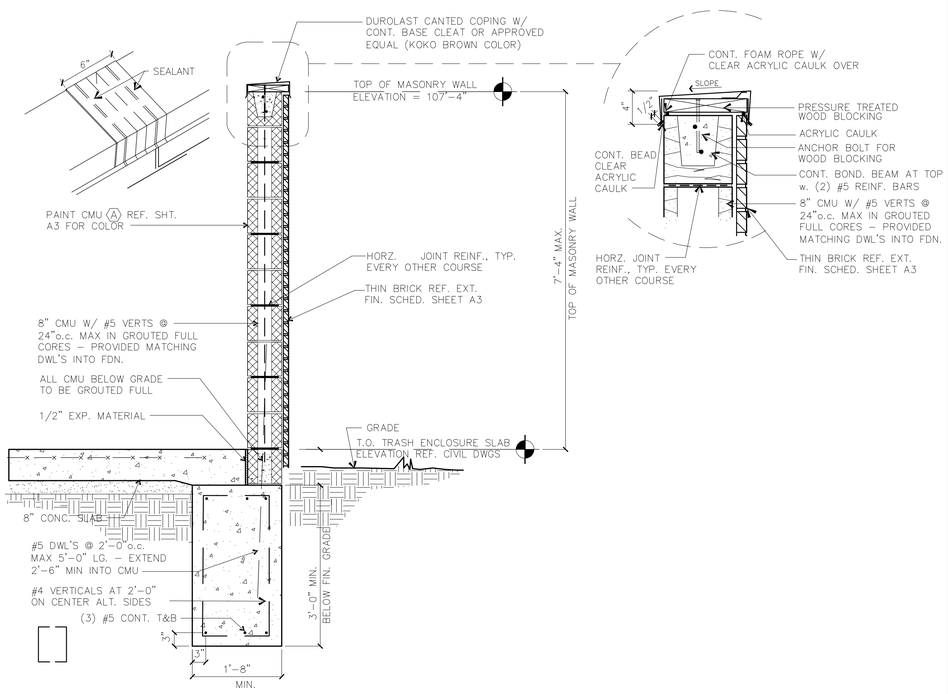
C TRASH ENCLOSURE
1/4" = 1'-0"
REAR ELEVATION



D TRASH ENCLOSURE
1/4" = 1'-0"
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION



1 TRASH ENCLOSURE WALL
3/4"=1'-0"



2 TRASH ENCLOSURE WALL
3/4"=1'-0"

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rodger@bakerdesigngroupa.com

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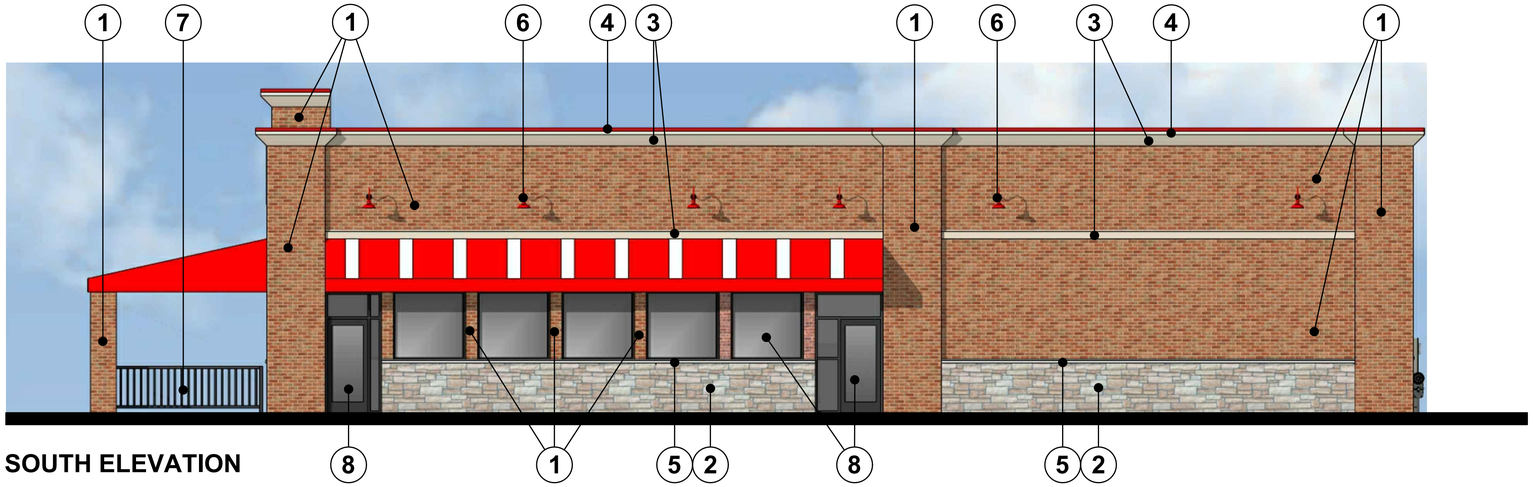
RODGER W. BAKER, AIA

TRASH ENCLOSURE PLAN AND DETAILS

DATE
08-24-2022

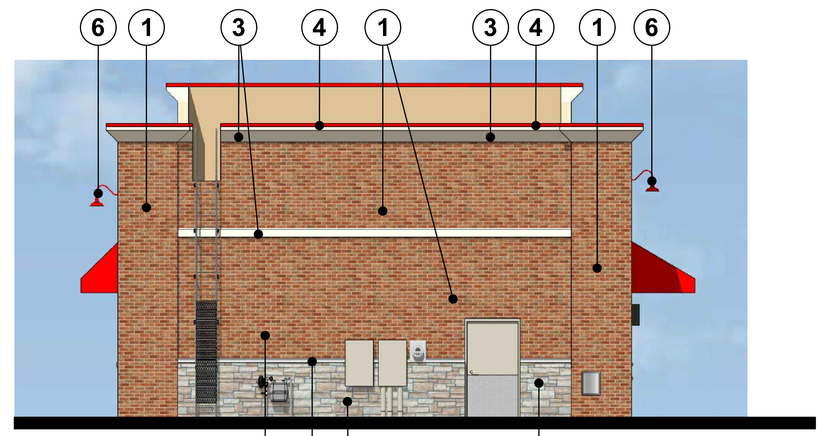
DRAWN BY: RB
CHECKED BY: RB

SHEET NO.
SA3

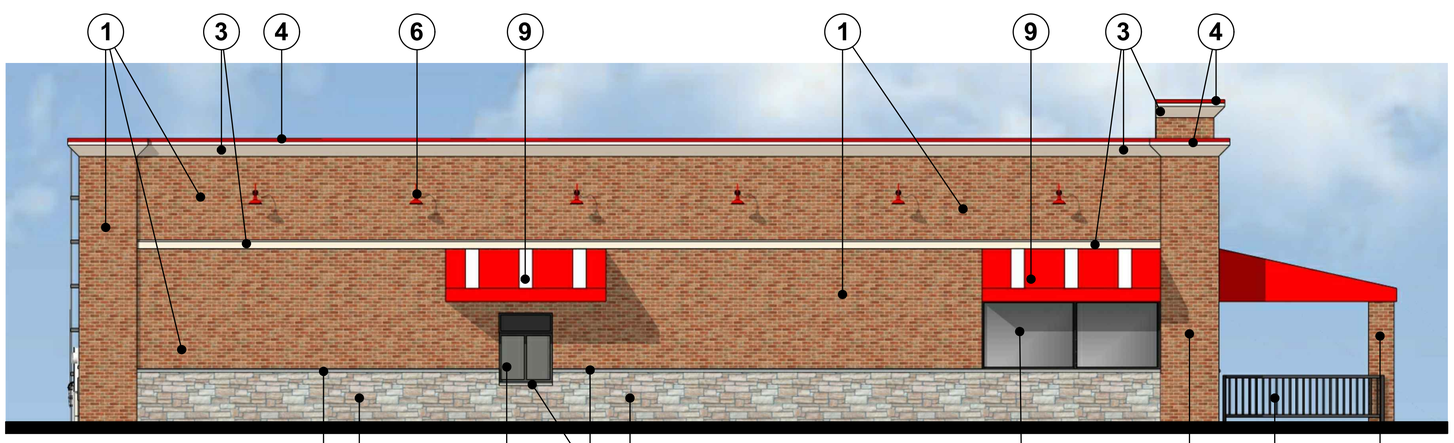


SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

1 60 % MODULAR BRICK "TAVERN FLASH" BY MARIAN CERAMICS

20 % MODULAR BRICK "HAVANA RED" BY MARIAN CERAMICS

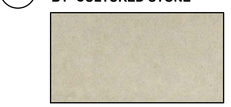
20 % MODULAR BRICK "PLANTATION RED" BY MARIAN CERAMICS

2 STONE VENEER "ASPEN" COUNTRY LEDGESTONE BY CULTURED STONE

3 EIFS CORNICE & TRIM "FREDDY'S PEARL" SW 6126 BY SHERWIN WILLIAMS

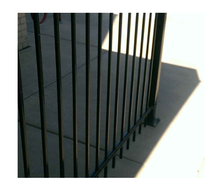
4 METAL COPING "BRITE RED" BY DURO-LAST

5 CAST STONE WATERTABLE "TAUPE" FRACTURED SILL BY CULTURED STONE



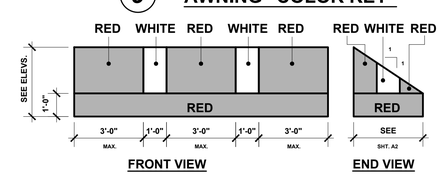
6 LIGHT FIXTURE GOOSENECK "FREDDY'S RED"

7 IRON GUARD RAIL "FREDDY'S JET BLACK" BY SHERWIN WILLIAMS



8 "DARK BRONZE" ANODIZED ALUMINUM STOREFRONT DOORS & WINDOWS

9 AWNING "COLOR KEY"



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rodger@bakerdesigngrouppa.com

FREDDY'S FROZEN CUSTARD
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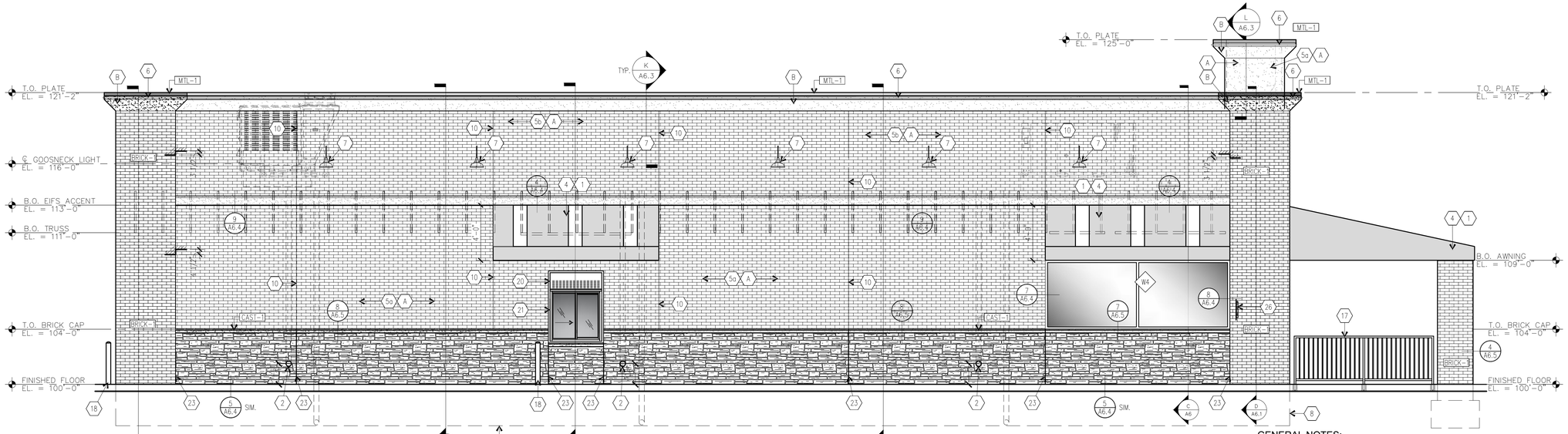
RODGER W. BAKER, AIA

MATERIAL BOARD

DATE
08-24-2022

DRAWN BY: VI
CHECKED BY: RB

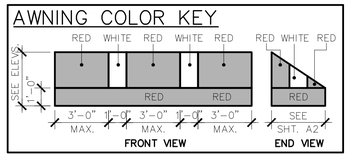
SHEET NO.
MB



(A) NORTH ELEVATION

1/4"= 1'-0"

AWNING COLOR KEY



NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
-AT EIFS / BRICK – MATCH EIFS
-AT BRICK / BRICK – MATCH BRICK
-AT EIFS / EIFS – MATCH EIFS
-AT EIFS / STOREFRONT – MATCH DARK BRONZE FRAME

EXTERIOR FINISH SCHEDULE

SHERWIN WILLIAMS – PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD

EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING TRIM	PAINT	B	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17–572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)

EXT. BRICK	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
BUILDING BRICK VENEER	THIN BRICK	BRICK-1	MARIAN CERAMICS		60% #300 TAVERN BLEND FLASHED	GROUT COLOR – GRAY
					20% #250 HAVANA RED	GROUT COLOR – GRAY
					20% #200 PLANTATION RED	

EXT. STONE	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
BUILDING STONE	STONE VENEER	STONE-1	CULTURED STONE	COUNTRY LEDGESTONE	ASPEN	GROUT COLOR – GRAY
WATERTABLE		CAST-1	CULTURED STONE	FRACTURED SILL	TAUPE	GROUT COLOR – GRAY

METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING COPING	COPING	MTL-1	DUROLAST		BRITE RED	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.

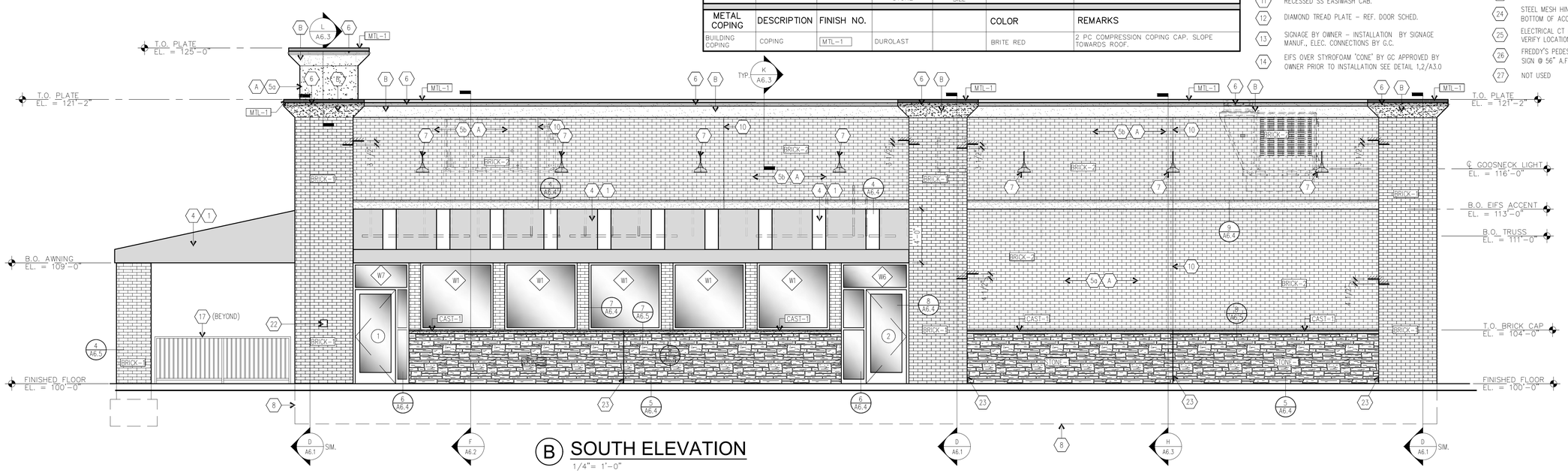
GENERAL NOTES:

SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.

NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

1. (2)–TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
2. OVERFLOW DRAIN WITH LAMBS TONGUE
3. HOLLOW METAL EXIT DR. REF. DOOR SCHED.
4. EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF, TYP REF. AWNING COLOR KEY SHT'S A3 & A4
5a. STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
5b. STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
6. LED STRIP LIGHTING BY SIGN MFGR. TYP.
7. GOOSENECK LIGHT FIXTURE "RED"
8. CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
9. BLDG. MTD. CONE LIGHT FIXTURE PTD.
10. EIFS CONTROL JOINT REF. DETAIL 4/A3
11. RECESSED SS EASIWASH CAB.
12. DIAMOND TREAD PLATE – REF. DOOR SCHED.
13. SIGNAGE BY OWNER – INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
14. EIFS OVER STYROFOAM "CONE" BY GC APPROVED BY OWNER PRIOR TO INSTALLATION SEE DETAIL 1,2/A3.0
15. WALL PACK LIGHT FIXTURE, ABOVE REAR DOOR – REF. ELECT. PLANS
16. GAS METER PTD. VERIFY LOC.
17. REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED. NOT SHOWN ON PROTOTYPE)
18. 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
19. ILLUMINATED CHANNEL LETTERS BY SIGN MANUF.
20. READY ACCESS MODEL AA300 CURTAIN – 275 PASS–THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'MTS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
21. READY ACCESS MODEL 275 WINDOW/ MANUAL. SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE – OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH –PROVIDED BY & INSTALLED BY G.C.
22. RECESSED KNOX BOX
23. BRICK EXPANSION JOINT REF. DETAIL 3/A3
24. STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS).
25. ELECTRICAL CT CABINET & DISCONNECT – PTD., VERIFY LOCATION
26. FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.
27. NOT USED



(B) SOUTH ELEVATION

1/4"= 1'-0"

BAKER DESIGN GROUP PA
1024 E. 1st Street N. Wichita, KS 67214 316.267.7142
rodger@bakerdesigngrouppa.com

FREDDY'S FROZEN CUSTARD
4108 BUCKEYE PARKWAY
GROVE CITY, OH

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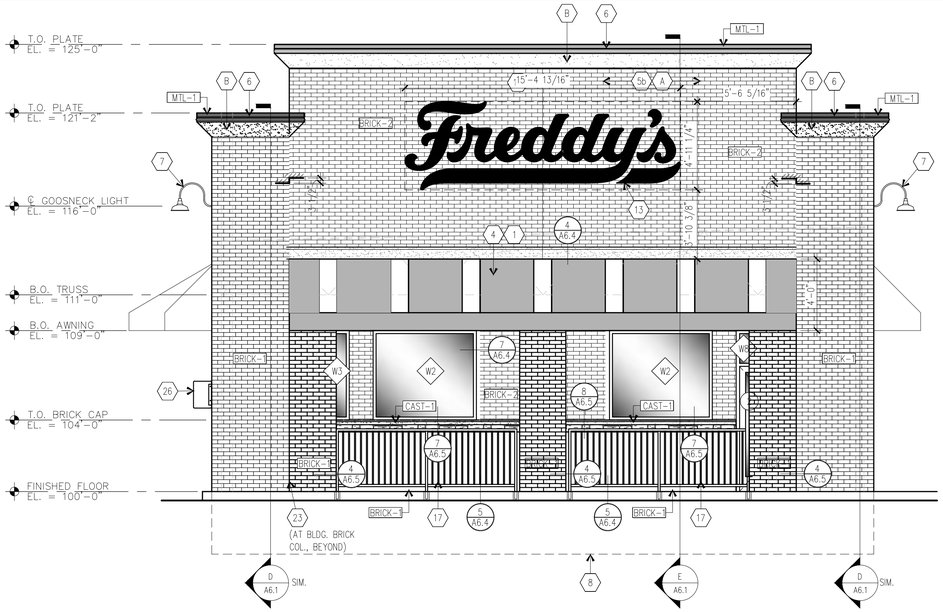
RODGER W. BAKER, AIA

EXTERIOR ELEVATIONS

DATE
08-24-2022

DRAWN BY: RB
CHECKED BY: RB

SHEET NO.
A4



(A) WEST ELEVATION

1/4"= 1'-0"

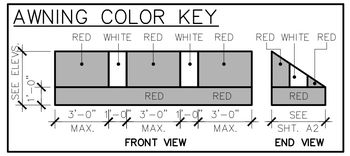
SIGNAGE AREA: WEST ELEVATION

FREDDY'S = 76 SQ.FT.

TOTAL = 76 SQ.FT.

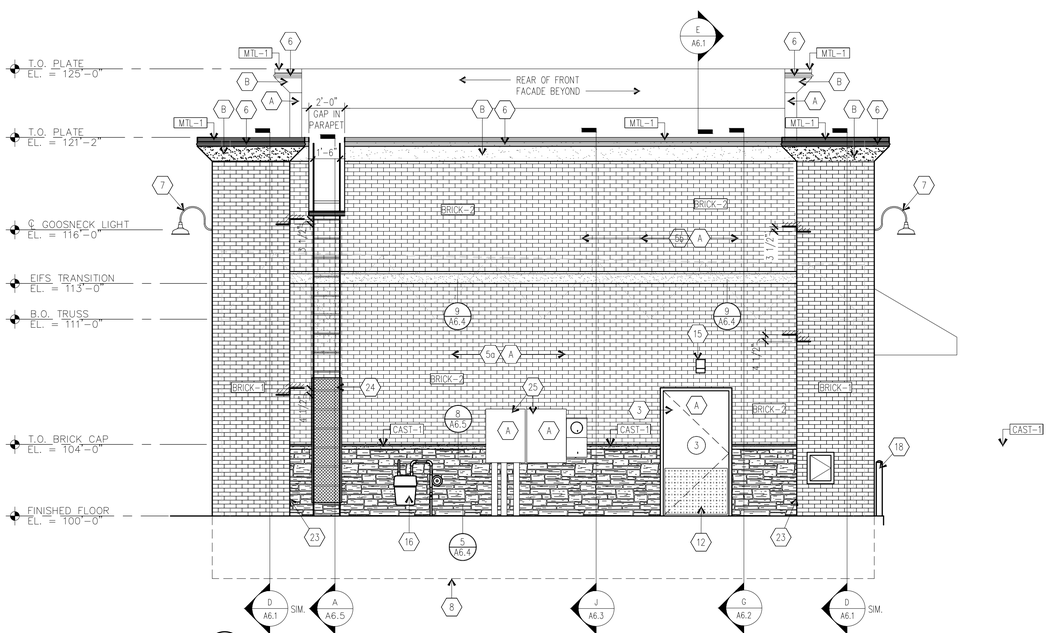
TOTAL SIGNAGE ALLOWED IS PER CHAPTER 1145 OF THE GROVE CITY MUNICIPAL CODE IS 37 SQ.FT. MAX. PER 1145.16(g) A DEVIATION MAY BE ALLOWED FOR (g) AS THIS SITE IS WITHIN A PUD.

AWNING COLOR KEY



NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
- AT EIFS / BRICK – MATCH EIFS
- AT BRICK / BRICK – MATCH BRICK
- AT EIFS / EIFS – MATCH EIFS
- AT EIFS / STOREFRONT – MATCH DARK BRONZE FRAME



(B) EAST ELEVATION

1/4"= 1'-0"

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS – PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING TRIM	PAINT	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17–572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
EXT. BRICK	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
BUILDING BRICK VENEER	THIN BRICK	BRICK–1	MARIAN CERAMICS		60% #300 TAVERN BLEND FLASHED	GROUT COLOR – GRAY
					20% #250 HAVANA RED	GROUT COLOR – GRAY
					20% #200 PLANTATION RED	
EXT. STONE	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
BUILDING STONE	STONE VENEER	STONE–1	CULTURED STONE	COUNTRY LEDGESTONE	ASPEN	GROUT COLOR – GRAY
WATERTABLE		CAST–1	CULTURED STONE	FRACTURED SILL	TAUPE	GROUT COLOR – GRAY
METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING COPING	COPING	MTL–1	DUROLAST		BRITE RED	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.

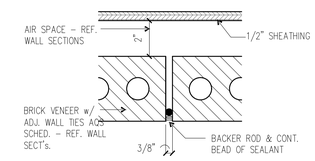
GENERAL NOTES:

SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.

NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

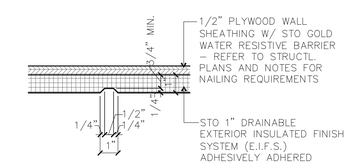
1. (2)–TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
2. OVERFLOW DRAIN WITH LAMBS TONGUE
3. HOLLOW METAL EXIT DR. REF. DOOR SCHED.
4. EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF, TYP REF. AWNING COLOR KEY SHT'S A3 & A4
5a. STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
5b. STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
6. LED STRIP LIGHTING BY SIGN MFGR. TYP.
7. GOOSENECK LIGHT FIXTURE "RED"
8. CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
9. BLDG. MTD. CONE LIGHT FIXTURE PTD.
10. EIFS CONTROL JOINT REF. DETAIL 4/A3
11. RECESSED SS EASIWASH CAB.
12. DIAMOND TREAD PLATE – REF. DOOR SCHED.
13. SIGNAGE BY OWNER – INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
14. EIFS OVER STYROFOAM "CONE" BY GC APPROVED BY OWNER PRIOR TO INSTALLATION SEE DETAIL 1,2/A3.0
15. WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR – REF. ELECT. PLANS
16. GAS METER PTD. VERIFY LOC.
17. REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED. NOT SHOWN ON PROTOTYPE)
18. 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
19. ILLUMINATED CHANNEL LETTERS BY SIGN MANUF.
20. READY ACCESS MODEL AA300 CURTAIN – 275 PASS–THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'MTS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
21. READY ACCESS MODEL 275 WINDOW/ MANUAL. SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE – OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH –PROVIDED BY & INSTALLED BY G.C.
22. RECESSED KNOX BOX
23. BRICK EXPANSION JOINT REF. DETAIL 3/A3
24. STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS).
25. ELECTRICAL CT CABINET & DISCONNECT – PTD., VERIFY LOCATION
26. FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.
27. NOT USED



(3) BRICK CONTROL JOINT

3"= 1'-0"

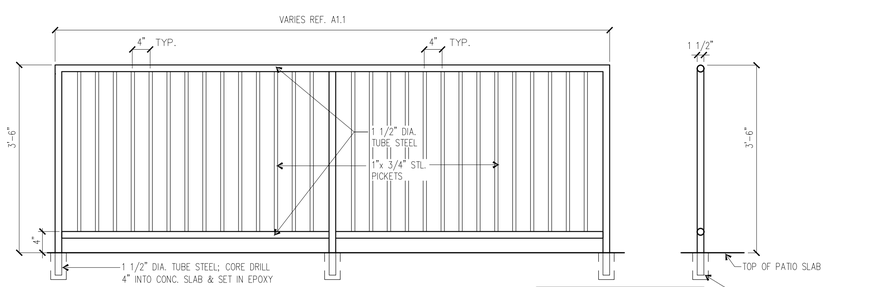
MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



(4) EIFS CONTROL JOINT

3"= 1'-0"

MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



PAINT:
ALL METAL RAILINGS TO BE PAINTED BLACK (P4 – DIRECT TO METAL PAINT) PER FINISH SCHED. ARCH. SHEET A1.2

(5) PATIO GUARD RAIL SECTION

3/4" = 1'-0"

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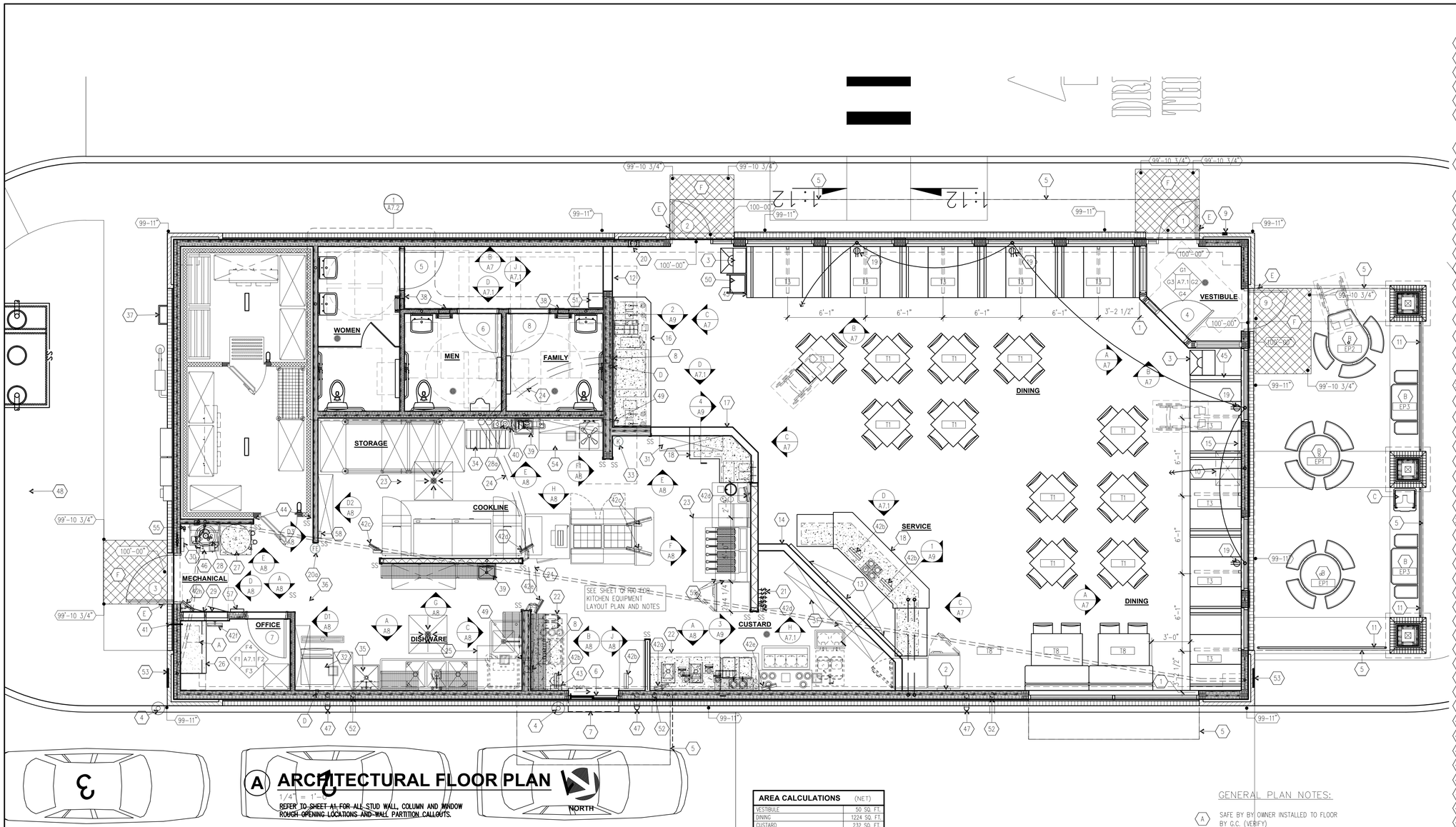
EXTERIOR ELEVATIONS

DATE
08-24-2022

DRAWN BY: RB
CHECKED BY: RB

SHEET NO.
A3



A ARCHITECTURAL FLOOR PLAN

1/4" = 1'-0"

REFER TO SHEET A1 FOR ALL STUD WALL, COLUMN AND WINDOW ROUGH OPENING LOCATIONS AND WALL PARTITION CALLOUTS.

NORTH

AREA CALCULATIONS	(NET)
VESTIBULE	50 SQ. FT.
DINING	1224 SQ. FT.
CUSTARD	232 SQ. FT.
COOKLINE	350 SQ. FT.
DISHWARE	156 SQ. FT.
STORAGE	87 SQ. FT.
MECHANICAL	69 SQ. FT.
OFFICE	47 SQ. FT.
RESTROOMS	197 SQ. FT.
HALL	79 SQ. FT.
COOLER/FREEZER.	220 SQ. FT.
FREDDY'S AREA (NET)	2,711 SQ. FT.
FREDDY'S AREA (GROSS)	3,027 SQ. FT.

SEATING CALCULATIONS		
IN STORE		
0	6 SEAT BOOTHS	0
9	4 SEAT BOOTHS	36
11	4 SEAT TABLES	44
0	2 BENCH SEAT TABLES	0
3	4 BENCH SEAT TABLES	12
TOTAL IN STORE DINING		92
PATIO		
4	4 SEAT TABLES	16
2	2 SEAT TABLES	4
TOTAL PATIO SEATING		20
TOTAL SEATING		112

FRAMING LEGEND:

- = 2x WOOD STUDS @ 16"o.c. SEE STUD LAYOUT PLAN A1.0 & WALL PARTITIONS A11 FOR WALL WIDTHS AND NOTES
- = NEW METAL STUDS SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- = NEW COOLER WALLS
- = BRICK – SEE EXTERIOR FINISH SCHEDULE SHEET A3.0
- = EIFS – SEE EXTERIOR FINISH SCHEDULE SHEET A3.0

GENERAL PLAN NOTES:

- (A) SAFE BY BY OWNER INSTALLED TO FLOOR BY G.C. (VERIFY)
- (B) WAUSAU TILE CEMENT TABLE (BY OWNER)
- (C) WAUSAU TILE CEMENT RECEPTACLE (BY OWNER)
- (D) 3" PVC ELBOW WHERE LIQUID REFRIG. LINES COME THRU WALL – REFER TO DETAIL BY KITCHEN EQUIP SUPPLIER SHEET QF200
- (E) HEAVY DUTY FLOOR DOOR STOP
- (F) PROVIDE 5' X 5' SMOOTH LEVEL CONCRETE LANDING AT REQUIRED EXITS TO MEET ADA REQUIREMENTS
- (FE) NEW MIN. TYPE 2A 10BC WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. T.O. 60"A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4"MAX. G.C. TO PROVIDE MIN. OF (2) FIRE EXTINGUISHERS. G.C. TO VERIFY & COORDINATE LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL..
- (K) NEW TYPE K WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. T.O. 60"A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4"MAX
- SS STAINLESS STEEL CORNER GUARDS REFER TO SHEET A7.0 FOR CORNER EDGE DETAILS.

PLAN KEYNOTES:

1. DIMENSIONS ARE FROM OUTSIDE FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED
2. CLOCK MTD. AT 8'-6" A.F.F.
3. TRASH RECEPTACLE
4. CONC. FILLED PIPE BOLLARD, REF. DTL. 2/SA1
5. BACKLIT AWNING ABOVE
6. READY ACCESS MODEL 275/ SINGLE PANEL SLIDER, 48"W x 60" H R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE, MOD. 275-R/L OPENS ON SIDE THE CAR APPROACHES
7. READY ACCESS MODEL AA300 – 275 PASS-THRU AIR CURTAIN SYSTEM
8. 6" PVC SYRUP LINE CHASE TO 6" ABOVE CLG. – NOTE: G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING AND SUPPORTS
9. RECESSED KNOX BOX OR @ LOC. DESIGNATED BY FIRE MARSHAL
10. ACCESS HATCH (ABOVE)
11. REF. TO DETAILS 5/A3 FOR GUARD RAIL DTLS.
12. SOFFIT ABOVE SEE 2/A2.1
13. DIGITAL MENU BOARD ABOVE
14. MENU BD. SOFFIT ABOVE SEE BULKHEAD FRAMING A1.0 FOR DIMENSIONS; REF. 1/A2.1 FOR DETAILS
15. FREDDY'S SIGN (ABOVE) BY OWNER INSTALLED BY SIGN MANUFACTURER
16. SS DRINK COUNTER PROVIDED BY EQUIP SUPPLIER REF. QF SHEETS
17. PICKUP COUNTER SOFFIT ABOVE SEE BULKHEAD FRAMING A1.0 FOR DIM'S; REF. 4/A2.1 FOR DTLS.
18. SEE SHT. A10 FOR COUNTER DETAILS AND DIMENSIONS
19. OUTLET/USB ABOVE BOOTH AT 36" A.F.F. REF. A7.0
20. 2A10BC FIRE EXTINGUISHER (IN RECESSED WALL CABINET)
20a. 2A10BC FIRE EXTINGUISHER (WALL MTD. w/ BRACKET)
21. SWITCH BANK
22. CUSTARD AND DRIVE THRU COUNTERS BY EQUIPMENT SUPPLIER REF. QF SHEETS
23. EXHAUST HOOD ABOVE
24. SYRUP LINES ABOVE CLG.
25. CONDENSATE HOOD ABOVE
26. PLASTIC LAMINATE COUNTERTOP
27. HOT WATER HEATER
28. CO2 TANK
28a. CO2 RESERVE (BACK UP) TANK
29. 20" WIDE ELECTRICAL PANEL BOXES
30. IRRIGATION CONTROL BOX
31. UPPER SHELVES BEHIND MENU BOARD AND ABOVE PICKUP COUNTER
32. ICE MACHINE
33. TYPE "K" FIRE EXTINGUISHER (WALL MTD. W/ BRACKET)
34. BAG N BOX
35. MOP SINK
36. FREDUCATION STATION & CHAIR
37. ROOF LADDER
38. ADA TACTILE RR SIGN
39. HAND SINK
40. WATER FILTER – FIELD VERIFY EXACT LOCATION, REF. KITCHEN ELEVATION, SHT. A8
41. 3/4" PVC FOR VIDEO CAMERA. VERIFY EXACT LOC.
42a. WALL MOUNTED POS SCREEN
42b. DESK MOUNTED POS SCREEN
42c. POLE MOUNTED MENU SCREEN
42d. WALL MOUNTED MENU SCREEN
42e. WALL MOUNTED DRINK SCREEN
42f. WALL MOUNTED OFFICE SCREEN
42g. WALL MOUNTED DRIVE THRU CAMERA SCREEN
42h. WALL MOUNTED SECURITY SCREEN
43. WALL MOUNTED HEADSET STATION ℄ @ 96"
44. SS FILLER PANEL BY G.C. REF. DETAIL 5/A7
45. FINISH PL-A BACK OF BOOTH. REF. FINISH SCHEDULE SHEET A1.2
46. EASI-WASH SYSTEM WALL MOUNTED
47. ROOF DRAIN OVERFLOW W/LAMBS TONGUE
48. GREASE INTERCEPTOR – F.VERIFY LOCATION
49. 3" PVC THRU-WALL FOR SODA DRAIN LINE
50. CHILD HIGH CHAIRS. PROVIDE BY OWNER
51. BOOSTER SEATS WITH SHELF PROVIDED BY OWNER
52. ROOF DRAIN LEADER
53. RECESSED S.S. EASI-WASH CABINET
54. PREP. SINK
55. 1 1/2" WATER SUPPLY
56. NOT USED
57. LIGHTING CONTROLS
58. DOOR CHIME
59. FIELD VERIFY & COORDINATE LOCATION OF EXHAUST HOOD WITH KITCHEN EQUIP. SUPPLIER TO AVOID CONFLICT OF HOOD PANEL w/ KITCHEN EQUIP. BELOW

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RODGER W. BAKER, AIA

FLOOR PLAN

DATE
08-24-2022

DRAWN BY: RC
CHECKED BY: DW

SHEET NO.
A1.1