



GROVE CITY, OHIO - CITY COUNCIL Agenda

October 21, 2024

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

Presentation: Auditor of State - Finance Award

LANDS:

- | | |
|----------------------------|--|
| <u>Ordinance C-41-24</u> | Approve the Plat for Farmstead, Phase 5B. First reading. |
| <u>Ordinance C-42-24</u> | Approve a Special Use Permit for a Car Rental business for Avis Budget Car Rental located 2189 Stringtown Road. First reading. |
| <u>Ordinance C-43-24</u> | Approve a Special Use Permit for a Drive-Thru for Credit Union of Ohio located at 2336 Stringtown Road. First reading. |
| <u>Ordinance C-44-24</u> | Approve a Special Use Permit for a Drive-Thru for JP Morgan Chase Bank located at 2811 London-Groveport Road. First reading. |
| <u>Ordinance C-45-24</u> | Approve the Rezoning of 2121 Sonora Drive from C-1 (service commercial) to C-2 (retail commercial). First reading. |
| <u>Resolution CR-45-24</u> | Approve a Certificate of Appropriateness for the exterior painting of 5968 Hoover Road for Carmen Orthodontics. |
| <u>Resolution CR-46-24</u> | Approve the Development Plan for JP Morgan Chase Bank located at 2811 London Groveport Road. |
| <u>Resolution CR-47-24</u> | Approve the Development Plan for Nationwide Children's Close to Home Center located at 1350 and 1370 Stringtown Road. |
| <u>Resolution CR-48-24</u> | Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Bluegrass Park Medical Office Building. |

SERVICE:

- | | |
|--------------------------|--|
| <u>Ordinance C-38-24</u> | Accept the Grove City Thoroughfare Map. Second reading and public hearing. |
|--------------------------|--|

FINANCE:

- | | |
|--------------------------|---|
| <u>Ordinance C-40-24</u> | Amend Exhibit "A" of the Town Center Commercial Revitalization Grant Program as approved by C-31-18. Second reading and public hearing. |
|--------------------------|---|

- Ordinance C-46-24 Authorize the City Administrator to enter into an Agreement with Plattenburg & Associates for Annual Financial Audits. First reading.
- Ordinance C-47-24 Authorize the City Administrator to enter into an Agreement for GIS Software Services. First reading.
- Ordinance C-48-24 Authorize the City Administrator to execute the amended and restated Central Ohio Health Care Consortium Joint-Insurance Agreement. First reading.

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
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Broadway Live Presentation; Guide Studio Presentaiton

ON FILE Minutes of: 10/07 Council; 10/08 Plan. Comm.

Date: 10/16/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-41-241
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-24

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 5B

WHEREAS, Farmstead, Phase 5B, a subdivision containing lots 237 – 261 inclusive, and Reserve “M”, has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Plat of Farmstead, Phase 5B, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a re-subdivision of a portion of Lot 3 of the partition of Ephraim Borrer’s Estate, containing 9.965 acres of land, more or less. Said 9.965 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202409030037 – Farmstead Phase 5B - Plat

Site Location

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665). (PID 040-016097).

Proposal

A Plat containing 25 lots, 1 reserve and dedicated right-of-way

Current Zoning

PUD-R (Planned Unit Development - Residential)

Future Land Use

Conservation Neighborhood

Property Owner

Grand Communities LLC.

Applicant/Representative

Troy Cameron, Grand Communities, LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-68-18 – Farmstead Zoning Text
- Resolution CR-01-19 - Development Plan

Staff Recommendation

Approval as Submitted

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. Survey.....	3
4. Recommendation.....	3
5. Detailed History	4

Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This application is a Plat for Farmstead Phase 5B contains 25 lots, 1 reserve and dedicated right-of-way for a roadway extension on 9.965 acres.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Plat will move forward to City Council for approval.

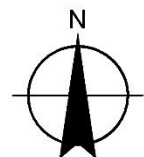
1. Context Map

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665) (PID 040-016097).



202409030037
Farmstead Phase 5B
Plat
PID# 040-016097

0 125 250 500 Feet

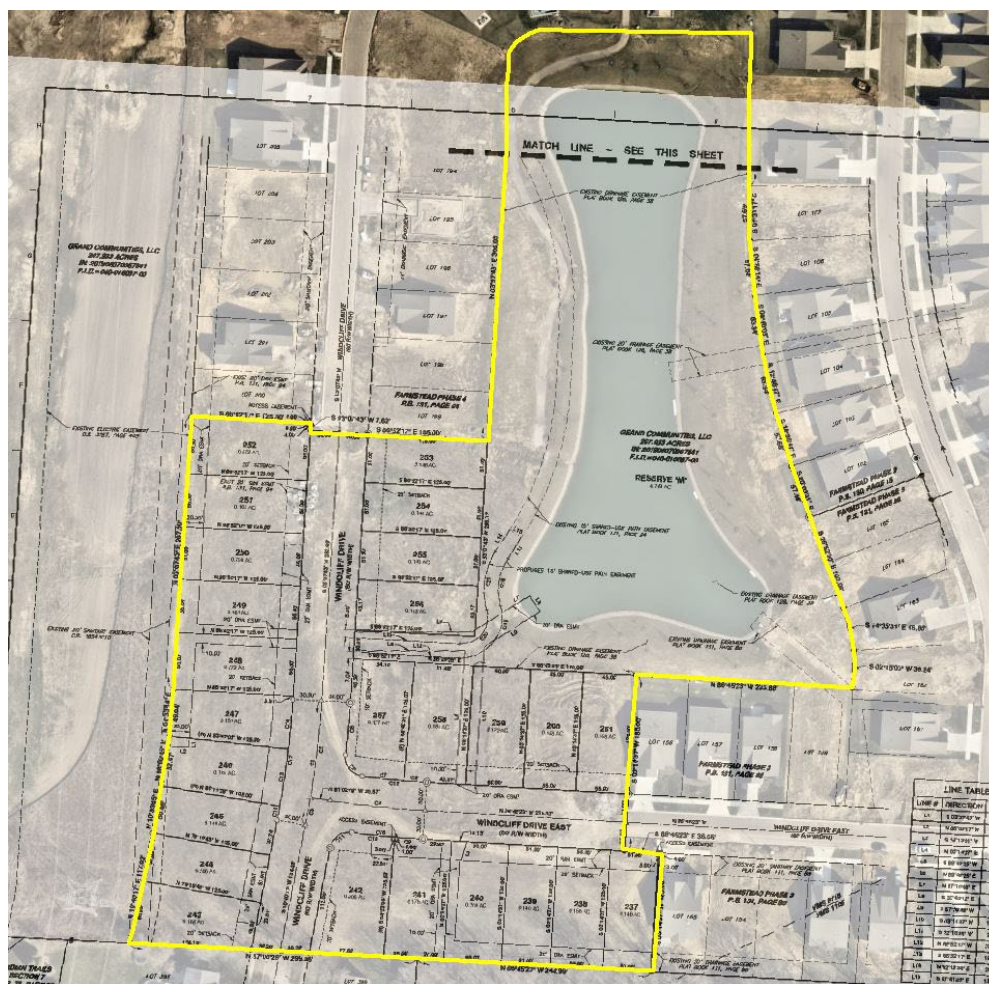


2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 5B, south of Windcliff Dr E. and Willow Aster Glen, in the Farmstead subdivision. City Council approved the Development Plan for Farmstead in March of 2019, and this plat will formalize the right-of-way and parcels shown on the Development Plan.

The plat includes 25 lots, 1 reserve, and right-of-way dedication for an extension of Windcliff Dr E. and Willow Aster Glen, on 9.965 acres. All proposed lots meet the lot size requirement established in the approved zoning text for Farmstead. Additionally, the street layout and easements match what was shown on the approved Development Plan. One reserve will be created with the proposed plat containing the existing pond, to be owned and maintained by the homeowner's association. The shared-use path will be extended from the existing path within the reserve area.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

5. Detailed History

2019

City Council approved the Rezoning upon annexation to PUD-R for Farmstead at the March 4th meeting with Ordinance C-68-18.

City Council approved the Development Plan for Farmstead at the March 4th meeting with Resolution CR-01-19.



Grove City Planning Commission PLAT APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Farmstead Phase 5B

PROJECT LOCATION: Jackson Pike (State Route 104) at intersection with Hibbs Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-016097 **ACREAGE AFFECTED BY THIS APPLICATION:** 9.965

EXISTING ZONING: Planned Unit District **EXISTING LAND USE:** Agriculture

PROPOSED ZONING: **PROPOSED LAND USE:**

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Grand Communities, LLC 3940 Olympic Boulevard S Erlanger, Kentucky 41018

Name Address City, State, Zip

(614) 348-6257 tcameron@fischerhomes.com

Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Troy Cameron Land Development Construction Manager Grand Communities, LLC

Name Title Company / Organization

3940 Olympic Boulevard Suite 400 Erlanger, Kentucky, 41018

Address City, State, Zip

(614) 348-6257 tcameron@fischerhomes.com

Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Jeremy L. Van Ostran Surveyor Civil & Environmental Consultants

Name Title Company / Organization

250 W. Old Wilson Bridge Road Suite 250 Worthington, Ohio 43085

Address City, State, Zip

(614) 540-6633 jvanostran@cecinc.com

Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: 9/3/24	RECEIVED BY: Natalie Hall	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER: 5033
PROJECT ID NUMBER: 202409030037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Farmstead Phase 11DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 9.965 TOTAL FLOOR AREA: _____NUMBER OF BUILDINGS: 25 BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Grand Communities, LLC, the current property owner hereby authorize the applicant Civil & Environmental Consultants to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 8/29/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 29 day of August, 2024
[Signature]
 Official Seal and Signature of Notary Public



ALLISON BRONCHIK
 Notary Public, State of Ohio
 My Commission Expires 09-27-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Jeremy Van Ostran, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 8/29/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2024
[Signature]
 Official Seal and Signature of Notary Public



ALLISON BRONCHIK
 Notary Public, State of Ohio
 My Commission Expires 09-27-2025

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:	\$	50.00
Engineering Review Fee:	\$	<u>1200</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1250</u>

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL**



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project
- ☐ A plat of the property
- ☐ Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

- ☐ Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City. Clerk of Council _____
--

- ☐ The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council	
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*	
November 29, 2023	January 2, 2024	1st Reading	January 16, 2024
		2nd Reading	February 5, 2024
January 3, 2024	February 6, 2024	1st Reading	February 20, 2024
		2nd Reading	March 4, 2024
January 31, 2024	March 5, 2024	1st Reading	March 18, 2024
		2nd Reading	April 1, 2024
February 28, 2024	April 2, 2024	1st Reading	April 15, 2024
		2nd Reading	May 6, 2024
April 3, 2024	May 7, 2024	1st Reading	May 20, 2024
		2nd Reading	June 3, 2024
May 1, 2024	June 4, 2024	1st Reading	June 17, 2024
		2nd Reading	July 1, 2024
May 29, 2024	July 2, 2024	1st Reading	July 15, 2024
		2nd Reading	August 5, 2024
July 3, 2024	August 6, 2024	1st Reading	August 19, 2024
		2nd Reading	September 3, 2024
July 31, 2024	September 3, 2024	1st Reading	September 16, 2024
		2nd Reading	October 7, 2024
September 3, 2024	October 8, 2024	1st Reading	October 21, 2024
		2nd Reading	November 4, 2024
October 2, 2024	November 5, 2024	1st Reading	November 18, 2024
		2nd Reading	December 2, 2024
October 30, 2024	December 3, 2024	1st Reading	December 16, 2024
		2nd Reading	January 6, 2024

as for approval vary based on application type. See approval timelines below for more detail.

Split applications are approved by Planning Commission and do not require City Council approval.

ificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.

and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.

oning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Notes:

ning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.

complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.

lications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for other information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

September 25, 2024

Mr. Terry Barr
Grove City Development Department
4035 Broadway
Grove City, Ohio 43123

Dear Mr. Barr:

Subject: Farmstead – Phase 5B Plat Submittal
Grove City, Franklin County, Ohio
CEC Project 302-711

Please see below for disposition of comments:

1. Staff is not supportive of the access easements on lots 155 and 200 as they were not shown on previous plats for Phase 3 and Phase 4. The easements should be fully contained in lots created by the Phase 5B Plat or removed and the easements finalized between the affected property owners. **CBU Access easements have been updated to be limited within Phase 5B plat**
2. Label the drainage easement location starting at the rear of lot 247. **Label added**
3. Call out existing easement areas from phase 4 on lot 252. **Existing easement linestyle added to legend, 20' san esmt label on Lot 251. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.**
4. Call out existing easement areas from phase 3 on lots 237 and 261 (Windcliff Drive east easements). **Existing easement linestyle added to legend. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.**
5. Add language for access easements. Language from Note "F" on previous Phases 3 and 4 should be added. **Access note for the CBU boxes has been added to the dedication to be consistent with previous plats. The Note "F" from phases 3 and 4 do not apply to this phase as all roads are tying into existing streets.**

Date Prepared: 9/25/2024
File Name: Disposition of Comments Ph 5B

Page 1 of 2:

Please let me know if there are any further questions or comments.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



9/25/2024

Jeremy L. Van Ostran, P.S.

Date

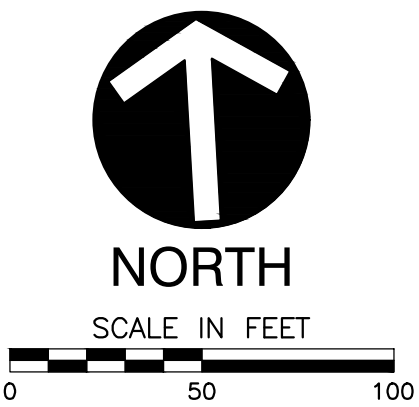
P:\300-000\302-711-Survey\Draw\202711-5101-Sub-Phase 5B.dwg(14/01/2024) LS(0/25/2024 - kasamh) - LP: 0/25/2024 10:11 AM

GRAND COMMUNITIES, LLC
207.933 ACRES
IN: 201906070067841
P.I.D.=040-016097-00

MATCH LINE ~ SEE THIS SHEET

GRAND COMMUNITIES, LLC
207.933 ACRES
IN: 201906070067841
P.I.D.=040-016097-00

RESERVE "M"
4.749 AC.



LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- PERMANENT MARKER (1" REBAR SET)
- PERMANENT MARKER (1" REBAR FOUND)
- DRA ESMT = DRAINAGE EASEMENT
- SAN ESMT = SANITARY SEWER EASEMENT
- SUP ESMT = SHARED-USE PATH EASEMENT
- (R) = RADIAL
- - - EXISTING EASEMENT

** CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (1/2) THE MINIMUM FRONT SETBACK.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 03°07'43" W	9.46'
L2	N 86°52'17" W	20.00'
L3	S 19°13'01" W	22.26'
L4	N 03°14'37" E	140.18'
L5	S 89°49'25" W	115.89'
L6	N 89°49'25" E	122.43'
L7	N 57°16'48" E	70.45'
L8	S 32°43'12" E	20.00'
L9	S 57°16'48" W	68.27'
L10	S 03°14'37" W	145.89'
L11	S 32°18'38" W	26.30'
L12	N 86°52'17" W	109.79'
L13	S 86°52'17" E	109.79'
L14	S 32°18'38" E	26.30'
L15	S 57°41'22" E	15.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1000.00'	7°32'34"	131.65'	131.55'	S 06°54'00" W
C2	1000.00'	5°50'17"	101.89'	101.85'	S 06°02'51" W
C3	1000.00'	1°42'17"	29.75'	29.75'	S 09°49'08" W
C4	1000.00'	5°43'23"	99.89'	99.84'	S 83°53'42" E
C5	1030.00'	3°05'09"	55.47'	55.46'	N 04°40'17" E
C6	20.00'	88°56'59"	31.05'	28.02'	N 38°15'38" W
C7	970.00'	2°35'21"	43.83'	43.83'	N 84°01'48" W
C8	970.00'	1°25'54"	24.24'	24.24'	N 86°02'28" W
C9	1030.00'	1°38'28"	29.50'	29.50'	S 85°56'09" E
C10	1030.00'	2°31'52"	45.50'	45.50'	S 83°50'59" E
C11	20.00'	86°44'40"	30.28'	27.47'	N 54°02'37" E
C12	970.00'	0°51'46"	14.60'	14.60'	S 10°14'24" W
C13	970.00'	3°35'31"	60.81'	60.80'	S 08°00'45" W
C14	970.00'	3°05'17"	52.28'	52.27'	S 04°40'21" W
C15	970.00'	4°01'15"	68.07'	68.06'	S 84°44'46" E
C16	1030.00'	4°10'20"	75.00'	74.99'	N 84°40'13" W
C17	970.00'	7°32'34"	127.70'	127.60'	N 06°54'00" E
C18	61.50'	48°30'38"	52.07'	50.53'	S 08°03'19" W
C19	42.50'	109°19'43"	81.10'	69.34'	S 38°27'51" W
C20	27.50'	109°19'43"	52.47'	44.87'	N 38°27'51" E
C21	76.50'	48°30'38"	64.77'	62.85'	N 08°03'19" E

FARMSTEAD PHASE 5B

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

REVISION RECORD

NO. DATE DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

DRAWING NO.:
PLAT

SHEET 2 OF 2

Date: 10/17/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-42-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-42-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR RENTAL BUSINESS FOR AVIS BUDGET CAR RENTAL LOCATED AT 2189 STRINGTOWN ROAD

WHEREAS, Avis Budget Car Rental, applicant, has submitted a request for a Special Use Permit for a Car Rental business for Avis Budget Car Rental located at 2189 Stringtown Road; and

WHEREAS, on October 08, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1f is hereby issued to Avis Budget Car Rental for a car rental business, located at 2189 Stringtown Road, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 4: 202408290036 – Avis Budget Car Rental – Special Use Permit

Site Location

2189 Stringtown Road (PID 040-007496).

Proposal

a Special Use Permit to operate a car rental company.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

MGM Darby Creek, LLC Beeravelli Holdings, LLC
Gaddam Holdings, LLC

Applicant/Representative

Chris Steves

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Future Land Use Map.

Staff Recommendation

Approval as Submitted.

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. Special Use Permit Analysis	3
4. GroveCity2050 Analysis	4
5. Recommendations.....	5
6. Detailed History	5

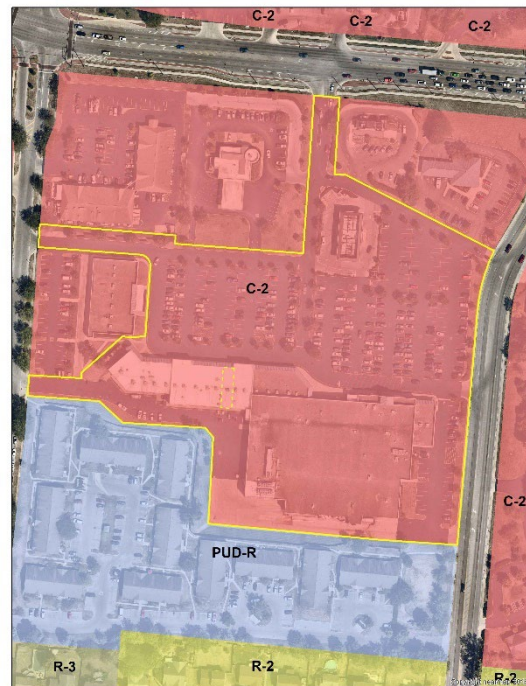
Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for a Special Use Permit for a car rental company in Derby Square at 2189 Stringtown Road.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council for approval.

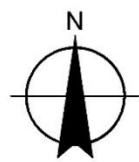
1. Context Map

The property is located at 2189 Stringtown Road (PID 040-0007496).



202408290036
Avis Budget Car Rental
Special Use Permit
PID# 040-0007496

0 125 250 500 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit to operate an Avis Budget Car Rental location in Derby Square at 2189 Stringtown Road. The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Commercial Center, and the proposed use as a car rental company meets the recommended primary use of commercial for the district.

The business will be located in an existing tenant space in Derby Square at 2189 Stringtown Road. Materials submitted by the applicant indicate the store hours will be 7:30 a.m. to 6 p.m. Monday through Friday and 9:00 a.m. to 1 p.m. Saturday and Sunday. The store will have up to 15 cars parking in

the shopping center's parking lot and will use an area behind the building to vacuum vehicles. Materials state that all fueling, washing, and maintenance will occur off-site.

Any signs proposed in association with Avis Budget Rental will be reviewed by the Grove City Building Division and must meet all applicable standards in the Grove City Zoning Code.



3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications, or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts.**

Standard is Met: The proposed car rental company aligns with the property's current commercial character, which includes several other commercial uses within the shopping center. Staff believes the proposed use will not change the existing or intended character of the commercial district.

2. **The proposed use shall not adversely affect the use of adjacent property.**

Standard is Met: The car rental company is not expected to affect adjacent commercial uses adversely. Vacuuming will take place at the rear of the building with adequate separation from neighboring businesses and residences. Additionally, the cars will be parked in the shared parking

lot. Any vehicle maintenance or fueling will occur off-site, reducing any negative impacts on adjacent properties.

3. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.**

Standard is Met: Staff does not believe the car rental company will adversely affect the surrounding neighborhood's health, morals, or safety as it is located in a commercial area with adequate parking.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer, and schools.**

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.**

The standard is Met: The proposed use will not impose any traffic impacts different from those anticipated based on the site's zoning.

6. **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the city.**

Standard is Met: The applicant has provided information to meet Code requirements for this use to be in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. GroveCity2050 recommends this site be used as a Commercial Center which identifies primary uses of commercial.

7. **The proposed use complies with the applicable specific provisions and standards of this Code.**

Standard is Met: The car rental company will comply with applicable provisions for a special use permit.

8. **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.**

Standard is Met: The site is in a C-2 district in which car rental companies are permitted with the approval of a Special Use Permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council-approved submittal dates.**

Standard is Met: The applicant properly submitted a completed application.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed development is located in an existing commercial area and will add some additional jobs to the city's employment base. Additionally, the use will provide residents with additional car rental services in Grove City.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Not Applicable: The applicant is not proposing any major changes to the site. The applicant has been informed that all signs will be reviewed by the Grove City Building Division and be required to meet Zoning Code standards.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding Not Applicable: The car rental company does not impact transportation access on the site, which will maintain access to the parking lot and Stringtown Road, as well as sidewalks, paths, and public transportation within the area.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.**

Finding Not Applicable: The proposed development is limited in scope to this standard as the structure already exists.

- (5) **Development provides the city with a net fiscal benefit.**

Finding is Met: The proposed car rental company will expand services to the community and will not place a burden on the City's infrastructure.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

6. Detailed History

1992

A multi-tenant commercial building was constructed at 2167-2209 Stringtown Road.



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Avis Budget Car Rental

PROJECT LOCATION: 2189 Stringtown Road, Suite 13, Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-007496 ACREAGE AFFECTED BY THIS APPLICATION: _____

EXISTING ZONING: Retail Commercial EXISTING LAND USE: Retail Commercial

PROPOSED ZONING: SUP PROPOSED LAND USE: Avis Car Rental

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

MGM Darby Creek, LLC, Baeravelli Holdings, LLC, Gaddam Holdings, LLC	<u>475 Metro Place S., Suite 450</u>	<u>Dublin, Ohio 43017</u>
Name	Address	City, State, Zip
<u>614-973-7982</u>		<u>tina@duneco.com</u>
Phone	Fax	Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

<u>Chris Steves</u>	<u>Area Development Director</u>	<u>Avis Budget Car Rental</u>
Name	Title	Company / Organization
<u>PO Box 612707</u>	<u>DFW Airport</u>	<u>Texas, 75261</u>
Address	City	State, Zip
<u>972-821-7951</u>	<u>972-453-5106</u>	<u>chris.steves@avisbudget.com</u>
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

<u>Chris Steves</u>	<u>Area Development Director</u>	<u>Avis Budget Car Rental</u>
Name	Title	Company / Organization
<u>PO Box 612707</u>	<u>DFW Airport</u>	<u>Texas, 75261</u>
Address	City	State, Zip
<u>972-821-7951</u>	<u>972-453-5106</u>	<u>chris.steves@avisbudget.com</u>
Phone	Fax	Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Avis Budget Car Rental

DEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: 1600 SF

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 3

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, MGM Derby Creek, LLC, Beeravelli Holdings, LLC, Gaddam Holdings, LLC, the current property owner hereby authorize the applicant Avis Budget Car Rental, LLC to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: _____ Date: 8/28/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 28 day of August, 2024.

Kaitlyn Martin
Official Seal and Signature of Notary Public



KAITLYN MARTIN
Notary Public, State of Ohio
My Commission Expires:
November 28, 2026

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Chris Steves, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

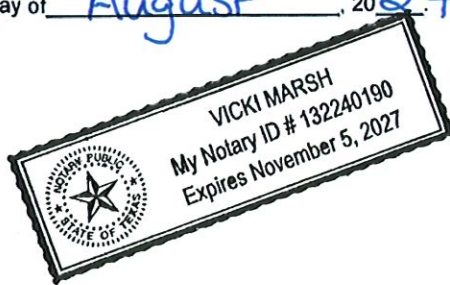
Signature of Applicant or Authorized Representative: _____ Date: 8/28/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 28 day of August, 2024.

Vicki Marsh
Official Seal and Signature of Notary Public





Terry Barr
Development Department
4035 Broadway
Grove City, OH 43123

September 20, 2024

Thank you for the follow up letter. Below please find responses to items requested as well as updated materials.

1. Dedicated vacuuming area will be behind building near the rear door for 2189 also identified on attached document. The vacuuming location will be out of traffic flow areas.
2. We acknowledge that signage will be reviewed by the Grove City Building Division and will meet all zoning code standards.

We appreciate your time and look forward to seeing you on October 8th.

Regards,

Chris Steves
Director Area Development

Avis Budget Group, Inc.

Central Area Office

P.O. Box 612707 – 3937 S. 26th Avenue – DFW Airport, TX 75261

Tel: 972-453-4003 – Fax: 972-453-5106



August 26, 2024

Avis Budget Car Rental would like to open a car rental location at 2189 Stringtown Road, Grove City, OH. The purpose of the location is to make car rental more accessible to nearby residents and the goal of every Avis Budget location is to keep the cars on rent not in the parking lot. Store hours will be 7:30am – 6:00pm Monday - Friday and 9:00am - 1:00pm Saturday and Sunday, or similar. The planned use of the space is to operate a rental counter inside the store front and have up to 15 cars parked in the parking lot available for rent. The location operator will do light vacuuming of the vehicle on the back side of the store. All fueling, maintenance, and washing will be done offsite. We expect peak business to be Thursdays and Fridays along with holidays.

Regards,

Chris Steves

Director Area Development

Avis Budget Group, Inc.

Central Area Office

P.O. Box 612707 – 3937 S. 26th Avenue – DFW Airport, TX 75261

Tel: 972-453-4003 – Fax: 972-453-5106





6'-0"

3 5/8" 20 GAUGE
STEEL TRACK AND
STUD
18" ON CENTER

5/8" GYPSUM BOARD
PAINTED ALL SIDES
TYP.

NEW PARTITION WALL
ANCHORED EVERY 2 FEET
WITH HILTI PINS
INTO CONCRETE, TYP.

FRAMING DETAIL

(A)

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

NEW 8'-0" HIGH WALL

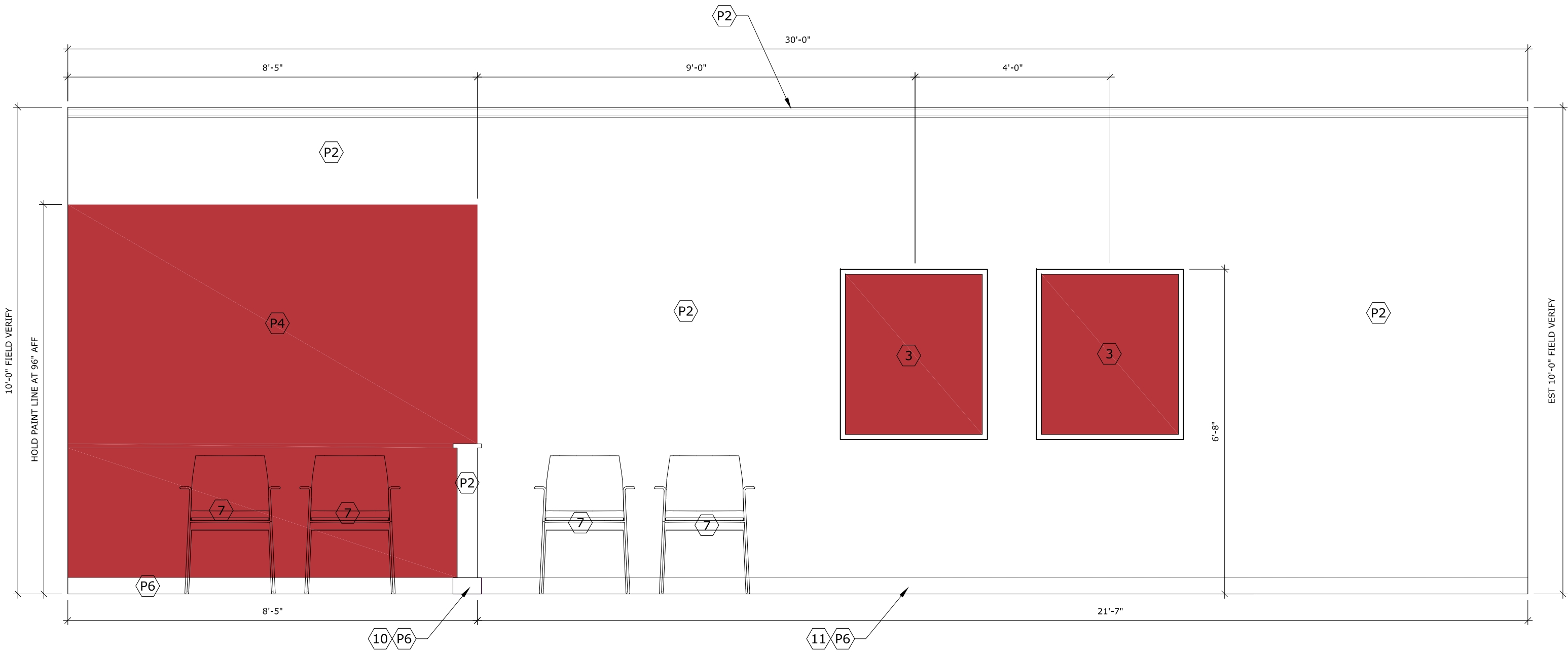
EXISTING WALL



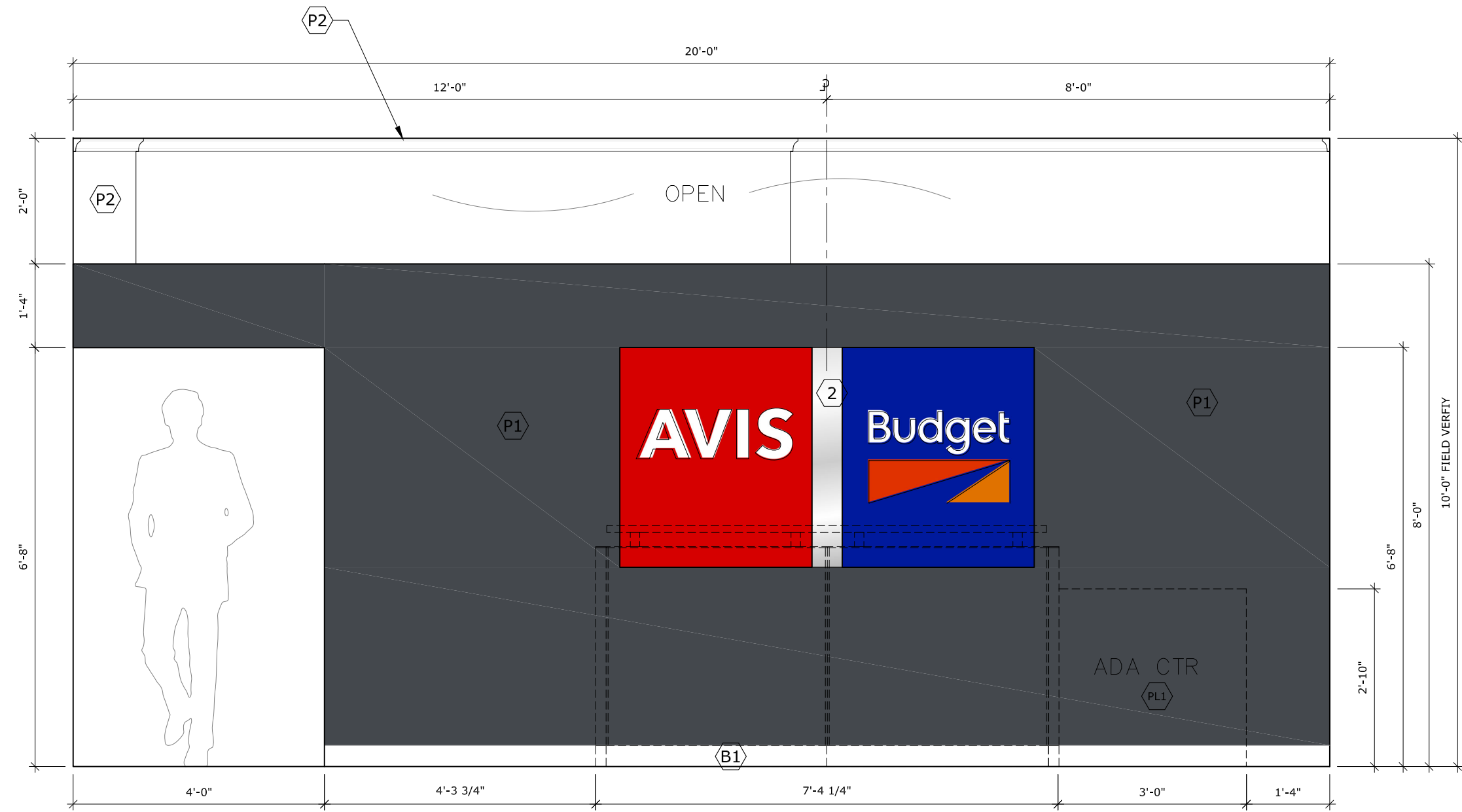
DATA & ELECTRICAL	
	NEW RECESSED ELECTRICAL JUNCTION BOX BY ABG CONTRACTOR. USE EXISTING ELECTRICAL WHIP.
	NEW RECESSED DATA JUNCTION BOX BY ABG CONTRACTOR
	WIREMOLD: OFR SERIES OVERFLOOR RACEWAY AS MANUFACTURED BY LEGRAND.

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Page 28 of 332



1
A1
PROPOSED ELEVATION
SCALE: 1/2"=1'-0"



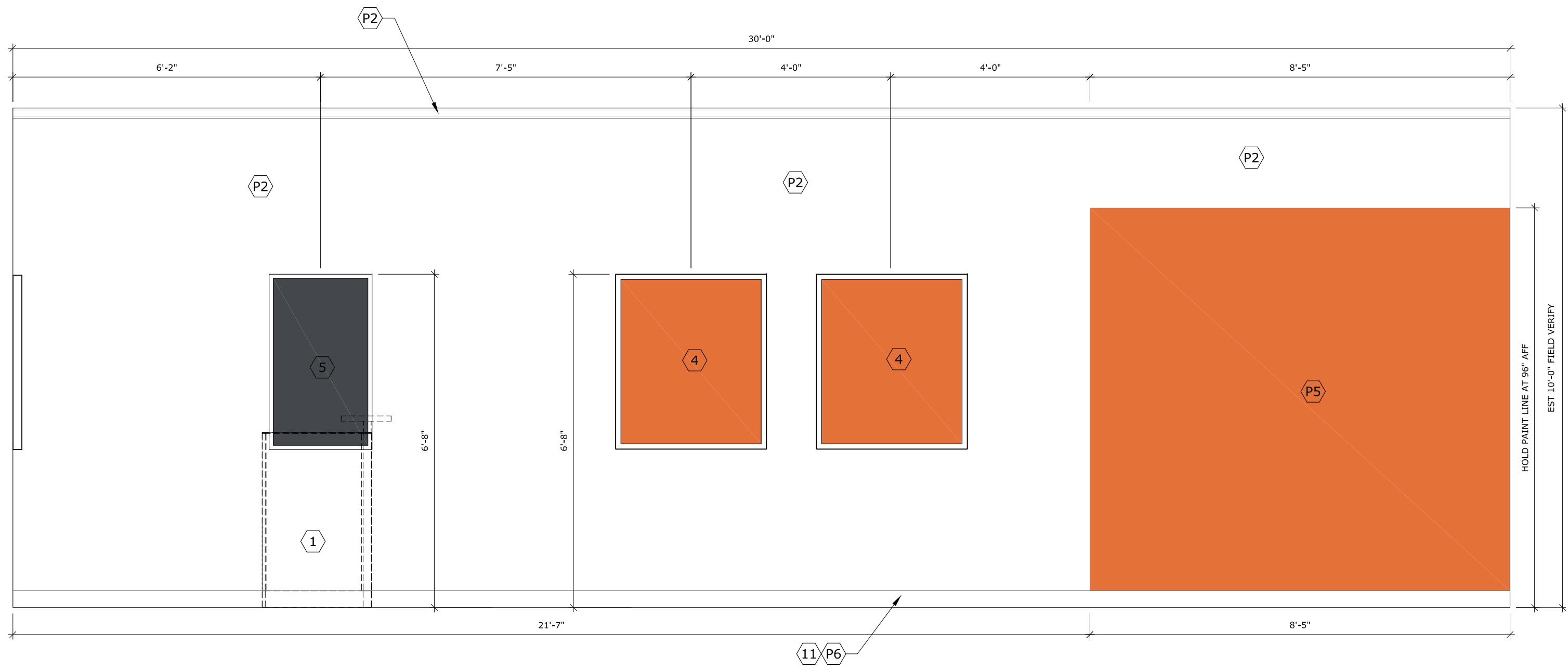
2
A1
PROPOSED ELEVATION
SCALE: 1/2"=1'-0"

FINISH LEGEND	
P1	PAINT SHERWIN WILLIAMS #SW7076 CYBERSPACE EGGSHELL FINISH
P2	PAINT SHERWIN WILLIAMS #SW7006 EXTRA WHITE WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
P4	PAINT SHERWIN WILLIAMS #SW6865 GYPSY RED WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
P5	PAINT SHERWIN WILLIAMS #SW6886 INVIGORATE ORANGE, WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
P6	PAINT SHERWIN WILLIAMS #SW6258 TRICORN BLACK, WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
PL1	PLASTIC LAMINATE WILSONART #1573 FROSTY WHITE
B1	JOHNSONITE WALL BASE COLOR: #40 BLACK, SIZE: 2 1/2" NO TOE

KEYNOTES	
1	NEW PRE-WIRED (2) POSITION RENTAL COUNTER WITH ADJACENT ADA COUNTER. PROVIDED AND INSTALLED BY ABG VENDOR. FINAL ELECTRICAL CONNECTIONS BY ABG ELECTRICAL CONTRACTOR. COUNTER TO BE WIRED TO TWO (2) DEDICATED, NON-SWITCHED 20 AMP, 120 VAC CIRCUITS. OVER FLOOR RACEWAY.
2	NEW NON-ILLUMINATED 72"x42" AVIS BUDGET BRAND SIGN PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
3	NEW NON-ILLUMINATED 36"x42" AVIS MARKETING POSTER IN SNAP FRAME PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
4	NEW NON-ILLUMINATED 36"x42" BUDGET MARKETING POSTER IN SNAP FRAME PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
5	NEW NON-ILLUMINATED 25"x42" AVIS BUDGET DUAL BRAND RENTAL INFO SIGN IN SNAP FRAME PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
7	NEW BLACK STACKER CHAIR.
9	PAINT: IN STORE AS PER CALL OUTS. ALL REMAINING WALLS THROUGHOUT LEASE SPACE TO BE PAINTED P2 EXTRA WHITE.
10	KNEE WALL: PAINT WALL AND TOP P2 SW7006 EXTRA WHITE. WALL EGGSHELL FINISH, TRIM SEMI-GLOSS FINISH. PAINT WALL BASE AROUND KNEEWALL SEMI-GLOSS TRICORN BLACK.
11	STORE AREA: PAINT WALL BASE SEMI-GLOSS BLACK. SHERWIN WILLIAM SW6258 TRICORN BLACK.
12	STORE AREA: PAINT CROWN MOLDING SEMI-GLOSS FINISH PAINT SHERWIN WILLIAMS #SW7006 EXTRA WHITE.



EXISTING CONDITION



3
A1
PROPOSED ELEVATION
SCALE: 1/2"=1'-0"

LOCATION		DATE:	NO.	REVISION DESCRIPTION	REV. DATE	BY
AVIS Budget Car Rental 2189 Stringtown Road, Suite 13 Grove City, OH 43123		21 AUG 2024	△			
PROJECT TITLE		PROJECT NO:				
AVIS BUDGET CAR RENTAL STORE		OPERATION:				
000779.3004.535		DRAWN BY:				
000779.3004.535		GERHILD BERTRAM				
SHEET TITLE		PROJECT MGR:				
ELEVATIONS		CHRIS STEVES				
		CHECKED BY:				

SHEET NO.

A2

OF2

Date: 10/17/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-43-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-43-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU FOR CREDIT UNION OF OHIO LOCATED AT 2336 STRINGTOWN ROAD

WHEREAS, Credit Union of Ohio, applicant, has submitted a request for a Special Use Permit for a drive thru for Credit Union of Ohio located at 2336 Stringtown Road; and

WHEREAS, on October 08, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to Credit Union of Ohio for a drive-thru, located at 2336 Stringtown Road, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 5: 202409030039- Credit Union of Ohio – Special Use Permit (Drive Thru)

Site Location

2397 Old Stringtown Road (PIDs 040-006278 & 040-006277)

Proposal

A Special Use Permit to allow for a drive-thru

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

2399S Enterprises LLC

Applicant/Representative

Tom Hart, Painter and Associates LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan

Staff Recommendation

Approval

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. Special Use Permit Analysis.....	3
4. GC2050 Analysis.....	4
5. Recommendation	7
6. Detailed History	7

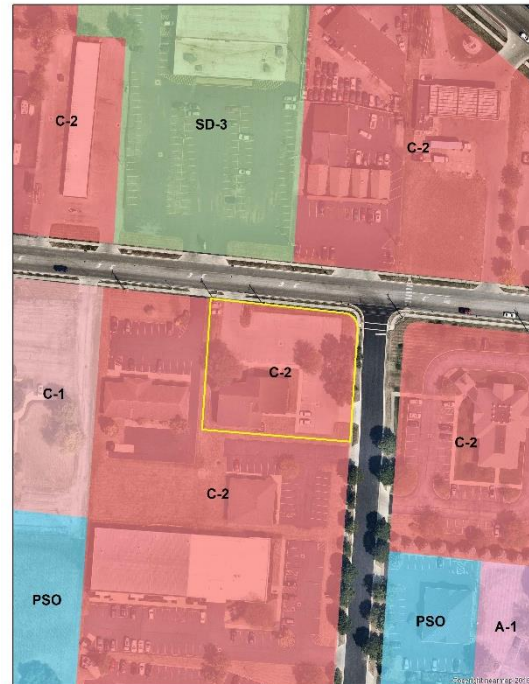
Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This application is a Special Use Permit to allow for a drive-thru at 2397 Old Stringtown Road Broadway.

Zoning Map

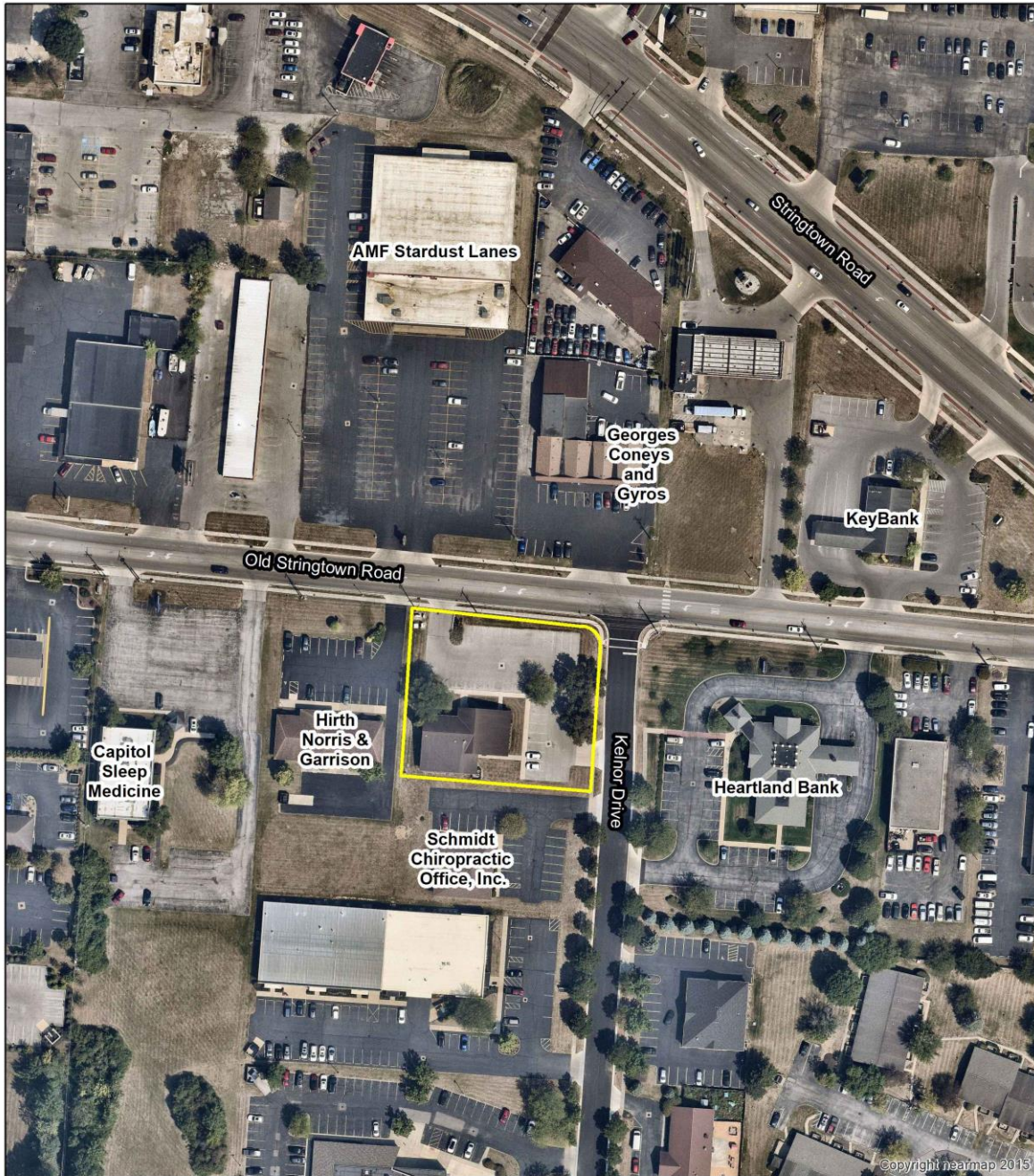


Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

1. Context Map

This property is located at 2397 Old Stringtown Road (PIDs 040-006278 & 040-006277)



202409030039
Credit Union of Ohio
Special Use Permit
PID: 040-006278 & 040-006277

0 100 200 400 Feet

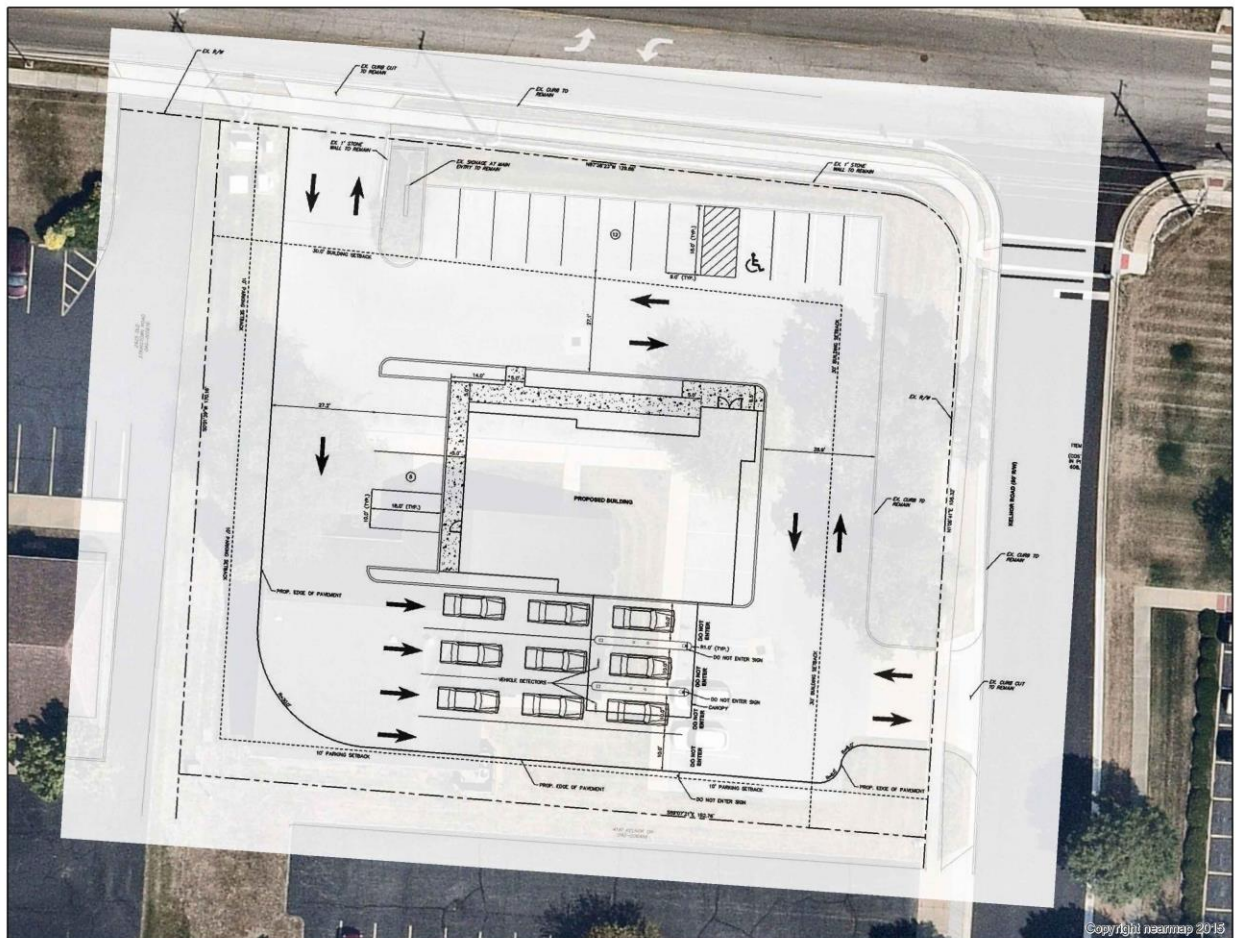


2. Analysis

The applicant is requesting approval of a Special Use Permit for drive-thru teller and ATM services at Credit Union of Ohio at 2397 Old Stringtown Road. The proposed drive-thru facilities will be operated as part of a redevelopment of the site, which will be reviewed with a future Development Plan application. This application examines the proposed use and general layout associated with the drive-thru services.

Access to the proposed drive-thru lanes will be from a one-way drive aisle along the western property line, which turns to enter the stacking and drive-thru lanes. Three drive-thru lanes and one bypass lane are proposed along the southern property line. The exit to the drive-thru aligns with the site's existing curb cut along Kelnor Drive. To prevent vehicles from entering the drive-thru in the wrong direction, "Do Not Enter" signs and pavement markings will be installed at the exit to drive through.

Materials indicate that the lane closest to the building will contain an ATM, and the outer two lanes will contain drive-thru teller services. Each drive-thru lane has a stacking capacity of three cars, although plans show room for additional stacking capacity through the parking lot drive aisles. The applicant has stated that based on comparable site data, they anticipate peak hour site traffic of approximately five ATM trips and 14 other trips combined between the drive-thru and lobby.



Elevations for the proposed drive-thru kiosks will be provided with the Development Plan submission, and the applicant has indicated that the kiosk bases will match the materials used on the building.

Improvements related to the site redevelopment, including landscaping, parking, and building architecture, are included and reviewed with the Development Plan to ensure that the site's development exhibits the appropriate character for the area.

3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications, or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

- 1) **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**

Standard is Met: The GroveCity2050 Future Land Use and Character Map recommends this site and much of the surrounding area as Commercial Center, which lists commercial as a primary use. The proposed use of a drive-thru meets the area's character, which is primarily auto-oriented commercial uses.

- 2) **The proposed use shall not adversely affect the use of adjacent property;**

Standard is Met: The proposed use is expected to generate less traffic than other commercial uses that could be permitted on this parcel. Submitted plans show three cars in each of the three drive-thru lanes (nine total) with the potential to stack additional cars through the drive aisles on the site.

- 3) **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;**

Standard is Met: The credit union is expected to benefit and serve residents and employees in the area and will not impact health, safety, or welfare.

- 4) **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;**

Standard is Met: The proposed use would be adequately serviced by public facilities that are already available at the site. Further review will be completed during the Site Improvement Plan.

- 5) **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;**

Standard is Met: The proposed drive-thru has been designed to ensure that it will not impact the Old Stringtown Road right-of-way. Capacity is shown for nine vehicles; however, additional stacking can be accommodated within the parking lot drive aisles. Additionally, as the materials state, the stacking was designed to accommodate peak traffic, reducing any potential impact the use could have on the public right-of-way.

- 6) **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**

Standard is Met: The applicant has provided information that meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center, which lists commercial as a primary use.

- 7) **The proposed use complies with the applicable specific provisions and standards of this Code;**

Standard is Met: The proposed drive-thru will meet the regulations in Code as well as the approved Special Use Permit provisions.

- 8) **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;**

Standard is Met: The site is in a C-2 district, which permits uses with drive-thru facilities with a Special Use Permit.

- 9) **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;**

Standard is Met: The applicant submitted a properly completed application.

- 10) **Loud speakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.**

Standard is Met: The applicant has indicated that the drive-thru lanes will include an ATM and drive-up services for clients. However, given that the machines are located within a commercial area with high traffic volumes, they are not expected to impose any noise impacts on the nearest residential use, which is more than 500 feet away.

- 11) **Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance**

Standard is Met: Staff believes that the proposed drive-thru can accommodate the peak number of vehicles. Each lane shows a stacking capacity of three cars, for a total of nine vehicles stacked. According to the materials, this is more stacking than is needed to accommodate peak traffic. An additional lane parallel to the drive-thru lanes will provide a bypass lane for vehicles to circulate around the site should all three drive-thru lanes become blocked.

- 12) **The Planning Commission may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district;**

Standard is Met: Two of the three proposed drive-thru kiosks will be open only during normal business hours, while the third ATM machine will be open 24 hours a day, similar to other area banks. As such, there are no anticipated impacts upon the adjacent uses.

- 13) The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses;**

Standard is Met: The site is more than 500 feet from the nearest residentially zoned property and will not impact residentially zoned properties. The site layout is designed to maximize site safety while reducing potential impacts on adjacent uses. It should also be noted that based on the anticipated number of peak vehicles, the use will have less impact than other commercial uses permitted on-site by right.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles.

- (1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed use fits with the area's existing vehicularly oriented character and will provide convenient banking as an additional community amenity.

- (2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Can Be Met: This application examines the appropriateness of the use. Future applications for building modifications or site improvements will require submission and approval. However, the applicant has indicated that the kiosks will utilize the same materials as the primary structure.

- (3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Not Applicable: This application examines the appropriateness of the use, and no changes are proposed to the street network.

- (4) Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Not Applicable: No improvements to the site are proposed with the use approval.

- (5) Development provides the City with a net fiscal benefit.**

Finding is Met: While the proposed use will likely not provide the City with a financial benefit, this application will not significantly impact the City's infrastructure or services, resulting in a net fiscal benefit.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

6. Detailed History

1984

City Council approved a development plan for a professional office building at this location with Resolution CR-47-84.

1985

The existing building on site was constructed.



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: _____
PROJECT LOCATION: 2336 Strongtown Rd.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-006277-00 and 040-006278- ACREAGE AFFECTED BY THIS APPLICATION: _____
EXISTING ZONING: Commercial EXISTING LAND USE: _____
PROPOSED ZONING: Commercial PROPOSED LAND USE: _____

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Name: Mary McElroy Trustee, 23995 Enterprises, 2387 Tremont Rd. City, State, Zip: Cols. Off 43221
Phone: _____ Fax: _____ Email: marymacoh50@gmail.com

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Name: Credit Union of Ohio - Tonya Keaton Title: _____ Company / Organization: _____
Address: P.O. Box 5005 Hilliard Oh 43026 City: _____ State, Zip: _____
Phone: 614-487-6650 Fax: _____ Email: tkeaton@cuofohio.org

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name: Tom Hart Title: Attney Company / Organization: Painter & Assoc. LLC
Address: 5029 Cemetery Rd. Hilliard Oh 43026 City: _____ State, Zip: _____
Phone: 614-319-3306 Fax: 614-594-7170 Email: tom@painterandassociates.com
Legal Counsel

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, 2399S ENTERPRISES, LLC, the current property owner hereby authorize the applicant Credit Union of Ohio to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

2399S ENTERPRISES, LLC
Signature of Current Property Owner: Mary A. McIlroy Date: August 23, 2024
by Mary McIlroy, as Trustee of the Scott A. McILROY TRUST
as sole member

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 23rd day of August, 2024.

Ashley GEE
Official Seal and Signature of Notary Public



ASHLEY GEE
Notary Public
State of Ohio
My Comm. Expires
July 18, 2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Thomas L. Hart, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: THL Date: 8-28-2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

Lizbeth A. Russell-Pickard
Official Seal and Signature of Notary Public



LIZABETH A. RUSSELL-PICKARD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-19-2027
Recorded in
Franklin County

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I _____, the current property owner hereby authorize the applicant _____ to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Karen Rose, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

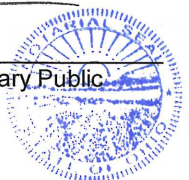
Signature of Applicant or Authorized Representative: Karen Rose Date: 08/13/24

STATE OF OHIO, COUNTY OF FRANKLIN

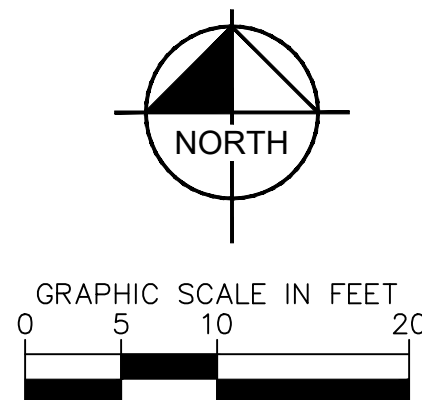
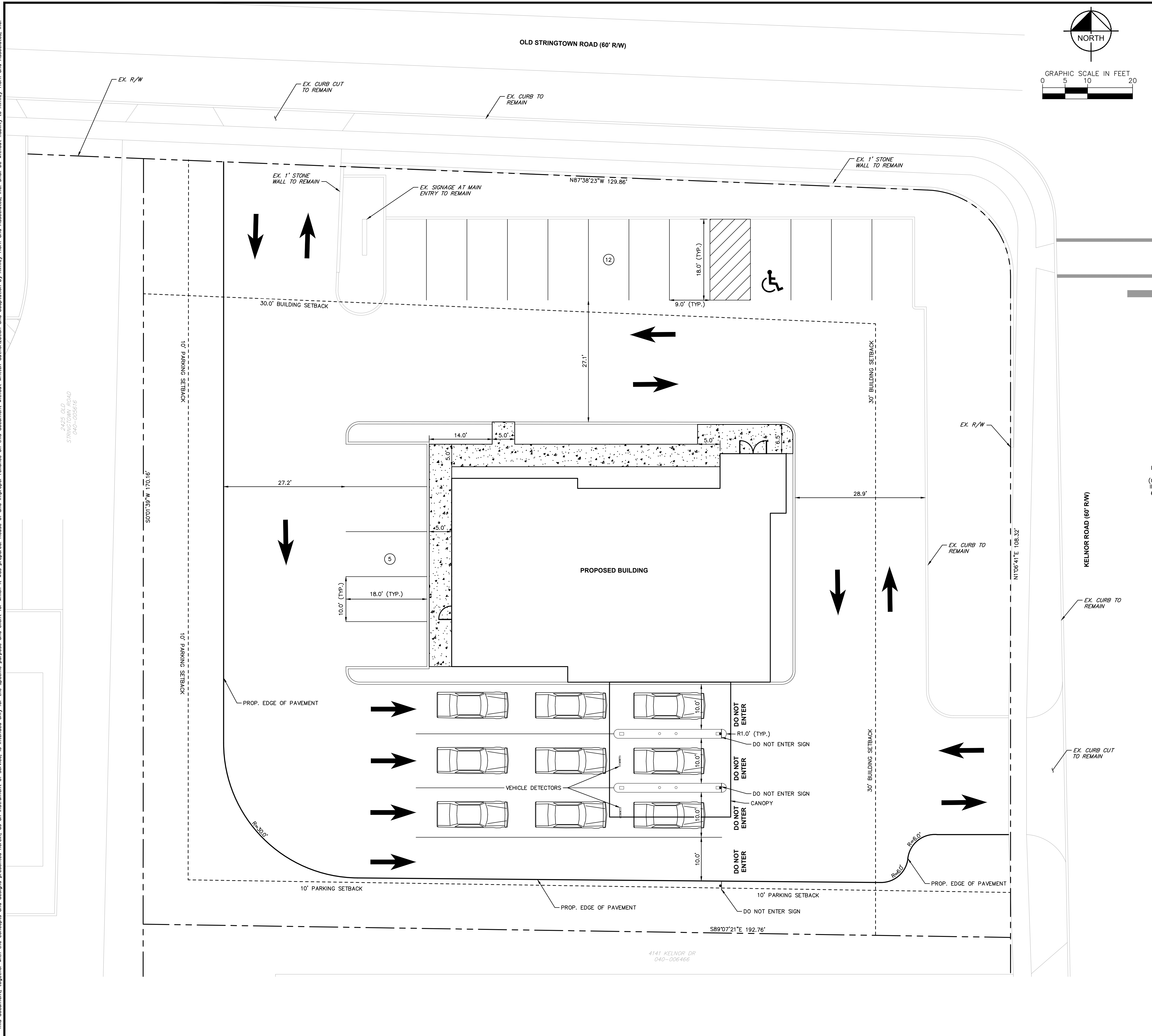
The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 13 day of Aug, 2024.

Official Seal and Signature of Notary Public



JENNIFER L. HATFIELD
Notary Public, State of Ohio
My Commission Expires 05-25-2025



GENERAL NOTES

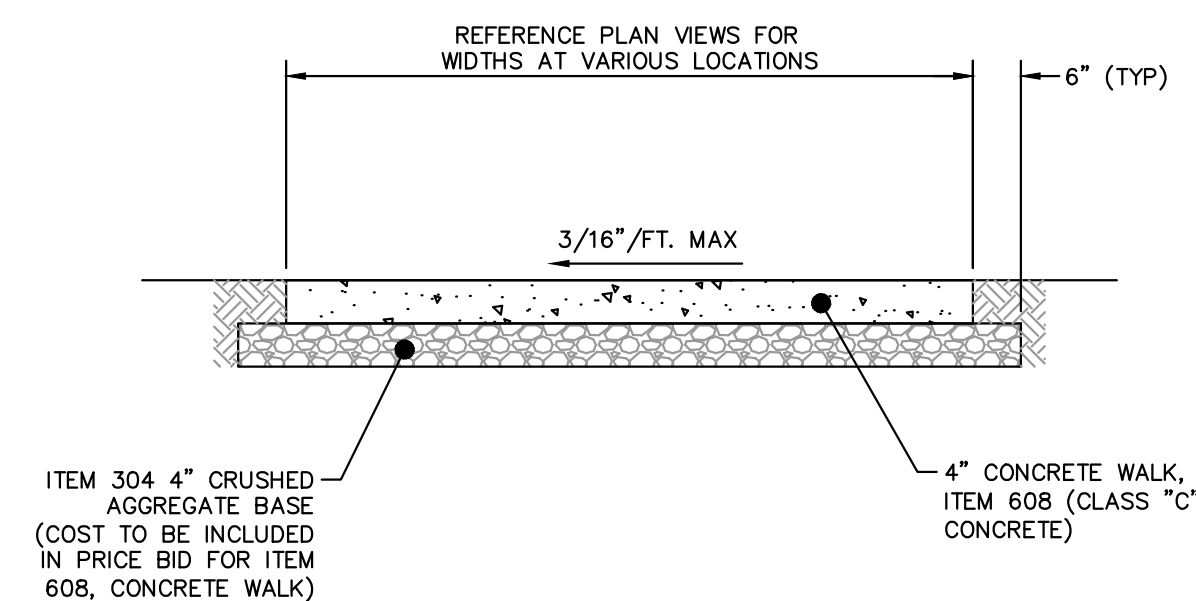
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. ALL RADII ADJACENT TO PARKING STALL UNLESS DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. REFER TO STD. DRAWING C-GC-90A FOR PAVEMENT SPECIFICATIONS
7. REFER TO STD. DRAWING C-GC-46A FOR SIDEWALK SPECIFICATIONS
8. ALL PROPOSED ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED WHITE.
9. THE AREA DESIGNATED AS THE BALLOUT ON THE PLAN WILL BE CLOSED WITH CONES AND OPENED IF A VEHICLE IS TOO TALL OR CANNOT BE WASHED.

PARKING STATISTICS

CUSTOMER PARKING PROVIDED:	11
EMPLOYEE PARKING PROVIDED:	5
ADA PARKING PROVIDED:	1
ADA PARKING REQUIRED:	1
TOTAL PARKING PROVIDED:	17

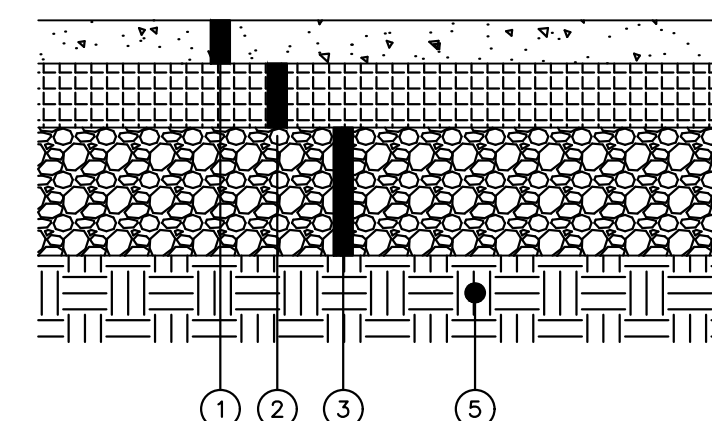
SITE DATA

PARCEL NUMBER: 040-006277, 040-006278
TOTAL LOT AREA: ±0.74 ACRES
IMPERVIOUS AREA: ±0.54 ACRES (73%)



NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 508.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

DETAIL 1 (C-GC-46A)
TYPICAL SIDEWALK SECTION
NOT TO SCALE



PAVEMENT LEGEND

- ① ITEM 441, 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1
- ② ITEM 407, TACK COAT
- ③ ITEM 301, 3" ASPHALT CONCRETE BASE
- ④ ITEM 304, 6" CRUSHED AGGREGATE BASE
- ⑤ ITEM 204, SUBGRADE COMPACTION WITH ACCEPTABLE PROOF ROLL

DETAIL 2 (C-GC-90A)
FLEXIBLE PAVEMENT SECTION
NOT TO SCALE



CREDIT UNION OF OHIO 2398 OLD STRINGTOWN ROAD GROVE CITY, FRANKLIN COUNTY, OHIO, 43123	SITE PLAN SPECIAL USE PERMIT		SCALE: 1"=10'	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OHIO 43204 PHONE: 614-477-8546 WWW.KIMLEY-HORN.COM						
			DESIGNED BY: DMR							
			DRAWN BY: DMR							
			CHECKED BY: TCJ							
					No.	REVISIONS	DATE	BY		
ORIGINAL ISSUE: 09/25/2024 KHA PROJECT NO. 190347000 SHEET NUMBER 1										

September 26, 2024

Terry Barr
The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

**Re: Credit Union of Ohio
Grove City, Ohio**

Dear Mr Barr:

Thank you for your review of the preliminary development plan application for Credit Union of Ohio. We have revised the plans to address the comments provided and offer the following comment responses to clarify our revisions.

1. Clarify if each lane will contain an atm and drive-thru teller capabilities, or if only the closest lane will offer drive-thru teller services.

The ATM lane is the closest lane to the building. The two drive-thru tellers (tubes) are the middle and third lanes.

2. Please be advised that while the site plan is not approved and reviewed in detail until the Development Plan application, the drive-thru layout does not meet the 10-foot parking and drive aisle setback required by code. Staff recommend reducing the number of lanes to two (2) to meet the required 10-foot setback.

The building and ATM, teller and escape lanes have been adjusted to ensure site perimeter setback requirements are met on the revised site plan. (See Kimley-Horn Site Plan - Special Use Permit updated 9-25-24.)

3. Stacking information needs to be provided to show the number of vehicles able to stack in the drive-thru lanes, demonstrating that the proposed use would not impact site circulation.

Please see Kimley Horn's updated stacking detail on the revised site plan. (See Kimley-Horn Site Plan - Special Use Permit updated 9-25-24.)

4. "Do Not Enter" pavement markings and signage should be installed at the drive-thru exit to clarify one-way circulation.

Please find Kimley Horn's updated notes/locations indicating "Do not Enter" signage as indicated on the revised site plan. (See Kimley-Horn Site Plan - Special Use Permit updated 9-25-24.)

5. Elevations for the proposed kiosks and canopy will need to be provided along with a

Development

Plan submission. Please be advised that the expectation is that the base of the kiosks be brick or masonry to match the primary structure.

Noted – The applicant and its design professionals will provide elevations of that area, including the kiosks, at the time of Development Plan submission.

If you have any questions or require any additional information, please contact me at 614-472-8546.

Sincerely,

Michael C. Reeves, P.E.

Kimley-Horn and Associates, Inc.

Phone: 614-472-8546

Email: Mike.Reeves@kimley-horn.com

Project Narrative: Credit Union of Ohio, Inc. Special Use Permit

The proposed Credit Union of Ohio inc. (CUO) Special Use Permit request at 2397 Old Stringtown Road represents a business services expansion and building upgrade at the site. CUO has operated at this location since 2004, and currently employs four people.

The existing site includes an office condominium building of 3,853 square feet built in 1985. CUO currently occupies 1,595 square feet of the existing building. CUO plans to further invest in the Grove City community by purchasing the property, demolishing the existing building and constructing a new building on the site with +/-2,875 square feet. The new building will utilize modern materials and glazing to create a timeless appearance consistent with similar bank buildings in the area and Grove City design standards. A 3-lane teller drive-thru will provide convenience to customers and be located along the back side of the building. The Special Use Permit is desired based on the competitive need and customer service demand to add drive-thru teller facilities and a drive-up ATM. The zoning designation of commercial office use is to remain.

The CUO currently operates most weekdays from 9:00 am to 4:30 pm. It operates during limited hours on Wednesdays until 1:00 pm, expanded hours on Fridays from 8:30 am to 5:00 pm and from 9:00 am to Noon on Saturday. The drive-thru facilities are not expected to significantly change site traffic, business operations or customer volumes, but will make CUO operations more convenient and efficient with quick and easy service. Based on comparable site data, peak hour traffic is limited to 5 ATM trips an hour and 14 other drive-thru and lobby customers combined for the same hour. This peak traffic will not challenge available stacking capacity. The updated site plan maintains the same access to Old Stringtown Road and Kelnor Drive. Moving the building placement to the middle of the site helps safe circulation and buffers adjacent owners more effectively than the existing site design.

The CUO business and use are pre-existing and are consistent with other commercial and business uses in this area of Grove City. Numerous other banking and financial institutions exist in the close proximity or nearby, including Key, Kemba, Heartland, 5th/3rd, Wright-Patt Credit Union, PNC, Chase, Union Savings and US Bank. Many of these facilities exist with drive-thru tellers and/or ATMs for customer convenience.

LEGAL DESCRIPTION

0.848 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8321, being all of a 0.846 acre tract as conveyed to Grove City Condominium Offices, of record in Official Record 6018, Page I-01, all deed references refer to the records of the Recorder’s Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference Franklin County Geodetic Survey Monument 1546 found in the centerline intersection of Old Stringtown Road (60’) and Hoover Road (Variable Right of Way);

Thence South 84°09’15” East, with the centerline of said Old Stringtown Road, a distance of 640.68 feet to a mag nail set at the northeasterly corner of a 1.053 acre tract as conveyed to JG & TH Realty, LLC, of record in Instrument Number 201509230133721, being the **Point of Beginning**;

Thence South 84°09’15” East, continuing with said centerline, being the southerly line of a 2.504 acre tract as conveyed to iStar Bowling Centers II LP, of record in Instrument Number 200403080050023 and 0.757 acre tract as conveyed to Berkley J. Roach, Trustee of The Berkley J. Roach Revocable Trust, of record in Instrument Number 200712040208134, a distance of 171.69 feet to a mag nail set at the northwesterly corner of a 0.336 acre tract as conveyed to the City of Grove City in Official Record 4670, Page H01;

Thence with the westerly line of said 0.336 acre tract, the following courses:

South 5°50’45” West, through the southerly right of way of Old Stringtown Road, a distance of 30.00 feet to an iron pin set in a point of a non tangent curve in the southerly right of way line of Old Stringtown Road;

With a curve to the right having a central angle of 88°09’19”, a radius of 20.00 feet, an arc length of 30.77 feet, and a chord which bears South 40°04’36” East for a distance of 27.83 feet to an iron pin set at a point of tangency in the westerly right of way line of Kelnor Drive (60’);

South 4°00’04” West, with said westerly right of way line, a distance of 145.35 feet to a point in the northeasterly corner of a 1.328 acre tract as conveyed to Kelnor Properties, LLC, of record in Instrument Number 201808100107286;

Thence North 86°00’17” West, with the northerly line of said 1.328 acre tract, passing a 3/4” iron pin found at a distance of 10.08 feet, a total distance of 190.00 feet to a 3/4” iron pin found in the easterly line of said 1.053 acre tract;

Thence North 4°00’09” East, with said easterly line, passing an iron pin set at a distance of 170.87 feet, a total distance of 200.87 feet to the **POINT OF BEGINNING** containing **0.848** acres, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins set are 5/8” x 30” rebar with “CESO, Inc” cap;

Based on an actual field survey performed under my direct supervision in August 2024.

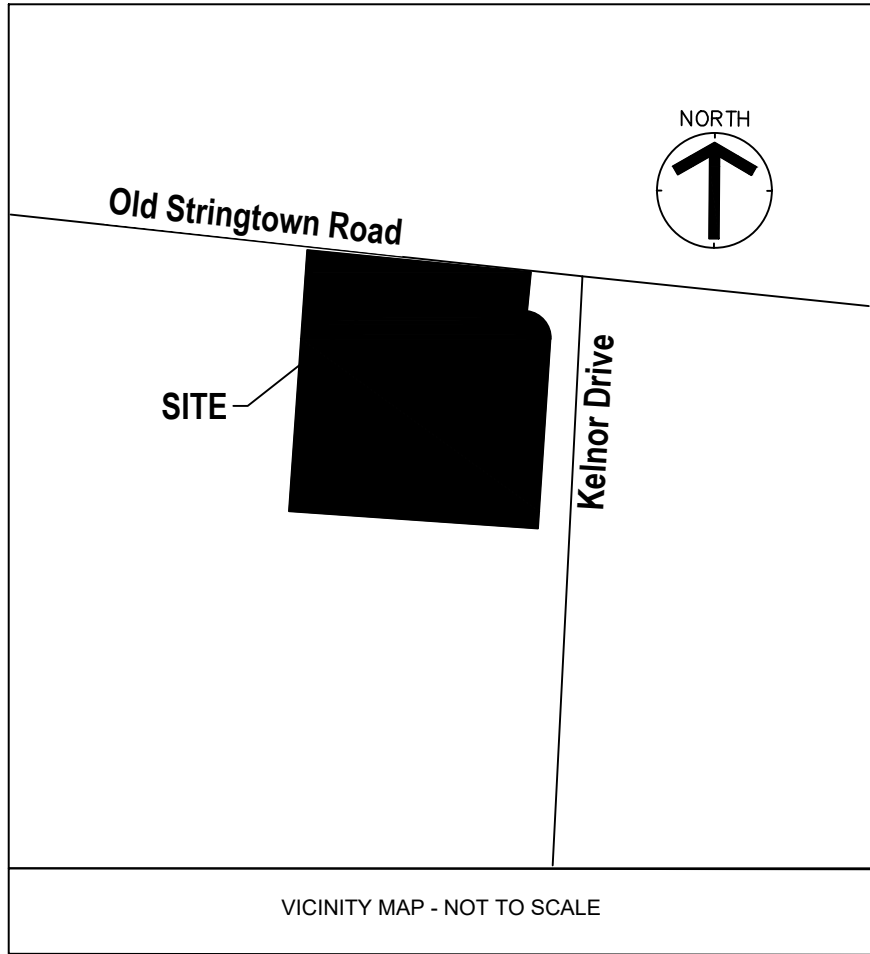
The basis of bearings shown hereon is Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

CESO Inc.

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



W:\PROJECTS\KIMLEY HORN\764966-01_KH_2397 Old Stringtown Rd, Grove City, OH\05-SURVEY\Drawg\764966_KH_Old Stringtown Rd_ALTA.dwg - 8/29/2024 - Violet Miller



SURVEY MONUMENT LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Iron Pin Found as Described
- - Iron Pipe Found as Described
- ▣ - Monument Found as Described

TOPOGRAPHIC LEGEND

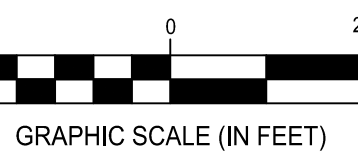
- | | |
|--|-------------------|
| ☼ Light Pole | ● Storm Manhole |
| ⚡ Power Pole | ■ Curb Inlet |
| ☑ Electric Box (Access) | ■ Catch Basin |
| ❄ Air Conditioner | └ End Storm Drain |
| ⛽ Gas Meter | ⌚ Electric Meter |
| ⛽ Gas Valve | ⚓ Gas Line Marker |
| 🧹 Cleanout | 🔥 Fire Hydrant |
| ● Sanitary Manhole | ⊗ Water Valve |
| 🚧 Sign | ☑ Cable Box |
| 🌳 Deciduous Tree | ☎ Telephone Box |
| — G — G — G — Gas Line | |
| — ELE — ELE — Underground Electric | |
| — FO — FO — Underground Communications | |
| — OHL — OHL — Overhead Utility Line | |
| — ST — ST — Storm Sewer | |
| — SAN — SAN — Sanitary Sewer | |
| — Edge of Concrete | |
| — X — X — X — Fence Line | |
| — Edge of Asphalt | |
| — Face of Curb | |
| — Fence Line | |
| — Pavement Marking | |

BENCHMARK		DATUM: NADV88
BM "1":	Chiseled "X" on the South bolt of a fire hydrant on the Northerly side of Old Stringtown Road, approximately 148 feet from the intersection of Old Stringtown Road and Kelnor Drive, approximately 2 feet north of the back of curb. Elevation = 815.02	
BM "2":	Chiseled "X" on the South bolt of a fire hydrant on the Northerly side of Old Stringtown Road, approximately 478 feet from the intersection of Old Stringtown Road and Hoover Road, approximately 2 feet north of the back of curb. Elevation = 817.88	
BM "3":	Mag nail set in the parking lot of Stardust lanes, on the Northerly side of Old Stringtown, approximately 195 feet from the intersection of Old Stringtown Road and Kelnor Drive, approximately 31 feet north of the back of curb of Old Stringtown Road. Elevation = 813.26	
Source BM	Aluminum disk set in the east side of a square concrete foundation for a traffic signal pole at the northeast corner of Hoover Road and Stringtown Road, 81.5 feet north of the centerline of Stringtown Road, 48 feet east of the centerline of Hoover Road, flush with the ground. Elevation = 815.73	

4636 - SANITARY MANHOLE RIM = 812.22 8" PVC N = 800.5' 8" PVC W = 800.3' 8" PVC E = 800.3'	4296 - Catch Basin RIM = 813.83 6" PVC NW = 811.5' 8" PVC SE = 811.4'	4446 - Curb Inlet RIM = 813.71 12" Conc NE = 809.0'
4637 - SANITARY MANHOLE RIM = 812.43 8"-12" PVC S Recessed Pipe = 800.1' 8" PVC N Recessed Pipe = 800.1' 8" PVC E Recessed Pipe = 800.1' 8"-12" PVC W Recessed Pipe = 800.1'	4363 - Catch Basin RIM = 814.14 6" PVC SE = 812.3'	4619 - Storm Manhole RIM = 811.36 12" Conc S = 806.3' 18" Conc W = 805.6' 18" Conc E = 805.6'
4638 - SANITARY MANHOLE RIM = 812.78 8" PVC N = 801.2' 8" PVC E = 801.2' 8" PVC S = 801.2'	4624 - Storm Manhole RIM = 813.26 12" Conc N = 808.1' 18" Conc W = 807.4' 18" Conc E = 807.4' 12" Conc SW = 808.2'	4411 - Curb Inlet RIM = 811.80 12" Conc N = 806.6'

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations



Surveyors Legal

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8321, being all of a 0.846 acre tract as conveyed to Grove City Condominium Offices, of record in Official Record 6018, Page I-01, all dead references refer to the records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference Franklin County Geodetic Survey Monument 1546 found in the centerline intersection of Old Stringtown Road (60') and Hoover Road (Variable Right of Way);

Thence South 84°09'15" East, with the centerline of said Old Stringtown Road, a distance of 640.68 feet to a mag nail set at the northeasterly corner of a 1.053 acre tract as conveyed to JG & TH Realty, LLC, of record in Instrument Number 201509230133721, being the Point of Beginning;

Thence South 84°09'15" East, continuing with said centerline, being the southerly line of a 2.504 acre tract as conveyed to iStar Bowling Centers II LP, of record in Instrument Number 200403080050023 and 0.757 acre tract as conveyed to Berkley J. Roach, Trustee of The Berkley J. Roach Revocable Trust, of record in Instrument Number 200712040208134, a distance of 171.69 feet to a mag nail set at the northwesterly corner of a 0.336 acre tract as conveyed to the City of Grove City in Official Record 4670, Page H01;

Thence with the westerly line of said 0.336 acre tract, the following courses:

South 5°50'45" West, through the southerly right of way of Old Stringtown Road, a distance of 30.00 feet to an iron pin set in a point of a non tangent curve in the southerly right of way line of Old Stringtown Road;

With a curve to the right having a central angle of 88°09'19", a radius of 20.00 feet, an arc length of 30.77 feet, and a chord which bears South 40°04'36" East for a distance of 27.83 feet to an iron pin set at a point of tangency in the westerly right of way line of Kelnor Drive (60');

South 4°00'04" West, with said westerly right of way line, a distance of 145.35 feet to a point in the northeasterly corner of a 1.328 acre tract as conveyed to Kelnor Properties, LLC, of record in Instrument Number 201808100107286;

Thence North 86°00'17" West, with the northerly line of said 1.328 acre tract, passing a 3/4" iron pin found at a distance of 10.08 feet, a total distance of 190.00 feet to a 3/4" iron pin found in the easterly line of said 1.053 acre tract;

Thence North 4°00'09" East, with said easterly line, passing an iron pin set at a distance of 170.87 feet, a total distance of 200.87 feet to the POINT OF BEGINNING containing 0.848 acres, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins set are 5/8" x 30" rebar with "CESO, Inc" cap;

Based on an actual field survey performed under my direct supervision in August 2024.

The basis of bearings shown hereon is Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

EXHIBIT "A" LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City:

Being Unit Number One (1) of GROVE CITY CONDOMINIUM OFFICES, together with the undivided percentage interest in the common areas appurtenant thereto, as the same is described in the Declaration of Condominium Ownership and Drawings recorded in Official Records Volume 6018, page I-01, Recorder's Office, Franklin County, Ohio.

SCHEDULE B - SECTION II

Items 1-9 are not survey related.

- Restrictive Covenants appearing of record in Official Record Volume 4975, page C-07, Recorder's Office, Franklin County, Ohio.
Surveyed property is located within area as described.
- Declarations and By-Laws Creating and Establishing a Plan for Condominium Ownership for Grove City Condominium Offices, appearing of record in Official Record Volume 6018, page I-01, Recorder's Office, Franklin County, Ohio.
Surveyed property is located within area as described.
- Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Official Record Volume 5451, page D-11, Recorder's Office, Franklin County, Ohio.
Located on subject parcel as shown hereon.
- Easement granted unto The Ohio Bell Telephone Company d/b/a Ameritech, Inc., appearing of record in Official Record Volume 5482, page C-06, Recorder's Office, Franklin County, Ohio.
Located on subject parcel, centered on utility line as installed.
- Easement granted unto The City of Grove City, appearing of record in Deed Book 2852, page 644, and Official Record Volume 4670, page H-03, Recorder's Office, Franklin County, Ohio.
Not located on subject parcel.
- Agreement for Construction of Common Improvements appearing of record in Official Record Volume 3902, page B-20, Recorder's Office, Franklin County, Ohio.
Surveyed property is located within area as described.

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Esquire Title Services, Inc., Commitment Number 24-16845 and bearing an effective date of June 20th at 7:00 a.m.
- Direct access to the subject parcel is available via Old Stringtown Road and Kelnor Drive. No roadway improvement plans were disclosed to CESO during the survey.
- The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
- Parcel is located within Zone "X" (Area of Minimal Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39049C0314K, effective date: June 17th, 2008 published by the Federal Emergency Management Agency.
- A zoning report was not provided to the surveyor at the time of survey.
- There are 31 regular parking spaces and 2 handicap spaces on the subject parcel.
- The closest intersection is Old Stringtown Road and Kelnor Drive located approximately 40 feet Northeast of the site.
- There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
- No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
- A field delineation of wetlands survey was not conducted at the time of survey.
- Addresses disclosed in record documents are as shown hereon.
2399 Old Stringtown Road, Grove City, Ohio 43123

SURVEYOR'S CERTIFICATION:

(a) (i) 2399S ENTERPRISES, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 8, 9, 11a, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on August 23rd, 2024.

Matthew J. Ackroyd, OHIO PS No. 8897
matt.ackroyd@cesoinc.com

Date



Received By:
Grove City Development
09/26/24

ALTANSPPS Land Title Survey

State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 8231,
Unit 1 of Grove City Condominium Offices

Revisions / Submissions

ID	Description	Date
Project Number: 764966		
Scale: 1"=20'		
Drawn By: VJM		
Checked By: MJA		
Date: 8/28/2024		
Issue: N/A		
Drawing Title:		

1 of 1



Received By:
Grove City Development
09/26/24

Date: 10/17/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-44-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU FOR JP MORGAN CHASE BANK LOCATED AT 2811 LONDON-GROVEPORT ROAD

WHEREAS, JP Morgan Chase Bank, applicant, has submitted a request for a Special Use Permit for a drive thru for JP Morgan Chase Bank located at 2811 London-Groveport Road; and

WHEREAS, on October 08, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to JP Morgan Chase Bank for a drive-thru, located at 2811 London-Groveport Road, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 6: 202407300031- JP Morgan Chase Bank – Special Use Permit (Drive Thru)

Site Location

2811 London Groveport Road (PID 040-008045)

Proposal

A Special Use Permit to allow for a drive-thru

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

MW 2625 W London Groveport Road LLC

Applicant/Representative

Vaughn Benson, Feinknopf Macioce Shappa Architects, Inc.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan

Staff Recommendation

Approval as submitted

Contents

Page

1. Context Map	2
2. Analysis.....	3
3. Special Use Permit Analysis.....	4
4. GC2050 Analysis.....	5
5. Recommendation	6

Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for a Special Use Permit for a drive-thru at the proposed Chase Bank at 2811 London Groveport Road.

Zoning Map



Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

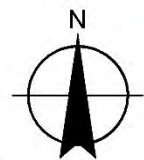
1. Context Map

The site is located at 2811 London Groveport Road (PID 040-008045).



202407300032
JP Morgan Chase Bank
Development Plan
PID# 040-008045

0 250 500 1,000 Feet



2. Analysis

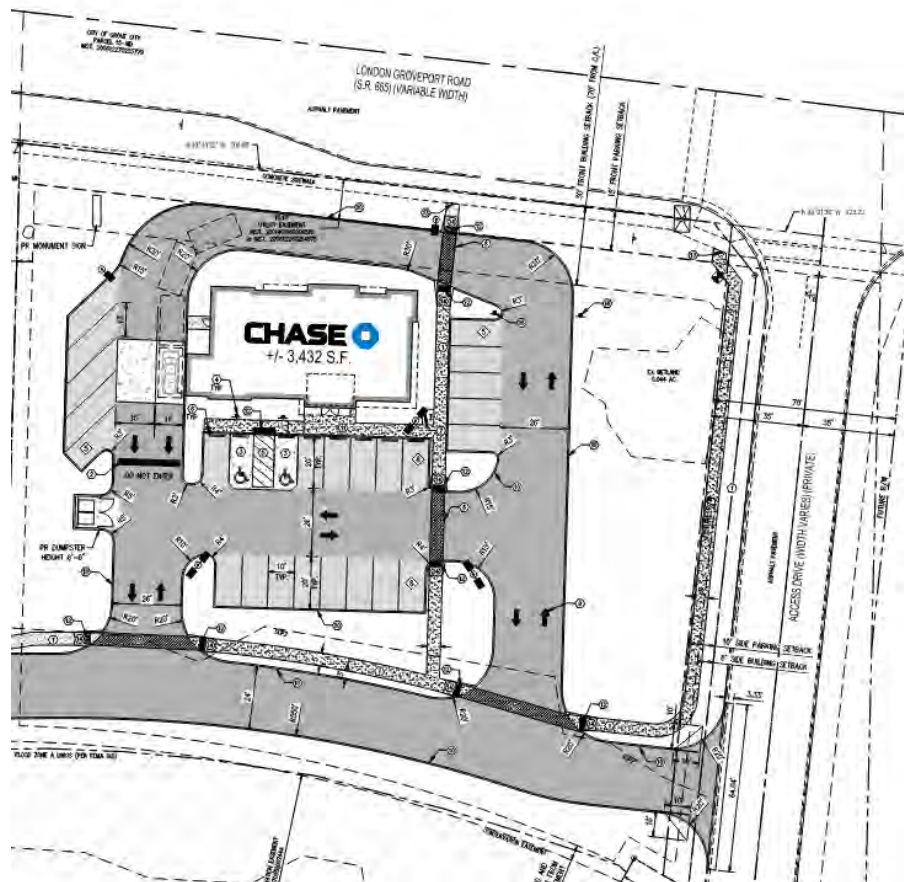
The applicant is requesting approval of a Special Use Permit for a drive-thru at the proposed JP Morgan Chase Bank at 2811 London Groveport Road. The 15.342-acre parcel is zoned C-2 (Retail Commercial) and is adjacent to other properties zoned C-2. The applicant has submitted a separate development plan for the site and has indicated that the lot will be split in the future to provide a +/- 1.54-acre parcel for the bank.

The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Commercial Center, and the proposed use of a bank meets the recommended primary use of commercial for the district.

Drive-Thru Configuration

The proposed drive-thru is located on the building's northern side, wrapping around to the west side, where the ATM is located. The proposed drive-thru layout has one stacking lane, with a bypass lane provided close to the ATM. The ATM will be accessible 24 hours a day and will not use any speakers.

The applicant provided information stating the drive-thru lane can stack up to 10 vehicles. Based on the total number of transactions and average time per transaction (45 seconds to 1 minute), the actual number of vehicles expected to stack during peak hours (between 5 pm and 6 pm) is 2. The total expected ATM transactions in one month is around 3,000. The entrance of the drive-thru ATM area will be marked with signage stating "Drive-Thru ATM use only" to notify drivers, with "Do Not Enter" signs and pavement markings at the exit of the ATM drive aisle. Based on the information provided and the short transaction times, Staff is supportive of the proposed drive aisle configuration.



3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**

Standard is Met: The proposed use is in a PUD-C commercial district and the GroveCity2050 Future Land Use and Character Map designates the area as Commercial Center, with commercial listed as a primary use. Staff believes that the location, being adjacent to other commercial uses, is in harmony with the surrounding area.

2. **The proposed use shall not adversely affect the use of adjacent property;**

Standard is Met: The proposed drive-thru is adjacent to a wide range of commercial uses along London Groveport Road. Staff believes that the proposed use will not adversely affect the adjacent properties because they are commercial businesses, and no sound is associated with the ATM.

3. **The proposed use shall not adversely affect the health, safety, morals or welfare of persons residing or working in the neighborhood;**

Standard is Met: The proposed drive-thru is designed to allow for safe maneuverability. The drive-thru lane will be separated from the rest of the site's vehicle areas. Staff believes that the layout and design will not adversely affect the safety of the site.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer and school;**

Standard is Met: The proposed use will be adequately serviced by facilities that are already available on the site.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;**

Standard is Met: The site will be accessed by two curb cuts off the access road to the south of the site. Staff believes that the site will not negatively impact traffic because access is not proposed off of London Groveport Road.

6. **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**

Standard is Met: The applicant has provided information to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. GroveCity2050 recommends this site be used for a Commercial Center, which lists commercial uses as a primary use in this classification. This area is located by other commercially zoned parcels along a primary corridor, meeting the description of a Commercial Center employment area.

7. **The proposed use complies with the applicable specific provisions and standards of this Code;**

Standard is Met: The proposed drive-thru will comply with applicable Special Use Permit provisions.

8. **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;**

Standard is Met: The site is located in the C-2 district, in which a drive-thru is permitted with a Special Use Permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;**

Standard is Met: The applicant properly submitted a completed application.

10. **Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.**

Standard is Met: The ATM is located on the interior side of the building facing Burger King and will not use any speakers.

11. **Lanes required for vehicle access to, and waiting for use of a drive thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes, or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.**

Finding is Met: The drive-thru lane is designed with open areas to allow for cars to leave the drive-thru when approaching the curve toward the ATM. Additionally, Information provided estimated 1 to 2 cars during peak hours.

12. **The Planning Commission may impose restrictions on the hours of operation to reduce inappropriate impacts on abutting uses, on street traffic, and to ensure compatibility with normal vehicular activity in the district.**

Finding is Met: The surrounding zoning districts are all commercial with large parking lots and late hours of operation. Staff believes that based on the surrounding uses and the drive-thru hours of operation will not have an adverse impact on the surrounding area.

13. **The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.**

Finding is met: The drive-thru has no noise or lights that will adversely affect the surrounding use. There are no residential uses adjacent to the proposed drive-thru.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

The finding is Met: The proposed development is in an existing commercial area and will bring additional services and employment to the City.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding is Met: The building and site are designed to complement the surrounding commercial areas, using a mixture of materials, including stone, fiber cement, and large glass windows, in addition to the site landscaping.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.

Finding is Met: The proposed development does not impact transportation access to the site. An extension of the existing access road will allow for improved connections for the Meijer out lots. Additionally, the site will install a sidewalk to connect with the existing sidewalk along London Groveport Road.

(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.

Finding Not Applicable: The proposed development is limited in scope to this standard as the development is within a primarily developed commercial area.

(5) Development provides the city with a net fiscal benefit.

Finding is Met: The proposed use will allow Grove City to add additional business and services to the City.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: JP Morgan Chase - Grove City

PROJECT LOCATION: 2811 London Groveport Rd (SW Corner of London Groveport Road and Private Access Drive)
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-008045

ACREAGE AFFECTED BY THIS APPLICATION: 1.54

EXISTING ZONING: C-2

EXISTING LAND USE: Vacant Parcel, tree farm for adjacent Strader's Garden Center

PROPOSED ZONING: C-2

PROPOSED LAND USE: Commercial - JP Morgan Chase Bank

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

MW 2625 W London Groveport Rd LLC 3771 Rushmore Dr Columbus, OH 43220-2207

Name

Address

City, State, Zip

614-402-4510

614-889-2546

pa@straders.net

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Vaughn Benson

Principal

Feinknopf Macioce Shappa Architects, Inc.

Name

Title

Company / Organization

995 W 3rd Ave

Columbus

OH, 43212

Address

City

State, Zip

614-297-1020

614-291-1020

vbenson@fmsarchitects.com

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

David Youse

Name

Title

Company / Organization

Address

City

State, Zip

Phone

Fax

Email

Architect

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: JP Morgan Chase - Grove CityDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 1.54 TOTAL FLOOR AREA: +/- 3432 SFNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 21'-6"ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 15ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$2.275 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$1.3M**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Patricia J. Anderson, Member, the current property owner hereby authorize the applicant Vaughn Benson to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: Patricia J. Anderson Date: 7/30/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 30th day of July, 2024
William K. Root
 Official Seal and Signature of Notary Public



WILLIAM K. ROOT, Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, David Youse, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: David Youse Date: 7/31/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2024
Barbara Allen-Midgley
 Official Seal and Signature of Notary Public



Barbara Allen-Midgley
 Notary Public, State of Ohio
 Commission#: 2018-RE-700142
 My Commission Expires 01-21-2028

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Total Submittal Fee: \$ 100

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the GroveCity2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☒ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☐ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☐ Outdoor Sales and Storage |
| | ☐ Outdoor Seating (eating establishments) |
| ☐ Daycare Centers | ☐ Pet shops (excludes boarding) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.

VICINITY MAP

NOT TO SCALE

Page 59 of 332

GENERAL CONSTRUCTION NOTES:										GENERAL GRADING & DRAINAGE NOTES:										WATER UTILITY NOTES:																													
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. THE CURRENT GROVE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN THE MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. 2. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. 3. WHERE CONFLICT ARISES BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING CITY REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL PREVAIL. 4. DATA ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS. 5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. 7. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED. 8. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER. 9. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE AND OTHER COSTS NECESSARY TO FULLY COMPLETE THE WORK PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED WORK PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM SUCH CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR THE COMPLETION OF SUCH WORK AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS. 10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146. 11. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND OWNER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS. 12. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK. 13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR. 15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW. 16. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.										1. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRE CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC. 8. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABATEMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY LISTED ON THE PLANS. 9. MATERIALS NOTED ON THE PLANS TO BE SALVAGED TO OWNER SHALL BE STORED IN AREAS INDICATED ON THE PLANS, OR TO THE OWNERS SATISFACTION. 10. USE SUITABLE METHODS TO LIMIT DUST AND DIRT TO ADJACENT STRUCTURES OR PROPERTY. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF THE DEMOLITION WORK. 11. THE CONTRACTOR SHALL PROTECT TREES, LANDSCAPING, SITE IMPROVEMENTS, AND OTHER ITEMS NOT SCHEDULED FOR CLEARING, OR THAT MIGHT BE DAMAGED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY ITEMS THAT ARE DAMAGED. 12. THE BUILDING PAD AREA IS DEFINED AS THE AREA TWENTY (20) FEET OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, INCLUDING ATTACHED WALKWAYS, CANOPIES, SIDEWALKS, LOADING DOCKS, UTILITY PADS, AND ANY OTHER SUCH APPURTENANCES. 13. ANY AND ALL DAMAGE TO EXISTING PAVEMENT WITHIN THE LAYDOWN AREA SHALL BE REPAIRED. 14. ALL UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION SHALL REMAIN INTACT. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION AT THEIR SOLE EXPENSE.										1. SANITARY LATERAL AND STORM SEWERS SHALL MAINTAIN 10-FOOT MIN. HORIZONTAL AND 1-FOOT MIN. VERTICAL SEPARATION DISTANCE FROM WATER LINES. A 1-FOOT MIN. VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UTILITIES INCLUDING GAS, ELECTRICAL AND TELEPHONE. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE PIPE ENCASEMENT MAY BE REQUIRED IF INDICATED CLEARANCES ARE NOT MET. 15. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. 16. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS. 17. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM. 18. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED. 19. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS. 20. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE. ALL TOP OF CASTING ELEVATIONS SHOWN IN THE PLANS FOR CURB INLETS ARE AT THE TOP OF CURB. 21. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CONSTRUCTION MANAGER AND IF ALLOWED BY THE CITY AND/OR COUNTY ENGINEERS. 22. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF WATER MAINS & SERVICES TO A POINT 5' OUTSIDE OF EACH BUILDING. THE INDIVIDUAL BUILDING CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO INTERIOR PLUMBING. 23. CONTRACTOR TO REFERENCE SITE ELECTRICAL PLAN FOR LOCATION OF ELECTRIC CONDUIT FOR ALL SITE ELECTRICAL WORK. 24. CONTRACTOR TO REFERENCE MEP SITE PLAN FOR ALL ELECTRICAL AND COMMUNICATION CONDUIT RUNS PRIOR TO START OF CONSTRUCTION. 25. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH CITY STANDARDS AND REGULATIONS. THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE FOR SCHEDULING OF AN INSPECTOR. 26. CONTRACTOR TO INSTALL SHORING AND/OR TEMPORARY STRUCTURES TO PROVIDE SUPPORT TO ANY AND ALL EXISTING AFFECTED UTILITIES PER UTILITY PROVIDER'S MINIMUM STANDARDS.										STORM UTILITY NOTES 1. NORTHINGS AND EASTINGS FOR CATCH BASINS, AREA DRAINS, AND MANHOLES GIVEN IN SITE PLANS ARE UNDERSTOOD TO REPRESENT THE CENTER OF THE INLET STRUCTURE. COORDINATES AT CURB INLETS ARE TO BE AT THE FACE OF CURB. HEADWALL COORDINATES ARE AT THE FACE. 2. ALL CATCH BASINS/MANHOLES, UNLESS STATED OTHERWISE IN STRUCTURE SCHEDULE SHALL BE AS FOLLOWS OR APPROVED EQUAL: 2.1. CURB INLETS: EAST JORDAN IRON WORKS 7045 WITH TYPE M1 SINUSOIDAL GRATE AND 7050 FT. BACK. ALL CATCH BASINS SHOWN ADJACENT TO CURBS ARE TO BE CURB INLETS. 2.2. CATCH BASINS IN CONCRETE PAVEMENT: EAST JORDAN IRON WORKS 5110 WITH TYPE M3 HEAVY DUTY SINUSOIDAL GRATE. 2.3. CATCH BASINS IN ASPHALT PAVEMENT: EAST JORDAN IRON WORKS 5100 WITH TYPE M1 5105 GRATE. 2.4. CATCH BASINS IN GRASS: EAST JORDAN IRON WORKS 6500 BEEHIVE DITCH GRATE. 2.5. SANITARY SEWER MANHOLE: EAST JORDAN IRON WORKS 1040 HEAVY DUTY CASTING AND COVER WITH TYPE A SOLID COVER WITH "SANITARY SEWER" ON COVER. 3. ALL STORM SEWER PIPES SHALL BE HDPE OR PVC UNLESS STATED OTHERWISE ON THE PLANS. 3.1. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER PIPE SHALL HAVE A SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS: AASHTO M252, TYPE S FOR 4-INCH THROUGH 10-INCH PIPE, AASHTO M294, TYPE S FOR 12-INCH THROUGH 36-INCH PIPE, ASTM F2306 FOR 12-INCH THROUGH 60-INCH PIPE, OR ASTM F2648 FOR 4-INCH THROUGH 60" PIPE. JOINTS SHALL BE SULT-TIGHT BELL AND SPIGOT CONNECTIONS. HDPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE. 3.2. POLY VINYL CHLORIDE (PVC) PIPE FOR STORM SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR35 WITH COMPRESSION JOINTS AND APPROPRIATE FITTINGS. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE. 3.3. RE-INFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443. 4. ALL STORM SEWERS, INLET BASINS AND MANHOLES SHALL BE CLEANED PRIOR TO ACCEPTANCE.										SANITARY UTILITY NOTES 1. THE LOCATION, SIZE, AND DEPTH OF THE EXISTING SANITARY LATERAL OR MAIN SHALL BE VERIFIED IN THE FIELD IN THE PRESENCE OF THE CITY INSPECTOR. THE SLOPE OF THE LATERAL TO THE BUILDING WILL THEN BE DETERMINED. THE CITY MUST APPROVE THE TYPE AND LOCATION OF ANY CONNECTION PRIOR TO INSTALLATION. THE EXISTING SANITARY LATERAL SHALL BE TELEVESED PRIOR TO INSTALLATION OF ANY SANITARY SEWER SYSTEM COMPONENTS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF THE EXISTING LATERAL IS NOT FOUND TO BE IN GOOD CONDITION. 2. SANITARY LATERAL SHALL BE A MINIMUM 6" DIAMETER OF PVC PIPE, ASTM D3034 SDR 26 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM 1% SLOPE, AND HAVE A MINIMUM OF 3 FT. COVER. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE. 3. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED. 4. MANHOLE SECTION AND CONSTRUCTION SHALL CONFORM TO ASTM C-478. 5. THE CONTRACTOR SHALL TEST FLEXIBLE PIPING FOR DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 95 PERCENT OF PIPING DIAMETER. DEFLECTION OF 5% SHALL NOT BE EXCEEDED. 6. THE CONTRACTOR SHALL TEST SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. PERFORM AIR TESTS ON SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION IN ACCORDANCE WITH UNI-B-6. TEST PLASTIC GRAVITY SEWER PIPING ACCORDING TO ASTM F 1417 AND CONCRETE GRAVITY SEWER PIPING ACCORDING TO ASTM C-924. 7. THE CONTRACTOR SHALL PERFORM HYDRAULIC TEST IN MANHOLES ACCORDING TO ASTM C-969.									
MAINTENANCE OF TRAFFIC NOTES 1. ALL WORK WITHIN RIGHT OF WAY TO INCLUDE TRAFFIC CONTROL IN ACCORD WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND PER ALL CITY REQUIREMENTS. ROAD MUST REMAIN OPEN AT ALL TIMES. CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN AND SUBMIT TO THE CITY AND OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO COORDINATE ANY NECESSARY LANE CLOSURES WITH THE CITY. 2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH ODOT REGULATIONS AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM ODOT, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED. 3. ANY ADDITIONAL TRAFFIC CONTROL BEYOND THAT SHOWN ON THE PLANS THAT IS REQUESTED OR REQUIRED BY THE CITY WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.										LAYOUT AND PAVING NOTES 1. THE CONTRACTOR SHALL CONFINE THEIR ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAYS, AND CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER. 2. THE CONTRACTOR SHALL MAKE THEIR OWN PROVISIONS TO PROVIDE A SITE STAGING AREA AND JOB TRAILER (IF REQUIRED) FOR THE PROJECT IMPROVEMENTS. 3. THE CONTRACTOR SHALL REFERENCE ALL IRON PINS OR MONUMENTS, IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED SURVEYOR IN THE STATE OF OHIO AT THE COMPLETION OF THE PROJECT. 4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED. 5. ALL CURB RAMPS, SIDEWALKS, AND PARKING AREAS REQUIRED FOR ACCESSIBILITY SHALL SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990. 6. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL SUBMIT A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS. 7. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC FLOW IN ALL DRIVE LANES WITHIN PARKING FIELDS. 8. DO NOT PLACE MIX ON FROZEN OR WET SURFACES, OR WHEN PRECIPITATION IS OCCURRING. 9. DO NOT PLACE MIX WHEN AIR OR SURFACE TEMPERATURE IS BELOW THE FOLLOWING: BINDER COURSE AND WALKS - 40° F - WEARING COURSE, ROADWAYS AND PARKING AREAS - 50° F 10. ANY MATERIAL DELIVERED TO THE SPREADER HAVING A TEMPERATURE LOWER THAN 250° F SHALL NOT BE USED. 11. THE MINIMUM ROLLER WEIGHT FOR PAVEMENT SHALL BE TEN (10) TON. ALL COURSES SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE (93%) PERCENT OF THEORETICAL MAXIMUM DENSITY (TMD). 12. ALL PAVEMENT MARKINGS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED AND CONFORM TO ASTM A36 OR ASTM A441 AND SHOULD BE GALVANIZED IN ACCORDANCE WITH AASHTO M111. 13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE 50° F MINIMUM. APPLY TWO (2) COATS. 14. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS. 15. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS. 16. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED. 17. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED FROM THE FACE OF CURB AND ANY PART OF A LIGHT POLE OR TRAFFIC SIGN. 18. CONTRACTOR SHALL SAW-CUT IN A NEAT, STRAIGHT LINE FOR SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED PAVEMENT. 19. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL. 20. CONTRACTOR SHALL SAWCUT TIE-INS AT EXISTING CURBS TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAWCUT AND TRANSITION TO EXISTING PAVEMENT TO ENSURE POSITIVE DRAINAGE. 21. ALL CONCRETE SHALL BE 6% (+/-1%) AIR ENTRAINED, 3/4" AGGREGATE AND CONFORM TO A 28 DAY STRENGTH OF 4,000 PSI MINIMUM AND SHALL HAVE A MAXIMUM W/C OF 0.50. ALL CONCRETE SHALL BE MADE WITH TYPE I OR TYPE II CEMENT UNLESS OTHERWISE SPECIFIED. 22. ALL SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH. VERTICAL FACES SHALL BE FORMED. 23. BASE AND ASPHALT THICKNESS SPECIFIED ARE THE MINIMUM REQUIRED. 24. ALL CURB RADI ARE 4', UNLESS OTHERWISE NOTED. FOR CURBED ISLANDS SHOWN WITH ONE LABELED RADIUS, THE LABELED RADIUS SHALL APPLY TO ALL FOUR CORNERS OF THE ISLAND. 25. ALL CONCRETE FOR CURBS SHALL BE AIR ENTRAINED TO BE 6% (+/-1%), MADE WITH SAND AND GRAVEL AGGREGATE AND SHALL CONFORM TO A TWENTY EIGHT (28) DAY STRENGTH OF 4,500 PSI MINIMUM. SHALL HAVE A MAXIMUM W/C OF 0.40 AND 130 LBS/LF. 26. CONTRACTOR SHALL INSTALL ALL CURBING IN A TRUE LINE AND PROPER GRADE IN ACCORDANCE WITH THE APPROVED SITE PLANS AND APPROPRIATE STATE DOT SPECIFICATIONS. CURVED CURB SECTIONS SHALL BE USED FOR RADI LESS THAN 30'. ALL CURBING SHALL BE BACKFILLED WITH CLEAN AGGREGATE. 27. CONTRACTOR SHALL REPAIR ANY CURB DAMAGED DURING CONSTRUCTION ACTIVITIES. 28. ALL CURBS SHALL BE FULL DEPTH CONCRETE CURB WITH 6" REVEAL, UNLESS OTHERWISE NOTED. 29. BUILDING FOOTPRINTS ARE SHOWN FOR INTENT ONLY. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING FOUNDATION AND WALL DIMENSIONS. 30. CONTRACTOR TO COORDINATE TRANSFORMER AND GENERATOR PAD DIMENSIONS AND SPECIFICATIONS WITH MEP PLANS AND ELECTRIC PROVIDER PRIOR TO CONSTRUCTION. 31. SEE ARCHITECTURAL PLANS FOR FROST SLAB DETAILS AND SPECIFICATIONS. 32. CONTRACTOR TO INSTALL ALL UTILITY PIPING, SEWERS, CONDUIT PRIOR TO PAVING OPERATIONS. CONTRACTOR TO COORDINATE ALL SITE UTILITIES WITH UTILITY PLAN, AND MEP PLANS.										OHIO EPA NOTES: 1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED. 2. A TEN FOOT MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER. 3. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER AT ALL CROSSINGS. 4. A TEN FOOT MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER. 5. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER AT ALL CROSSINGS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.										SITE MAINTENANCE & RESTORATION NOTES 1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION, POLLUTION, AND DUST CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. REFERENCE THE SWPPP PLAN, NOTES AND DETAILS. 2. MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY. 3. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY REQUIREMENTS. 4. ALL DISTURBANCE INCURRED TO CITY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY, LOCAL, AND/OR STATE DOT. 5. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, LOCAL MUNICIPALITY, AND STATE. 6. FINAL CLEANUP: THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE GOVERNMENTAL AND REGULATORY AGENCIES.																			
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CITY OF GROVE CITY DEVELOPMENT GENERAL NOTES (JANUARY 10, 2024):

1. SPECIFICATIONS: THE MOST CURRENT CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) 'CONSTRUCTION AND MATERIAL SPECIFICATIONS' (CMSC AND ODOT CMS RESPECTIVELY) TOGETHER WITH THE REQUIREMENTS OF THE CITY OF GROVE CITY, OHIO, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE CONTRACT SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATIONS, OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN. IN CASE OF ANY CONFLICT AMONG THESE IDENTIFIED TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT SHALL TAKE PRECEDENCE (AS DETERMINED BY THE SOLE DISCRETION OF THE CITY).

GENERAL PROVISIONS OF THE ODOT CMS AND THE CITY OF COLUMBUS CMSC SHALL NOT APPLY UNLESS SPECIFICALLY REFERENCED. THIS EXCLUSION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, DIVISION 100 OF THE ODOT CMS AND CITY OF COLUMBUS CMSC.

2. BENCH MARKS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCH MARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. SAFETY REQUIREMENTS: THE CONTRACTOR AND ANY AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING ALL OSHA RULES AND REGULATIONS.

4. PERMITS: THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENT FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLANS.

5. NOTIFICATIONS: A PRE-CONSTRUCTION MEETING MUST BE COORDINATED AFTER DESIGN APPROVAL AND PRIOR TO COMMENCEMENT OF WORK. A NOTICE TO PROCEED (NTP) DATE WILL BE PROVIDED WITH THE MEETING MINUTES. THE CONTRACTOR WILL THEN NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK. HARD COPIES OF THE APPROVED PLANS WILL BE DISTRIBUTED UPON REQUEST.

THE CONTRACTOR MUST PROVIDE PRE-NOTIFICATION OF WORK TO ADJACENT OWNERS NO LESS THAN FORTY-EIGHT (48) HOURS PRIOR TO WORK BEING PERFORMED THAT WILL HAVE AN EFFECT ON RESIDENTS AND/OR BUSINESSES. THE PRE-NOTIFICATION MUST BE IN WRITING AND IT MUST INCLUDE: (1) CONTRACTOR NAME AND 24-HOUR PHONE NUMBER; (2) A DESCRIPTION OF WORK BEING PERFORMED; (3) A LIST OF RESTRICTIONS ON THE AFFECTED RESIDENTS AND/OR BUSINESSES; (4) INSTRUCTIONS TO AFFECTED RESIDENTS AND/OR BUSINESSES. THE WRITTEN NOTIFICATION SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO WORK BEGINNING.

THE CONTRACTOR SHALL POST NO PARKING SIGNS IN APPROPRIATE AREAS NO LESS THAN 48 HOURS IN ADVANCE OF ANY PARKING RESTRICTION. THE CONTRACTOR WILL PROVIDE PRE-APPROVED NO PARKING SIGNS ON CARDSTOCK FOR USE ON THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF GROVE CITY ON THE PRINTING OF THE SIGNS. THE CONTRACTOR MUST INSERT THE DATES AND TIMES OF THE PROPOSED PARKING RESTRICTION, THE REASON FOR THE RESTRICTION, AND THE CONTRACTOR'S CONTACT INFORMATION ON THE CARDSTOCK SIGN USING BLACK PERMANENT MARKER. THE CONTRACTOR MUST ALSO SUPPLY STAKES AND WEATHER RESISTANT SLEEVES FOR INSTALLATION OF SIGNS AND TO PROTECT THE SIGNS FROM DAMAGE CAUSED BY WEATHER. THE WOODEN STAKES FOR NO PARKING SIGNS SHALL BE 1-IN. X 2-IN. X 36-IN. THE WEATHER PROOF SLEEVES SHALL BE 9-IN. X 12-IN. STAPLES@HEAVYWEIGHT JOB TICKET HOLDERS (STAPLES ITEM NO. 812754) OR APPROVED EQUAL. THE WEATHER RESISTANT SLEEVE WITH SIGN SHALL BE FIXED TO THE STAKE USING HEAVY-DUTY STAPLES. NO PARKING SIGNS MUST BE INSTALLED, MAINTAINED, REVISED (IF DELAYS CAUSE AN ADJUSTMENT IN PARKING RESTRICTION), AND REMOVED BY THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE PAID FOR RESIDENT/BUSINESS NOTIFICATION OR POSTING REQUIRED.

AS SET FORTH HEREIN, THE CONTRACTOR SHALL PROVIDE ALL NOTICES REQUIRED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS STRICTLY IN THE MANNER PRESCRIBED THEREIN. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE CITY*) AGAINST ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS, AND LEGAL LIABILITY OF EVERY NAME AND NATURE THAT THE CITY MAY SUSTAIN, INCUR OR BE REQUIRED TO PAY (INCLUDING, BUT NOT LIMITED TO, CONSULTANT AND ATTORNEY'S FEES, DISBURSEMENTS, COSTS OR OTHER EXPENSES) ARISING OUT OF OR IN CONNECTION WITH THE CONTRACTOR'S FAILURE TO STRICTLY COMPLY WITH THE NOTICE PROVISIONS IMPOSED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

6. INSPECTIONS: NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN MADE WITH THE CITY ENGINEER AND DIRECTOR OF PUBLIC SERVICE FOR INSPECTION SERVICES AND PAYMENT OF THE INSPECTION FEE DEPOSIT.

7. UTILITIES: THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY AS REQUIRED BY SECTION 153.64 OR SECTION 3781.27 OF THE OHIO REVISED CODE. THE CITY OF GROVE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF LOCATIONS OR DEPTHS OF UNDERGROUND FACILITIES WHETHER SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER, THE CITY AND THE DESIGN ENGINEER.

THE CONTRACTOR WILL NOTIFY OHIOB1 AT LEAST 48 HOURS, AND NO MORE THAN 10 DAYS PRIOR TO EXCAVATING, WITH SUCH TIME PERIODS NOT INCLUDING WEEKENDS OR HOLIDAYS. CONTRACTOR SHALL SIMILARLY CONTACT ALL UTILITY OWNERS WHO ARE NOT SUBSCRIBERS TO OHIOB1.

IF THERE ARE MARKERS OR OTHER APPARENT PHYSICAL EVIDENCE IN OR NEAR THE PROJECT AREA THAT MAY INDICATE THE EXISTENCE OF UNDERGROUND PETROLEUM OR NATURAL GAS PIPELINES, THE CONTRACTOR SHALL ADDITIONALLY CONTACT THE OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OPGPS) AT (800) 925-0988. SAID NOTIFICATION SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

THE FOLLOWING UTILITIES ARE KNOWN OR CAN BE EXPECTED TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT.

UTILITY: WATER, SANITARY, STORM AND STREET LIGHTING FACILITIES
OWNER: CITY OF GROVE CITY
4035 BROADWAY
GROVE CITY, OHIO 43123

TELEPHONE: (614) 277-1100

LIST ALL PUBLIC & PRIVATE UTILITIES WITHIN/ADJACENT TO PROJECT LIMITS.

THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL PROCEED WITH THE WORK AND PROTECT ALL UNDERGROUND UTILITIES IN A MANNER AT LEAST AS CAUTIOUS AND PROTECTIVE OF SAFETY AND UNDERGROUND UTILITIES AS THOSE METHODS IDENTIFIED IN SECTIONS 3781.25 THROUGH 3781.30 OF THE OHIO REVISED CODE.

ALL PRIVATE UTILITY RELOCATION (GAS, ELECTRIC, PHONE, ETC.) WILL BE THE RESPONSIBILITY OF THE UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

8. EXPOSE EXISTING UTILITY: WHERE POTENTIAL GRADE AND ALIGNMENT CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, OR AS SPECIFICALLY CALLED OUT ON THE PLANS, THE CONTRACTOR SHALL EXPOSE UTILITIES OR STRUCTURES SUFFICIENTLY IN ADVANCE OF LAYING PIPE FOR THE DESIGN ENGINEER TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. ANY DISCREPANCY WITH THE PLANS SHALL BE COORDINATED WITH THE CITY TO ENSURE THAT THERE ARE NO CONSTRUCTION OR CONFLICT ISSUES ASSOCIATED WITH SAID DISCREPANCY.

9. CONFLICTS: IN ALL CONFLICTS IN ELEVATION BETWEEN THE WATER MAIN AND GRAVITY SEWERS, THE WATER MAIN SHALL BE LOWERED DURING CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF COLUMBUS, UNLESS OTHERWISE DIRECTED BY THE CITY.

10. HOUSE SERVICE LINES: THE CONTRACTOR SHALL ASSUME THAT EACH HOUSE HAS AT LEAST ONE (1) SANITARY, ONE (1) WATER, AND ONE (1) GAS SERVICE LINE UNLESS MORE ARE MARKED BY THE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND SUPPORT THESE SERVICE LINES. COST FOR LOCATION AND SUPPORT SHALL BE INCLUDED IN THE COST BID FOR VARIOUS ITEMS. WHERE SERVICE LINES ARE CUT OR BROKEN, THE LINES ARE TO BE RESTORED TO THE STANDARDS OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE WITHIN 12 HOURS OF THE CUTTING OR BREAKING OF THE SERVICE LINE.

11. SITE VISIT: THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL EFFECTS UPON THE SCOPE OF WORK.

12. RIGHTS-OF-WAY: IN ADDITION TO THE DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING EASEMENTS, COURT ENTRIES, RIGHTS-OF-ENTRY, OR ACTION FILED IN COURT IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY.

13. EASEMENTS: EASEMENTS NOT ASSOCIATED WITH PLATS (I.E. ACCESS, UTILITY, ETC.) WILL BE RECORDED AND DOCUMENTATION PROVIDED TO THE CITY PRIOR TO PRECONSTRUCTION MEETING. NO WORK WHICH REQUIRES AN EASEMENT WILL BE ALLOWED TO PROCEED UNTIL THIS HAS BEEN DONE.

EASEMENTS ASSOCIATED WITH A PLAT WILL BE RECORDED WITH THE PLAT AS SOON AS REASONABLY POSSIBLE AFTER COMMENCEMENT OF CONSTRUCTION. SITE CONSTRUCTION CAN NOT BE ACCEPTED WITHOUT A RECORDED PLAT.

14. WORK LIMITS: THE CONTRACTOR IS RESPONSIBLE FOR CONTAINING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, VEHICLES, ETC., USED TO COMPLETE THE WORK WITHIN THE RIGHTS-OF-WAY OF THE STREETS, ROADWAYS, TEMPORARY EASEMENTS, PERMANENT EASEMENTS AND THE PROPERTY BOUNDARIES OF THE PROJECT IMPROVEMENTS, AS SHOWN ON THESE PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF RESTORATION FOR ANY AREA OUTSIDE OF THE RIGHT-OF-WAY, PERMANENT EASEMENT OR PROJECT PROPERTY BOUNDARIES TO FORMER CONDITION OR BETTER AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY.

15. CONTRACT WORK PERFORMED BY THE CITY: IN THE EVENT THAT IT BECOMES NECESSARY FOR THE CITY TO PERFORM WORK OF AN IMMEDIATE NATURE (SUCH AS THE PLACEMENT OF BARRICADES OR REPLACEMENT OF SIGNS OR OTHER WARNING OR PROTECTIVE DEVICES) REQUIRED OF THE CONTRACTOR BY THIS CONTRACT BECAUSE OF FAILURE OR REFUSAL OF THE CONTRACTOR TO PERFORM SUCH WORK, THE CONTRACTOR/DEVELOPER SHALL REIMBURSE THE CITY AT THE RATE OF 2.5 TIMES THE ACTUAL COST OF LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM SUCH WORK.

16. CONVENIENCE FACILITIES: THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.

17. NON-RUBBER TIERED VEHICLES: NO NON-RUBBER TIERED VEHICLES SHALL BE MOVED ON CITY STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS. EXCEPTIONS MAY BE GRANTED BY THE CITY OF GROVE CITY, FOR PUBLIC ROADWAYS ONLY, WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF GROVE CITY.

18. BUS ROUTE COORDINATION: SHOULD THE PROJECT IMPACT BUS ROUTES AND/OR STOPS, THE CONTRACTOR SHALL CONTACT THE SERVICE PROGRAM MANAGER OF THE CENTRAL OHIO TRANSIT AUTHORITY (COTA) BY PHONE AT (614) 308-4373 TWO (2) WEEKS PRIOR TO CONSTRUCTION TO COORDINATE PROPER BUS MOVEMENTS THROUGH OR AROUND THE JOB SITE DURING THE PROJECT. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, THE TEMPORARY RELOCATION OR REMOVAL OF COTA SIGNS AND/OR BUS STOP LOCATIONS.

19. SIGNS, MAILBOXES, FENCES, ETC.: THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SIGNS, MAILBOXES, FENCES, GUARDRAIL, SHRUBS, PROPERTY, DISTURBED AREAS, OR OTHER PHYSICAL FEATURES THAT ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT, TO THEIR ORIGINAL OR BETTER CONDITION AND LOCATION AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY OF GROVE CITY.

20. PRUNING: BRANCHES OR GROWTH WHICH INTERFERES WITH THE FREE CONSTRUCTION OF THE PROJECT MAY BE REMOVED FROM TREES/BUSHES THAT ARE TO BE SAVED BY THE USE OF PRUNING TOOLS WITH PRIOR APPROVAL FROM THE CITY'S URBAN FORESTER. ALL PRUNING TOOLS USED AND METHODS EMPLOYED SHALL MEET THE APPROVAL OF THE CITY'S URBAN FORESTER. THE BRANCHES SHALL BE REMOVED PER ANSI STANDARDS.

TREES DAMAGED OR DESTROYED THAT WERE NOT DESIGNATED FOR REMOVAL OR APPROVED BY THE CITY FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

21. DEWATERING: THE CONTRACTOR IS SOLELY RESPONSIBLE TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) FOR REGISTRY, MAINTENANCE, AND ABANDONMENT OF ANY WITHDRAWAL DEVICES USED IN THE CONSTRUCTION OF THIS PROJECT. INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR AS DIRECTED BY THE DIRECTOR OR THEIR REPRESENTATIVES.

THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE AND FILE A WELL LOG AND A DRILLING REPORT FORM WITH ODNR, DIVISION OF WATER, WITHIN 30 DAYS OF THE COMPLETION OF INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUNDWATER FROM AN AQUIFER, IN ACCORDANCE WITH SECTIONS 1521.01 AND 1521.05 OF THE OHIO REVISED CODE. IN ADDITION, ANY SUCH FACILITY THAT HAS A CAPACITY TO WITHDRAW WATERS OF THE STATE IN AN AMOUNT GREATER THAN 100,000 GALLONS PER DAY FROM ALL SOURCES SHALL BE REGISTERED BY

THE CONTRACTOR WITH THE CHIEF OF THE ODNR, DIVISION OF WATER, WITHIN THREE (3) MONTHS OF THE COMPLETION OF THE FACILITY IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. COPIES OF THE NECESSARY PAPERWORK CAN BE OBTAINED AT ODNR, DIVISION OF WATER, FOUNTAIN SQUARE, COLUMBUS, OH, 43224-1387 -PHONE: (614) 265-6717. THE CONTRACTOR SHALL FURNISH AND OPERATE SUITABLE PUMPING EQUIPMENT OF SUCH CAPACITY, ADEQUATE TO DEWATER THE TRENCH, SHOULD WATER BE ENCOUNTERED. THE TRENCH SHALL BE SUFFICIENTLY DEWATERED SO THAT THE PLACEMENT OF BEDDING AND THE LAYING AND JOING OF PIPE IS MADE ON FIRM, DRY GROUND. IF DEWATERING CANNOT PRODUCE ACCEPTABLE SUBGRADE, AND ONLY AS DIRECTED BY THE ENGINEER, UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED BY CMSC ITEM 906, STONE FOUNDATION.

THE CONTRACTOR SHALL CONVEY ALL TRENCH WATER TO A NATURAL DRAINAGE CHANNEL OR STORM SEWER WITHOUT DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PLACE AND MAINTAIN THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO FILTER THE DEWATERING DISCHARGE AND TO PREVENT EROSION AT THE DISCHARGE LOCATION.

22. REPLACEMENT OF DRAIN TILES AND STORM SEWERS: ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. IF POSSIBLE, THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO A STORM SEWER STRUCTURE, CURB UNDERDRAIN OR OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.

23. PAVEMENT CROSSINGS: FOR ALL PERMITTED CROSSING OF EXISTING STREETS THAT ARE TO BE OPEN TO TRAFFIC THE RESTORATION SHALL BE COMPLETED IN ONE OF THE FOLLOWING MANNERS:

A. IMMEDIATELY COMPLETE PERMANENT, FULL-DEPTH PAVEMENT REPAIR IN ACCORDANCE WITH THE PLAN AND/OR STANDARD DETAILS.

B. PROVIDE TEMPORARY PAVEMENT IN ACCORDANCE WITH ODOT CMS ITEM 615 AND STANDARD DRAWING C-6C-69. THE FINISHED SURFACE OF THE TEMPORARY PAVEMENT SHALL BE ASPHALT. AGGREGATE TOPPED TRENCHES SHALL NOT BE OPEN TO TRAFFIC UNLESS DIRECTED BY THE CITY.

24. SAW CUTTING: WHEN SAW CUTTING OF PAVEMENT (CONCRETE, ASPHALT, ETC.) IS NECESSARY, THE CONTRACTOR SHALL EMPLOY DUST COLLECTION MEASURES AND SHALL ENSURE ALL SLURRY IS CLEANED FROM THE ROADWAY IMMEDIATELY AFTER SAWING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY FUGITIVE DUST AND SLURRY.

25. MAINTAIN DRAINAGE: THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE CONTRACT DOCUMENTS FOR THE MEASURE OF AND PAYMENT FOR SUCH COST SPECIFIC ITEMS, TO A CONDITION SATISFACTORY TO THE CITY.

26. INLET PROTECTION: THE CONTRACTOR IS RESPONSIBLE TO KEEP ALL STORM SEWER INLETS PROTECTED FROM EXCESSIVE AMOUNTS OF SEDIMENTS USING ADEQUATE FILTERING DEVICES AS APPROVED BY THE CITY.

27. EROSION & SEDIMENTATION CONTROL: THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORMWATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL OF THE OEPA.

THE DEVELOPER SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWP3) FOR PROPOSED IMPROVEMENTS RESULTING IN THE LAND DISTURBANCE OR ONE ACRE OR MORE. THE SWP3 SHALL BE PREPARED IN ACCORDANCE WITH THE GENERAL AND SPECIFIC REQUIREMENTS OUTLINED IN THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE OEPA'S PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR ITS SUBSEQUENT OEPA ISSUED REVISION. THE SWP3 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A COPY OF THE OEPA NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) SUBMISSION SHALL BE MADE AVAILABLE TO THE CITY.

EROSION CONTROL MEASURES ARE TO BE INSTALLED PER NPDES PERMIT REGULATIONS OR AS DIRECTED BY THE CITY, AND ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE PERMIT AND THE CITY.

ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF GROVE CITY AND/OR THE OHIO EPA. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.

THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY OF GROVE CITY 48 HOURS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE (1) OR MORE ACRES AS WELL AS DISTURBANCE OF LANDS LESS THAN AN ACRE THAT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATIONS TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY.

ALL DISTURBED AREAS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT SOIL STABILIZATION REQUIREMENTS INDICATED WITHIN THE CITY OF GROVE CITY SEEDING AND MULCHING GENERAL NOTES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE IT.

28. SEEDING AND MULCHING: SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN, THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 659. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT, DETERMINED AT THE SOLE DISCRETION OF THE CITY OF GROVE CITY SHALL APPLY. IN ADDITION TO THESE REQUIREMENTS, THE SEEDING AND MULCHING SHALL CONFORM TO THE FOLLOWING:

PERMANENT SEEDING: DISTURBED AREAS THAT ARE AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN 2 DAYS OF REACHING FINAL GRADE.

TEMPORARY SEEDING: DISTURBED AREAS THAT ARE NOT AT FINAL GRADE AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE.

ALL TOPSOIL SHALL BE OF THE HIGHEST QUALITY AND FREE OF ALL STONES, TRASH, AND OTHER DELETERIOUS MATERIALS GREATER THAN 1/4-INCH. BEFORE PLACING TOPSOIL, THE DISTURBED AREAS SHALL BE FREE OF LARGE ROCKS AND DEBRIS (GREATER THAN 3-INCH IN SIZE). ORGANIC CONTENT SHALL BE TESTED BY AN APPROVED LAB AND CERTIFIED TO BE BETWEEN 10-20% BY WEIGHT. ALL TOPSOIL SHALL BE SATURATED WITH WATER AND ALLOWED TO SETTLE PRIOR TO SEEDING. SETTLED AREAS SHALL BE REFILLED AND SATURATED AGAIN PRIOR TO SEEDING. THE GRADES SHALL MATCH ALL EXISTING LANDSCAPE AND ANY IMPROVEMENTS COMPLETED UNDER THIS PLAN. THE CONTRACTOR SHALL SCARIFY THE SOIL SURFACE TO OPEN THE SOIL PRIOR TO SEEDING. ALL SEEDING, FERTILIZER, AND MULCH SHALL BE PLACED WITHIN FIVE (5) WORKING DAYS OF PLACING TOPSOIL.

ALL SEEDING, MULCHING AND FERTILIZER SHALL BE PLACED BY UTILIZING HYDRO-SEEDING / HYDRO MULCHING METHODS. IN ALL CASES IF USING SEED OR HYDRO-SEED, IT SHALL BE COVERED WITH PENN MULCH OR OTHER MULCH APPROVED TO COVER GRASS SEED. STRAW SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION BY THE CITY ENGINEER.

COMMERCIAL/MULTIFAMILY PROJECTS: ALL ROADWAY FRONTAGE REQUIRES 500 FROM CURB TO BUILDING. 500 AND/OR SEED SHALL BE PLACED IN ALL REMAINING BARREN AREAS. IN CERTAIN CASES THE FINAL DEVELOPMENT PLAN IDENTIFIES SPECIFIC AREAS OF GRASS SEED PLACEMENT VS. 500 WHICH SHALL BE ADHERED TO.

REQUIRED PERMANENT SEED MIXES FOR CONSTRUCTION
OPTION #1 (SEEDING DATES: MARCH 1 TO SEPTEMBER 30)
40% KENTUCKY BLUE GRASS
20% CREEPING RED FINE FESCUE
20% CHEWINGS FINE FESCUE
20% PENN FINE PERENNIAL RYE GRASS
OPTION #2 (ALL SEEDING DATES AFTER SEPTEMBER 30)
30% KENTUCKY BLUE GRASS
20% CREEPING RED FESCUE
50% PERENNIAL RYE (PENN FINE, KEYSTONE, OR EQUAL)
FERTILIZER
12-12-12 AT 2- POUNDS PER 1,000 SQUARE FEET (DRY OR LIQUID)
TEMPORARY SEEDING SHALL BE APPLIED PER THE SPECIFICATIONS PROVIDED WITHIN THE OEPA 'RAINWATER AND LAND DEVELOPMENT' MANUAL.

29. LANDSCAPING:
TREE PLANTING TYPICAL: WHEN PLANTING EVERGREEN AND DECIDUOUS TREES, 50% OF THE WIRE CAGE/BASKET AND 50% OF THE BURLAP SHALL BE REMOVED FROM THE ROOT BALLS OF THE TREES ALONG WITH ANY TAGS, TWINE AND TRUNK WRAP.

SCREENING OF SERVICE STRUCTURES: ANY SERVICE STRUCTURE (EXCLUDING FIRE DEPARTMENT CONNECTIONS (FDC)) IN ALL ZONING DISTRICTS, WHETHER SHOWN ON THE DEVELOPMENT PLAN OR NOT, SHALL BE SCREENED. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO PROPANE TANKS, TRASH DUMPSTERS, ELECTRICAL TRANSFORMERS, AIR CONDITIONERS/COOLING TOWERS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE, BACKFLOW PREVENTER ENCLOSURE, CLUSTER BOX UNITS (CBU) WITHIN RESERVE AREAS AND OTHER EQUIPMENT OR ELEMENTS PROVIDING SERVICE TO A BUILDING OR SITE. SCREENING IS DEFINED AS A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND ON ALL SIDES. THIS NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN.

TREE PRESERVATION: IF TREE PRESERVATION IS REQUIRED, A SPECIFIC TREE PRESERVATION PLAN SHALL BE PROVIDED. PROPER FENCING ALONG WITH MINIMUM 8 1/2' X 11' SIGNAGE EVERY 20' SHALL BE NOTED ON THE PLANS. SIGNS SHALL BE LEGIBLE AND STATE PRESERVATION AREA, NO CONSTRUCTION OR ENCROACHMENT PERMITTED UNDER SECTION 1136; CITY OF GROVE CITY: A SITE INSPECTION SHALL BE PERFORMED BY THE URBAN FORESTER OR HIS/HER DESIGNEE, PRIOR TO ANY CONSTRUCTION AND/OR DESTRUCTION, TO EVALUATE EXISTING TREES AND THOSE SCHEDULED FOR REMOVAL. CALL 614-277-1100 TO SCHEDULE.
SOIL STOCKPILES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL SOIL STOCKPILES, INCLUDING TRENCH EXCAVATION STOCKPILES, PROTECTED FROM EROSION. THE AREAS SURROUNDING THE STOCKPILES ARE TO BE PROTECTED FROM SEDIMENT WITH THE USE OF PERIMETER CONTROL DEVICES SUCH AS EARTH OR COMPOST FILTER SOCK DEVICES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.

31. DISPOSAL OF EXCAVATION: UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIAL THAT IS NOT BEING USED AS FILL AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SIGNED, WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OFF-SITE LANDOWNER BEFORE SUCH DISPOSAL OCCURS. THE AGREEMENT SHALL CLEARLY STATE THE PURPOSE OF THE AGREEMENT AND INDICATE THE LANDOWNER'S PERMISSION FOR SUCH USE.

32. CLEANUP: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES WHETHER INSIDE OR OUTSIDE THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANY SERVICES CONTRACTED AND/OR COMPLETED BY THE CITY OF GROVE CITY IN THE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES. REQUIRE THE CONTRACTOR TO PERFORM WEEKLY STREET CLEANING IF EXCESSIVE AMOUNTS OF DIRT AND MUD ARE LEFT ALONG THE STREET. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS.

33. CONSTRUCTION DEBRIS: ALL DEBRIS, RUBBLE, UNUSABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY.

34. SIGN PAINTING: ALL SIGNS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (TRAFFIC CONTROL, ADVANCE WARNING, WAYFINDING, ETC.) SHALL BE PAINTED ACCORDING TO THIS SPECIFICATION. ALL VISIBLE ELEMENTS OF SIGN MOUNTING SYSTEMS SUCH AS SIGN BACK, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE PAINTED ACCORDING TO FEDERAL SPECIFICATION 595-B COLOR #27040 -BLACK. PAINTING MUST BE PERFORMED UNDER CONTROLLED ENVIRONMENTAL CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS PERTAINING TO SURFACE PREPARATION, MATERIAL HANDLING AND APPLICATION.

35. MAINTENANCE OF TRAFFIC NOTES: ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPT. OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD ST., COLUMBUS, OH 43223.

STEADY-BURNING, TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. CONES ARE NOT APPROVED FOR USE AT NIGHT.

ALL TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.

ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M. WEEKDAYS ON ALL ROADWAYS WITHIN THE PROJECT AREA. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.

FOR ROADS DESIGNATED PRINCIPAL ARTERIAL, MINOR ARTERIAL, OR COLLECTOR:
TWO-WAY, ONE-LANE TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD). A UNIFORMED OFFICER SHALL BE SUBSTITUTED FOR EACH FLAGMAN AND SUCH OFFICERS SHALL BE PRESENT WHENEVER TWO-WAY, ONE-LANE OPERATION IS IN EFFECT.

FOR ROADS DESIGNATED LOCAL STREET:
POLICE OFFICERS ARE NOT NEEDED, UNLESS A HAZARD DEVELOPS. FOR TWO-WAY, ONE-LANE TRAFFIC MAINTAINED DURING CONSTRUCTION OPERATIONS ON ALL LOCAL ROADWAYS WITHIN THE PROJECT AREA. IF A HAZARD DEVELOPS, AN OFF-DUTY OFFICER MAY BE ASSIGNED BY THE CITY TO THE PROJECT AT THE CONTRACTOR'S EXPENSE.

ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS SHALL BE MAINTAINED THROUGH THIS PROJECT BY THE CONTRACTOR. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, AND IMPROPERLY PLACED SIGNS.

ANY WORK DONE BY THE CITY, INCLUDING INSTALLATION, MODIFICATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF THE NEGLIGENCE OF THE CONTRACTOR SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

ALL PERMANENT PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS AS SHOWN ON THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. ALL TEMPORARY MAINTENANCE OF TRAFFIC CONTROLS, INCLUDING LAW ENFORCEMENT OFFICERS AND THEIR CARS, SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. THE CITY OF GROVE CITY SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO THE INSTALLATION OF PERMANENT MARKINGS TO INSPECT AND APPROVE PAVEMENT MARKING LAYOUT BEFORE MARKINGS ARE PLACED.

36. CONCRETE PIPE AND STRUCTURE INSPECTION: ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM, AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. INSTALLATION OF PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION SHALL NOT BE PERMITTED. COST OF SAID INSPECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. INVOICES SHALL BE SUBMITTED TO THE CONSTRUCTION REPRESENTATIVE OF RECORD AND PAID FROM THE PROJECT OBSERVATION FEES.

37. THE INSTALLATION OF ALL SEWER PIPES ON THIS PROJECT SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE CMSC, UNLESS SPECIFICALLY INDICATED OTHERWISE. WITH MATERIALS CONFORMING TO THE APPROPRIATE REFERENCED SECTION OF CMSC OR ODOT CMS, CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.

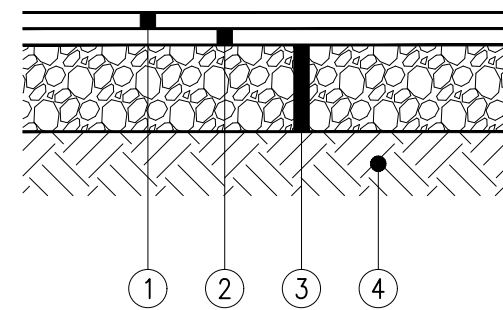
STORM SEWER PIPE Outside of Pavement Limits				
Flexible Pipe according to the following specifications:				
Material	Pipe Diameter	Coverage Minimum	Coverage Maximum	Meeting Specifications
Polyvinyl Chloride (PVC)	<=15-inch	4 feet	15 feet	CMSC 720.08 and/or ODOT CMS 707.45
High Density Polyethylene (HDPE)	12-inch to 36-inch	2.5 feet	20 feet	CMSC 720.12 and/or ODOT CMS 707.33
Polypropylene (PP)	12-inch to 36-inch	2.5 feet	20 feet	CMSC 720.13 or 720.14 and/or ODOT CMS 707.65
Rigid Pipe will be required for all sewers greater than 36-inch diameter (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted on all sewers from 12-inch to 36-inch diameter.				

Within Pavement Limits				
Flexible Pipe according to the following specifications:				
Material	Pipe Diameter	Coverage Minimum	Coverage Maximum	Meeting Specifications
Flexible Pipe	4-inch and 6-inch underdrain tiles	Per Std Dwg	Per Std Dwg	ODOT CMS 605
High Density Polyethylene (HDPE)	<=36-inch	2.5 feet	20 feet	CMSC 720.12 and/or ODOT CMS 707.33
Polypropylene (PP)	<=36-inch	2.5 feet	20 feet	CMSC 720.13 and/or ODOT CMS 707.65
Mandrel testing shall be performed on all flexible pipe outside and within pavement limits (except underdrains and downspouts) per CMSC 901.21.				
Rigid Pipe will be required for all sewers greater than 36-inches (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted for use on 12-inch to 36-inch sewers.				

DESCRIPTION	BY
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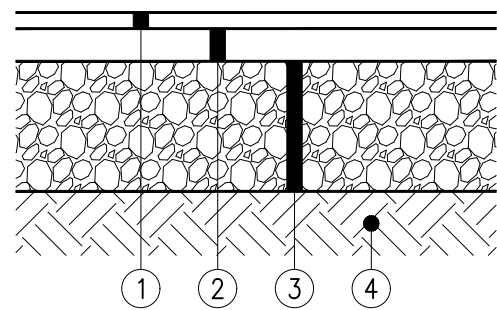
38. TRENCH BACKFILL FOR GRAVITY SEWERS: TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN 3--FEET BEHIND THE CURB OR EDGE OF PAVEMENT, SHALL BE FILLED AND COMPACTED PER 912 BACKFILL. TRENCHES WITHIN THE RIGHT-OF WAY, BUT OUTSIDE THE ROAD INFLUENCE, SHALL BE FILLED AND COMPACTED AS PER 911 BACKFILL. ALL OTHER TRENCHES SHALL BE FILLED AND COMPACTED AS PER 911 BACKFILL AT A MINIMUM, OR AS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ITEM NUMBERS SHOWN BELOW REFER TO CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) ITEM NUMBERS. 912 BACKFILL SHALL BE GRANULAR MATERIAL, CONFORMING TO ITEM 304, COMPACTED AS STIPULATED IN ITEM 912.03. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL MANHOLES, STRUCTURES AND CLEANOUTS. ITEM 613 LOW STRENGTH MORTAR BACKFILL IS REQUIRED STRUCTURE TO STRUCTURE WHEN THE SEWER IS INSTALLED UNDER EXISTING PAYMENT, BUT OTHERWISE ONLY ALLOWED WHEN SPECIFICALLY REQUESTED BY THE CITY. IN SUCH CASES SHALL BE TYPE II OR TYPE III. 911 BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN 2-INCHES ACROSS THEIR GREATEST DIMENSION, TOPSOIL, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED TO 95% OF ITS MAXIMUM LABORATORY DRY WEIGHT AND PLACED PER ITEM 901.17. AGGREGATE FOR BEDDING SHALL BE NO. 57 OR NO. 8, AS PER ITEM 703. THE EXCAVATED TRENCH WIDTH 12-INCHES ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION. 39. TRENCHES: ALL TRENCHES SHALL BE MAINTAINED AS SAFE AS POSSIBLE BY THE CONTRACTOR AT ALL TIMES AND BACKFILLED AS SOON AS PRACTICAL. ALL TRENCHES DURING NON-WORKING HOURS REQUIRE TRAFFIC PLATES, AND/OR LIGHTED BARRICADES AND CONSTRUCTION FENCE. 40. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE SEWERS CONSTRUCTED. THE TESTING SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF CMSC ITEM 901.21. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR. 41. GRADE CHECKS: THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF, AND ASSIST, THE CITY'S RESIDENT PROJECT REPRESENTATIVE (RPR) IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE RPR. THE RPR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO A TIME CONVENIENT TO THE CONTRACTOR. THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING: A. PROPER PLACEMENT OF EACH STRUCTURE. B. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE. C. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN. D. GRADE, AT ANY OTHER TIME THE RPR HAS REASON TO QUESTION GRADE OF INSTALLATION. A GRADE CHECK PERFORMED BY THE CITY'S RPR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE. 42. GRADE CHANGES: IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING SEWER, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS. IF IT IS DETERMINED THAT THE PROPOSED SEWER WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY. GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY. 43. STRUCTURE ADJUSTMENT: THE CONTRACTOR SHALL FIELD VERIFY THE TOP OF CASTING ELEVATION OF ALL PROPOSED MANHOLES. IF PRECAST STRUCTURES ARE UTILIZED, A MINIMUM OF THE TOP 6--INCHES AND A MAXIMUM OF 12-INCHES SHALL BE FIELD PLACED WITH GRADE RINGS TO ALLOW FOR FIELD ADJUSTMENT. 44. TEMPORARY BULKHEAD: THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE CITY. 45. BACKFILL TESTING: PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL DENSITY TESTS SHALL BE MADE ON ALL SANITARY SEWER, WATER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH. WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE, OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), ALL BACKFILL MATERIAL SHALL BE REMOVED, REPLACED, AND RE--TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE. 46. CONCRETE CURE AND SEAL: ALL EXPOSED EXTERIOR CONCRETE FINISHED FLATWORK IS TO RECEIVE 2 COATS OF DAYTON SUPERIOR CURE & SEAL 1315 EF, VOCOMP--25 CURE & SEAL, OR APPROVED EQUAL. NO OTHER METHOD OR CURING COMPOUND WILL BE PERMITTED. THIS NOTE SUPERSEDES ANY OTHER NOTE OR STANDARD DRAWING REFERENCED. PAYMENT FOR THIS CURING COMPOUND AND ASSOCIATED WORK SHALL BE INCLUDED IN THE ASSOCIATED PAY ITEMS THAT REQUIRE EXPOSED CONCRETE FLATWORK INCLUDING BUT NOT LIMITED TO CURB, COMBINED CURB AND GUTTER, DRIVE APPROACHES, SIDEWALKS, AND CURB RAMPS. 47. RECORD DRAWINGS: THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS PER LATEST VERSION OF RECORD DRAWING POLICY AT TIME OF PROJECT COMPLETION. A REDLINE SET OF PLANS REFLECTING THE AS--BUILT INFORMATION WILL BE KEPT ONSITE AND UPDATED BY THE DEVELOPER/CONTRACTOR. AT A MINIMUM, THE PLANS MUST INCLUDE TOP OF CASTING AND INVERT ELEVATIONS FOR ALL SANITARY STRUCTURES AND IDENTIFY ANY AND ALL FIELD MODIFICATIONS TO, AND DEVIATIONS FROM, THE APPROVED PLAN SET. THE PLANS WILL INCLUDE INSTALLED PIPE LENGTH, SLOPE, DIAMETER, MATERIAL AND STRUCTURE COORDINATES. IF THE REDLINE PLANS ARE INCOMPLETE OR MISSING INFORMATION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUPPLYING THE MISSING INFORMATION BY FIELD SURVEY OR OTHER MEANS TO FACILITATE A COMPLETE SET OF RECORD DRAWINGS. THE DEVELOPER WILL SUBMIT DRAFT RECORD DRAWINGS FOR REVIEW AND APPROVAL BY THE CITY.	CITY OF GROVE CITY SPECIAL WATER NOTES: 50. HYDRANT USAGE: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT PERMIT FROM THE JACKSON TOWNSHIP FIRE DEPARTMENT PRIOR TO CONNECTION OF WATER SUPPLY LINES TO ANY HYDRANTS. 51. PRESSURE TESTING: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS (CMSC 801), EACH VALVED SECTION OF WATER MAIN SHALL BE TESTED INDEPENDENTLY OF ONE ANOTHER UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PRESSURE TEST SHALL BE CONDUCTED WITH ALL WATCH VALVES OPEN AND HYDRANT FOOT VALVES CLOSED. ANY TESTING PERFORMED AGAINST EXISTING VALVES SHALL BE AT THE CONTRACTOR'S RISK AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CITY. IF SATISFACTORY RESULTS CANNOT BE OBTAINED AGAINST AN EXISTING VALVE, THE NEW LINE SHALL BE DISCONNECTED FROM THE EXISTING VALVE, PLUGGED AND RETESTED. DISCONNECTION FROM THE EXISTING WATER MAIN AND ANY REPAIRS NECESSARY BECAUSE OF DAMAGE CAUSED TO THE EXISTING LINES, VALVES AND SERVICE CONNECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. 52. SERVICE TRANSFERS: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE DISPOSITION OF ALL OTHER EXISTING SERVICES SHOWN ON THE PLANS AND NOT INDICATED AS TRANSFERS SHALL BE COORDINATED WITH THE CITY PRIOR TO ANY ACTION. 53. INTERRUPTION OF WATER SERVICE: THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS, BUT NOT MORE THAN 72 HOURS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE HELD TO A MINIMUM AND SHALL BE APPROVED BY THE CITY OF GROVE CITY. 54. EXISTING VALVES: ALL EXISTING VALVES SHALL BE OPERATED BY CITY OF COLUMBUS, DIVISION OF WATER PERSONNEL ONLY. 55. HAND SWABBING: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE CONTRACTOR SHALL HAND SWAB ALL PIPES AND FITTINGS THAT ARE NOT OTHERWISE DISINFECTED. THE AMOUNT OF CHLORINE TO BE USED DURING HAND SWABBING OPERATIONS WILL BE DETERMINED BY THE CITY OF GROVE CITY. 56. BLOCKING: ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH CONCRETE BLOCKING PER THE CITY OF GROVE CITY AND THE CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN A PLASTIC SHEETING PRIOR TO PLACING CONCRETE. 57. EXISTING PLUGS, CAPS, ETC.: PLUGS AND CAPS REMOVED FROM EXISTING WATERLINES SHALL BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT, 3262 VENTURA BLVD., GROVE CITY, OHIO, UNLESS OTHERWISE DIRECTED BY THE CITY. 58. FIRE HYDRANT REPLACED OR RELOCATED: NO EXISTING FIRE HYDRANTS TO BE REPLACED OR RELOCATED SHALL BE REMOVED, OR TAKEN OUT OF SERVICE, UNTIL THE NEW WATERLINES ARE IN SERVICE AND THE NEW FIRE HYDRANTS ARE ACCEPTED BY THE JACKSON TOWNSHIP FIRE DEPARTMENT. 59. WATER SERVICES: WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP TO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION. 60. POLYETHYLENE ENCASEMENT: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, CONTRACTOR SHALL WRAP ALL DUCTILE IRON PIPE WITH TUBE STYLE 8 MIL LINEAR LOW DENSITY POLYETHYLENE (LLDPE) FILM MADE FROM VIRGIN POLYETHYLENE ONLY (NO RECYCLED MATERIAL) PER AWWA C-105. THE COLOR SHALL BE BLACK WITH NOMINAL 2% CARBON BLACK UV INHIBITOR AND PRINTED PER THE AWWA C-105 STANDARD. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE POLYETHYLENE ENCASEMENT INSTALLATION GUIDE*WRITTEN BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA). ALL LUMPS OF CLAY, MUD, CINDERS, ETC., ON THE PIPE SURFACE SHALL BE REMOVED BEFORE THE PIPE IS COVERED WITH POLYETHYLENE. WHEN LIFTING POLYETHYLENE- ENCASED PIPE USE A FABRIC TYPE SLING OR PADDED CABLE. JOINTS SHALL BE OVERLAPPED AND TAPED. FOLD EXCESS SLACK OVER THE TOP OF THE PIPE AND TAPE EVERY 3--FEET. SMALL HOLES OR TEARS SHALL BE REPAIRED WITH A PIECE OF TAPE PLACED OVER THE HOLE. LARGE HOLES OR TEARS SHOULD BE REPAIRED BY TAPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE. APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS SHALL ALSO BE WRAPPED. FOR SERVICE TAPS, WRAP TWO/THREE LAYERS OF TAPE COMPLETELY AROUND THE POLYETHYLENE- ENCASED PIPE TO COVER THE AREA WHERE TAPPING MACHINE WILL CONTACT THE PIPE. INSTALL CORPORATION STOP DIRECTLY THROUGH THE TAPE AND POLYETHYLENE. WRAP COPPER SERVICE AT LEAST 3--FEET BACK FROM INSTALLATION WITH TAPE AND ADDITIONAL POLYETHYLENE FILM TO PREVENT ELECTROLYSIS.	NO DATE BY DESCRIPTION	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7540 PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF	TECHNICAL SKILL- CREATIVE SPIRIT-  www.MannikSmithGroup.com	PREPARED FOR: FMS ARCHITECTS 995 WEST THIRD AVENUE, COLUMBUS, OH 43212	FINAL DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK 2811 LONDON GROVE/PORT ROAD GROVE CITY, OH 43123	CITY OF GROVE CITY GENERAL NOTES	C003
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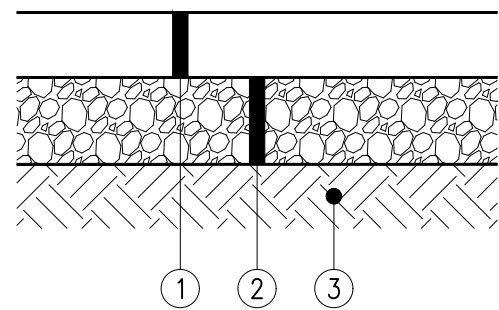
LIGHT DUTY ASPHALT

- 1 ITEM 441.02, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE
- 2 ITEM 441.02, 2-1/4" ASPHALT CONCRETE, INTERMEDIATE COURSE
- 3 ITEM 304, 8" CRUSHED AGGREGATE BASE
- 4 SUBGRADE COMPACTION



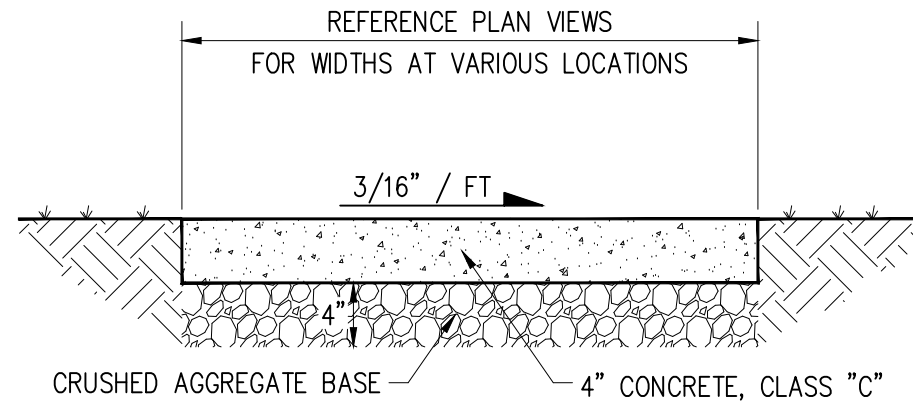
HEAVY DUTY ASPHALT

- 1 ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- 2 ITEM 441, 3" ASPHALT CONCRETE, INTERMEDIATE COURSE
- 3 ITEM 304, 6" CRUSHED AGGREGATE BASE
- 4 SUBGRADE COMPACTION

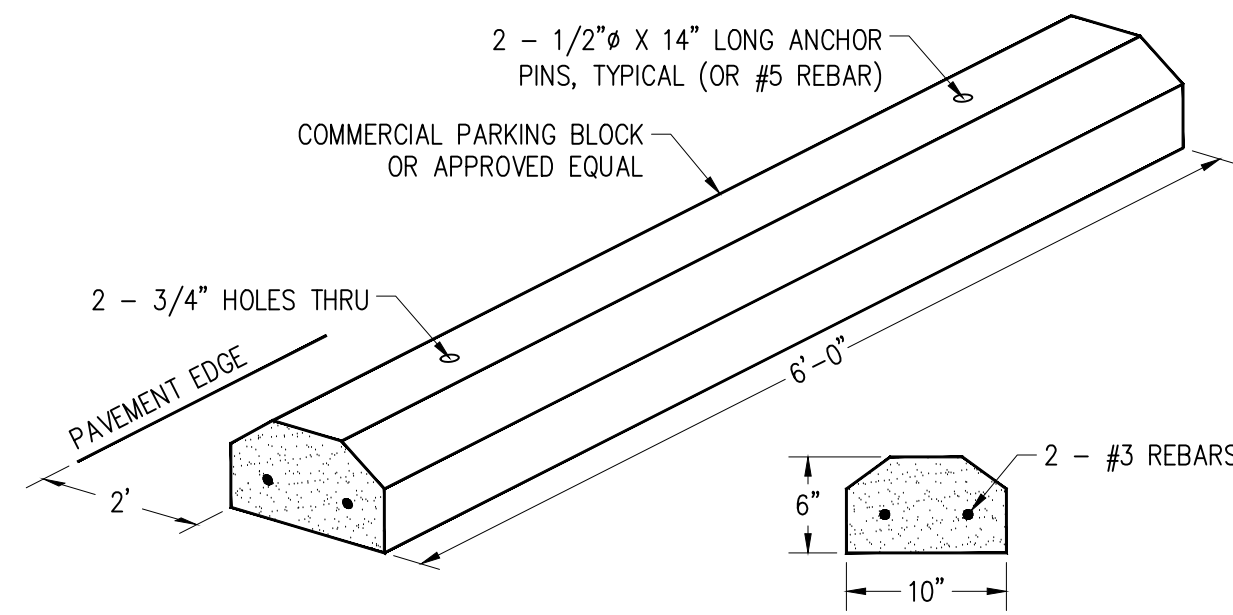


CONCRETE PAVEMENT

- 1 ITEM 452, 6" NON-REINFORCED CONCRETE PAVEMENT
- 2 ITEM 304, 4" CRUSHED AGGREGATE BASE
- 3 SUBGRADE COMPACTION



TYPICAL SIDEWALK SECTION
NOT TO SCALE



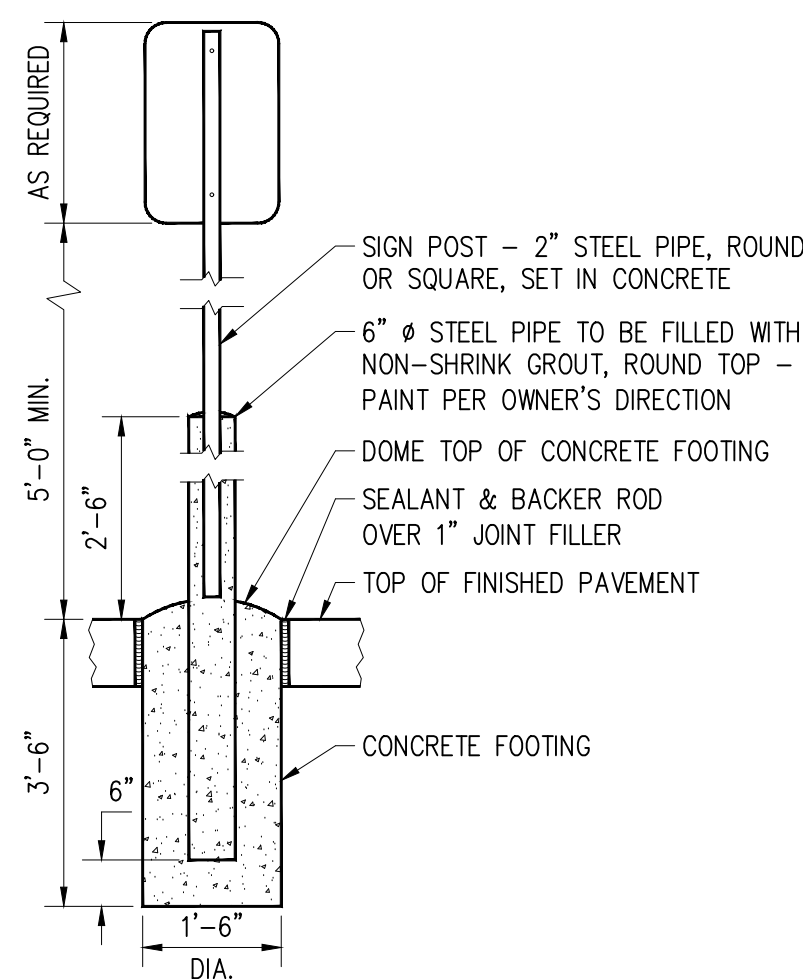
PARKING BLOCK DETAIL
NOT TO SCALE

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE CITY OF GROVE CITY PAVEMENT DESIGN SPECIFICATIONS FOR PRIVATE STREETS (C-GC-90A)

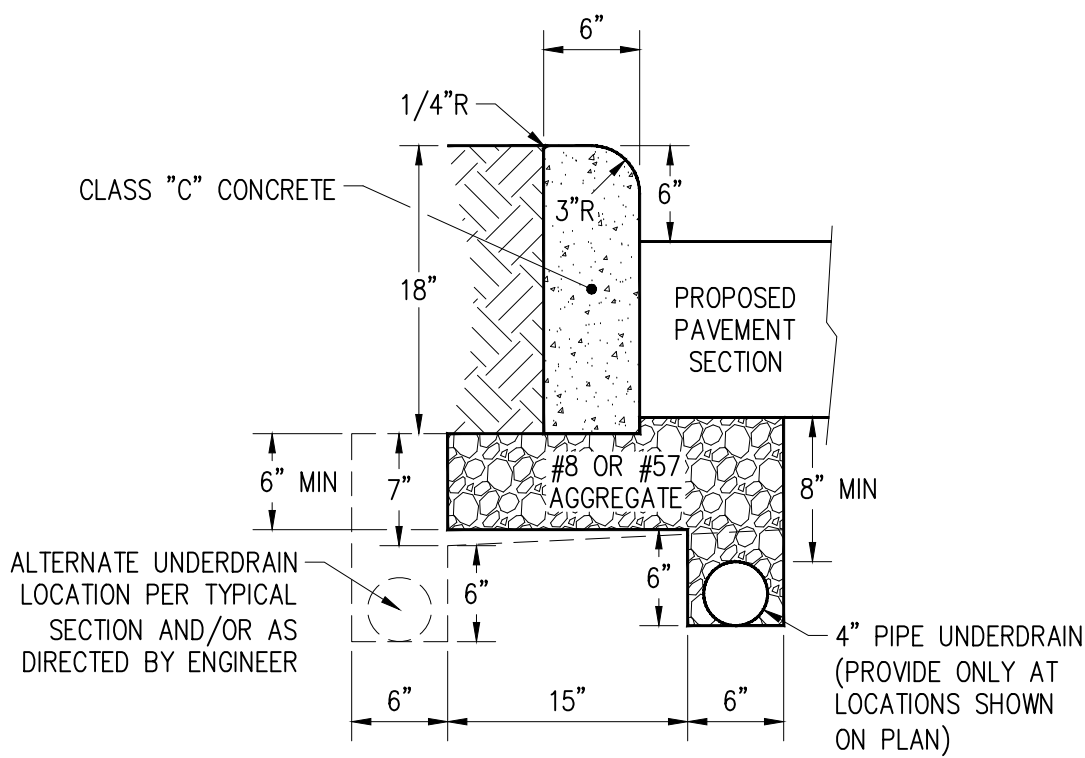
PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANNIK & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

ALL ASPHALT PAVEMENT SHALL CONTAIN A MINIMUM OF 20% RECYCLED ASPHALT PRODUCT (RAP).

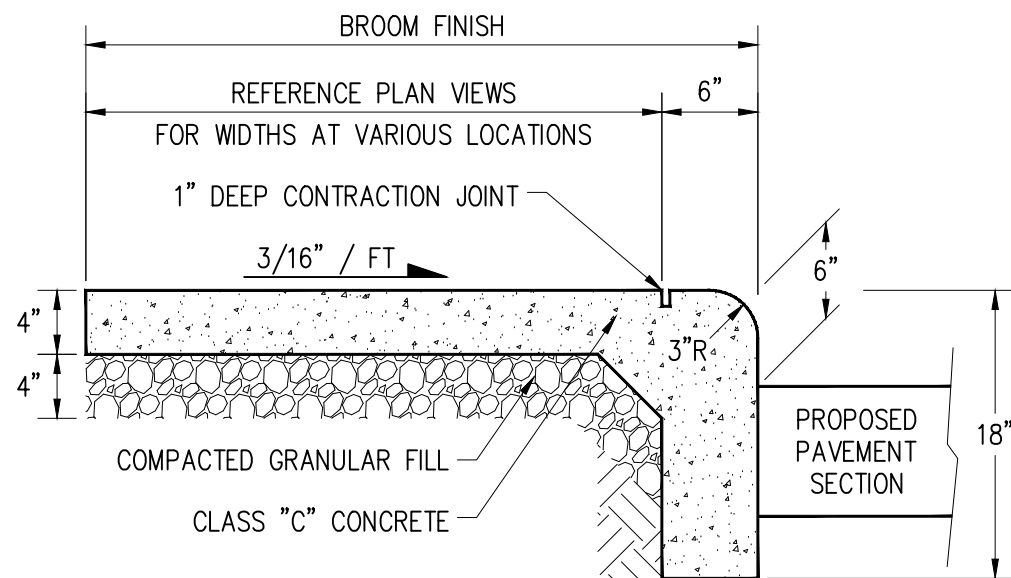
PAVEMENT SECTIONS
NOT TO SCALE



TYPICAL SIGN POST IN PAVEMENT
NOT TO SCALE

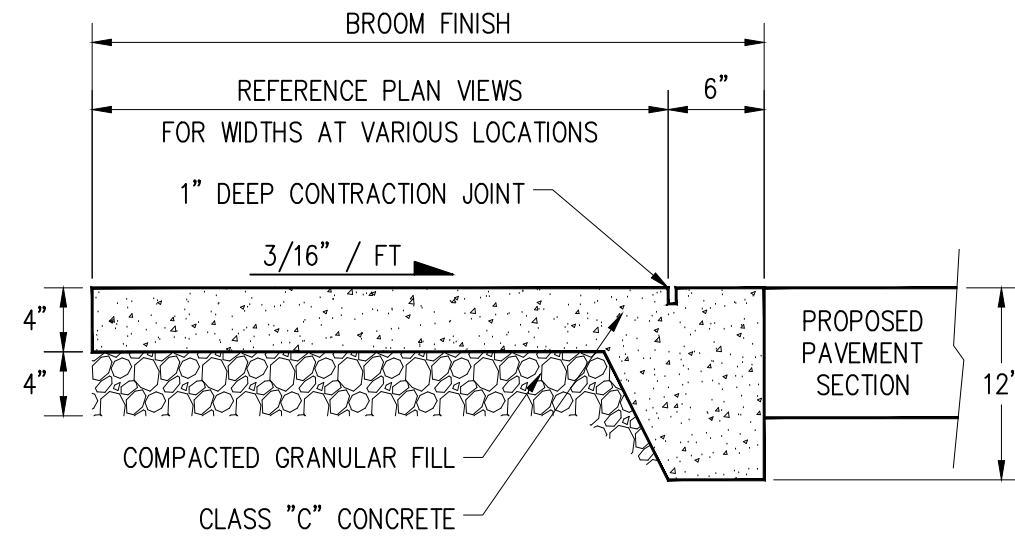


18" STRAIGHT CONCRETE CURB
NOT TO SCALE



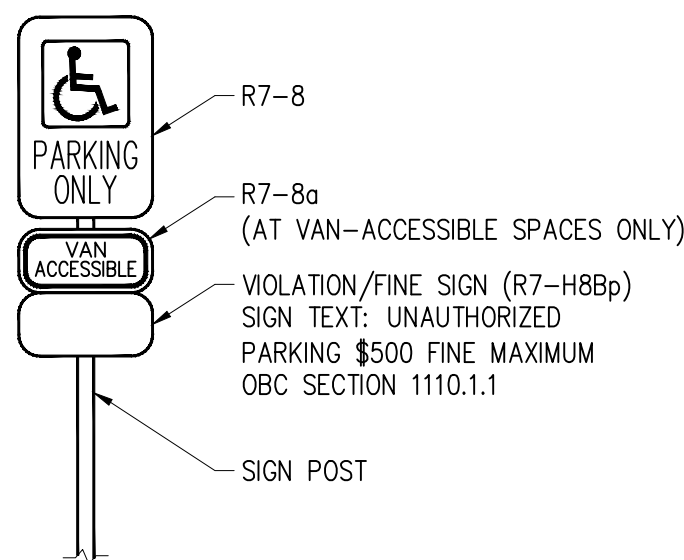
NOTE: SIDEWALK JOINTS SHALL BE EQUALLY SPACED UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.
OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

INTEGRAL WALK AND CURB
NOT TO SCALE



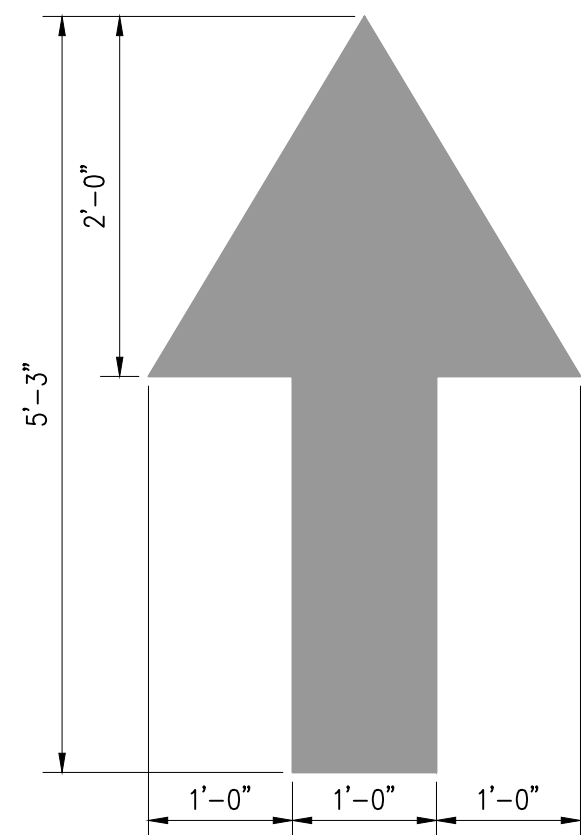
NOTE: SIDEWALK JOINTS SHALL BE EQUALLY SPACED UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.
OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

FLUSH INTEGRAL WALK AND CURB
NOT TO SCALE



NOTE: ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

ACCESSIBLE PARKING SPACE SIGN
NOT TO SCALE

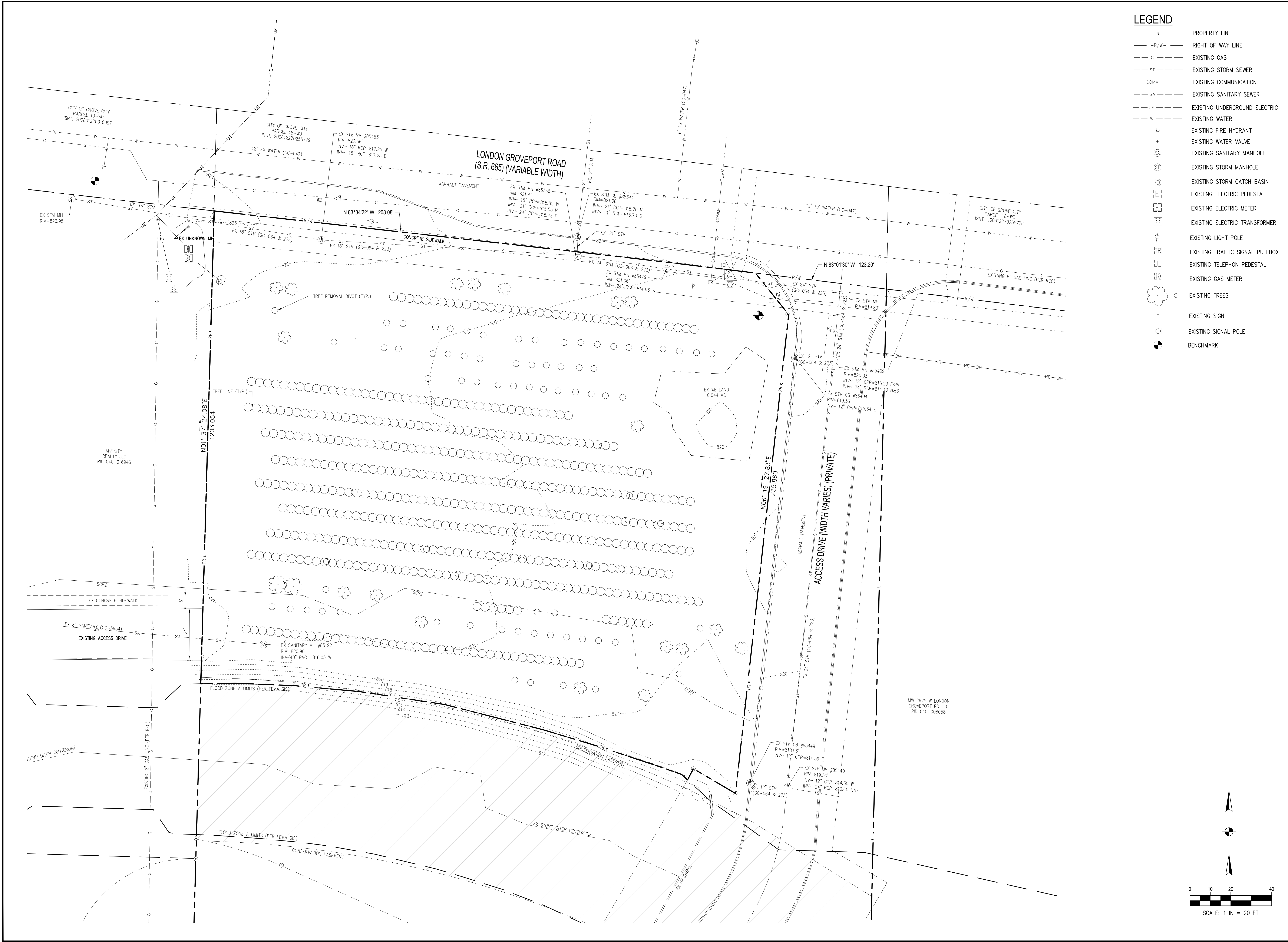


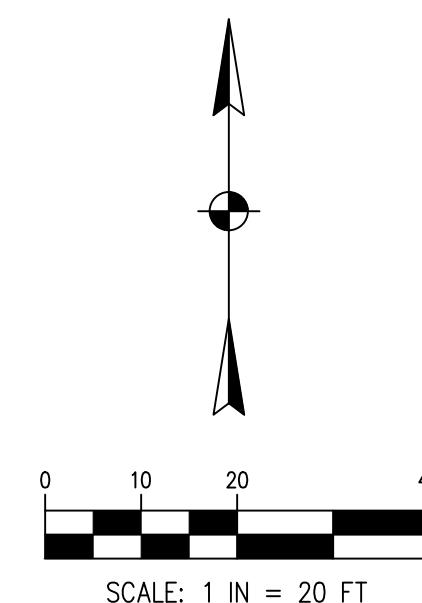
WHITE DIRECTION ARROW, PAINTED ON PAVEMENT (REFER TO SITE PLAN FOR LOCATION)

PAVEMENT MARKING ARROW
NOT TO SCALE

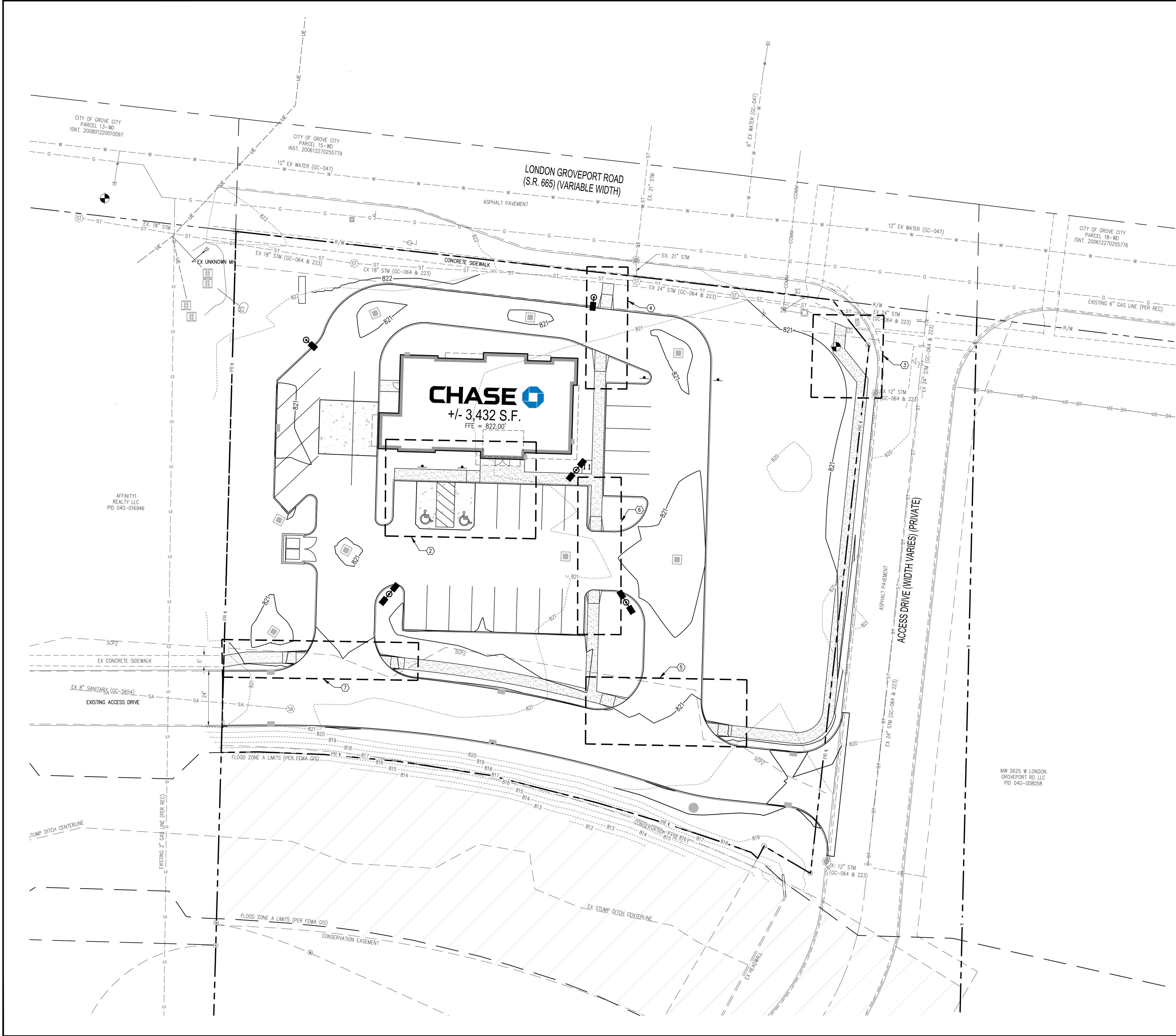
C004	GENERAL DETAILS	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH, 43212	 www.MannikSmithGroup.com	TECHNICAL SKILL - CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340				PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF			
						NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

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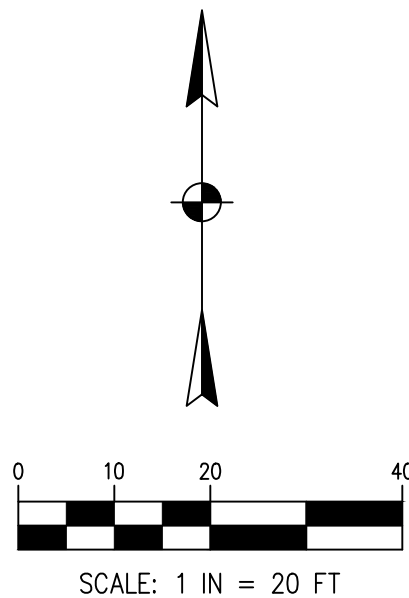
- — — — — PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- ST — EXISTING STORM SEWER
- 985--- EXISTING CONTOUR
- ① EXISTING STORM STRUCTURE NUMBER
- — — — — LIMITS OF DISTURBANCE
- 985— PR CONTOUR
- PR MANHOLE
- PR CATCH BASIN
- ⊕ PR STORM STRUCTURE NUMBER
- ↖ PR RUNOFF FLOW DIRECTION
- ⇐ PR MAJOR FLOOD ROUTE
- 893.50ME × MATCH EX SPOT ELEVATION
- 893.50 × PR SPOT ELEVATION
- FFE=893.50 × FINISHED FLOOR ELEVATION
- 893.49* × PR FLUSH CURB AND WALK ELEVATION
- 893.49 RIM × PR RIM ELEVATION
- 893.49 GRATE × PR RIM ELEVATION
- ⊙ PROPOSED LIGHT POLE

CODED NOTES

- ① TAPER CURB FROM FLUSH TO 6" OVER 2'
- ② ADA PARKING AND BUILDING ENTRANCE DETAIL, SEE SHEET C301
- ③ NORTH ACCESS DRIVE CROSSING (LONDON GROVEPORT) DETAIL, SEE SHEET C301
- ④ NORTHEAST ACCESS DETAIL (LONDON GROVEPORT), SEE SHEET C301
- ⑤ SOUTHEAST ACCESS DRIVE CROSSING DETAIL, SEE SHEET C301
- ⑥ ACCESS DRIVE CROSSING EAST MAIN PARKING DETAIL, SEE SHEET C301
- ⑦ SOUTHWEST ACCESS DRIVE CROSSING DETAIL, SEE THIS SHEET

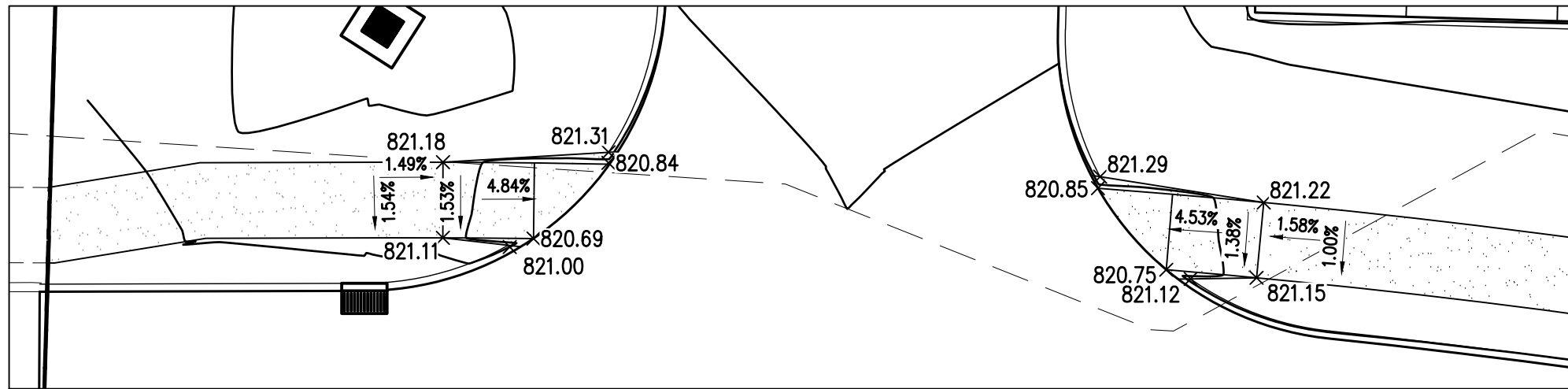
GRADING NOTES

1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION.
3. CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND STRUCTURES ON SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK.
4. MAXIMUM RUNNING SLOPE SHALL BE 5% AND MAXIMUM CROSS SLOPE SHALL BE 2% ALONG ALL ADA ACCESSIBLE ROUTES UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH CHASE STANDARDS AS WELL AS FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
6. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
8. CONTRACTOR TO COORDINATE THE CONCRETE FORMS WITH THE ENGINEER PRIOR TO INSTALLATION.
9. CONTRACTOR TO FIELD VERIFY ALL ADA PARKING SPACES AND SIDEWALK WITHIN THE ADA PATH OF TRAVEL WITH A 2" DIGITAL LEVEL.
10. ANY AREAS BUILT WITH SLOPES ABOVE THE MAXIMUM ALLOWABLE WILL BE RECONSTRUCTED AT THE COST OF THE CONTRACTOR.

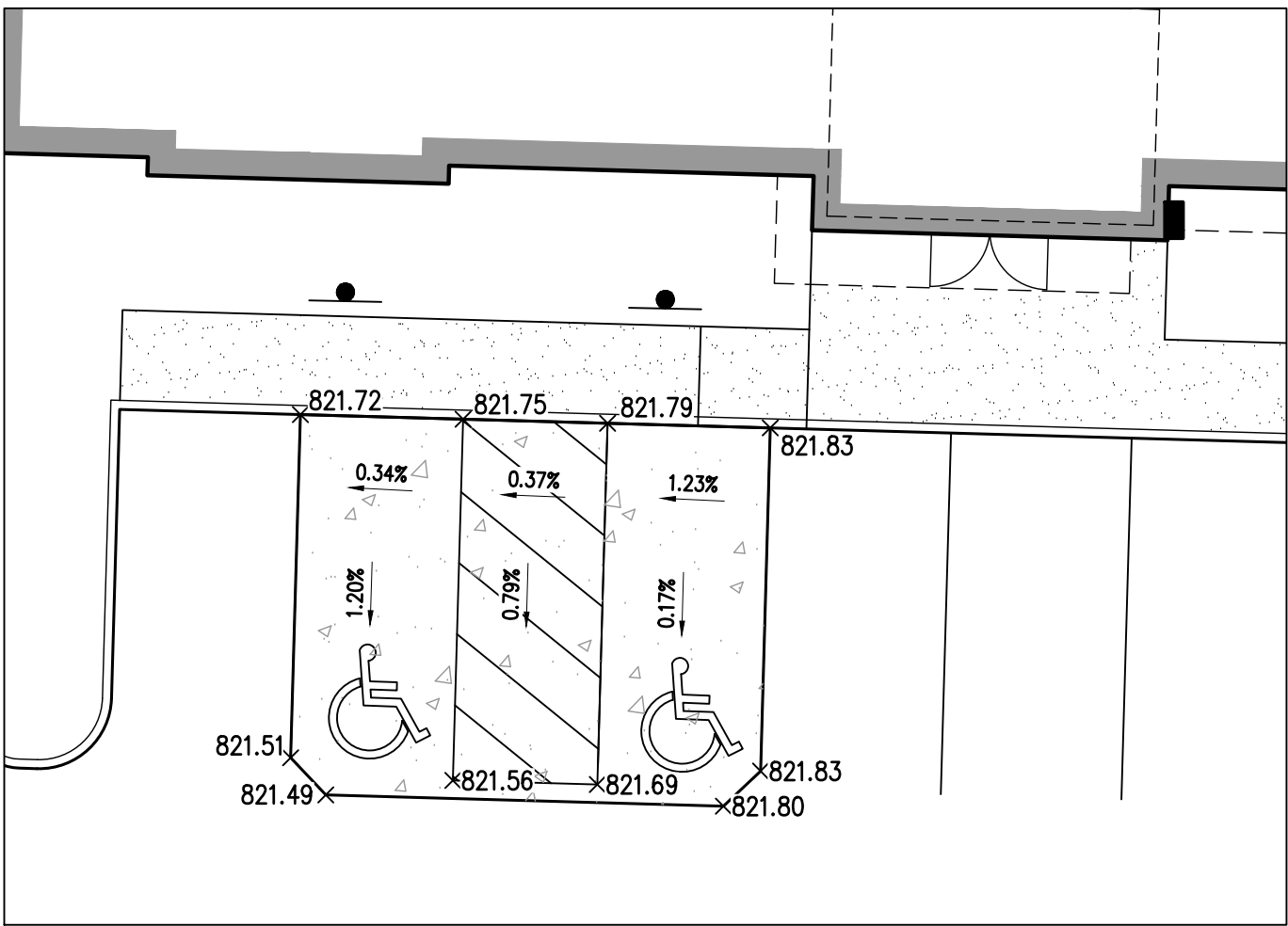


C300	GRADING PLAN	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH 43212	 www.MannikSmithGroup.com	TECHNICAL SKILL- CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.4887.940				PROJECT NO. 240322 PROJECT DATE: 07/31/2024 DRAWN BY: MNO CHECKED BY: AAF							
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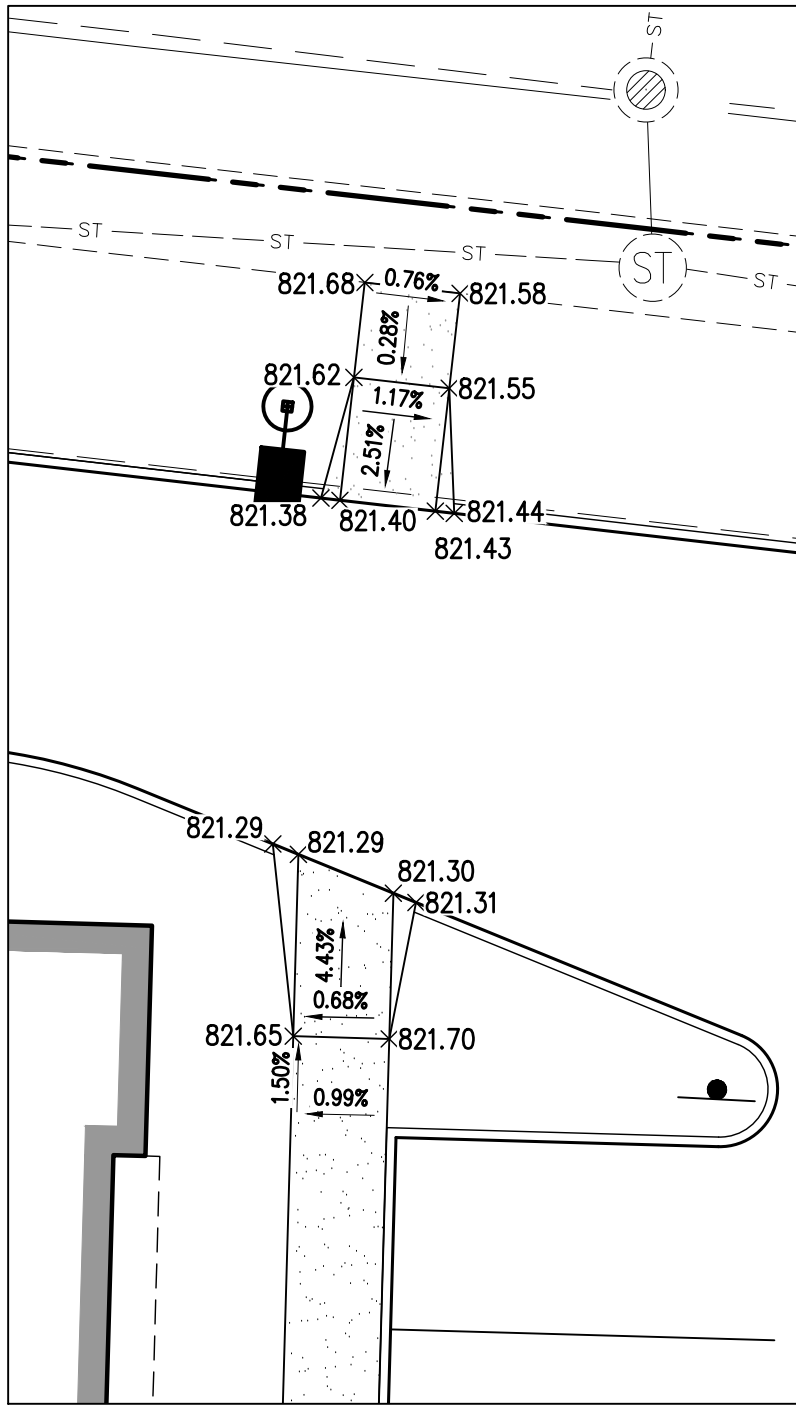
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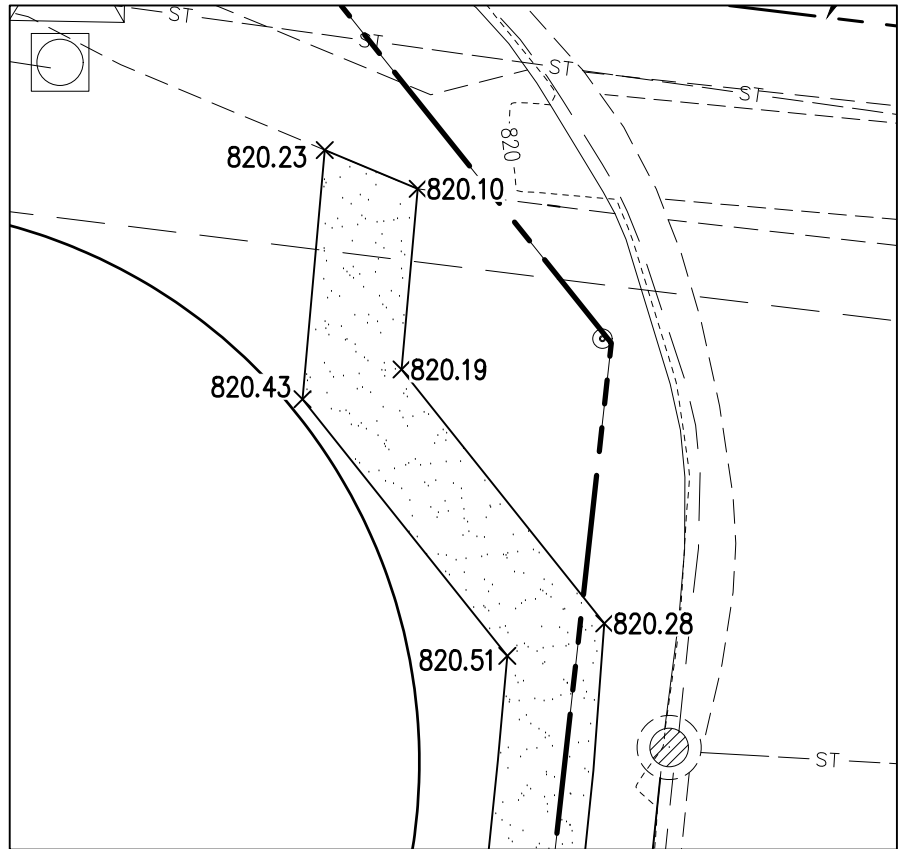
SOUTHWEST ACCESS DRIVE CROSSING DETAIL
SCALE: 1 IN = 10 FT



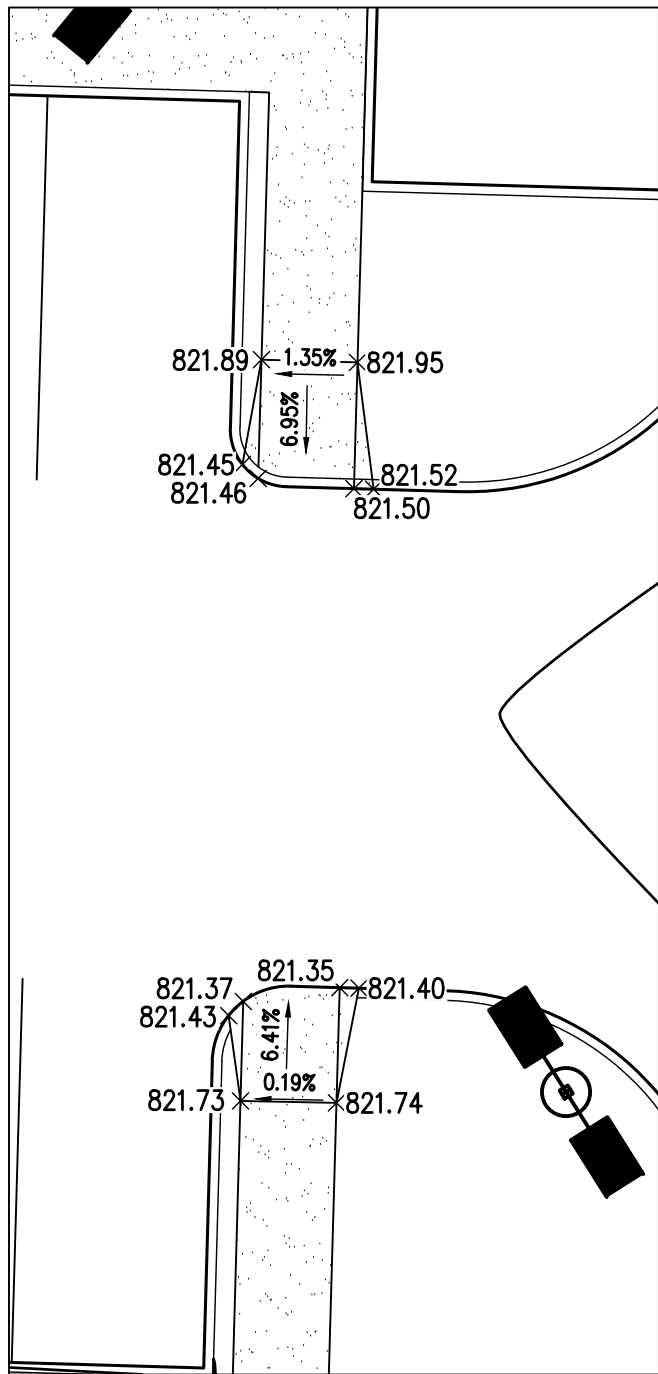
ADA PARKING AND BUILDING ENTRANCE DETAIL
SCALE: 1 IN = 10 FT



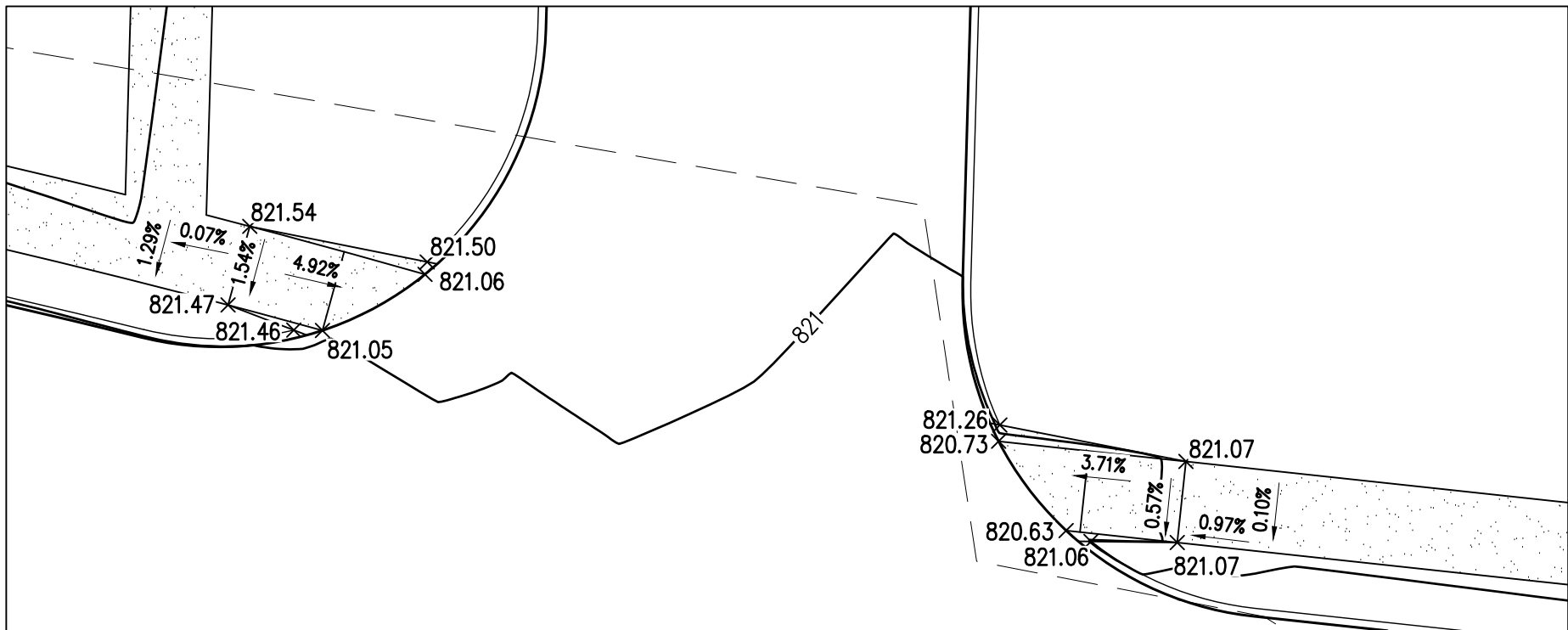
NORTH ACCESS DRIVE CROSSING DETAIL (LONDON GROVEPORT)
SCALE: 1 IN = 10 FT



NORTHEAST ACCESS DETAIL (LONDON GROVEPORT)
SCALE: 1 IN = 10 FT



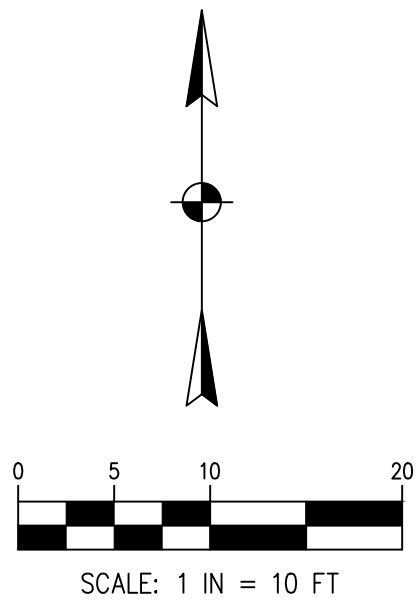
ACCESS DRIVE CROSSING EAST MAIN PARKING DETAIL
SCALE: 1 IN = 10 FT



SOUTHEAST ACCESS DRIVE CROSSING DETAIL
SCALE: 1 IN = 10 FT

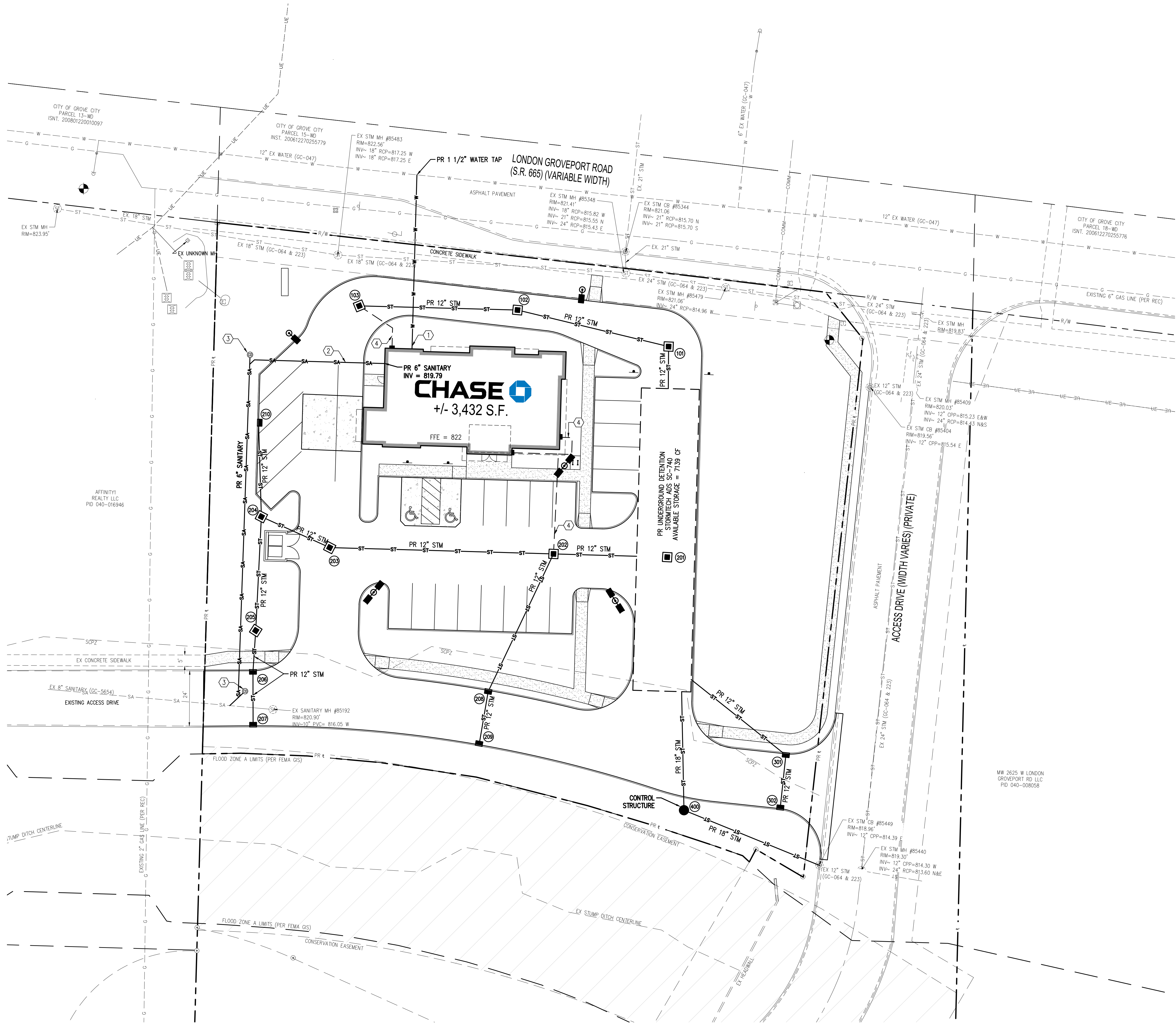
LEGEND

- — — — — PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- ST — EXISTING STORM SEWER
- 985 — EXISTING CONTOUR
- ① — EXISTING STORM STRUCTURE NUMBER
- — — — — LIMITS OF DISTURBANCE
- 985 — PR CONTOUR
- — PR MANHOLE
- — PR CATCH BASIN
- ⊕ — PR STORM STRUCTURE NUMBER
- ← — PR RUNOFF FLOW DIRECTION
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- 893.49 RIM × — PR RIM ELEVATION
- 893.49 GRATE × — PR RIM ELEVATION



C301	GRADING DETAILS	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH 43212	 www.MannikSmithGroup.com	TECHNICAL SKILL- CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340				NO.	DATE	BY	DESCRIPTION
PROJECT DATE: 07/31/2024														
PROJECT NO: 240322														
DRAWN BY: MAO														
CHECKED BY: AAF														

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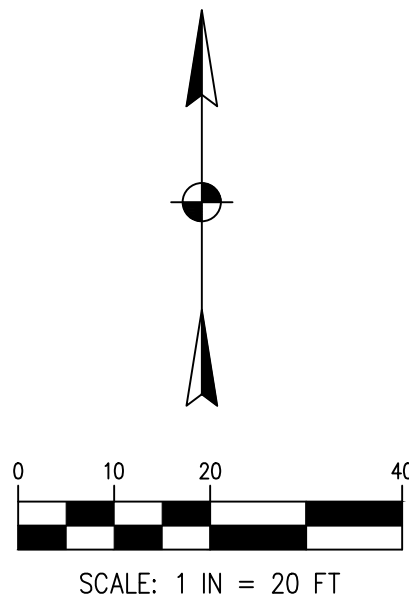


LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING GAS
- EXISTING STORM SEWER
- EXISTING COMMUNICATION
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS METER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROPOSED LIGHT POLE

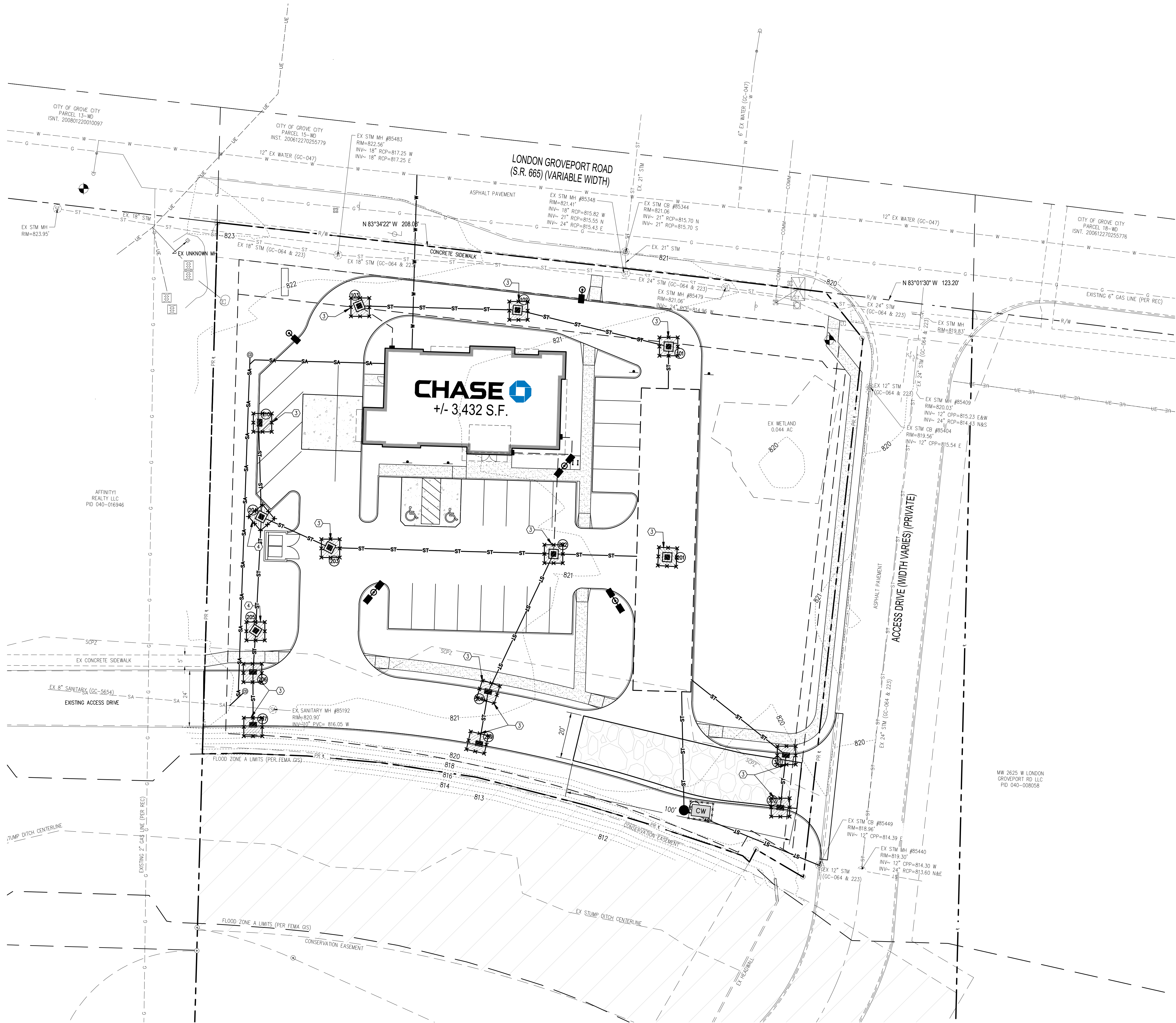
CODED NOTES

- PR 1 1/2" DOMESTIC WATER SERVICE
- PR 6" SANITARY SERVICE. MAINTAIN MINIMUM 2.08% SLOPE. CONTRACTOR TO COORDINATE WITH UTILITY AND TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING MAIN.
- PR CLEANOUT, SEE DETAIL SHEET C002
- PR 6" STORM LATERAL. MAINTAIN MINIMUM 1.00% SLOPE



C400	UTILITY PLAN	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	FMS ARCHITECTS 995 WEST THIRD AVENUE, COLUMBUS, OH 43212	 www.MannikSmithGroup.com	TECHNICAL SKILL - CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340				NO.	DATE	BY	DESCRIPTION
PROJECT DATE: 07/31/2024														
PROJECT NO: 240322														
DRAWN BY: MAO														
CHECKED BY: AAF														

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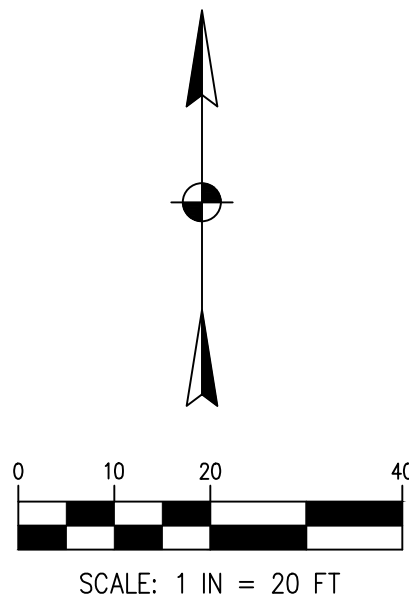


LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- PR INLET PROTECTION, DANDY CURB BAG AND TEMPORARY FAIRCLOTH SKIMMER
- STORM STRUCTURE NUMBER
- PR STORM INLET
- PR STORM MANHOLE
- EX CURB INLET
- SILT FENCE, SEE SHEET C501
- CONCRETE WASHOUT AREA, SEE SHEET C501
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIGHT POLE

CODED NOTES

- DANDY CURB BAG, SEE DETAIL ON SHEET C501
- CONCRETE WASHOUT AREA
- INLET PROTECTION - DANDY BAG, SEE DETAIL ON SHEET C501
- FILTER FABRIC INLET PROTECTION, SEE DETAIL ON SHEET C501



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SITE NARRATIVE	
PLAN DESIGNER:	THE MANNIK & SMITH GROUP, INC. 1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OHIO 43215 CONTACT: ASHLEY FOWLER PHONE: (614) 441-4222 EMAIL: AFOWLER@MANNIKSMITHGROUP.COM
OWNER/DEVELOPER:	FMS ARCHITECTS 955 WEST THIRD AVE COLUMBUS, OH 43212 CONTACT: RHONDA HILLIS PHONE: (614) 869-2144 EMAIL: RHILLIS@FMSARCHITECTS.COM
SITE CONTACT:	CONTACT: RHONDA HILLIS PHONE: (614) 869-2144 EMAIL: RHILLIS@FMSARCHITECTS.COM
PROJECT DESCRIPTION:	DEVELOPMENT OF THE SITE INCLUDES GRADING OF THE SITE AND CONSTRUCTION OF NEW BANK BUILDING AND INSTALLATION OF UTILITIES.
ADJACENT AREAS:	THE SITE IS BOUNDED BY LONDON GROVEPORT ROAD (NORTH), SUMMIT DRIVE (EAST), STREAM LINE (SOUTH), BURGER KING (WEST)
PROJECT SITE AREA:	SITE AREA: 1.54 AC TOTAL DISTURBED AREA: 1.54 AC PRE-DEVELOPED IMPERVIOUS AREA / % : 0.027 AC / 1.75% POST-DEVELOPED IMPERVIOUS AREA / % : 0.867 AC / 56.2%
RUNOFF COEFFICIENTS:	PRE-DEVELOPED: 0.36 POST-DEVELOPED: 0.72
EXISTING SITE CONDITIONS:	TREE FARM FOR THE ADJACENT STRADER'S GARDEN CENTER.
SOILS:	CROSBY SILT LOAM, SOUTHERN OHIO TILL TO PLAIN (C&B), 2% TO 6% HSG D
RECEIVING STREAM/ SURFACE WATER:	SCIOTO RIVER
EROSION AND SEDIMENT CONTROL MEASURES:	SEDIMENT FENCE AND INLET PROTECTION SHALL BE USED AS SHOWN ON THE PLAN. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF CITY OF GROVE CITY, FRANKLIN COUNTY, AND THE OHIO DEPARTMENT OF NATURAL RESOURCES.
PERMANENT STABILIZATION:	THE SITE WILL BE STABILIZED BY USE OF SEEDING OR SODDING IN GRASS AREAS.
POST-CONSTRUCTION STORM WATER MANAGEMENT:	XXX XXX XXX
CONSTRUCTION SEQUENCE:	1. ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE/EXIT 2. INSTALL PERIMETER SEDIMENT FENCE 3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES 4. CLEAR THE EXISTING VEGETATION AND COMMENCE ROUGH GRADING 5. INSTALL PERMANENT STORM SEWER AND INLET PROTECTION 6. CONSTRUCT CURBS, PARKING, AND DRIVES 7. BACKFILL CURBS, FINE GRADE, AND STABILIZE DISTURBED AREAS 8. INSTALL REMAINING UTILITIES AND SEWERS 9. UPON PERMANENT STABILIZATION OF THE SITE, CONTACT THE CITY OF COLUMBUS TO REQUEST A SITE ASSESSMENT PRIOR TO REMOVING TEMPORARY SEDIMENT CONTROL MEASURES 10.REMOVE SEDIMENT FENCE
OEPA NPDES PERMIT:	XX*XXXXXXXX

EROSION CONTROL GENERAL NOTES:

IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A CONTROL SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

NOT ALL EROSION CONTROL MEASURES SHOWN WILL BE IN USE AT THE SAME TIME. PHASING SHALL BE DETERMINED BY THE CONTRACTOR AND EROSION CONTROL DEVICES SHALL BE MODIFIED ACCORDINGLY

STREET CLEANING (ON AND AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND, IF NECESSARY, MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT-THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF COLUMBUS AND/OR THE OEPA.

TEMPORARY AND PERMANENT SEEDING

THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

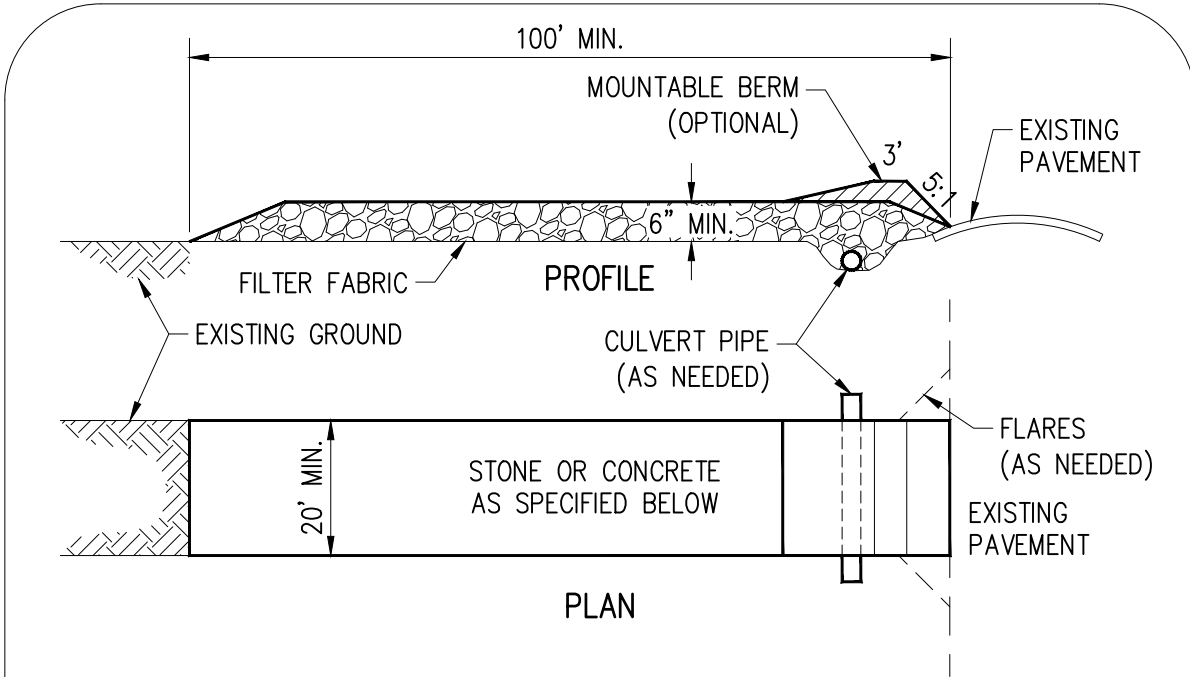
TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER: 12-12-12	12 LB / 1000 SQ. FT.
STRAW MULCH	2 TONS / ACRE
WATER	300 GAL. / 1000 SQ. FT.

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB/1000 SQ. FT.	PER ACRE
MARCH 1 TO NOVEMBER 1	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
NOVEMBER 1 TO MARCH 1	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB / ACRE	LB/1000 SQ. FT.	
GENERAL USE			
CREEPING RED FESCUE DOMESTIC RYEGRASS KENTUCKY BLUEGRASS	20 – 40	1/2 – 1	
	10 – 20	1/4 – 1/2	
	10 – 20	1/4 – 1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

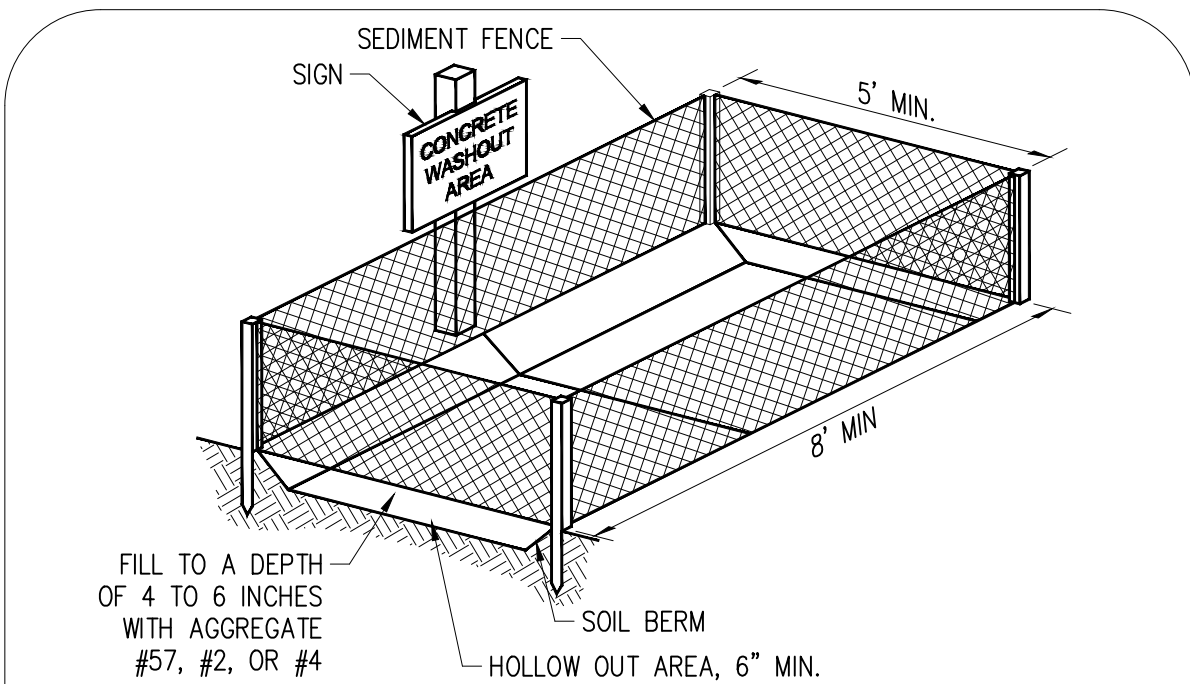


CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - A MINIMUM OF 100'
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

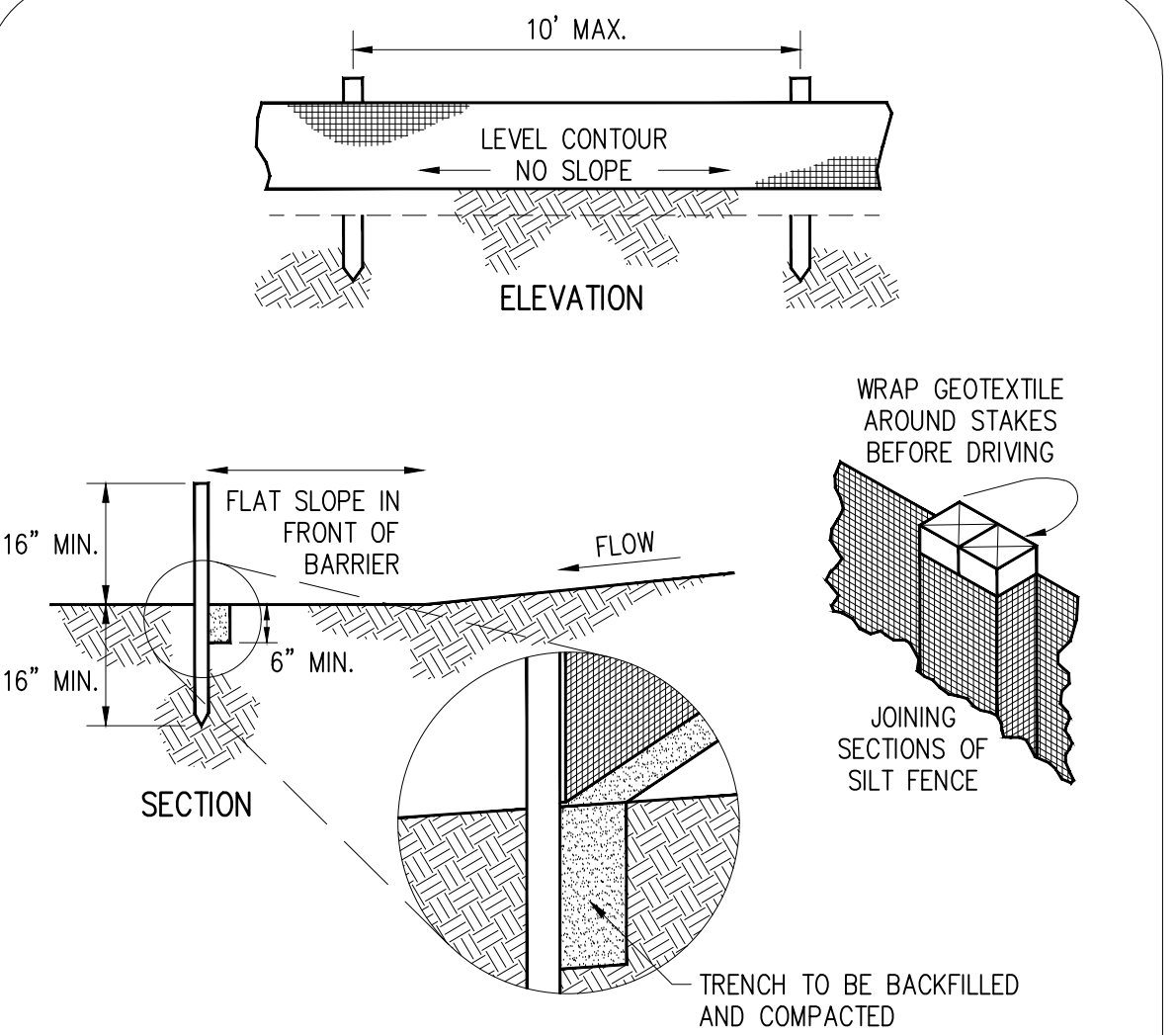


NOTES:

- CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASH OUT TRUCK CHUTES.
- ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
- THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION AREAS IN THE CITY OF COLUMBUS.
- STRAW BALES ARE NOT PERMITTED IN THE CONCRETE WASHOUT AREA.
- THE EXACT LOCATION OF THE CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT.

CONCRETE WASHOUT AREA

NOT TO SCALE



SPECIFICATIONS FOR SILT FENCE:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
- MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
1)THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2)ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3)OTHER PRACTICES SHALL BE INSTALLED.
SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
- SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

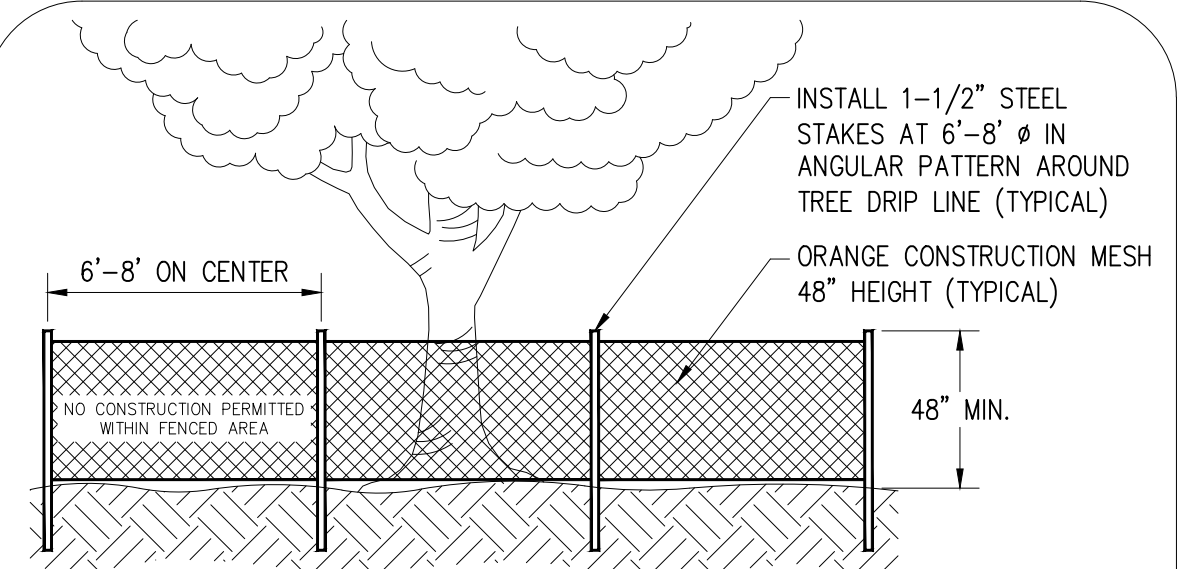
- FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
- SILT FENCE FABRIC - SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	0.84 mm	ASTM D 4751
Minimum Permittivity	1x10 ⁻² sec ⁻¹	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

* NOTE: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS, AND MUST HAVE A MINIMUM 12-INCH DIAMETER.

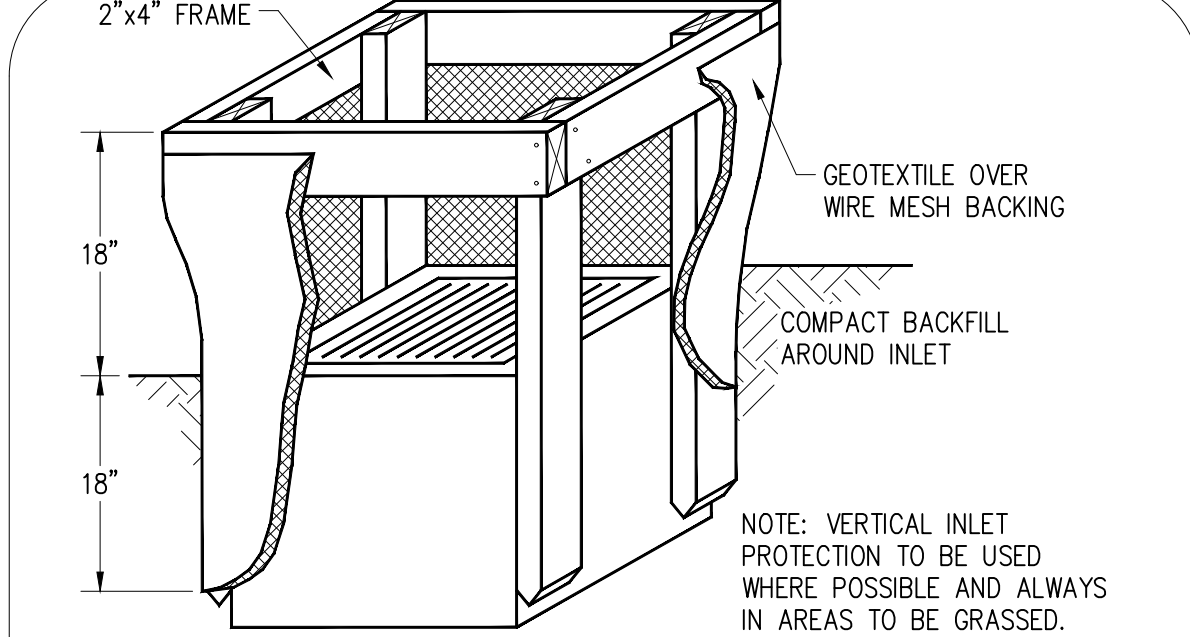
SEDIMENT FENCE BARRIER

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

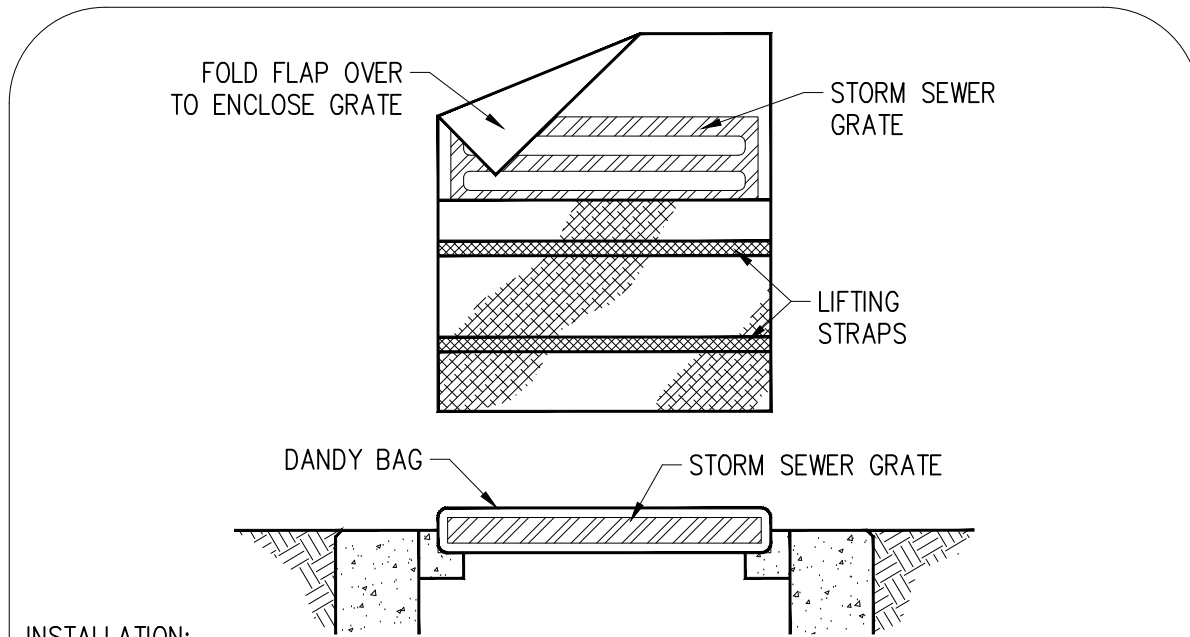


CONSTRUCTION SPECIFICATIONS:

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
- THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
- THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
- WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE, AND BE RESISTANT TO SUNLIGHT, IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

FILTER FABRIC INLET PROTECTION

NOT TO SCALE

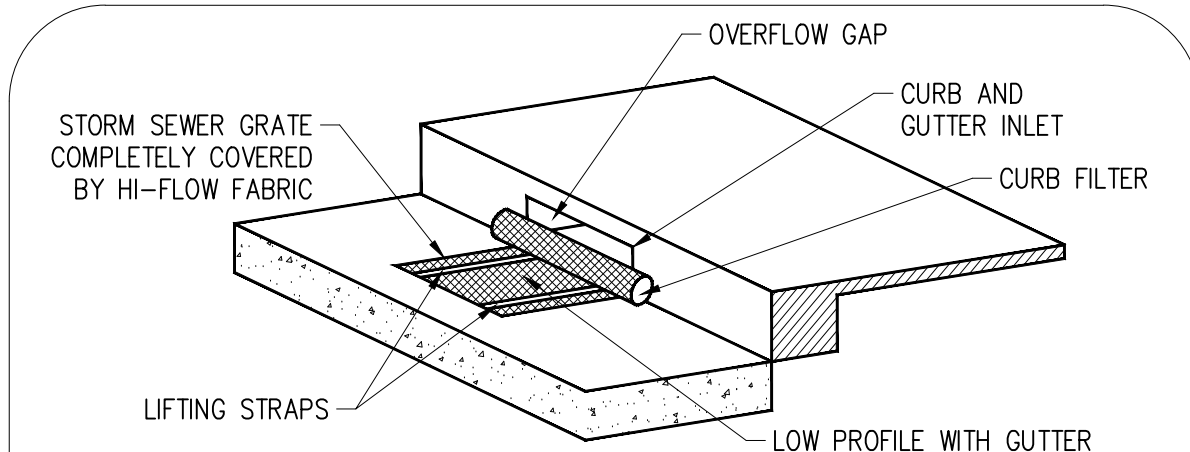


INSTALLATION:
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK IN FLAP. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO THE CATCH BASIN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

MAINTENANCE:
USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION - DANDY BAG™

NOT TO SCALE



INSTALLATION:
STAND GRATE ON END. SLIDE THE DANDY CURB BAG ON WITH DAM ON TOP OF THE GRATE. PULL ALL EXCESS DOWN. LAY UNIT ON ITS SIDE. CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE. PRESS VELCRO DOTS TOGETHER WHICH ARE LOCATED UNDER LIFTING STRAPS. THIS INSURES STRAPS REMAIN FLUSH WITH GUTTER.

MAINTENANCE:
USING A STIFF BRISTLE BROOM, SWEEP SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

DANDY CURB BAG™

NOT TO SCALE

C501	STORM WATER POLLUTION PREVENTION DETAILS	FINAL DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 955 WEST THIRD AVENUE, COLUMBUS, OH 43212	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL - CREATIVE SPIRIT.	1160 DUBLIN ROAD		NO.	DATE	BY	DESCRIPTION
						SUITE 100					
						COLUMBUS, OH 43215					
						TEL: 614.441.4222					
						FAX: 888.488.7340					
PROJECT DATE: 07/31/2024		PROJECT NO: 240322									
DRAWN BY: MAO		CHECKED BY: AAF									



T.O. PARAPET
+ 21'-6"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

T.O. PARAPET
+ 13'-10"

B.O. CANOPY
+ 10'-0"

T.O. SLAB / FND.
0'-0"

FINISH GRADE
VARIES - 0'-2" TO - 0'-6"



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

8/15/24

Vaughn Benson
995 W. 3rd Ave
Columbus, OH 43212

Via email: vbenson@fmsarchitect.com

Dear Mr. Benson,

Staff have reviewed your Special Use Permit for JP Morgan Chase Bank, in Grove City, Ohio. The control number for this application is #202407300031 and should be referenced in any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following information or corrections.

1. Based on the site plan provided, the stacking shown with 4 cars does not allow for through traffic in the northern drive-thru aisle. Staff has concerns with vehicles entering the ATM line and becoming stuck if the line is wrapping around the corner as there is no by-pass lane. Staff recommends a sign or pavement marking be placed after where the second car will stack to indicate a "no stacking" area or to "start stacking" here. This will allow cars that enter the drive aisle for the ATM to have a bypass.

2. Provide the following additional information in the narrative.
 - a. Hours of operation for the drive-thru.
 - b. If any speakers will be used in association with the ATM.

The narrative has been updated as requested.

Two signs have been added at the entrance to the ATM drive indicating it to be for ATM use only. Additionally, a Chase ATM queuing study has been included for your review and information. Per the study, a maximum of 2 cars in queue at a time are expected.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on August 22nd, 2024. This will allow us time to review the revisions prior to finalizing the agenda for the September Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the October Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, September 3rd, 2024 at 1:30 p.m. in the Council Chambers of City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full size set of all plan sheets by August 28th to** remain on the September Planning Commission meeting agenda.

If you have any questions or need additional information, please call me at (614) 277-3022 or email tbarr@grovecityohio.gov.

Sincerely,

Terry Barr, AICP, Development Planner



MEMO

To: Grove City

From: The Mannik & Smith Group, Inc.

Date: September 3, 2024

Project #: 401.24000322.000

Re: JPMorgan Chase Grove City – (Franklin County), OH

This narrative was prepared to document the project description and special use request for the subject property located at 2811 London Groveport Road, Grove City, OH 43123. The property parcel ID number, as described on Franklin County GIS Portal, is 040-008045. The current zoning designation is described as Retail Commercial (C-2). The subject property is comprised of an approximately 15.39-acre parcel that is required to be lot split to endorse the development of a new JPMorgan Chase Bank facility. The attached information is being submitted with the intent of obtaining approval for the following applications: 1) Final Development plan review, and 2) Special Use.

Existing Parcel and Subject Area:

The subject area is comprised of a vacant greenspace development currently being utilized as a tree farm for the adjacent Strader's Garden Center. The subject area is landscaped and consists of grass vegetation and several tree saplings, shrubs, and bushes of numerous varieties. There is a field delineated wetland that exists at the northeast corner of the subject area that will be mitigated in the future. The proposed lot will be split to divide the existing parent parcel and provide a 1.54-acre subject property for the new JPMorgan Chase Bank's development.

Project Description:

The proposed development will include the construction of a new bank building with ATM drive through, grading, utilities, concrete walks and ADA parking area, landscaping, a concrete dumpster pad with enclosure, and an asphalt pavement parking lot. The project will include two full access entrances which will connect to a shared access drive along the south property line. The proposed full access drive extension will connect to an existing access stub. Admission to London Groveport Road will be accessed by way of the southeast connection to the existing access drive. There will be a new stormwater bio-detention pond incorporated as part of the improvements to handle the Stormwater Management and Water Quality requirements as well as provide a green-initiative open space feature along the walking path connectivity from the neighboring commercial properties (i.e. Burger King, Taco, Bell, Strader's, etc.) to London Groveport Road. The generalized location of the development and its associated land use are depicted on the attached Site Plan. This project will include the erection of a brand-new facility that will expand services offering patrons financial management in addition to several other banking services. This branch will provide 9 employee positions to the local area. The proposed project will be designed, operated, and constructed to be harmonious with the character of Grove City and with minimal impacts to the local neighborhood and the associated properties. We are moving forward with intent to deliver a product that provides a positive impact with respect to the Grove City 2050 plan and ultimately provide outstanding service to existing residents and presumed future growing population of the local region.

Special Use Request:

As part of this development, Chase seeks to operate pursuant to the proposed use of "Bank", which shall have the meanings ascribed under the City Zoning Code. This use is designated as a special use due to inclusion of an ATM drive thru and shall conform to the regulations of the zoning district as well as the supplementary conditions and development standards of §1135 of the Code. The drive thru is on the west side of the building and includes a dedicated one way drive, a bypass lane, and easily

accommodates four stacking spaces. The ATM drive thru is accessible 24 hours a day and has low levels of sound while idle and operating. Please refer to page 8 of the Drive Up ATM Site Prep document for the weighted decibel levels shown below.

ACOUSTICS

For most variants the acoustics sound power does not exceed:

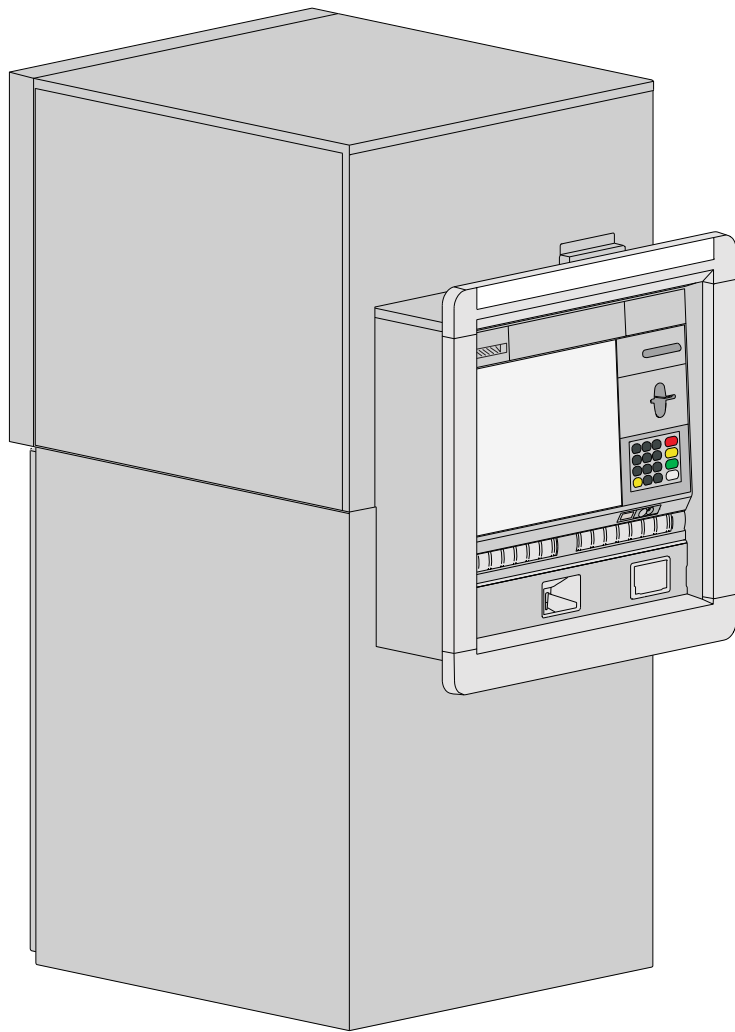
- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)



NCR SelfServ™ 84 Drive-Up ATM Site Preparation



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Contents

Introduction

Audience

About This Document

Revision Record

Customer Responsibilities

Notice

Site Compliance

Customer Actions

Standards Compliance

Radio Frequency Interference

FCC Radio Frequency Interference Statement

Canadian Class A Device Declaration

Safety

Safety Directive

Harmonised Safety Standard

Electromagnetic Compatibility (EMC)

Immunity Standards

EMC Directives

Emission Standards

Additional Requirements for 220V - 240V Units

Accessibility

Product Overview

General Description

Options

Acoustics

Heat Dissipation

Product Identification

Site Requirements

Positioning the ATM

Floor

Doorways and Corridors

Wall

Wall Cavity

Installing Through a Glass Wall

Collar Tolerance

Ambient Lighting

Task Lighting

Temperature and Humidity

Normal Operating Range (Interior Environment)

Normal Operating Range (Exterior Environment)

Storage Range (Up To Three Months)

Transit Range (Up To One Week)

Extreme Power On Range (Up To One Hour)

Barometric Pressure

Power Requirements

AC Power Requirements

Input Voltage Setting

Grounding

Transient Protection

Cable Requirements

Cable Preparation

Data Line Transient Protection

Alarm Interface Cables

Basic Alarm Cable

Enhanced Alarm Cable

Remote Status Monitor

Shortening the Cable

Remote Relay Cable

Ethernet Standard Cable

Power Cable

Decals

Advert Window

Advert Window

Entry/Exit Decals

Variant Details - CEN I, Standard Collar

Package Dimensions

ATM Dimensions

Weight and Floor Loading

Standard Security Enclosures

Cable Entry

Facia Items

15" Touchscreen

19" Touchscreen

Touchscreen Dimensions

Heights and Depths

Distance for Voice Guidance

Security Bolts

Bolt Holes

Standard Collar - Short Sleeve

Standard Collar - Long Sleeve

Hole in the Wall

Standard Collar - 4 High Security Enclosure

Standard Collar - 5 High Security Enclosure

Hole in the Wall Overlap - Standard Collar

Vents Location - Air Flow

Clearances - Topbox Door

Clearances - Corridor

Servicing Areas - Optimum - Single ATM

Standard Collar - Short Sleeve

Standard Collar - Long Sleeve

Servicing Areas - Minimum - Single ATM

Standard Collar - Short Sleeve

Standard Collar - Long Sleeve

Variant Details - CEN I, Advert Collar

Package Dimensions

ATM Dimensions

Weight and Floor Loading

Standard Security Enclosures

Cable Entry

Facia Items

15" Touchscreen

19" Touchscreen

Touchscreen Dimensions

Heights and Depths

Distance for Voice Guidance

Security Bolts

Bolt Holes

Advert Collar - Short Sleeve

Advert Collar - Long Sleeve

Hole in the Wall

Short Sleeve - Advert Collar - 4 High Security Enclosure

Short Sleeve - Advert Collar - 5 High Security Enclosure

Hole in the Wall Overlap - Advert Collar

Vents Location - Air Flow

Clearances - Topbox Door

Clearances - Corridor

Servicing Areas - Optimum - Single ATM

Advert Collar - Short Sleeve

Advert Collar - Long Sleeve

Servicing Areas - Minimum - Single ATM

Advert Collar - Short Sleeve

Advert Collar - Long Sleeve

Variant Details - CEN III and IV, Standard Collar

Package Dimensions

ATM Dimensions

Weight and Floor Loading

Standard Security Enclosures

EX GAS Security Enclosures

Cable Entry

Facia Items

15" Touchscreen

19" Touchscreen

Touchscreen Dimensions

Heights and Depths

Distance for Voice Guidance

Contents

Security Bolts11 - 3

Bolt Holes.....11 - 3

 Standard Collar - Short Sleeve11 - 3

 Standard Collar - Long Sleeve11 - 3

Hole in the Wall11 - 4

 Standard Collar - 4 High Security Enclosure11 - 4

 Standard Collar - 5 High Security Enclosure11 - 4

 Hole in the Wall Overlap - Standard Collar.....11 - 4

Vents Location - Air Flow11 - 5

Clearances - Topbox Door.....11 - 5

Clearances - Corridor11 - 5

Servicing Areas - Optimum - Single ATM11 - 6

 Standard Collar - Short Sleeve11 - 6

 Standard Collar - Long Sleeve11 - 6

Servicing Areas - Minimum - Single ATM.....11 - 7

 Standard Collar - Short Sleeve11 - 7

 Standard Collar - Long Sleeve11 - 7

Variant Details - CEN III and IV, Advert Collar

Package Dimensions12 - 1

ATM Dimensions.....12 - 1

Weight and Floor Loading.....12 - 1

 Standard Security Enclosures12 - 1

 EX GAS Security Enclosures12 - 1

Cable Entry.....12 - 1

Facia Items12 - 2

 15” Touchscreen.....12 - 2

 19” Touchscreen.....12 - 2

 Touchscreen Dimensions.....12 - 2

 Heights and Depths12 - 2

 Distance for Voice Guidance12 - 2

Security Bolts12 - 3

Bolt Holes.....12 - 3

 Advert Collar - Short Sleeve.....12 - 3

 Advert Collar - Long Sleeve.....12 - 3

Hole in the Wall12 - 4

 Short Sleeve - Advert Collar - 4 High Security Enclosure12 - 4

 Short Sleeve - Advert Collar - 5 High Security Enclosure12 - 4

 Hole in the Wall Overlap - Advert Collar12 - 4

Vents Location - Air Flow12 - 5

Clearances - Topbox Door.....12 - 5

Clearances - Corridor12 - 5

Servicing Areas - Optimum - Single ATM12 - 6

 Advert Collar - Short Sleeve.....12 - 6

 Advert Collar - Long Sleeve.....12 - 6

Servicing Areas - Minimum - Single ATM.....12 - 7

 Advert Collar - Short Sleeve.....12 - 7

 Advert Collar - Long Sleeve.....12 - 7

AUDIENCE

This document is intended for architects and those responsible for preparing a site prior to the arrival of the ATM.

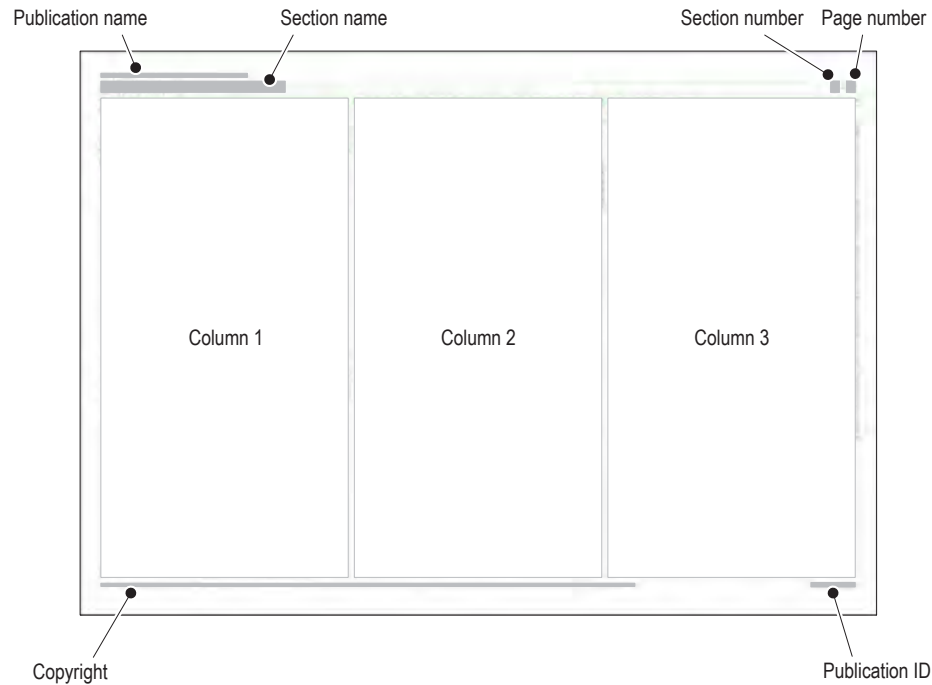
ABOUT THIS DOCUMENT

This site preparation document is designed to be read on wide aspect ratio screens. Each section has been structured to fit the maximum amount of information on the minimum number of pages yet still be readable when printed on A3 size paper. Printing on smaller paper sizes may reduce readability but will make handling easier.

The document is organised into sections covering the following topics:

- Introduction - this section
- Customer Responsibilities
- Standards Compliance
- Product Overview
- Site Requirements
- Power Requirements
- Cable Requirements
- Decals
- Variant Details - CEN I, Standard Collar
- Variant Details - CEN I, Advert Collar
- Variant Details - CEN III and IV, Standard Collar
- Variant Details - CEN III and IV, Advert Collar

Each page has two or three columns laid out as follows:



Where left and right side are stated the ATM is viewed from the front (facia side) of the ATM. All plan views are from the top unless otherwise stated.

Unless otherwise stated all dimensions are rounded to the nearest millimetre and equivalent decimal of an inch.

REVISION RECORD

Date	Revision	Pages	Reason for Change
January 2017	A	All	Initial release
February 2017	B	Various	Remove Statement Printer option
September 2017	C	Various	CEN III and IV (Std and EX GAS) added Safety Directive and Standard update Weights updated Product Identification label updated Service clearance update - LHS/RHS deposit modules Topbox clearance added Note added to Weight and Floor Loading sections

NOTICE

This is a contractual document. It contains important warnings and confers important legal rights and obligations. You are advised to read it carefully.

It is the responsibility of you, the customer, to assure that all installation preparations are complete and in compliance with all specifications and requirements of NCR and all applicable national, state, or local codes, regulations and laws.

This equipment must be installed and used in strict accordance with the manufacturer’s instructions. However, there is no guarantee that interference to radio communications will not occur in a particular commercial installation. If this equipment does cause interference, which can be determined by turning the equipment off and on, the user is encouraged to consult an NCR service representative immediately.

 **CAUTION** NCR Corporation is not responsible for any radio or television interference caused by unauthorized modifications of this equipment or the substitution or attachment of connecting cables and equipment other than those specified by NCR. Such unauthorized modifications, substitutions, or attachments may void the user’s authority to operate the equipment. The correction of interference caused by such unauthorized modifications, substitutions, or attachments will be the responsibility of the user.

SITE COMPLIANCE

This document contains the information necessary for the preparation of a site conforming to NCR specifications. It is very important that the site complies with the requirements specified in this document, because, once the equipment has been installed, deficiencies in site preparation or the problems caused by these deficiencies are much more difficult to detect and correct.

Further, failure to comply with these requirements or to take proper steps to protect equipment against risks identified in this document may cause serious damage to the equipment and to the customer’s business.

In addition to the need to comply with the requirements specified, electrical wiring and mechanical systems must also comply with all relevant codes, laws and regulations.

It is important that the site be prepared by a customer or his agent who is fully conversant with the special requirements of electronic equipment. The responsibility for ensuring that the site is prepared in compliance with this document remains with the customer.

For information and guidance purposes only, a list is provided, in general terms, of those matters for which the customer is responsible. This list is not intended to be comprehensive, and in no way modifies, alters, or limits the responsibility of the customer for all aspects of adequate site preparation.

NCR staff will be available to answer questions relating to the contents of this document but, except where:

- a. the customer has been notified that a full or partial consultancy service is available and/or that NCR will be willing to undertake a preliminary or final site survey and
- b. the customer shall have entered into a formal contract with NCR for provision of the same

no comment, suggestion or advice offered or not offered about preparation of the site nor any inspection of the site whether before or after preparation is to be taken as approval of the location of the site and equipment or of its preparation and NCR will not be liable in respect of any comment, suggestion or advice given by its staff or in respect of any failure to give advice.

- Finally, only the customer can know the full extent of damage which may be caused to his business by reason of failure of the equipment which is to be installed. For this reason it is the customer’s responsibility to ascertain the extent of any such possible damage to his existing or planned business, and to effect, full insurance in respect of it.

CUSTOMER ACTIONS

The customer must do or provide the following:

- When required by NCR, provide the NCR customer service representative with appropriate drawings that indicate:
 - Location of the equipment
 - Site wiring (power and signal, paths and lengths)
 - Location of other equipment capable of generating electrical noise, electromagnetic interference, heat, etc.
- Make building alterations necessary to meet wiring and other site requirements.
- Provide and install all communications cables, wall jacks, special connectors, and associated hardware.
- Provide and install necessary power distribution boxes, conduits, grounds, lightning protection, and associated hardware.
- Make sure all applicable codes, regulations and laws (including, but not limited to, electrical, building, safety, and health) are met.
- Provide and install auxiliary power or other equipment as required.
- Provide storage or service areas as required.
- Make sure the environmental requirements of the system/unit are met.
- Provide floor coverings and environmental systems that limit or control static electricity build-up and discharge.
- Install the product at a height which meets the accessibility regulations of the relevant country.

RADIO FREQUENCY INTERFERENCE

FCC Radio Frequency Interference Statement

This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to Part 15 of the Federal Communications Commission (FCC) Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case you, the customer, will be required to correct the interference at your own expense.

Canadian Class A Device Declaration

This digital apparatus does not exceed the Class A limits for radio noise emissions from digital apparatus set out in the Radio Interference Regulations of the Canadian Department of Communications.

Le présent appareil numérique n’émet pas de bruits radioélectriques dépassant les limites applicables aux appareils numériques de la classe A prescrites dans le Règlement sur le brouillage radioélectrique édicté par le ministère des Communications du Canada.

SAFETY

Safety Directive

- 73/23/EEC, 93/68/EEC ‘Low Voltage Directive and Amendment’.

Harmonised Safety Standard

- EN 60950-1:2006+A2:2013 ‘Information Technology Equipment - Safety’

ELECTROMAGNETIC COMPATIBILITY (EMC)

Immunity Standards

The ATM complies with the following requirements for radiated and conducted immunity:

- EN 55024

As per the requirements of EN55024, the ATM complies with the requirements of the following normative Immunity Standard:

- EN 61000-4-2 Electrostatic Discharge
- EN 61000-4-3 Radiated RF
- EN 61000-4-4 Electrical Fast Transient/Burst
- EN 61000-4-5 Surge
- EN 61000-4-6 Conducted RF
- EN 61000-4-8 Power Frequency Magnetic Field
- EN 61000-4-11 Voltage Dips/Short Interruption.

EMC Directives

This equipment has been found to comply with the essential requirements of EMC Directive 2014/30/EU, by testing to harmonized standards EN55032, EN55024, EN61000-3-2 and EN61000-3. The equipment complies with the limits for a Class A digital device, pursuant to EN55032.

The ATM complies with the following Electromagnetic Compatibility (EMC) directives and standards for IT equipment:

- 2014/30/EU ‘EMC Directive’
- 93/68/EEC ‘CE Marking Directive’

Emission Standards

The ATM complies with the following requirements for radiated and conducted emissions:

- EN55032 Class A
- FCC 47CFR Part 15. Class A
- CISPR 32 Class A
- AS/NZS 3548 Class A
- GB 9254 Class A
- CNS 13438 Class A.

 **WARNING** This equipment is compliant with Class A of CISPR 32. In a residential environment this equipment may cause radio interference.

Additional Requirements for 220V - 240V Units

The ATM complies with the following requirements for conducted emissions:

- EN 61000-3-2: Mains harmonics, Class A
- EN 61000-3-3: Mains flicker.

ACCESSIBILITY

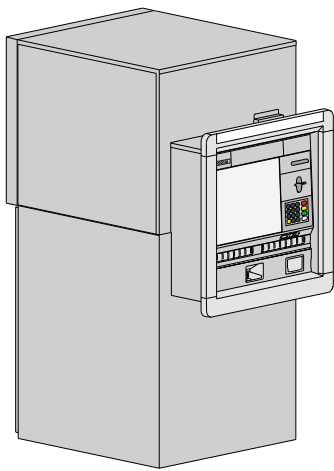
It is the responsibility of the owning institution to ensure that the heights from the floor level to the facia items comply with any local regulations.

Note: The heights listed in this document assume that the installation does not add depth in front of the ATM. Increased depth may change the height requirements due to increasing the user’s reach, therefore please refer to the relevant accessibility regulation if additional depth has been added.

Product Overview

GENERAL DESCRIPTION

The NCR SelfServ 84 Drive-Up Automated Teller Machine is a ‘through the wall’ ATM which can also be deployed as a walk-up ATM.



Options

Standard Security Enclosures

- CEN Grade I
- CEN Grade III
- CEN Grade IV

Solid and Gas Explosion Resistant (EX GAS) Security Enclosures

- CEN Grade III
- CEN Grade IV

Sleeve

- Short Sleeve
- Long Sleeve

Collars

- Standard
- Advert

ACOUSTICS

For most variants the acoustics sound power does not exceed:

- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)

HEAT DISSIPATION

The NCR SelfServ product range is a flexible hardware platform. NCR recommends that actual power measurements are taken and used to establish the heat dissipation for specific hardware configurations. These measurements should include any custom or third party features.

Where specific measurements are not available then, as a guide, **760 KJ/hour** can be used as an indicative heating load. This figure is based on an ATM in idle mode, with a medium to high feature functionality configuration.

Heat dissipation figures are largely unaffected by transactional rates.

PRODUCT IDENTIFICATION

The illustration below is typical of the layout of the product identification label which is fixed inside the ATM.



The product is identified by a class and a 4 digit model number. The serial number is unique to each ATM. The tracer number is used to identify where the ATM was built.

Please quote all of the serial and tracer numbers, including the prefix, when making reference to the ATM.

Electrical rating information is also shown on the product label.

POSITIONING THE ATM

- The ATM may be installed through any suitable exterior wall.
- Position the ATM where bright sunlight will not fall directly on the display.
- The ATM must also be positioned away from heat sources or any air conditioning equipment.
- Allow sufficient room for installation and servicing requirements.

CAUTION The ATM is designed to withstand exposure to rainfall. However do not locate it where it may be exposed to water spray, for example, from vehicles driving through puddles.

FLOOR

- The ATM *must* be installed on a level, even, concrete or other noncombustible surface. In locations where the floor may be uneven, it is recommended that a steel plate is used under the ATM.
- An antistatic floor covering should be used and must be of a type that will not generate dust or fluff.
- The ATM must be installed on a floor capable of supporting the maximum weight including media. Only the maximum weight should be considered as additional options may be added after installation. Floor loading is calculated by dividing the maximum weight of the ATM by the surface area of the ATM base in contact with the floor.
- Service areas, ATM weights and floor loading for your ATM can be found in the Variant Details section.*

DOORWAYS AND CORRIDORS

- Make sure that doorways and corridors leading to your point of installation are wide enough to allow the package to pass through, or make arrangements to unpack the ATM and remove it from the pallet in an area with sufficient access then move it to the installation site.
- Make sure that any corridors can support the weight of the ATM, including all packaging and the pallet.

WALL

A **25 mm** (1.0 in.) wide smooth surface is required around the edge of the wall opening to enable a good weather seal.

Wall Cavity

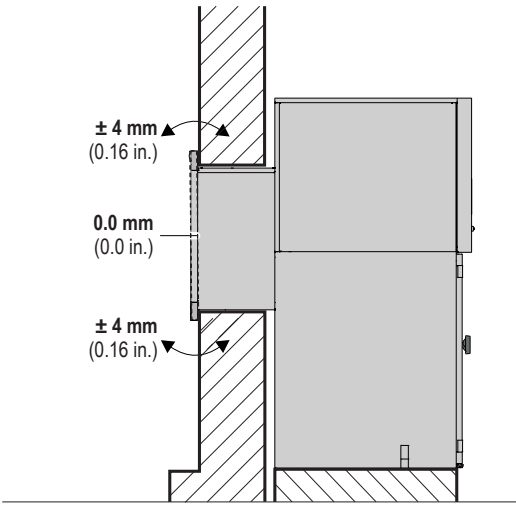
Any cavity in the wall must be sealed to provide a flush surface that does not extend into the wall opening. Leave the gap between the ATM sleeve and the wall opening clear to allow air at room temperature to circulate.

Installing Through a Glass Wall

If you are installing your ATM through a glass wall you may require a suitable glass support (normally a steel collar) to sit between the ATM collar and the glass. The requirement for this support should be determined by the architect. If required, any such support should be sourced locally.

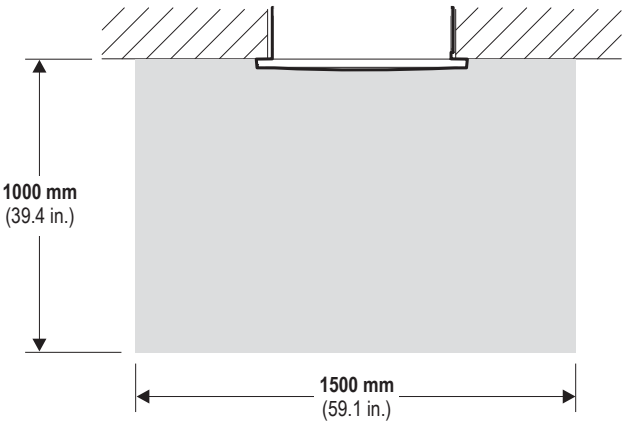
Collar Tolerance

- The collar has a tolerance of **±4 mm** (0.2 in. (**± 0.5°**)) at the top and bottom, with **0 mm** (0.0 in. (**0°**)) at its centre.
- The collar cannot accommodate large dips or depressions in the wall. Make sure the wall is smooth and even.



AMBIENT LIGHTING

If the ATM is fitted with a camera, it is strongly recommended that there is a minimum of **50 LUX** lighting at floor level within the area illustrated below.



TASK LIGHTING

A minimum of **200 LUX** is required for task lighting.

TEMPERATURE AND HUMIDITY

Continuous operating at or near the range limits, or in a location where the temperature and humidity change beyond the specification, should be avoided.

If installing though an exterior wall, the site must meet the requirements of both the Interior and Exterior environments.

Note: For exterior through the wall ATMs the humidity inside the building is restricted to a maximum of **30%** at an outside temperature of **-35°C** (-31°F), with a linear relationship between temperature and humidity to a maximum humidity at **0°C** (32°F).

Normal Operating Range (Interior Environment)

- Temperature: **0°C to 40°C** (32°F to 104°F)
- Relative Humidity: **20% to 80%**
- Dew Point Temperature Restriction: **26°C** (79°F) maximum

Normal Operating Range (Exterior Environment)

- Temperature: **-35°C to 50°C** (-31°F to 122°F)
- Relative Humidity: **10% to 100%**
- Dew Point Temperature Restriction: **26°C** (79°F) maximum

Storage Range (Up To Three Months)

- Temperature: **-10°C to 50°C** (14°F to 122°F)
- Relative Humidity: **10% to 90%**

Transit Range (Up To One Week)

- Temperature: **-40°C to 60°C** (-40°F to 140°F)
- Relative Humidity: **5% to 95%**

Extreme Power On Range (Up To One Hour)

- Temperature: **0°C to 45°C** (32°F to 113°F)
- Relative Humidity: **10% to 95%**

BAROMETRIC PRESSURE

- Operating/Transit Limits: **105 kPa** (15.2 lbf/in².) to **70 kPa** (10.2 lbf/in².)
- Equivalent Altitude: Up to a maximum of **3000 m** (9842.52 ft)

Power Requirements

AC POWER REQUIREMENTS

The maximum current requirements are:

- 10A at 120V
- 6.3A at 230V.

The maximum inrush current is 100A.

NCR does not recommend running an ATM with deposit devices without an Uninterruptible Power Supply (UPS). Without a UPS, there is the potential for customer’s cash to be retained in the device if there is a power failure.

INPUT VOLTAGE SETTING

The ATM can operate from the following input mains voltages:

- 90V to 136V at 50/60Hz
- 180V to 264V at 50/60Hz.

GROUNDING

The ATM operates from a single phase, 3 wire supply: live, neutral and ground.

The ATM power requirements will normally permit it to operate within existing wiring configurations and from existing mains outlets provided that:

- the branch circuit of the distribution panel supplying the ATM is not also used to supply equipment with heavy inductive loads such as air conditioners or AC motors.
- other branch circuits on the same distribution panel do not supply such equipment.
- the installation meets or exceeds the regulatory and local guidelines with regard to electrical safety and all conductor sizing.

The normal and safe operation of this ATM is dependent on the above. Only qualified personnel that meet local certification standards should be permitted to ensure compliance.

Note that the building ground point can also affect data integrity. For additional information refer to [Data Line Transient Protection](#) in the [Cable Requirements](#) section.

TRANSIENT PROTECTION

In the process of power distribution, transient electrical energy (including, but not limited to, lightning strikes, intermittent short circuits, and switching transients) can be introduced on to power lines. Such transient energy can be very damaging to electronic hardware and can also cause data corruption. Under these circumstances, NCR recommends the use of AC power transient suppressors and data (communication) line transient suppressors. Such protective devices are intended to guard against power and data line transients that can result in hardware damage and various system or program errors.

Improvement of any deficiencies in power quality is a customer responsibility. Malfunction and/or component failure as a result of power quality problems are/is not covered by NCR Corporation Maintenance Agreement. NCR accepts no liability for any such occurrence nor for its consequences.

When power transient suppression is required, the suppressors used should meet the following minimum requirements:

- Dissipate energy to match the appropriate application categories as defined by ANSI/IEEE Standard C62.41, Guide on Surge Voltages in Low-Voltage AC Power Circuits.
- Be of the voltage limiting (clipping), or tracking filter type. The suppressor must not ‘clamp’ the voltage to zero, and must self-recover after the passage of the transient. The suppressor may be of the hybrid type construction that makes use of various technologies in order to meet speed and dissipation requirements.
- Exhibit a ‘short circuit’ mode upon its failure, thus providing a positive indication of its failure such as a blown fuse or tripped breaker
- Be listed by the accepted safety organization for the country involved (e.g. UL, CSA, VDE, ETL, etc.) and the installation must conform to local, state, and national electrical codes and regulations.

Location Category	Comparable to IEC No 664 Category	Transient	
		Waveform	Amplitudes
B = Major feeders, short branch circuits, and load centres	III	Volts = 1.2 x 50 μ s	6kV
		Current = 8 x 20 μ s	3kA
C = Service Entrance and run to load centre	IV	0.5 μ Rise - 100 kHz	6kV
		Ringwave	500A
		Volts = 1.2 x 50 μ s	10kV or more
		Current = 8 x 20 μ s	10kA or more

CABLE PREPARATION

NCR supply a power cable for the ATM. Other external cables are not supplied. Specifications for these cables are given in this section.

It is the customer’s responsibility to have any required external cables installed and to make sure that all cable preparations comply with NCR specifications as well as with all national, state or local telephone and telegraph regulations and laws.

When producing cables allow for **2.2 m (7.22 ft)** of cable within the ATM.

DATA LINE TRANSIENT PROTECTION

Voltage transients, line noise, surges, sags, impulses, and spikes may be experienced routinely or sporadically. When such phenomena occur the use of protective devices may be required to ensure proper operation of the equipment.

It is the responsibility of the customer to install and connect a data line transient suppression system to correct or prevent any deficiencies. Such systems must meet the following minimum requirements:

Be of the self-recovering voltage limiting type. Exhibit a ‘short circuit’ mode upon its failure to ensure a positive indication of its failure. Insert minimum inductive and capacity loading at the operating frequency. Be installed in accordance with all applicable local, state, and national electrical codes and regulations.

Protect the data port from damage in the presence of a data line transient event as defined in IEC Standard 1000-4-5 (formerly IEC 801-5).

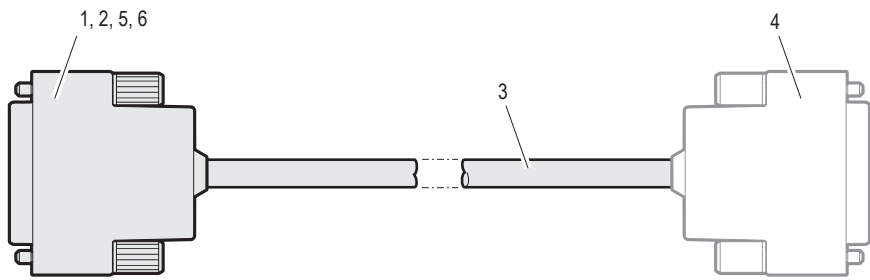
ALARM INTERFACE CABLES

The ATM may optionally be configured to provide an alarm interface which enables the ATM to be connected to an external local alarm system. The interface may take the form of one of two options; a basic alarm system or an enhanced alarm system.

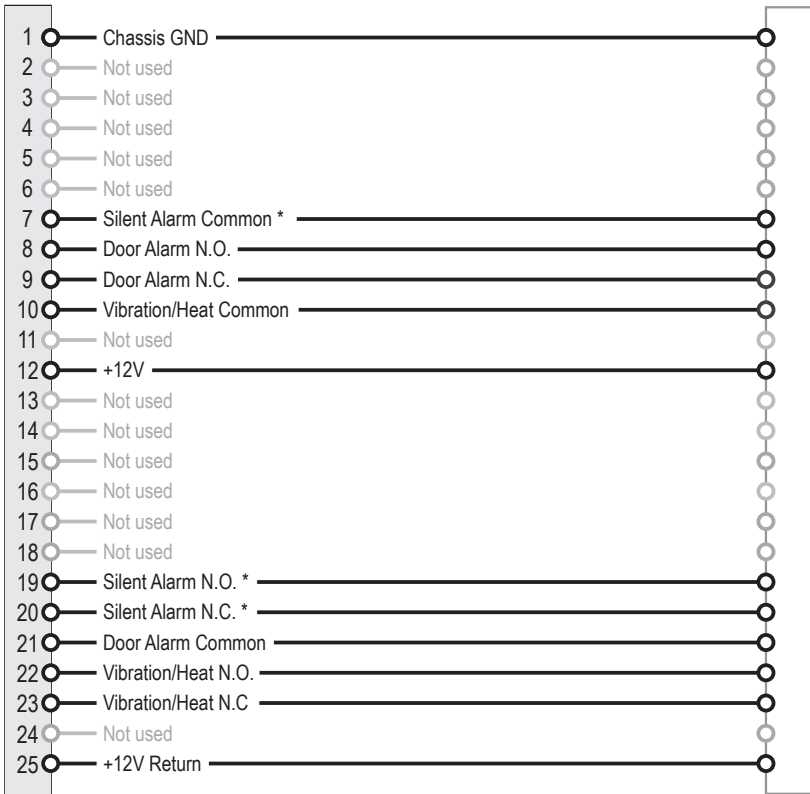
A stabilised, non-interruptible power supply must be provided through the external alarm system. The alarm interface cable wiring must conform to the following specification:

- 12V ± 2V dc
- 200mA maximum
- Ripple, 5% maximum.

Basic Alarm Cable

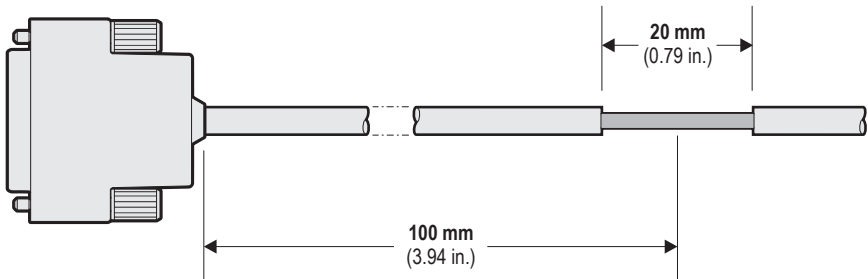


- 1. Connector, 25 Way (NCR part no. 006-0005896)
- 2. Terminal, wire, female (NCR part no. 009-0002640)
- 3. Cable, multiconductor (determined by the alarm installed).
- 4. Connector (determined by remote device).
- 5. Shell Hood (NCR part no. 006-1500038).
- 6. Screw retainer (NCR part no. 601-0101584).

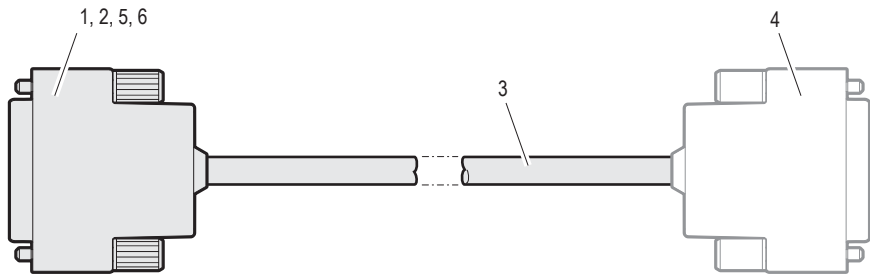


Remove a **20 mm (0.79 in.)** section of the outer sleeve, **100 mm (3.94 in.)** from the ATM end of the cable.

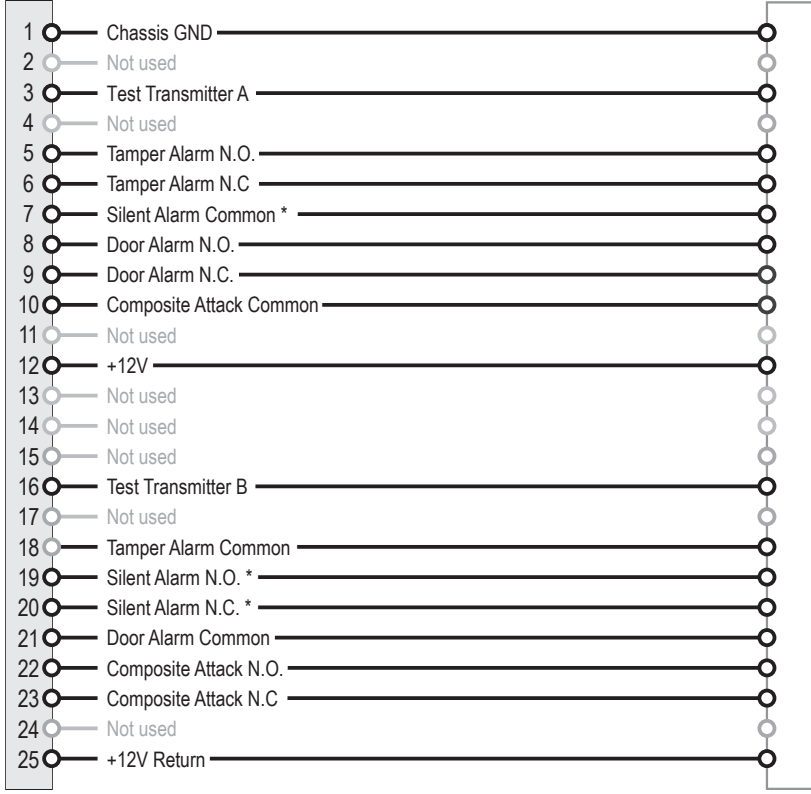
Take care not to cut through the cable shielding.



Enhanced Alarm Cable

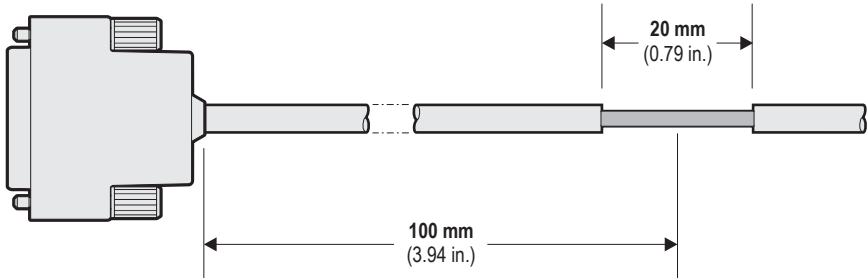


- 1. Connector, 25 Way (NCR part no. 006-0005896)
- 2. Terminal, wire, female (NCR part no. 009-0002640)
- 3. Cable, multiconductor (determined by the alarm installed).
- 4. Connector (determined by remote device).
- 5. Shell Hood (NCR part no. 006-1500038).
- 6. Screw retainer (NCR part no. 601-0101584).



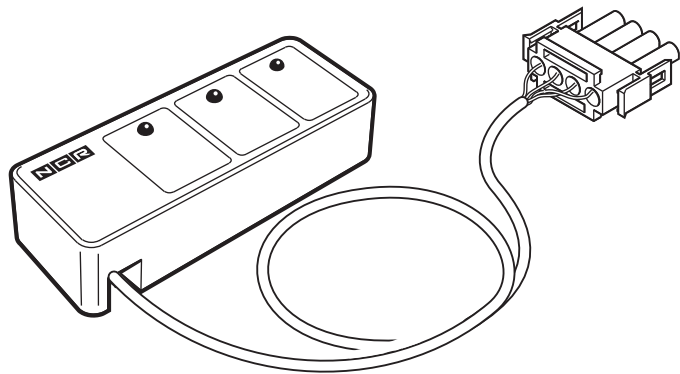
Remove a **20 mm (0.79 in.)** section of the outer sleeve, **100 mm (3.94 in.)** from the ATM end of the cable.

Take care not to cut through the cable shielding.



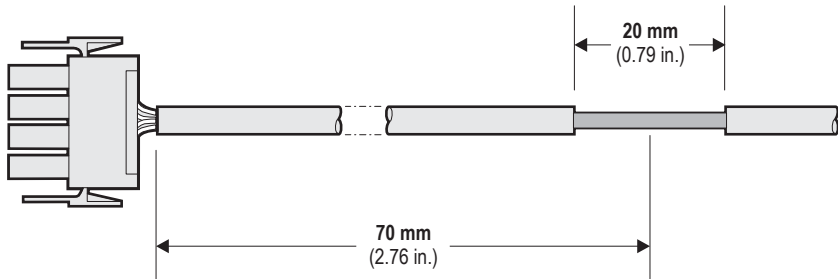
REMOTE STATUS MONITOR

The remote status monitor feature is supplied as a complete assembly consisting of a status indicator unit, **76.2 m** (250 ft) of cable and a connector.



Remove a **20 mm** (0.79 in.) section of the outer sleeve, **70 mm** (2.76 in.) from the ATM end of the cable.

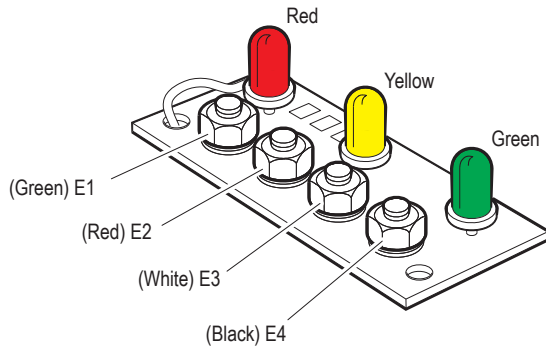
Take care not to cut through the cable shielding.



Shortening the Cable

If you need to shorten the cable, proceed as follows:

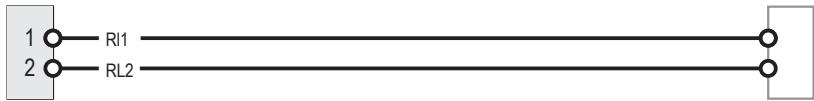
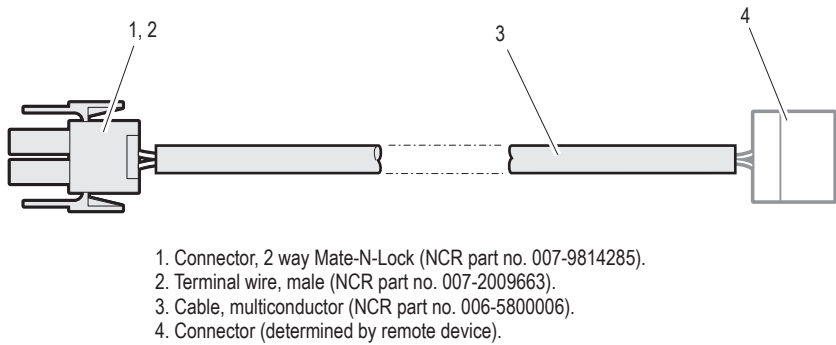
1. Remove the cover from the remote status indicator unit
2. Disconnect the four leads (E1, E2, E3 and E4) from the indicator



3. Cut the cable to the required length and strip the four wire ends
4. Connect the wires to the correct terminals
5. Replace the status indicator cover.

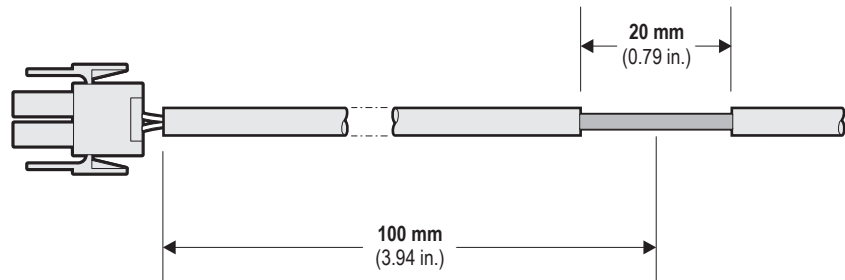
REMOTE RELAY CABLE

The remote relay provides a pair of open contacts, rated at 28 volts per ampere for both ac and dc supplies, which can be closed to activate a remote device. The interconnecting cable to a remote device must conform to the following specification and wiring:



Remove a **20 mm** (0.79 in.) section of the outer sleeve, **100 mm** (3.94 in.) from the ATM end of the cable.

Take care not to cut through the cable shielding.

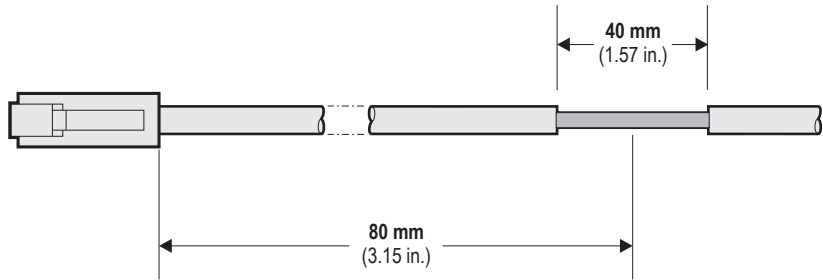


ETHERNET STANDARD CABLE

The ethernet standard cable must be fully shielded, 8 pin, Category 5 compliant and must not exceed **97 m** (318.20 ft) in length.

Remove a **40 mm** (1.57 in.) section of the outer sleeve, **80 mm** (3.15 in.) from the ATM end of the cable.

Take care not to cut through the cable shielding.



POWER CABLE

The ATM is supplied either as a 120V or a 220-240V unit.

120V ATMs are supplied with a power cable fitted with a NEMA type 5-15P power source connector.

220-240V ATMs are supplied with an unterminated power cable. Information about suitable power connectors is supplied with the accessories.

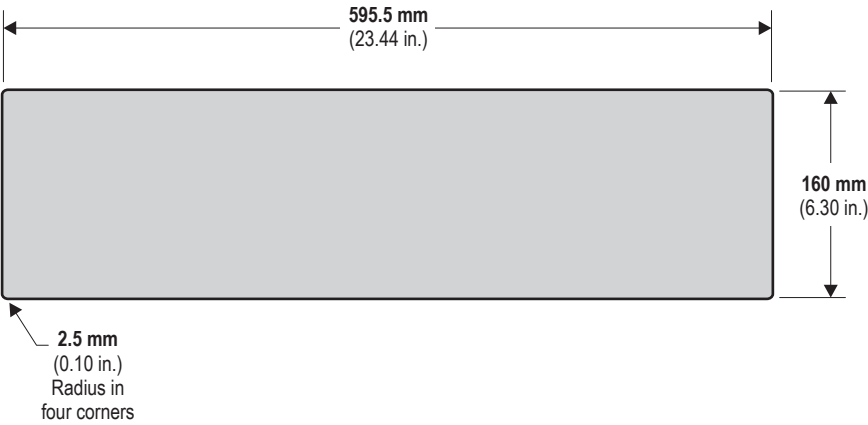
The power cable supplied is **3 m** (9.84 ft) in length. If it is necessary to increase this length to meet site requirements, then the extension must satisfy local or country regulations.

 **WARNING** This equipment must be earthed.

ADVERT WINDOW

The decals should be a maximum of **0.75 mm** (0.0295 in.) thick.

Advert Window



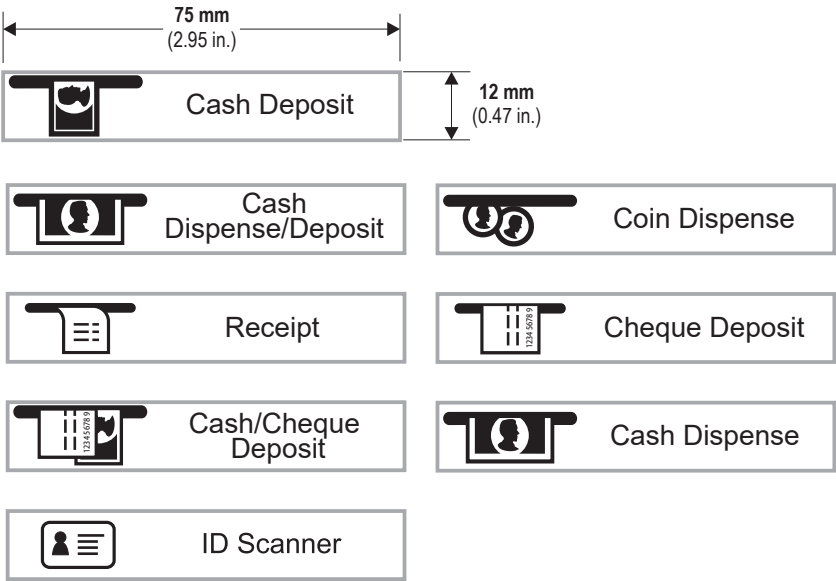
ENTRY/EXIT DECALS

Entry/Exit decals should be a maximum of **0.5 mm** (0.02 in.) thick. NCR recommends they be made from textured polycarbonate with 3M 467 High Performance MP adhesive.

Decals should provide good contrast, at least 70%, between foreground (text/icon) and background.

A sans serif typeface should be used (Tiresias is recommended). The text size should be at least 14 point, and larger where possible. Where tactile decals are required they should be designed in line with specific country requirements.

Suggested icon designs and wording are shown below:

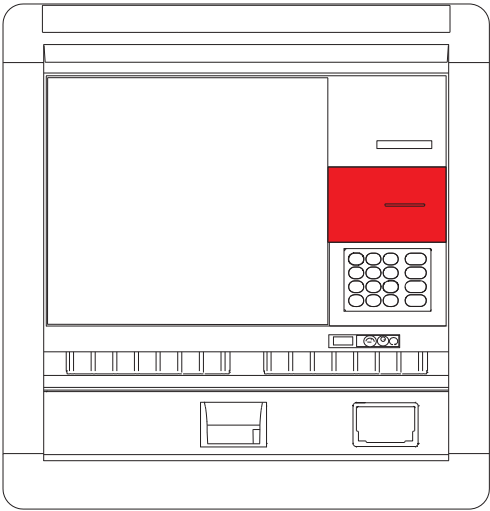


CAUTION

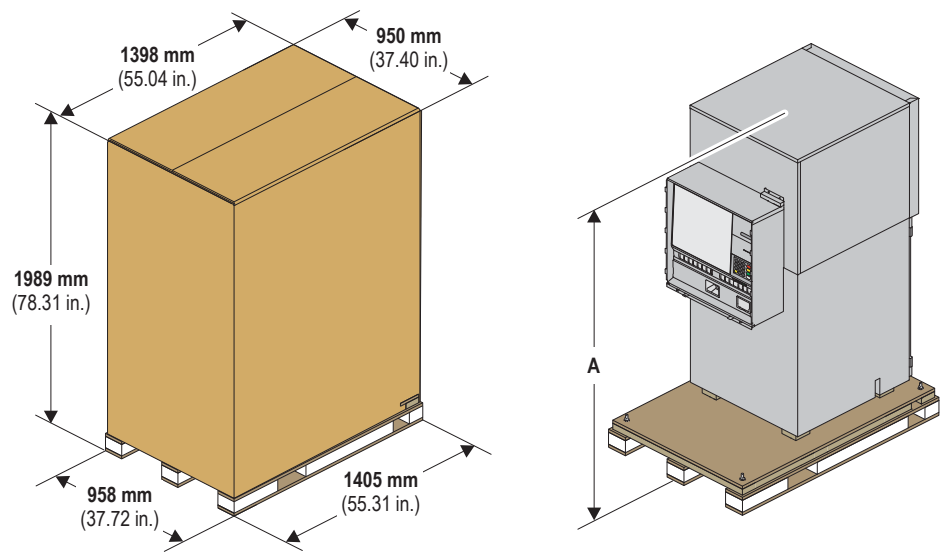
When placing any card reader decal, make sure that the label does not obscure the contactless card reader or card entry slot lights.

CAUTION

Do NOT place any metallic coated or substrate label on the glass area around the CCR or card reader, highlighted below:

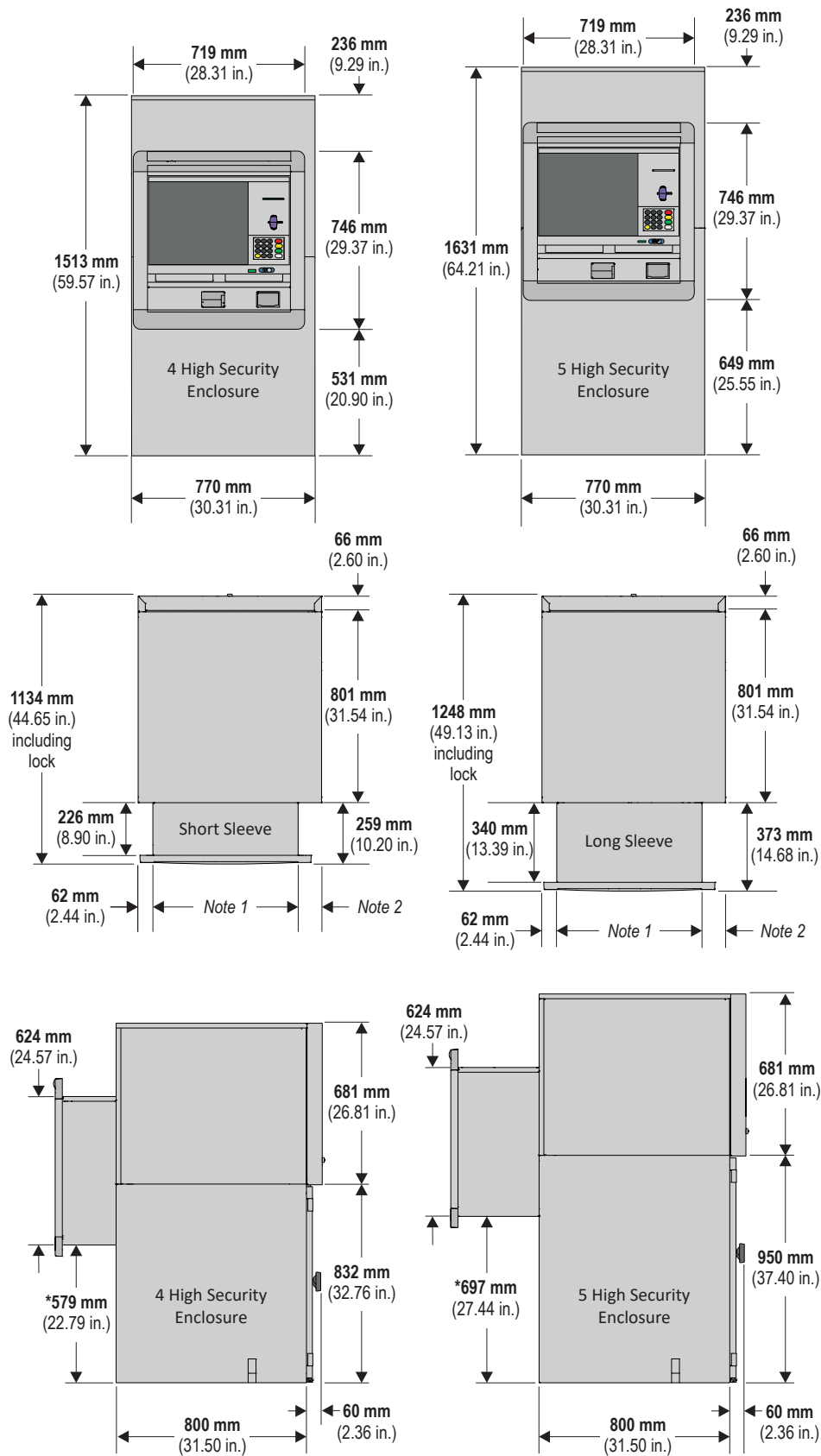


PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options
Note 1: 610 mm (24.02 in.) without cash camera
617.3 mm (24.30 in.) including cash camera
Note 2: 98 mm (3.86 in.) without cash camera option
90.7 mm (3.57 in.) with cash camera option

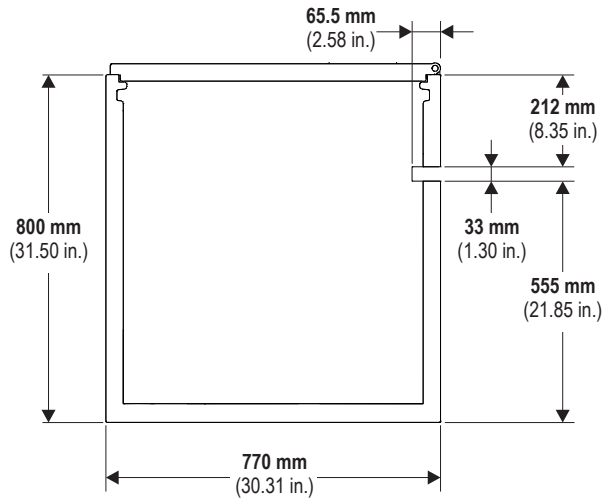
WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

Standard Security Enclosures

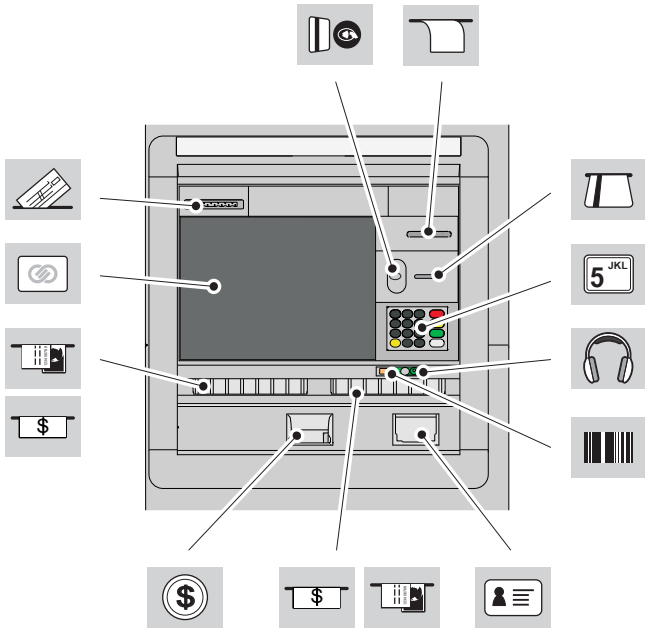
	CEN Grade I 4 High	CEN Grade I 5 High
Maximum weight	855 kg (1884.95 lb.)	900 kg (1984.16 lb.)
Floor loading	1388 kg/m ² (284.3 lb./ft ²)	1461 kg/m ² (299.2 lb./ft ²)

CABLE ENTRY

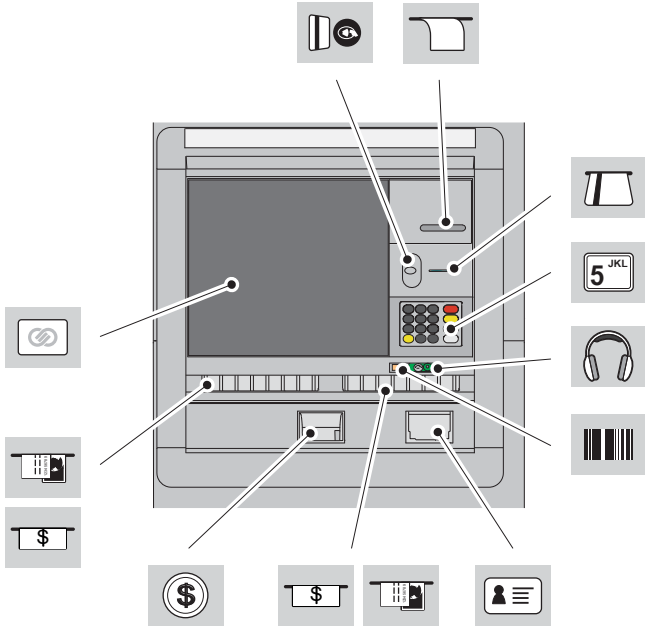


FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
Contactless Card Reader (behind Facia)	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

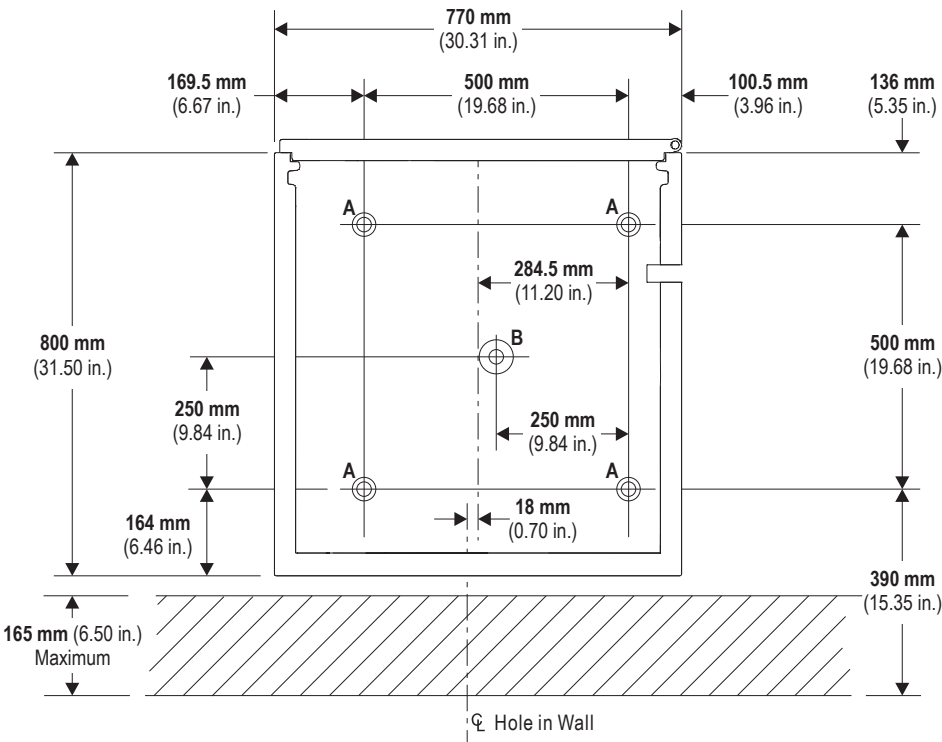
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

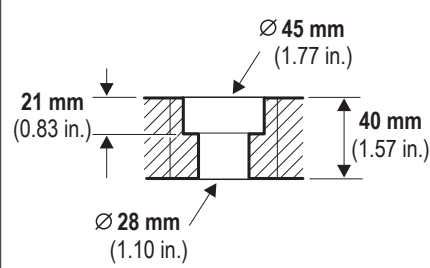
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

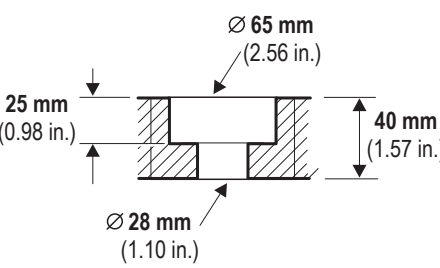
Standard Collar - Short Sleeve



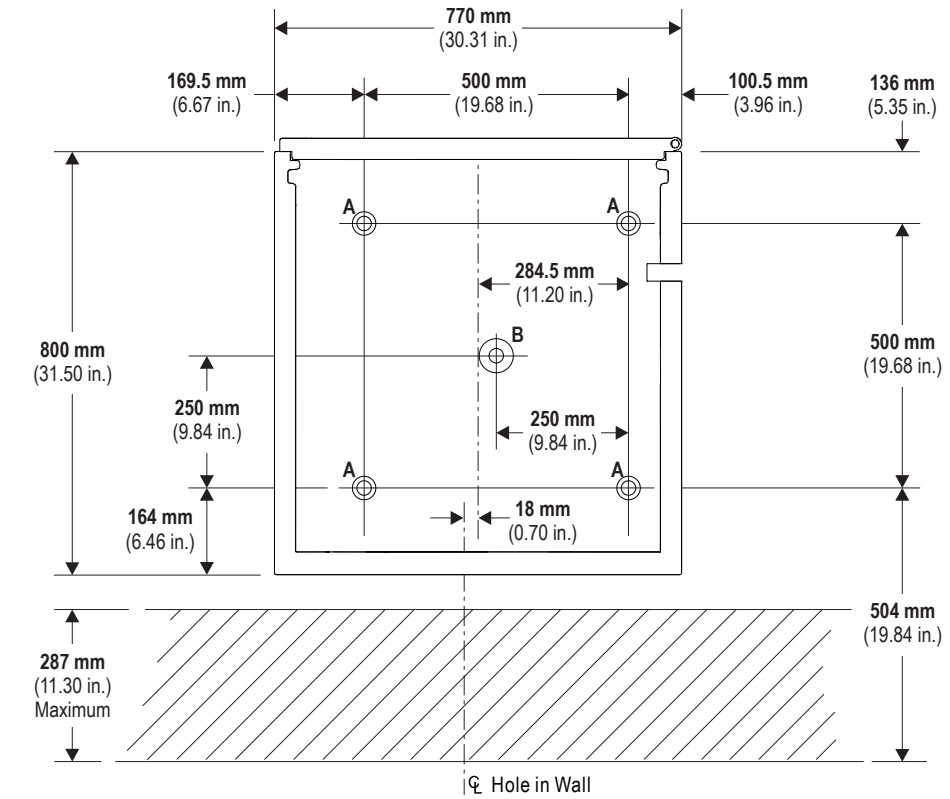
Hole A Bolt Holes



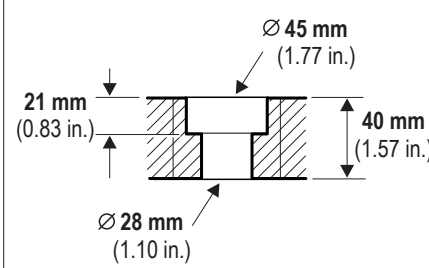
Hole B (Alarm Hole)



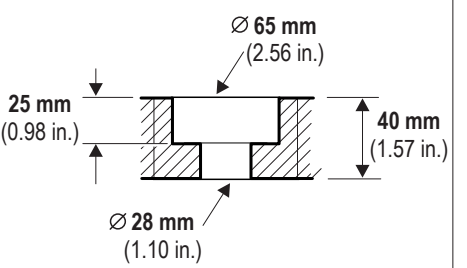
Standard Collar - Long Sleeve



Hole A Bolt Holes



Hole B (Alarm Hole)



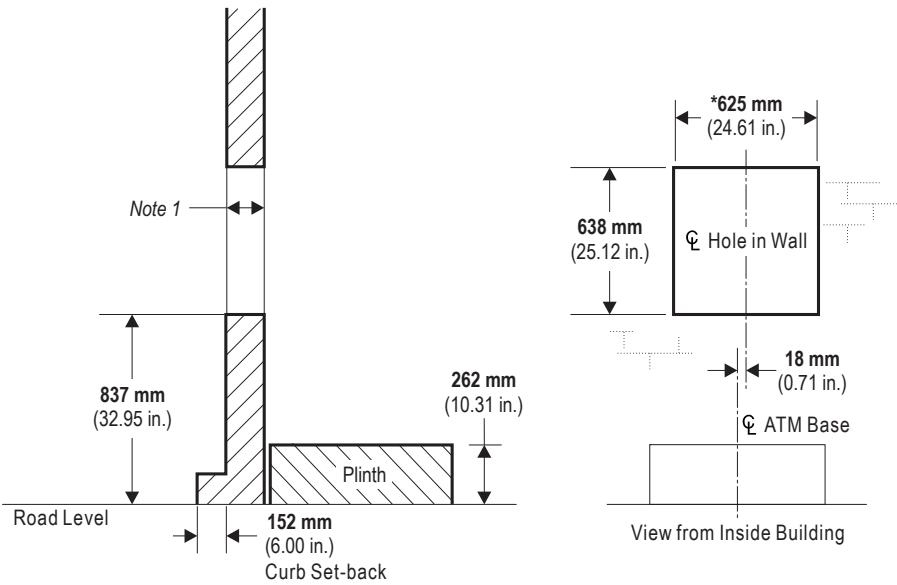
Variant Details - CEN I, Standard Collar

HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the illustrations below.

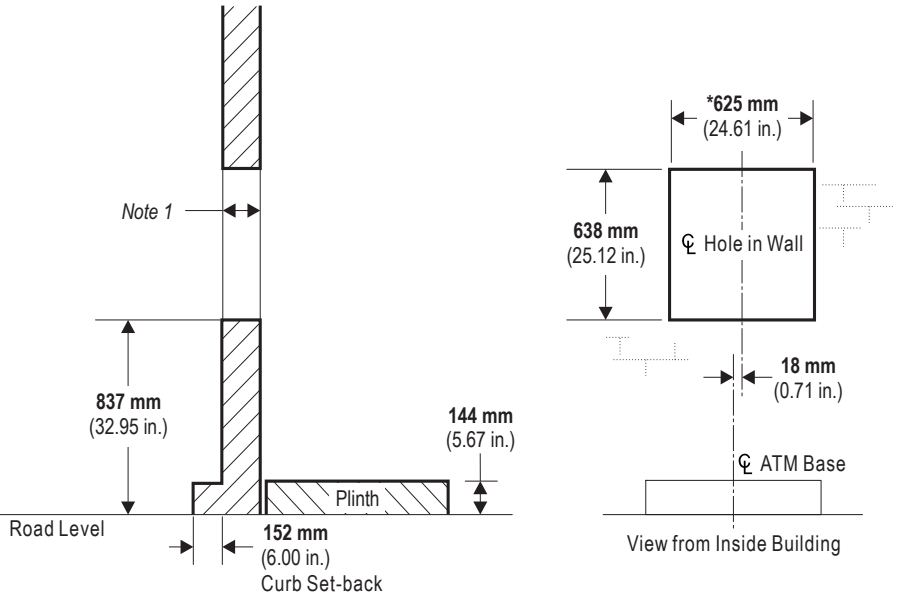
Standard Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

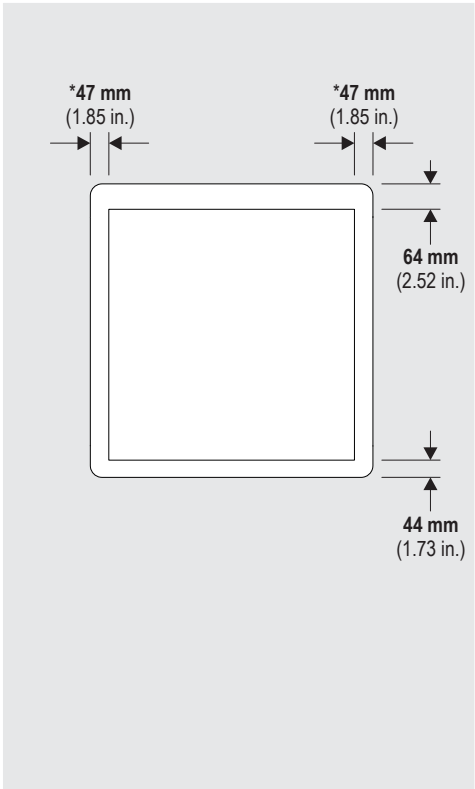
Standard Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Standard Collar

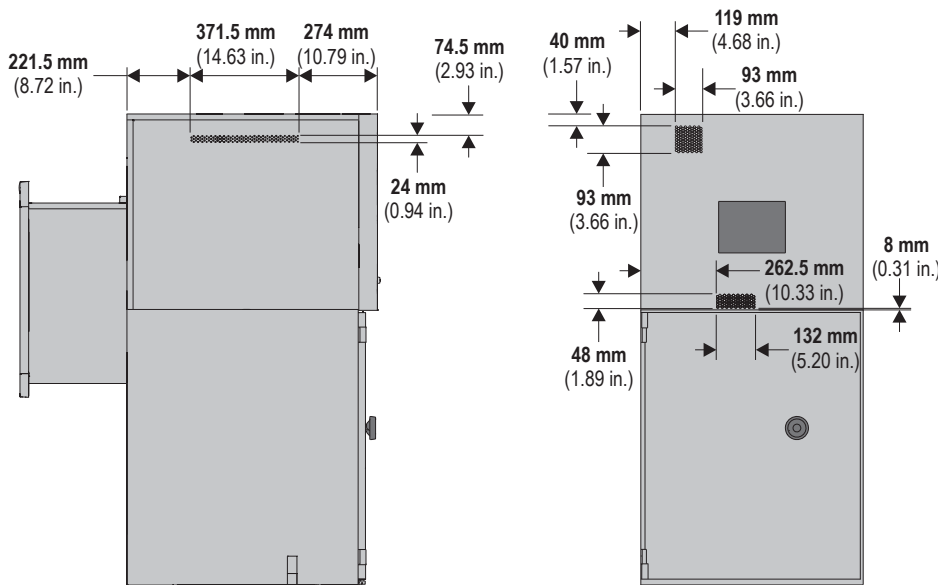


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

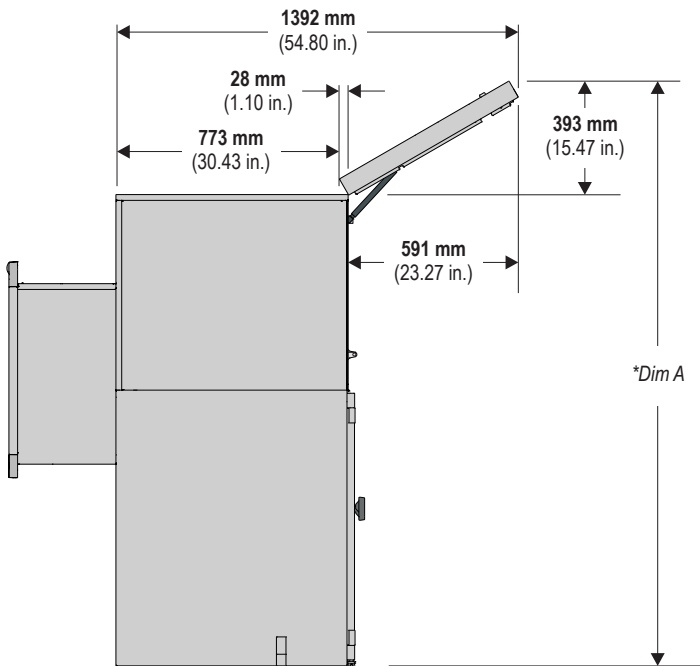
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

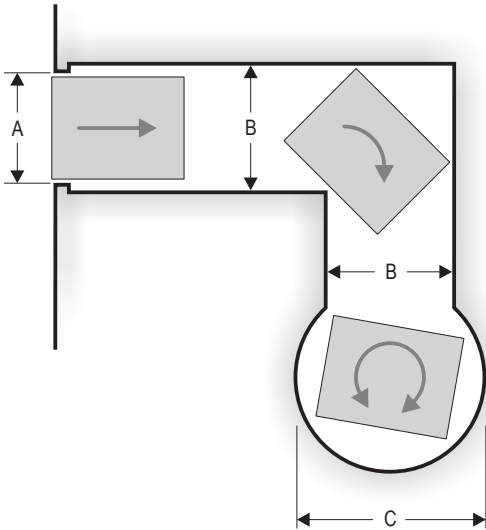


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of **6 mm (0.24 in.)** has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	998 mm (39.29 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1478 mm (58.19 in.)

SERVICING AREAS - OPTIMUM - SINGLE ATM

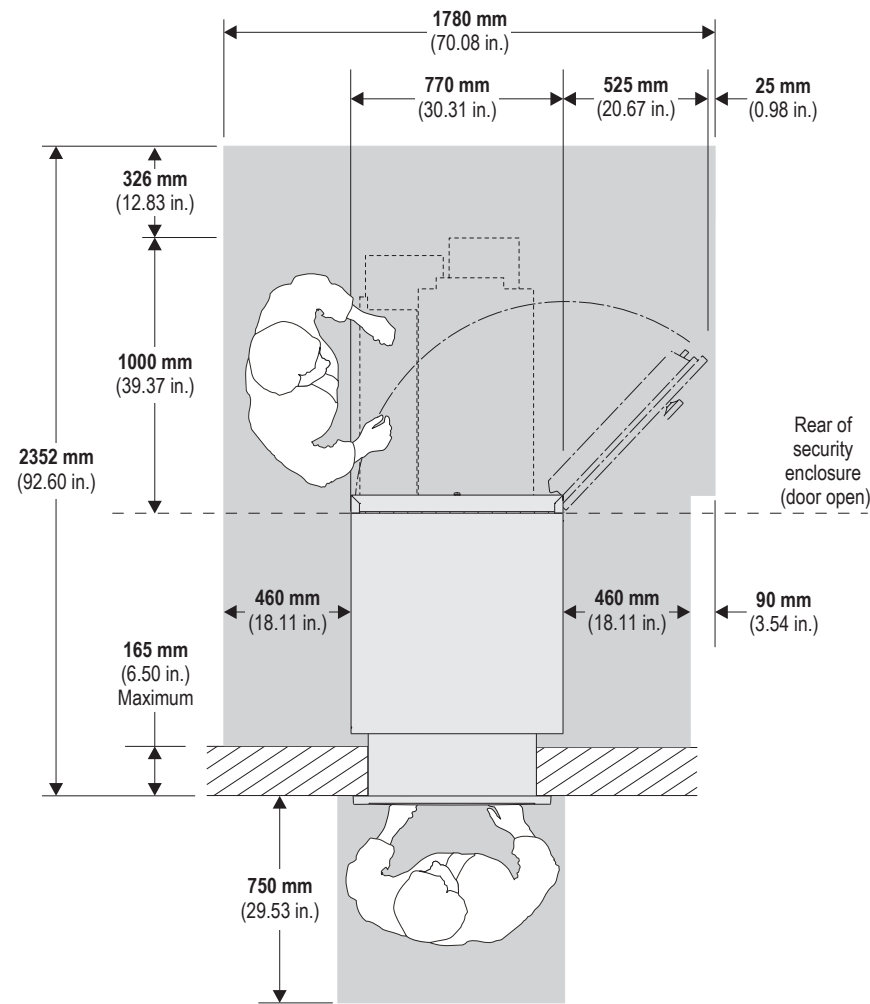
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

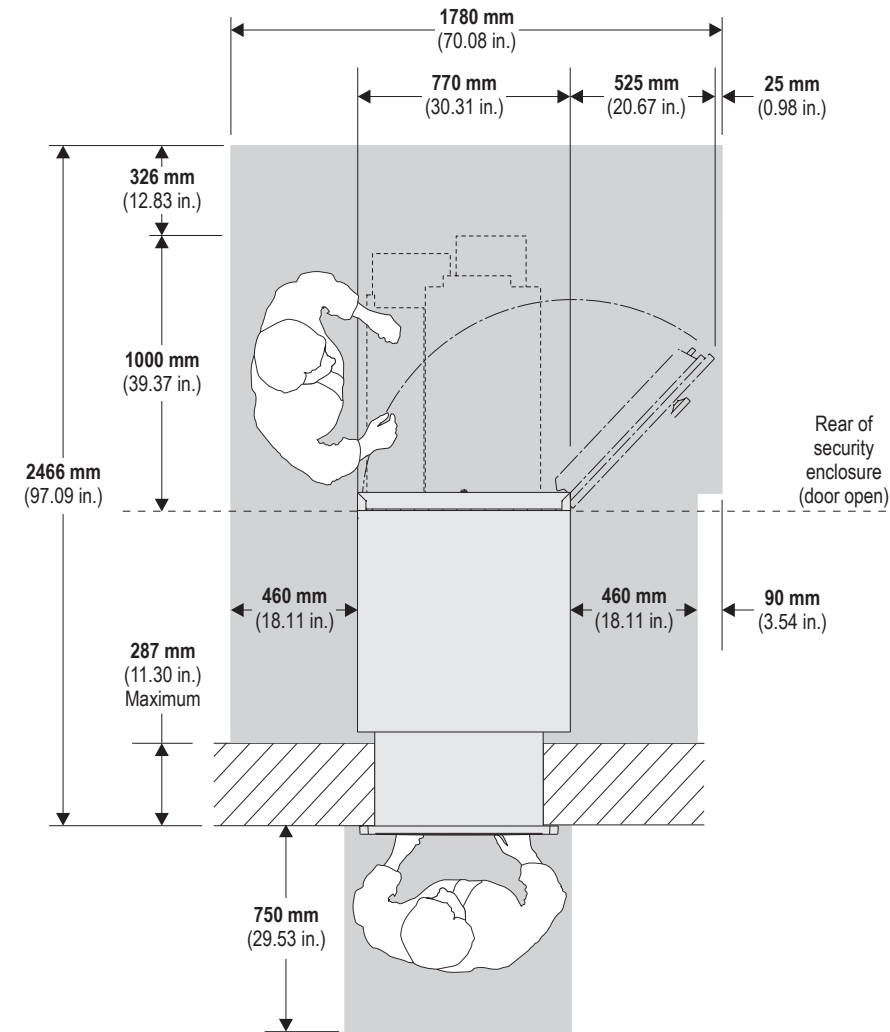
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve



Standard Collar - Long Sleeve



SERVICING AREAS - MINIMUM - SINGLE ATM

This is the **minimum** area required for operating and servicing the ATM.

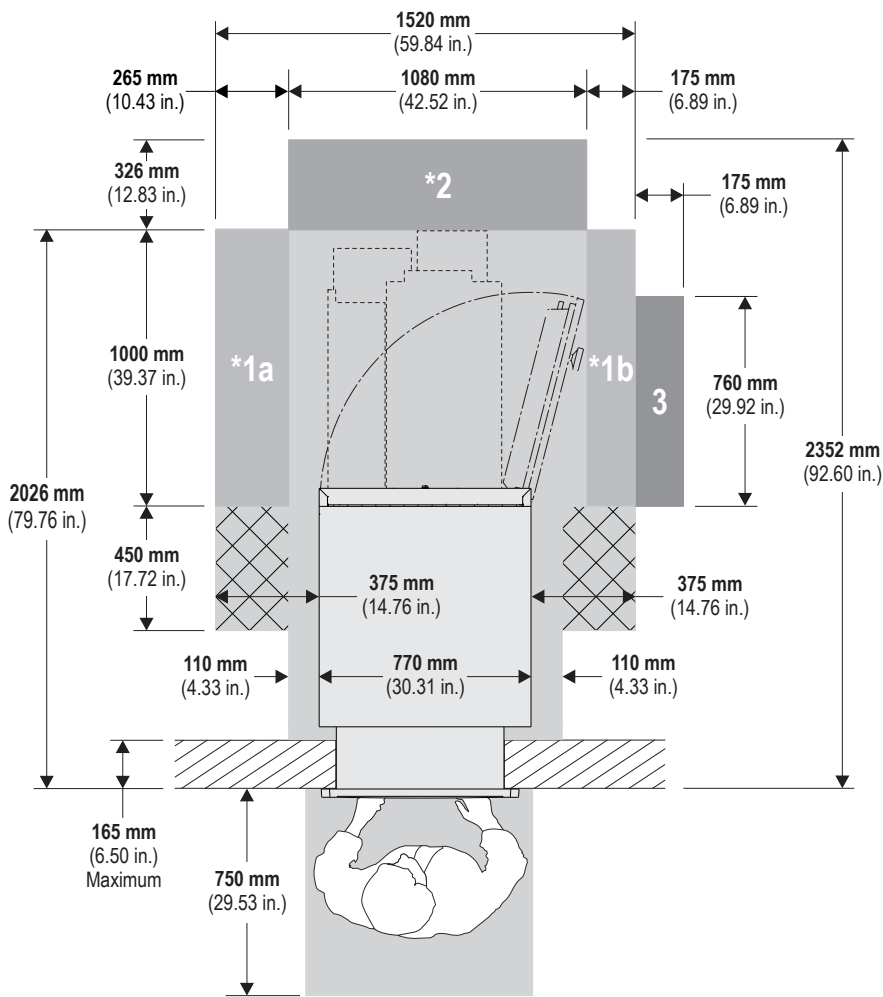
Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve

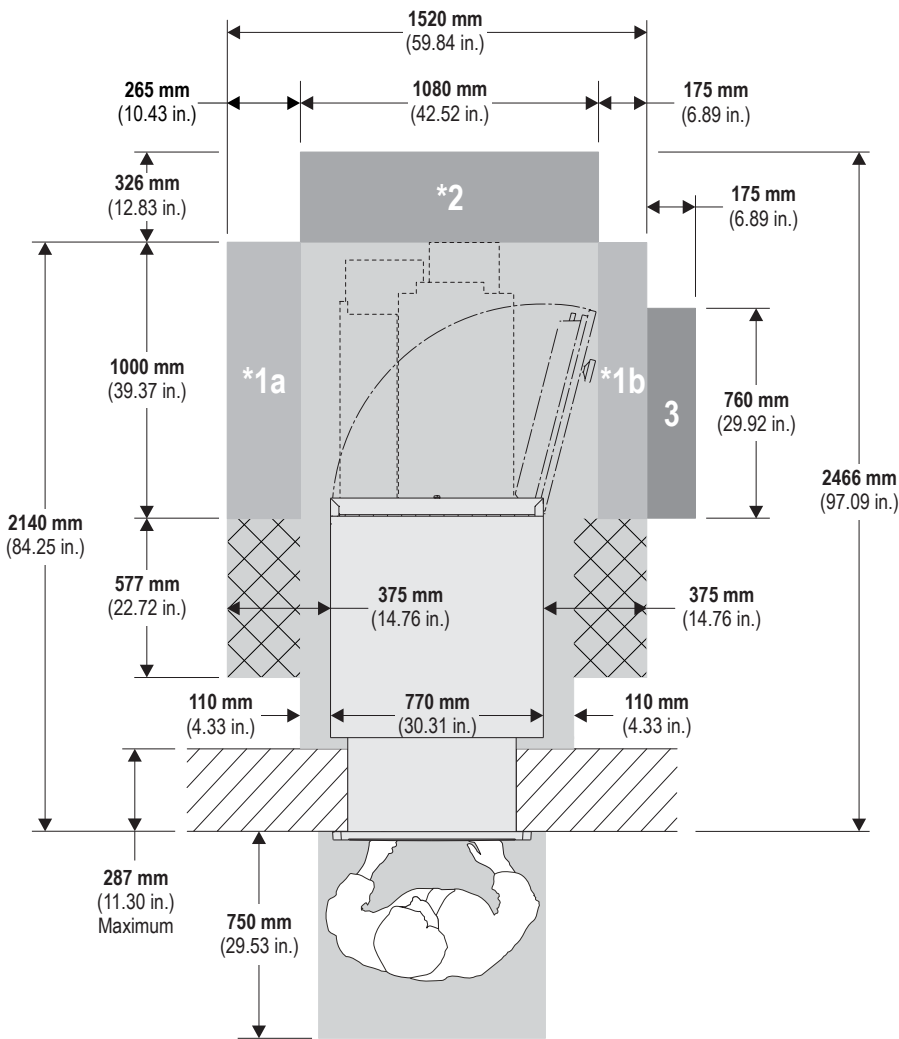
- Minimum clearance area is composed of:
- Basic clearance
 - Mandatory left OR right
- If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**
- If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**
- All other configurations - **1a** and **1b** OR **2**
- 3** If the UPS is located in the safe enclosure



* denotes small (<10% volume) infringements permitted in these areas

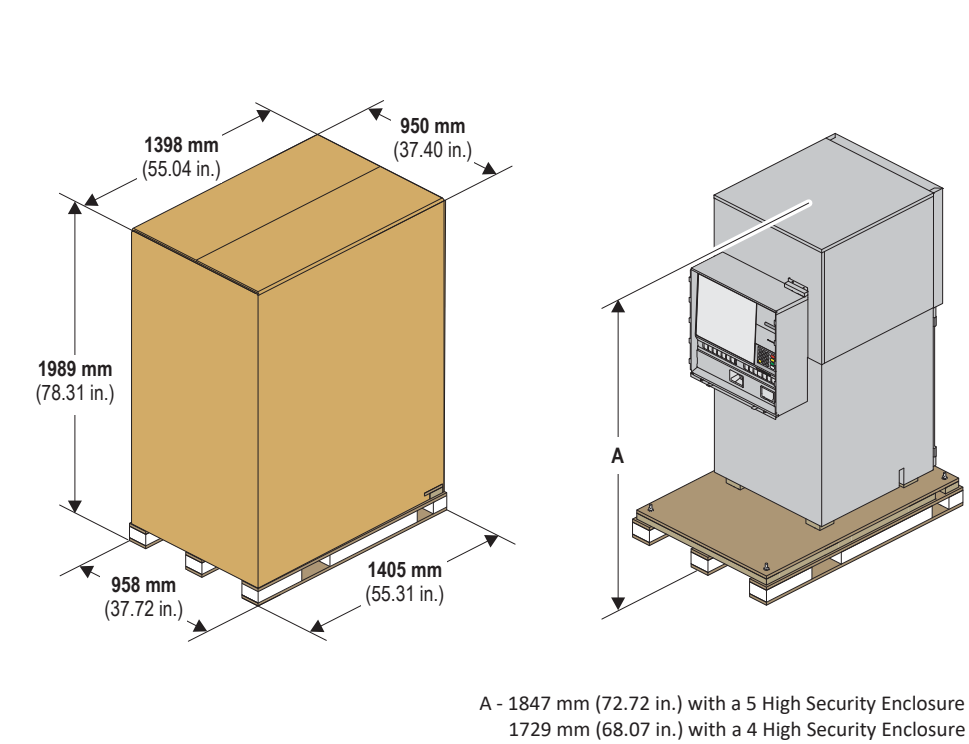
Standard Collar - Long Sleeve

- Minimum clearance area is composed of:
- Basic clearance
 - Mandatory left OR right
- If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**
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- All other configurations - **1a** and **1b** OR **2**
- 3** If the UPS is located in the safe enclosure



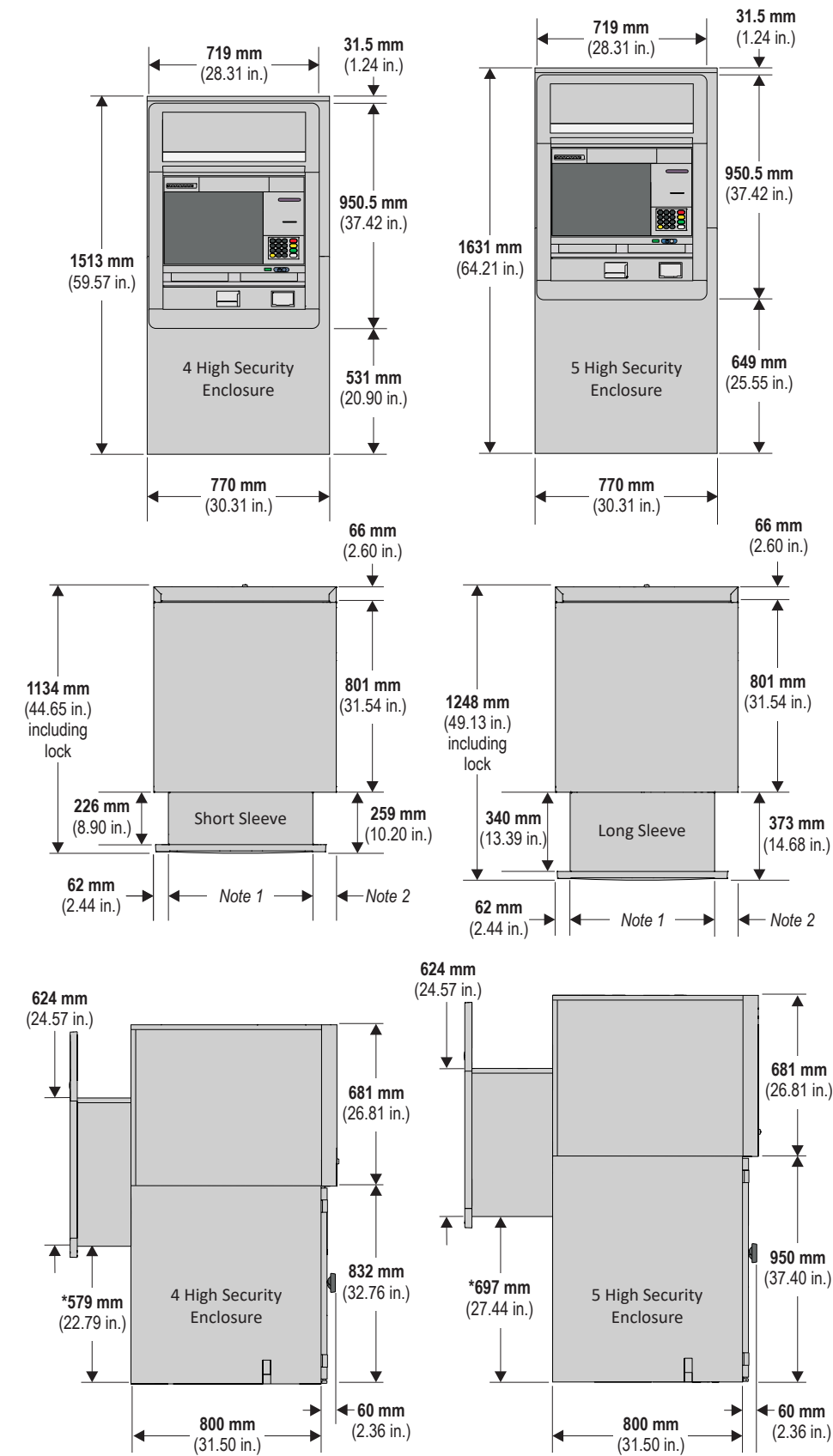
* denotes small (<10% volume) infringements permitted in these areas

PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options
Note 1: 610 mm (24.02 in.) without cash camera
617.3 mm (24.30 in.) including cash camera
Note 2: 98 mm (3.86 in.) without cash camera option
90.7 mm (3.57 in.) with cash camera option

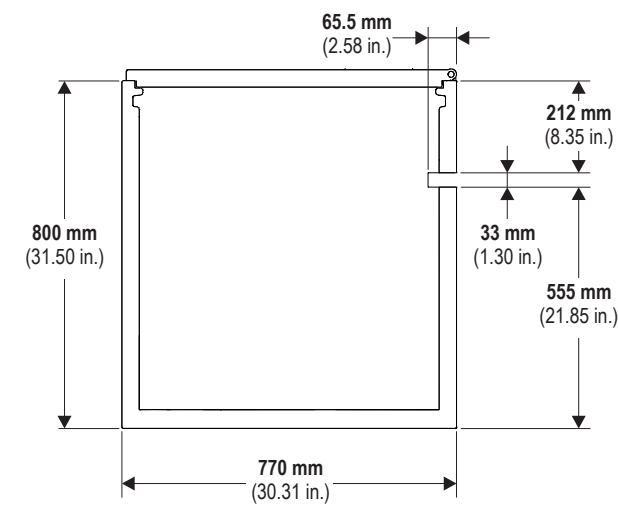
WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

Standard Security Enclosures

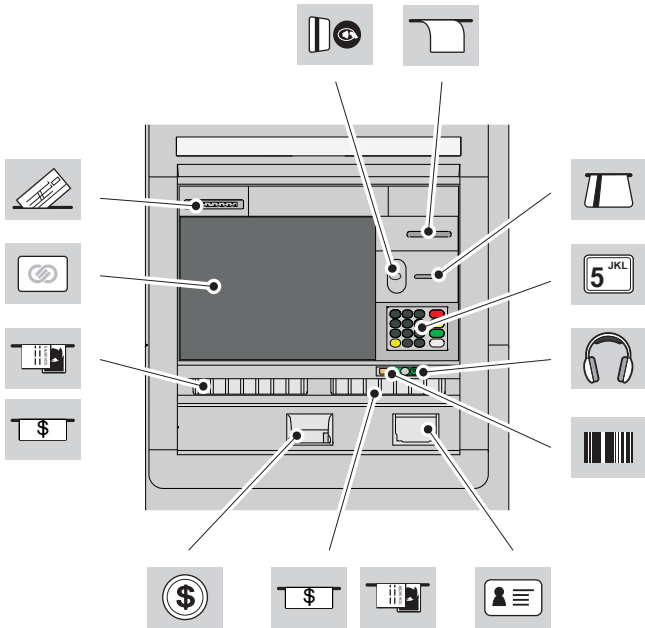
	CEN Grade I 4 High	CEN Grade I 5 High
Maximum weight	855 kg (1884.95 lb.)	900 kg (1984.16 lb.)
Floor loading	1388 kg/m ² (284.3 lb./ft ²)	1461 kg/m ² (299.2 lb./ft ²)

CABLE ENTRY

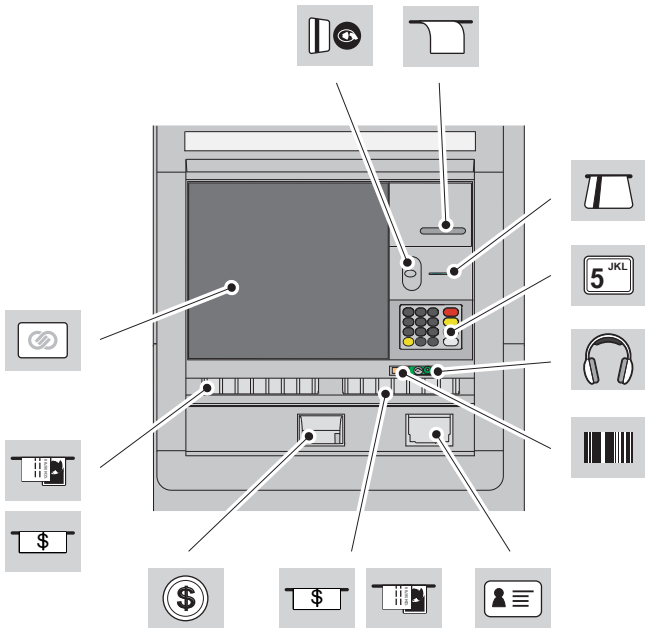


FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
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PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

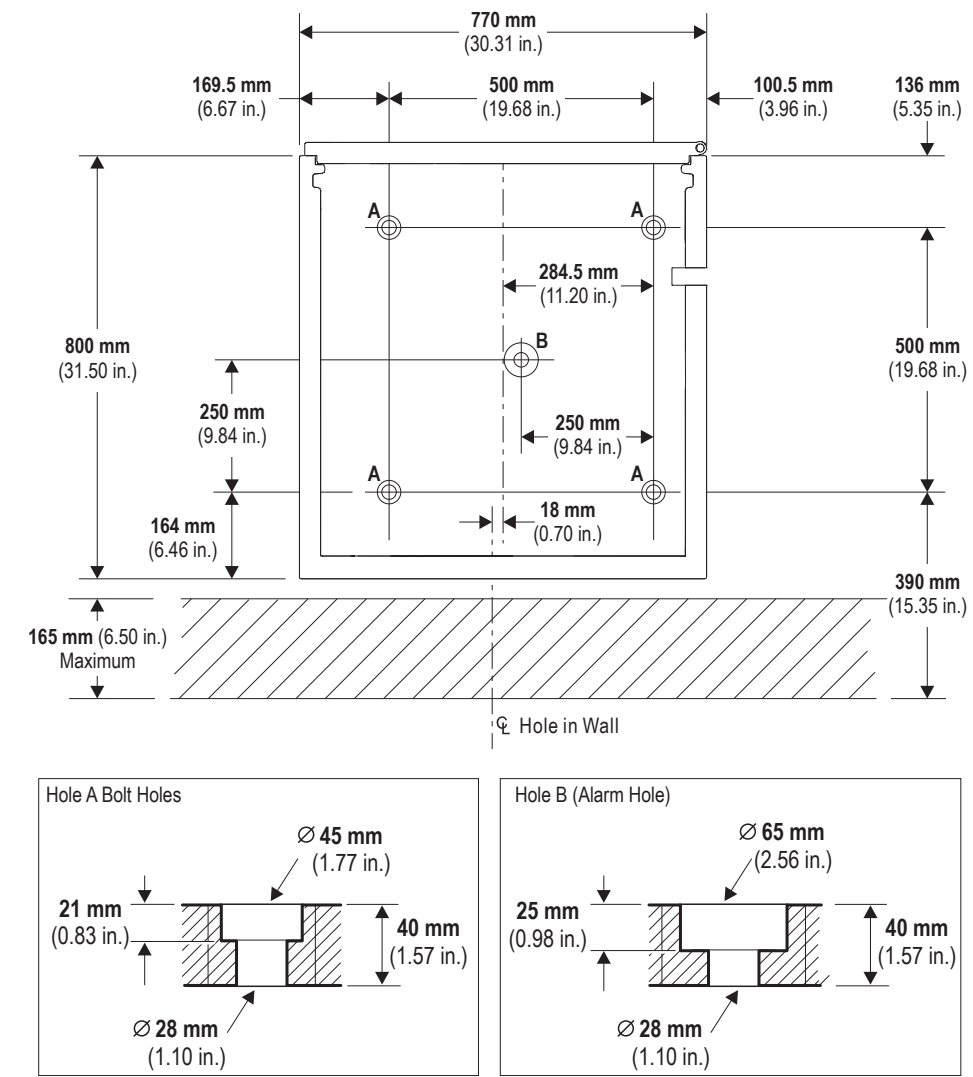
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

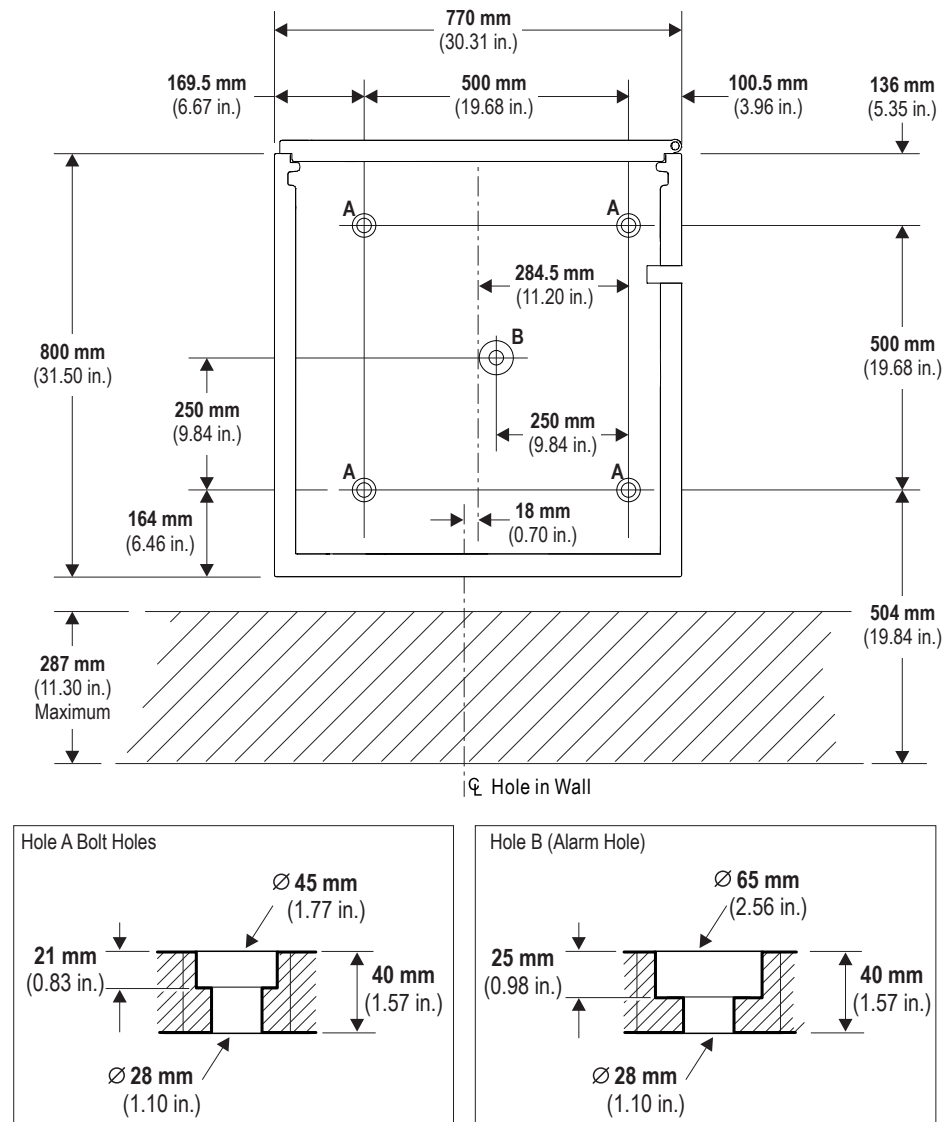
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve

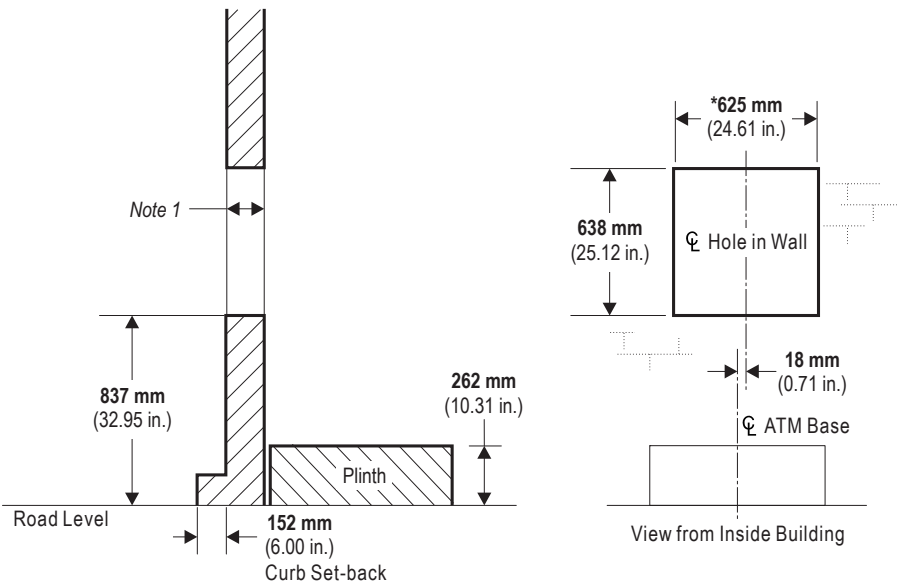


HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the following illustrations.

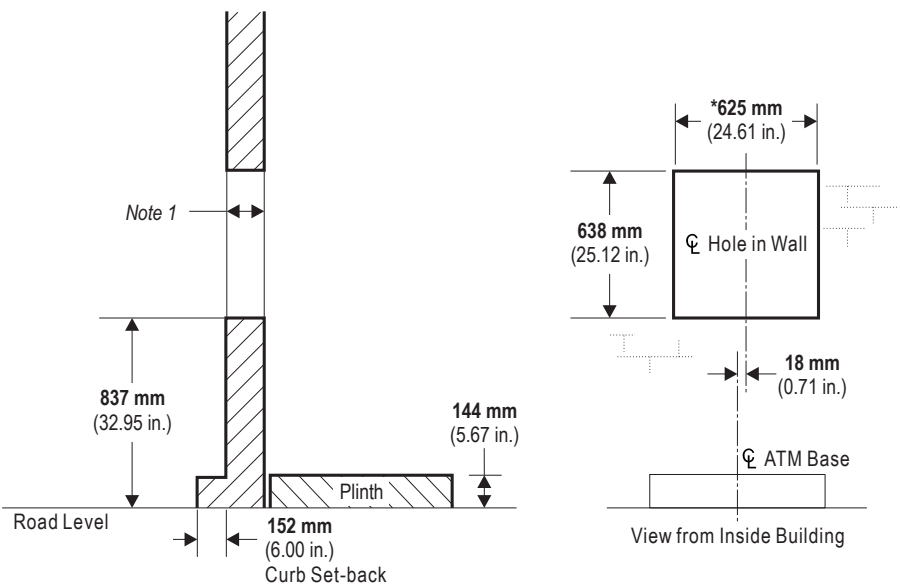
Short Sleeve - Advert Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

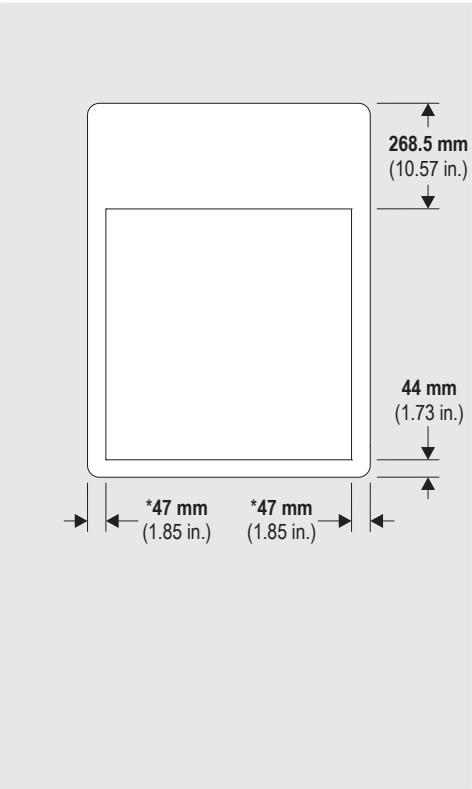
Short Sleeve - Advert Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Advert Collar

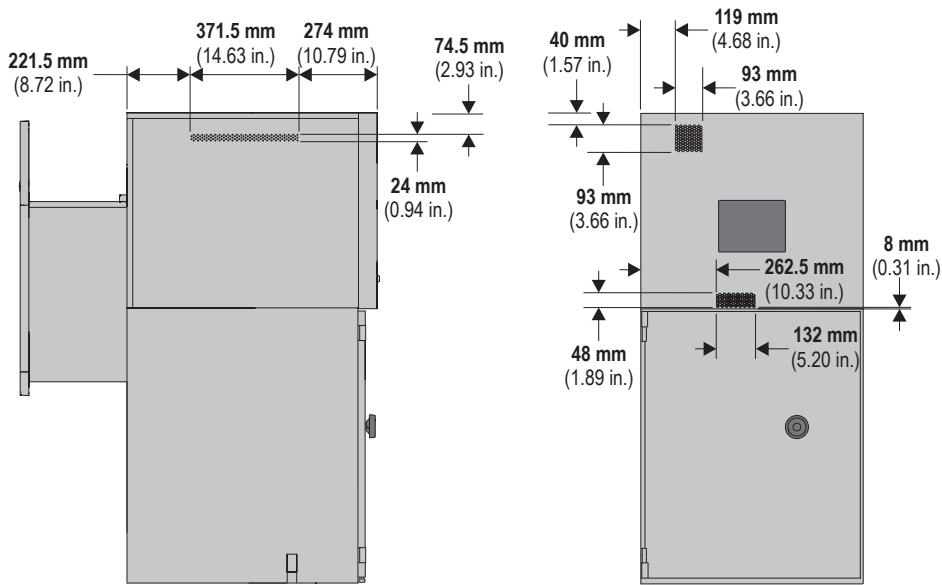


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

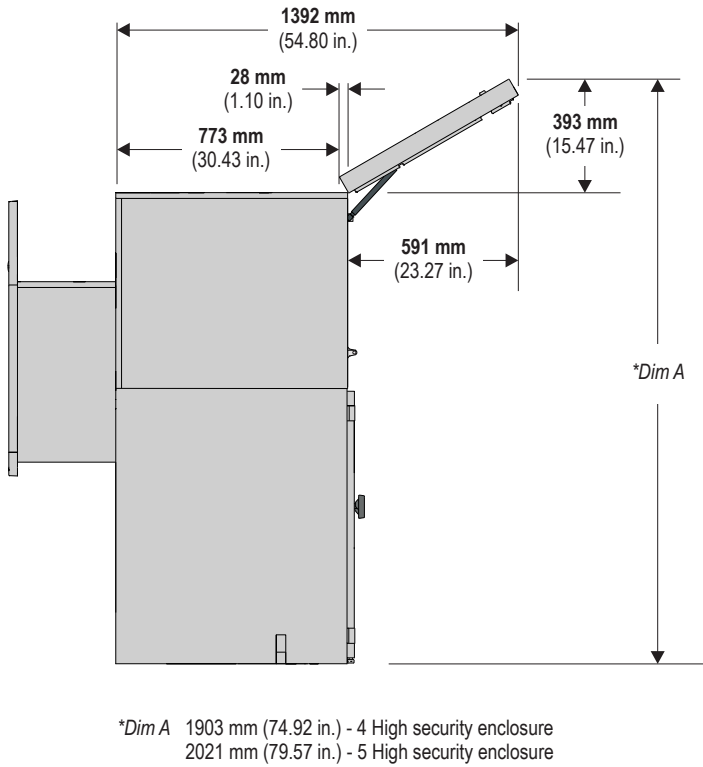
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



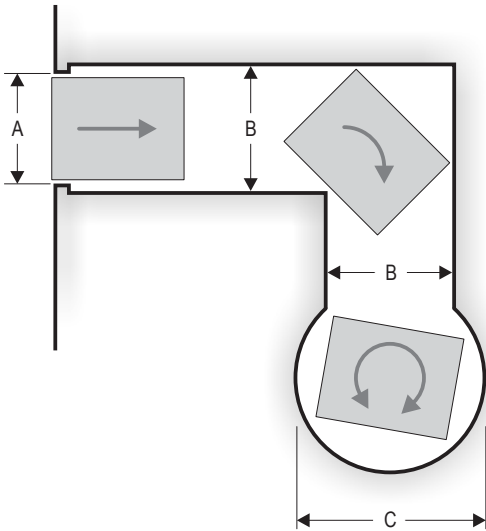
CLEARANCES - TOPBOX DOOR



CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of **6 mm (0.24 in.)** has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	998 mm (39.29 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1478 mm (58.19 in.)

SERVICING AREAS - OPTIMUM - SINGLE ATM

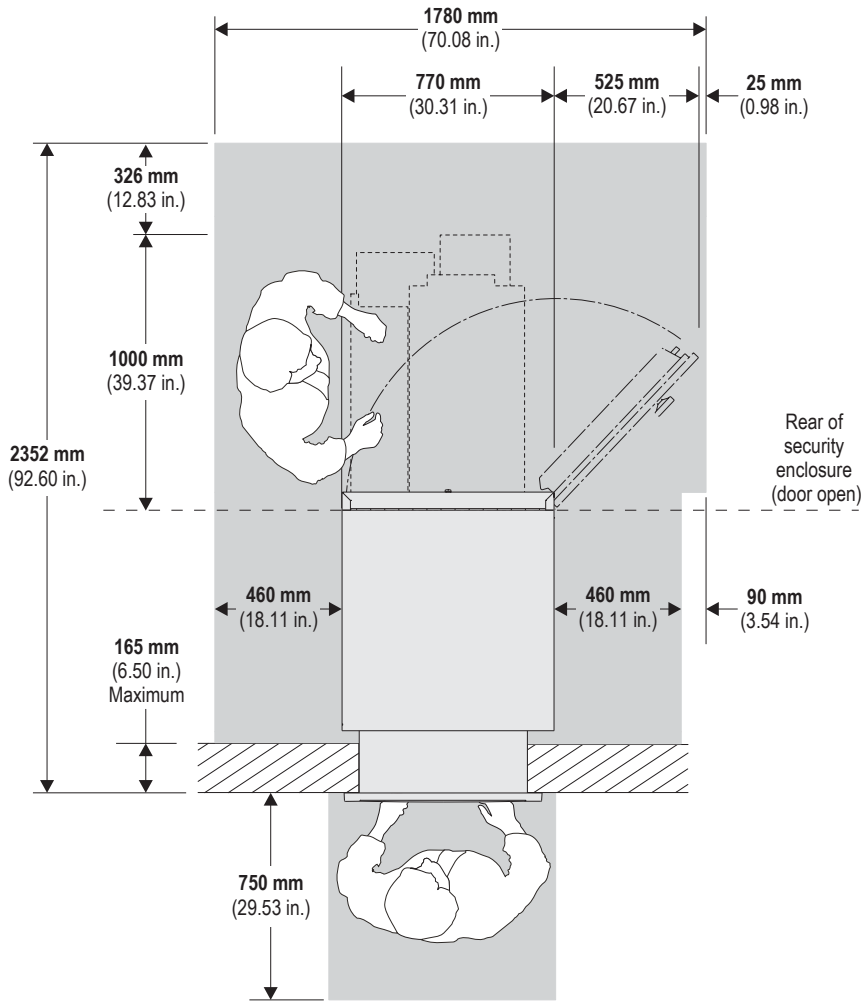
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

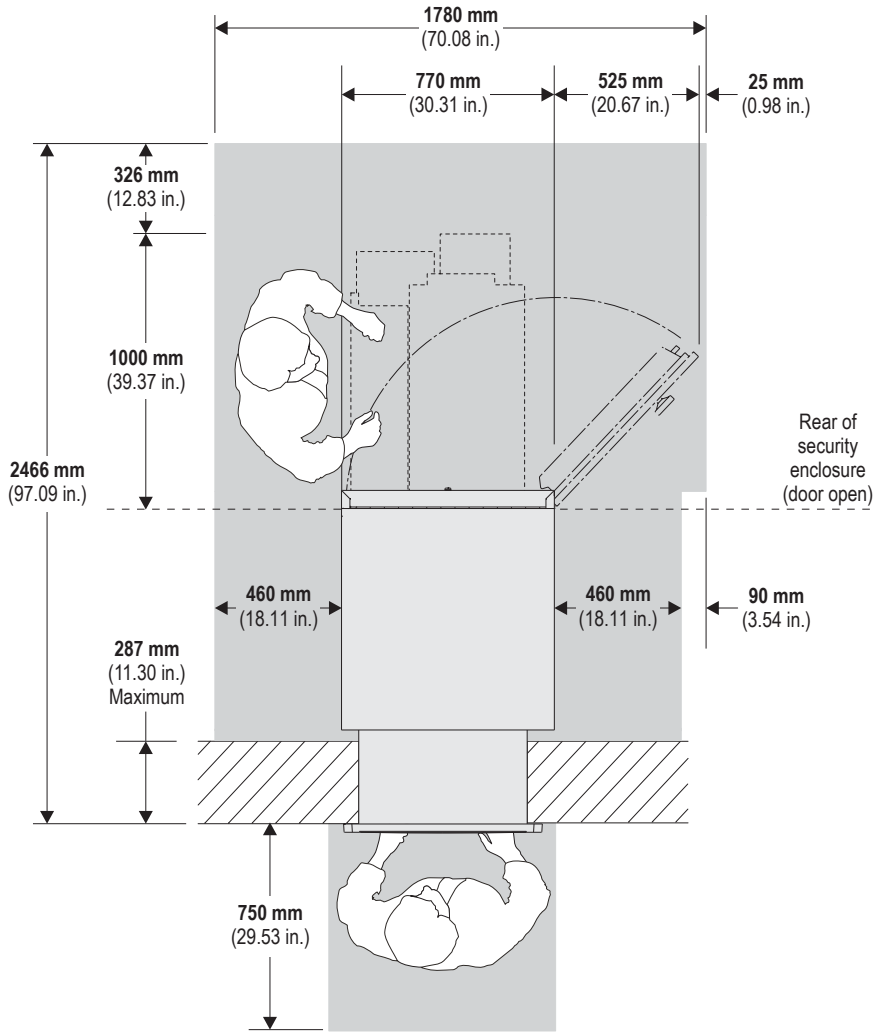
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



SERVICING AREAS - MINIMUM - SINGLE ATM

This is the **minimum** area required for operating and servicing the ATM.

Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve

Minimum clearance area is composed of:

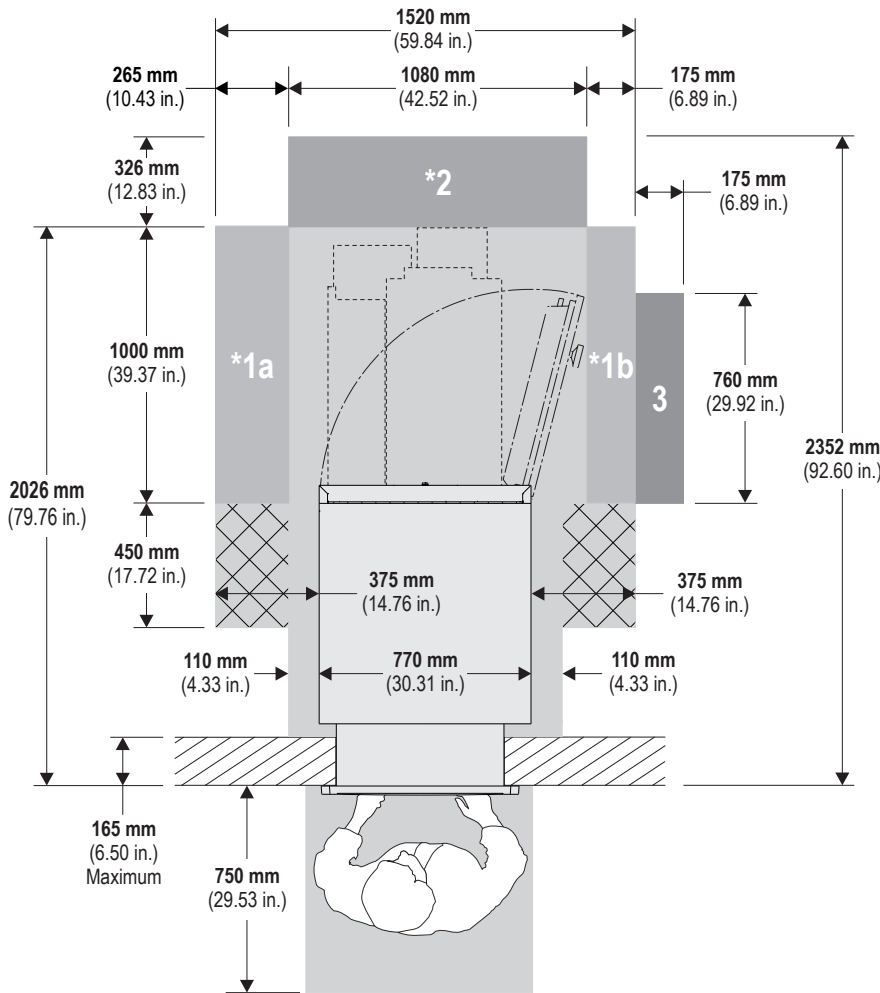
- Basic clearance
- Mandatory left OR right

If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**

If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**

All other configurations - **1a** and **1b** OR **2**

3 If the UPS is located in the safe enclosure



* denotes small (<10% volume) infringements permitted in these areas

Advert Collar - Long Sleeve

Minimum clearance area is composed of:

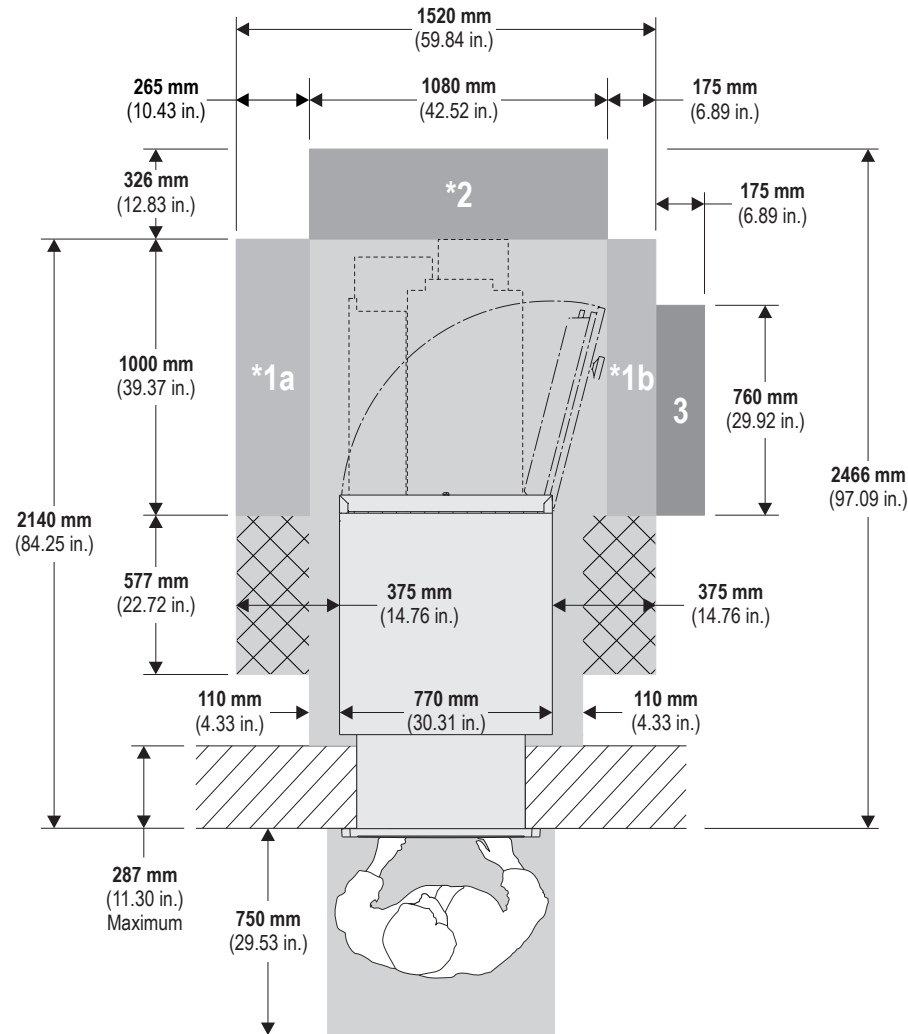
- Basic clearance
- Mandatory left OR right

If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**

If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**

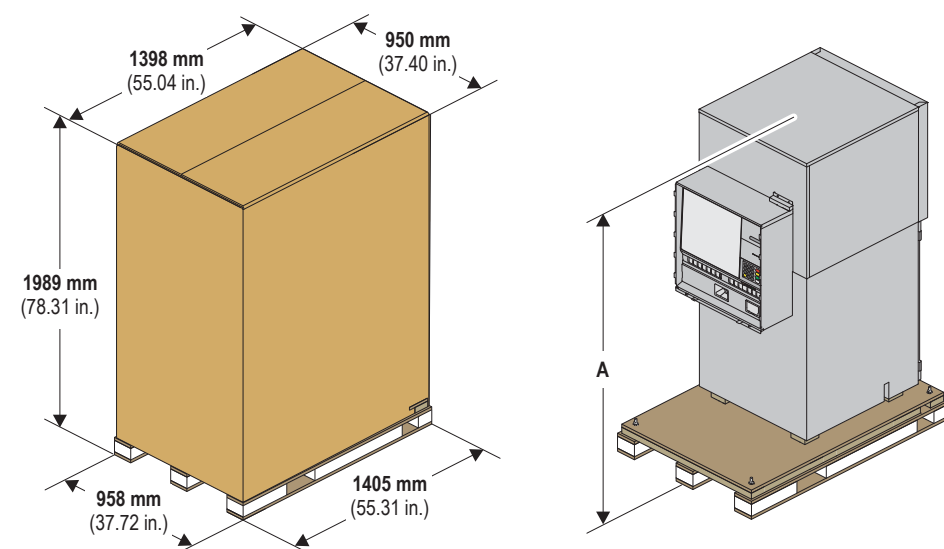
All other configurations - **1a** and **1b** OR **2**

3 If the UPS is located in the safe enclosure



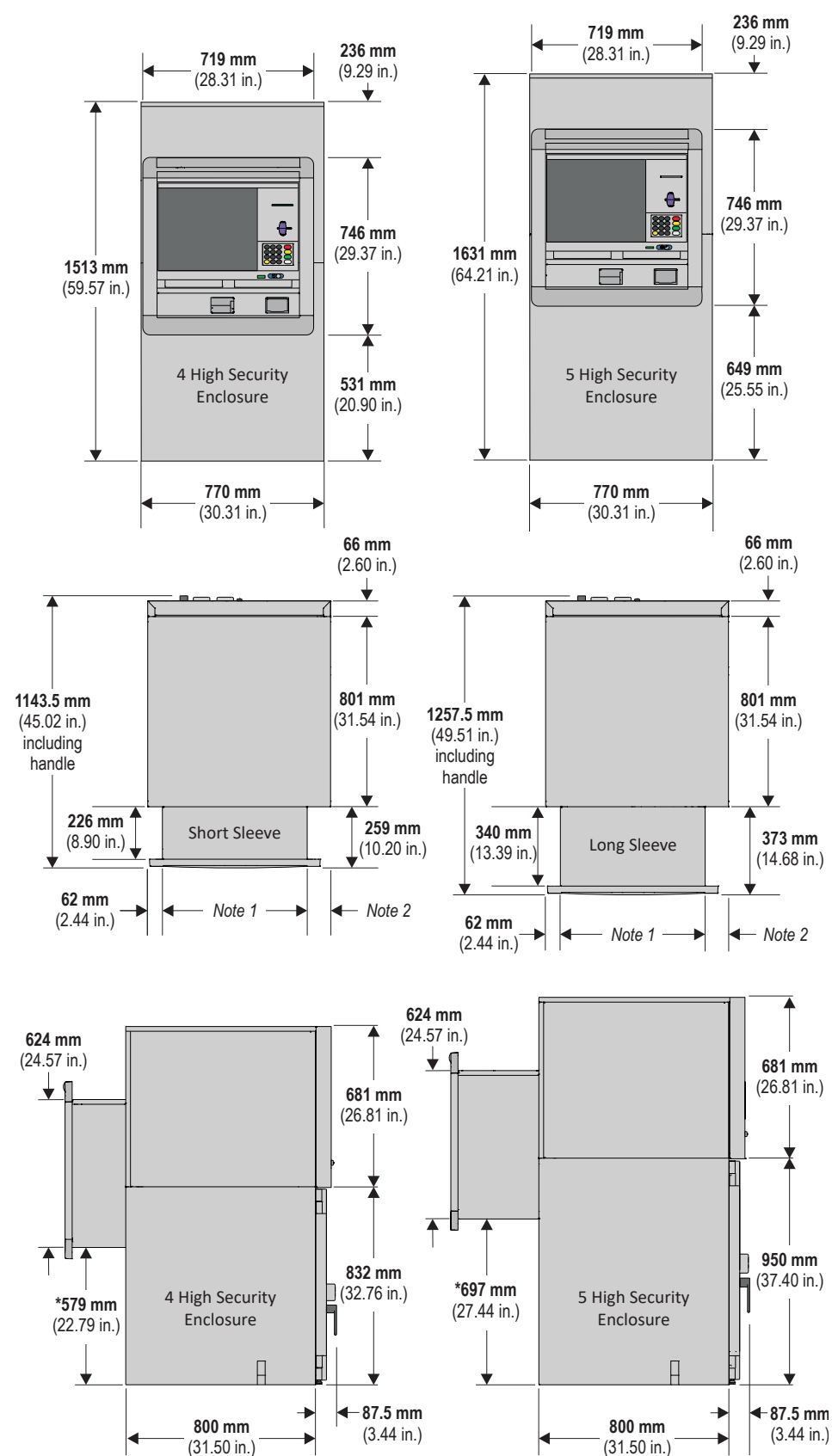
* denotes small (<10% volume) infringements permitted in these areas

PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options

Note 1: 610 mm (24.02 in.) without cash camera

617.3 mm (24.30 in.) including cash camera

Note 2: 98 mm (3.86 in.) without cash camera option

90.7 mm (3.57 in.) with cash camera option

WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

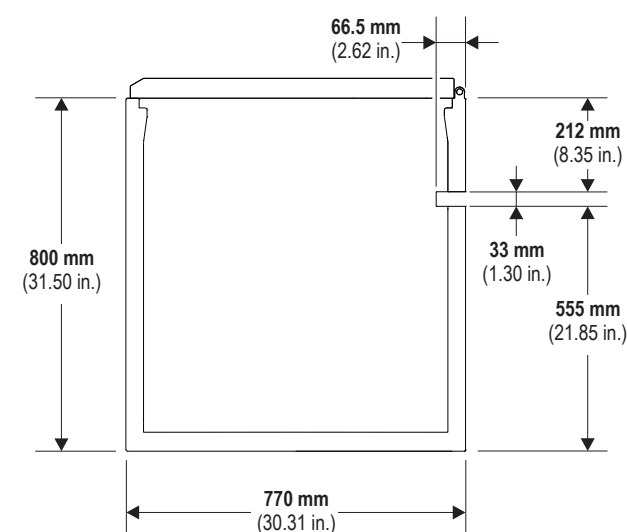
Standard Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1028 kg (2266.35 lb.)	1148 kg (2530.90 lb.)	1088 kg (2398.63 lb.)	1207 kg (2660.98 lb.)
Floor loading	1669 kg/m ² (341.8 lb./ft ²)	1864 kg/m ² (381.7 lb./ft ²)	1766 kg/m ² (361.7 lb./ft ²)	1967 kg/m ² (402.9 lb./ft ²)

EX GAS Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1043 kg (2299.42 lb.)	1163 kg (2563.97 lb.)	1103 kg (2431.70 lb.)	1223 kg (2696.25 lb.)
Floor loading	1693 kg/m² (346.8 lb./ft ²)	1888 kg/m² (386.7 lb./ft ²)	1791 kg/m² (366.7 lb./ft ²)	1985 kg/m² (406.6 lb./ft ²)

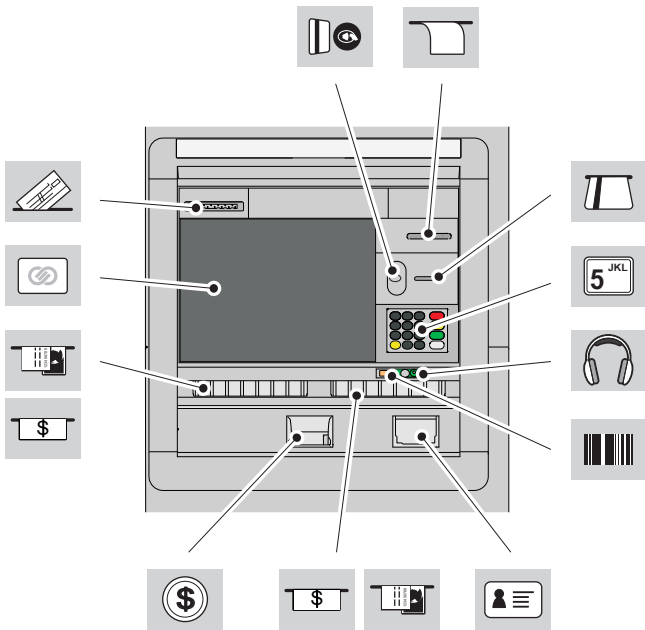
CABLE ENTRY



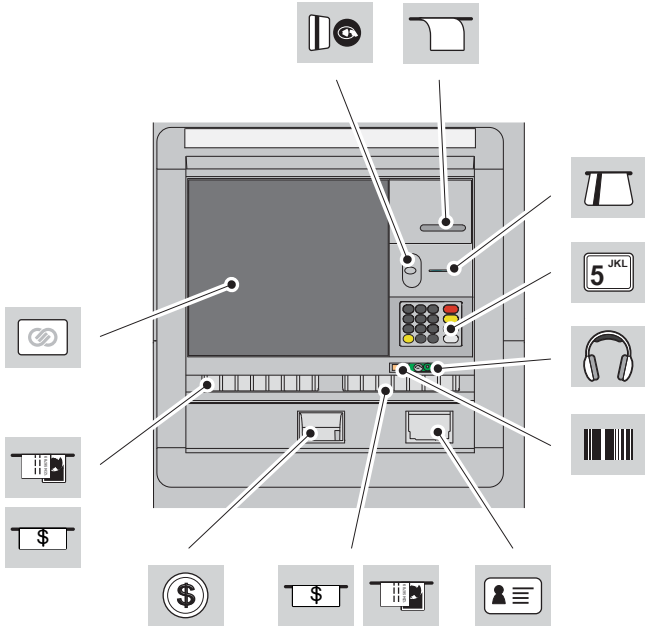
Variant Details - CEN III and IV, Standard Collar

FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
Contactless Card Reader (behind Facia)	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

Variant Details - CEN III and IV, Standard Collar

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

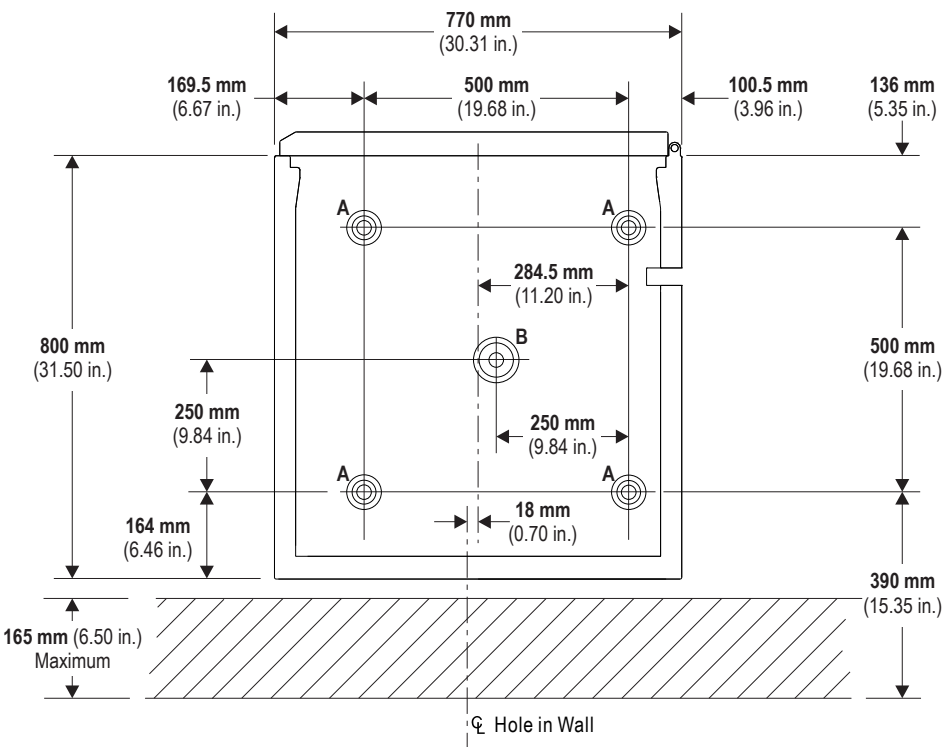
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

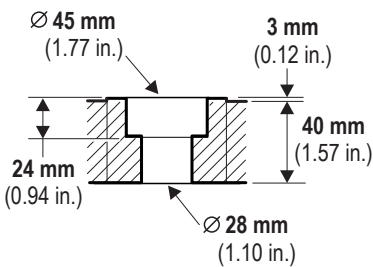
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

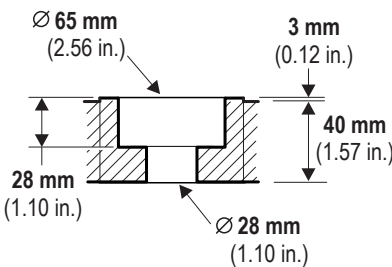
Standard Collar - Short Sleeve



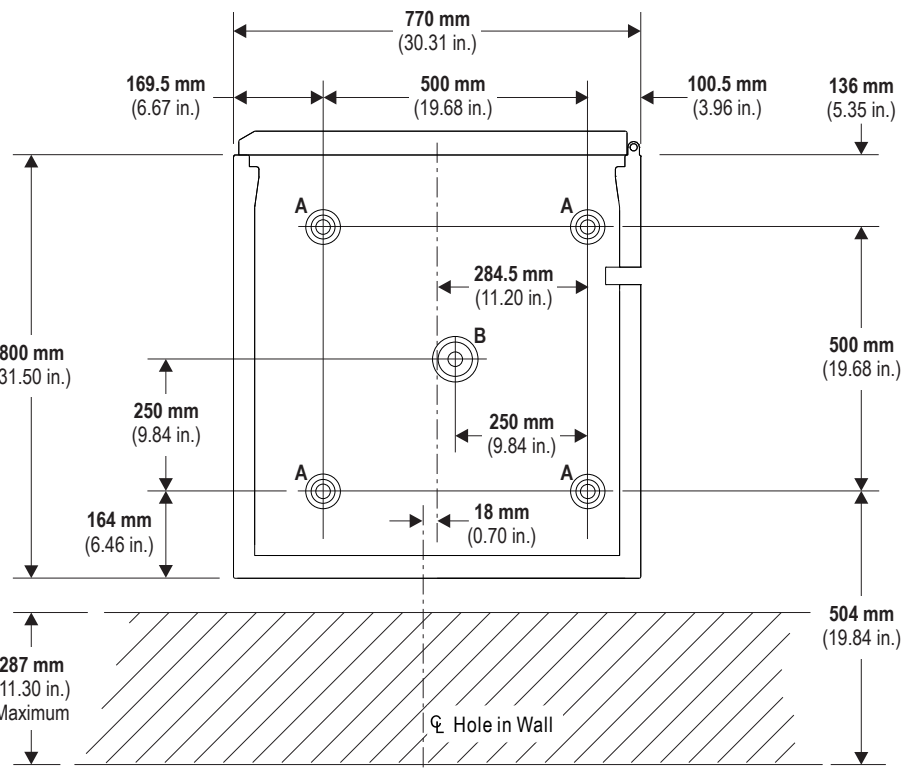
Hole A Bolt Holes



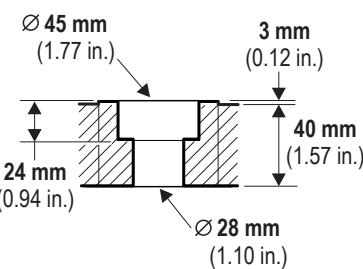
Hole B (Alarm Hole)



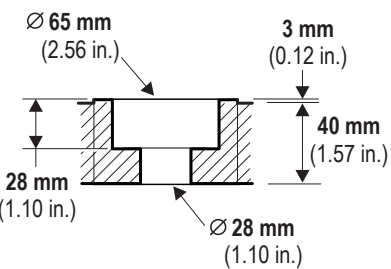
Standard Collar - Long Sleeve



Hole A Bolt Holes



Hole B (Alarm Hole)

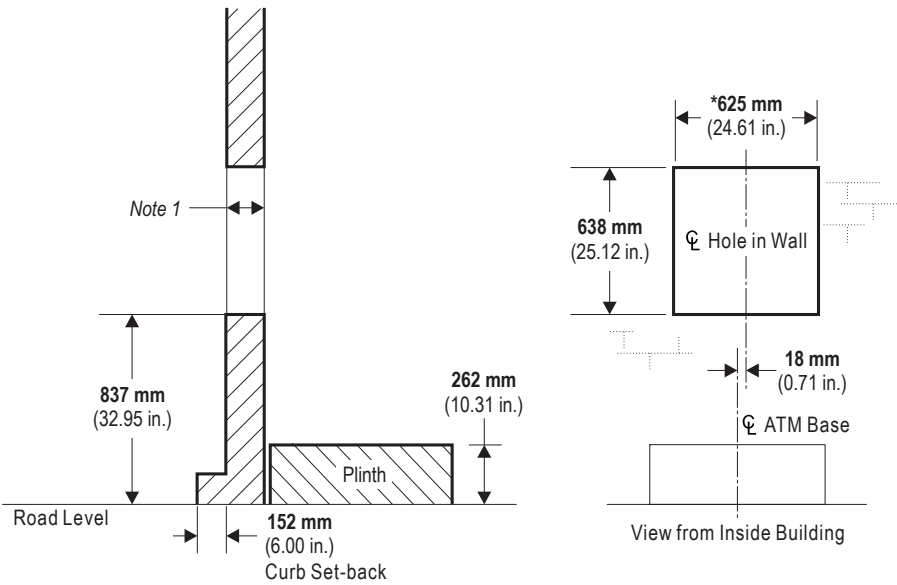


HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the following illustrations.

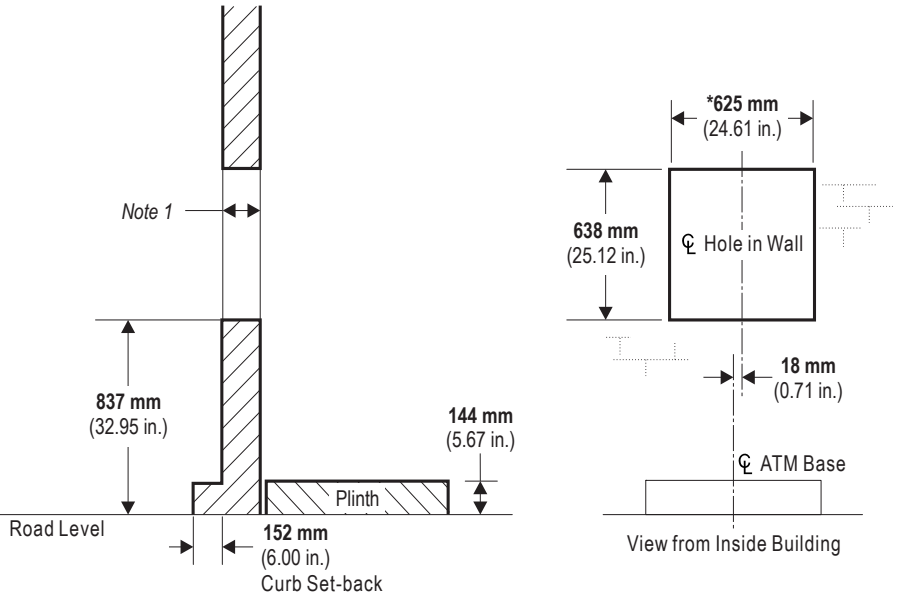
Standard Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

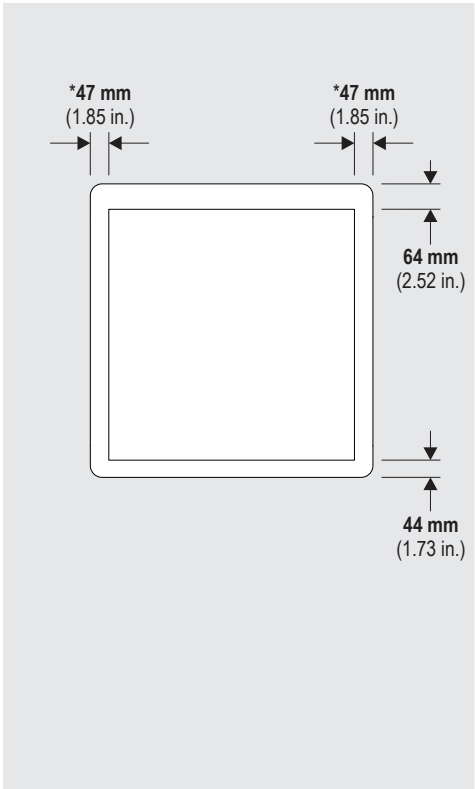
Standard Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Standard Collar

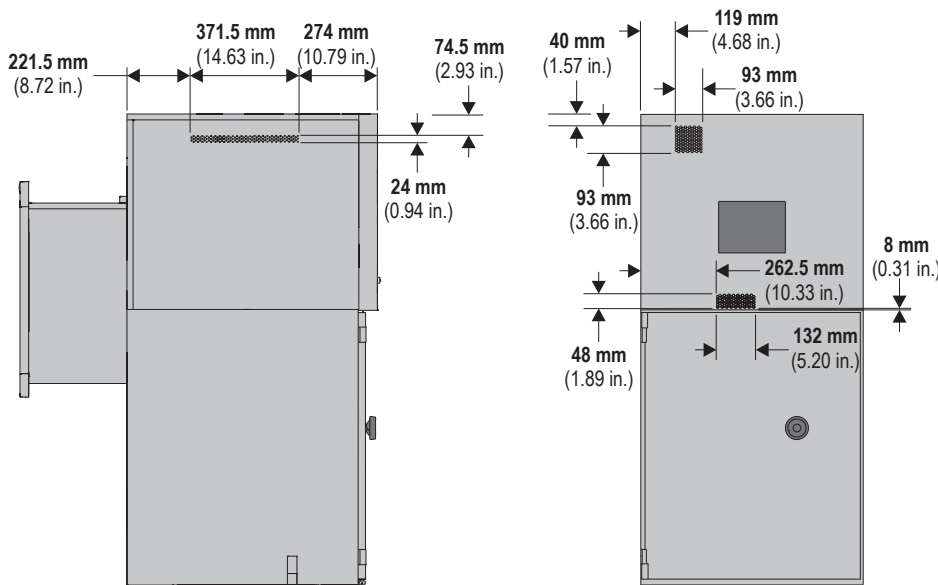


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

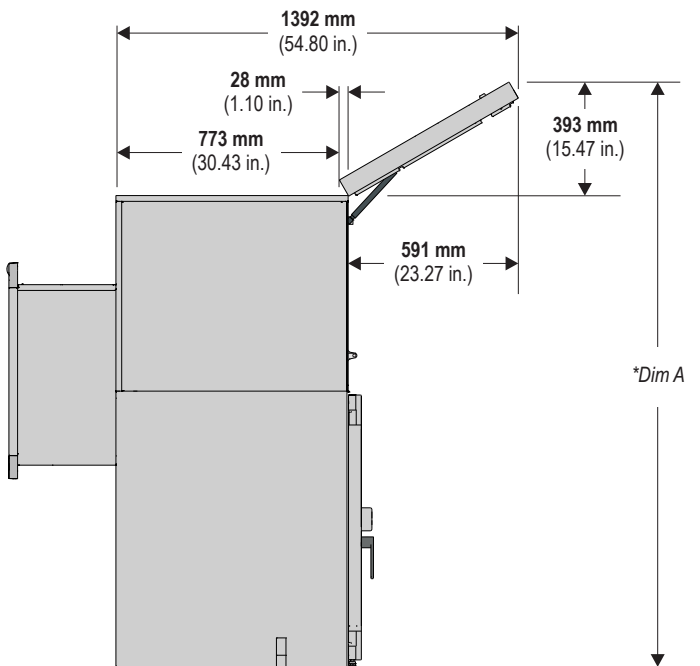
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

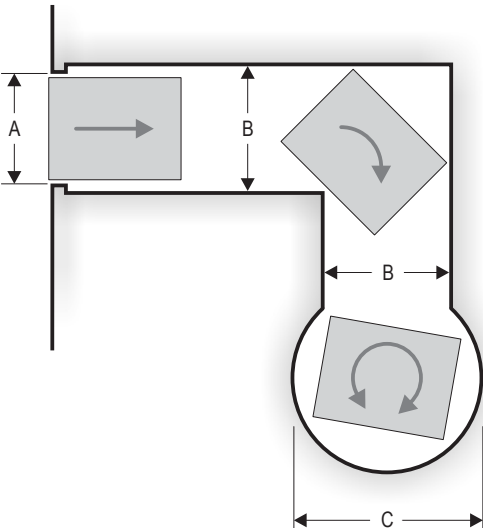


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of 6 mm (0.24 in.) has been allowed in the dimensions.



	Packaged ATM (pallet and carton)	Unpackaged ATM
A Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B Corridor with corner	1186 mm (46.69 in.)	1006 mm (39.61 in.)
C Rotation about centre	1713 mm (67.44 in.)	1487 mm (58.54 in.)

Variant Details - CEN III and IV, Standard Collar

SERVICING AREAS - OPTIMUM - SINGLE ATM

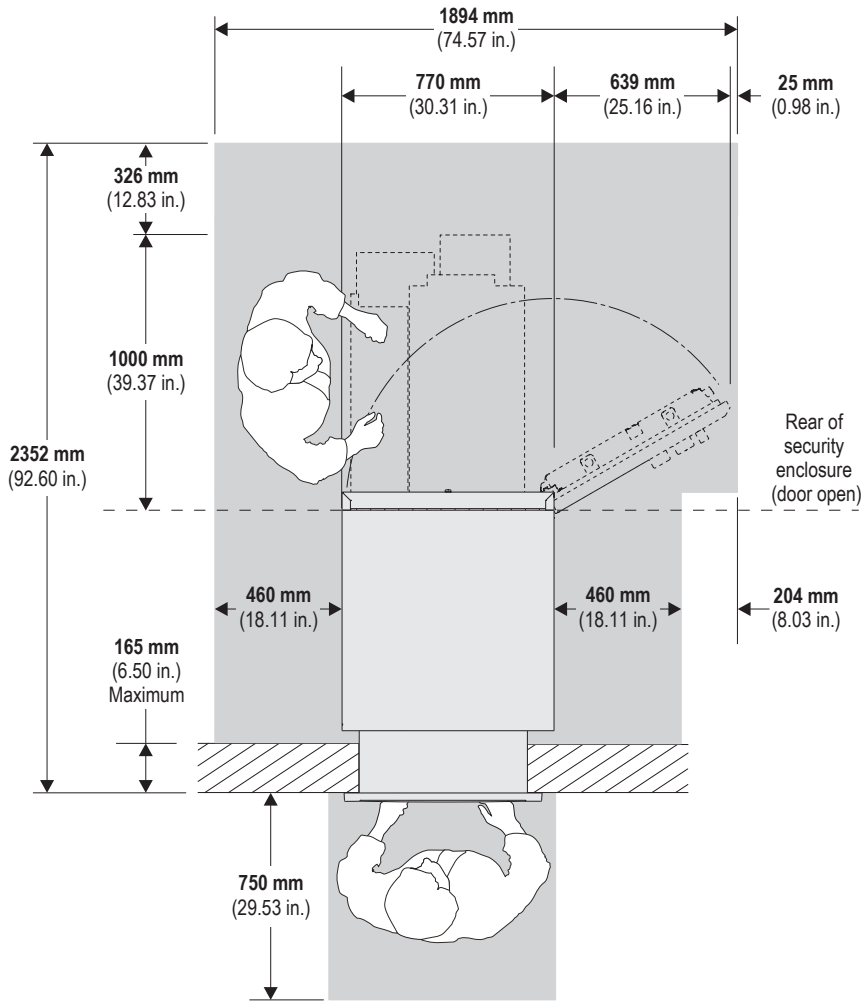
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

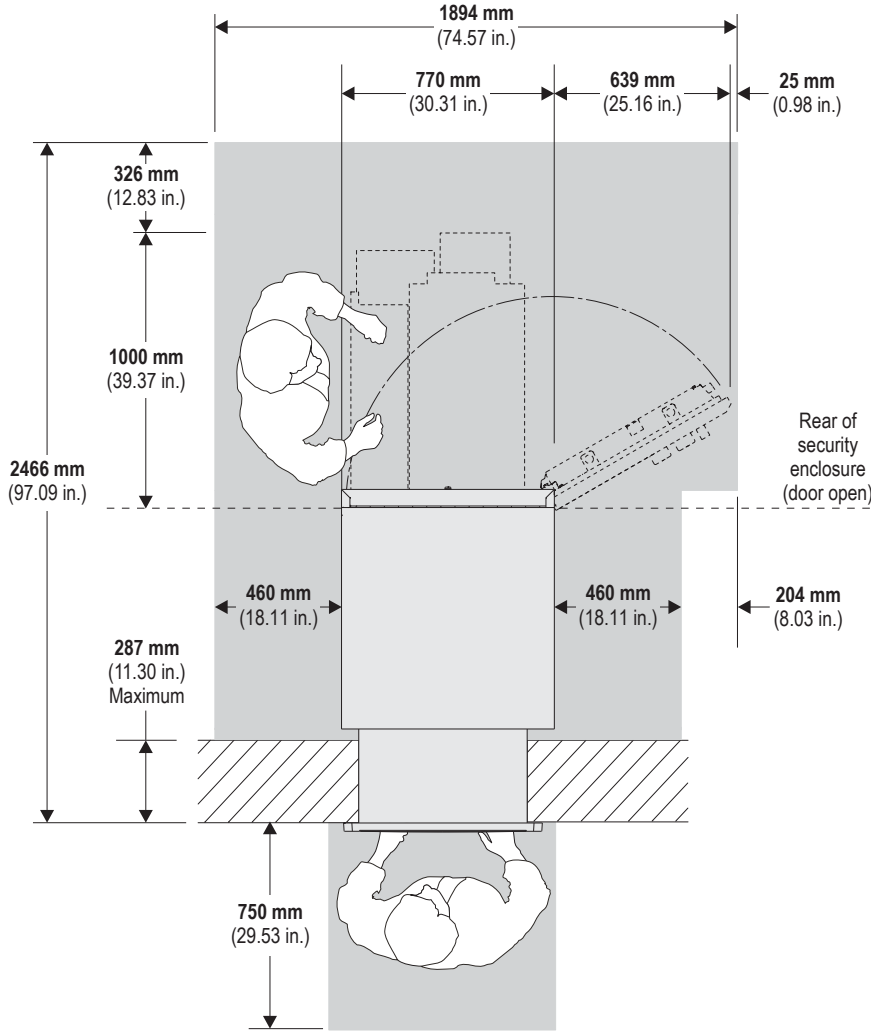
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve



Standard Collar - Long Sleeve



Variant Details - CEN III and IV, Standard Collar

SERVICING AREAS - MINIMUM - SINGLE ATM

This is the **minimum** area required for operating and servicing the ATM.

Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve

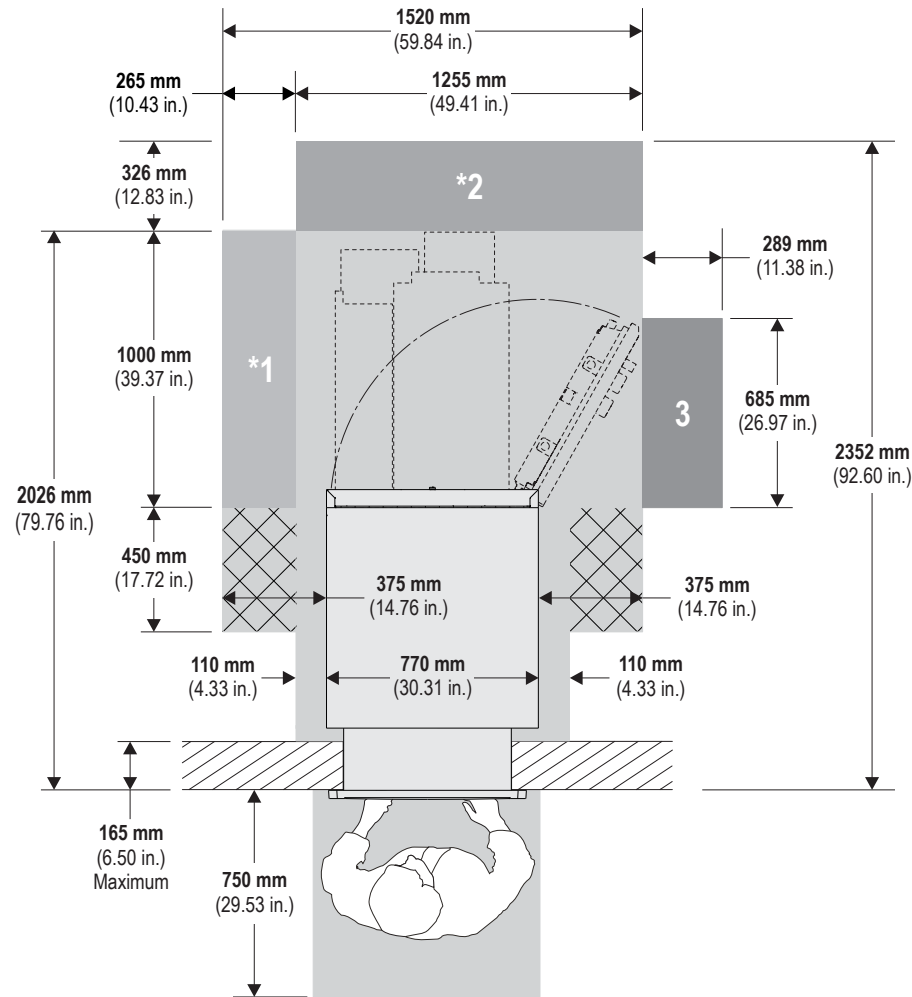
Minimum clearance area is composed of:

- Basic clearance
- Mandatory left OR right

If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1** Mandatory

All other configurations - **1** OR **2**

3 If the UPS is located in the safe enclosure



* denotes small (<10% volume) infringements permitted in these areas

Standard Collar - Long Sleeve

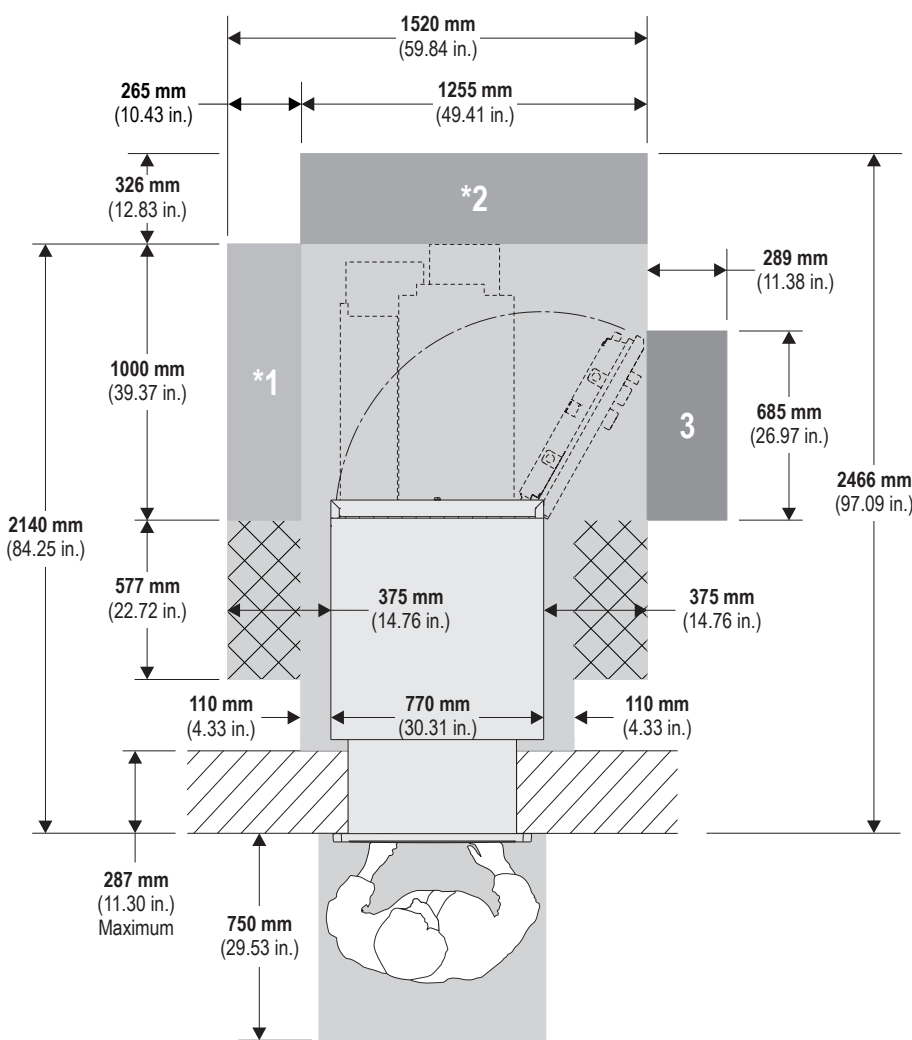
Minimum clearance area is composed of:

- Basic clearance
- Mandatory left OR right

If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1** Mandatory

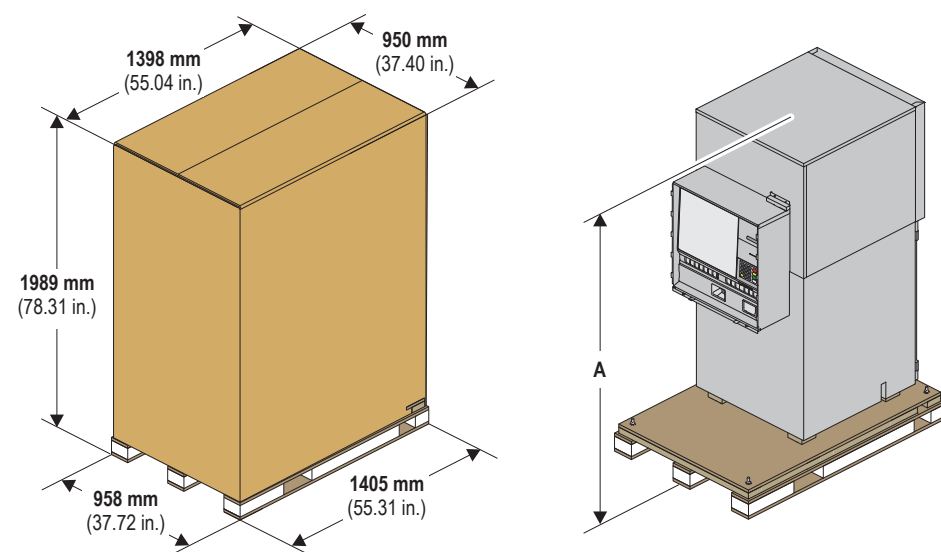
All other configurations - **1** OR **2**

3 If the UPS is located in the safe enclosure



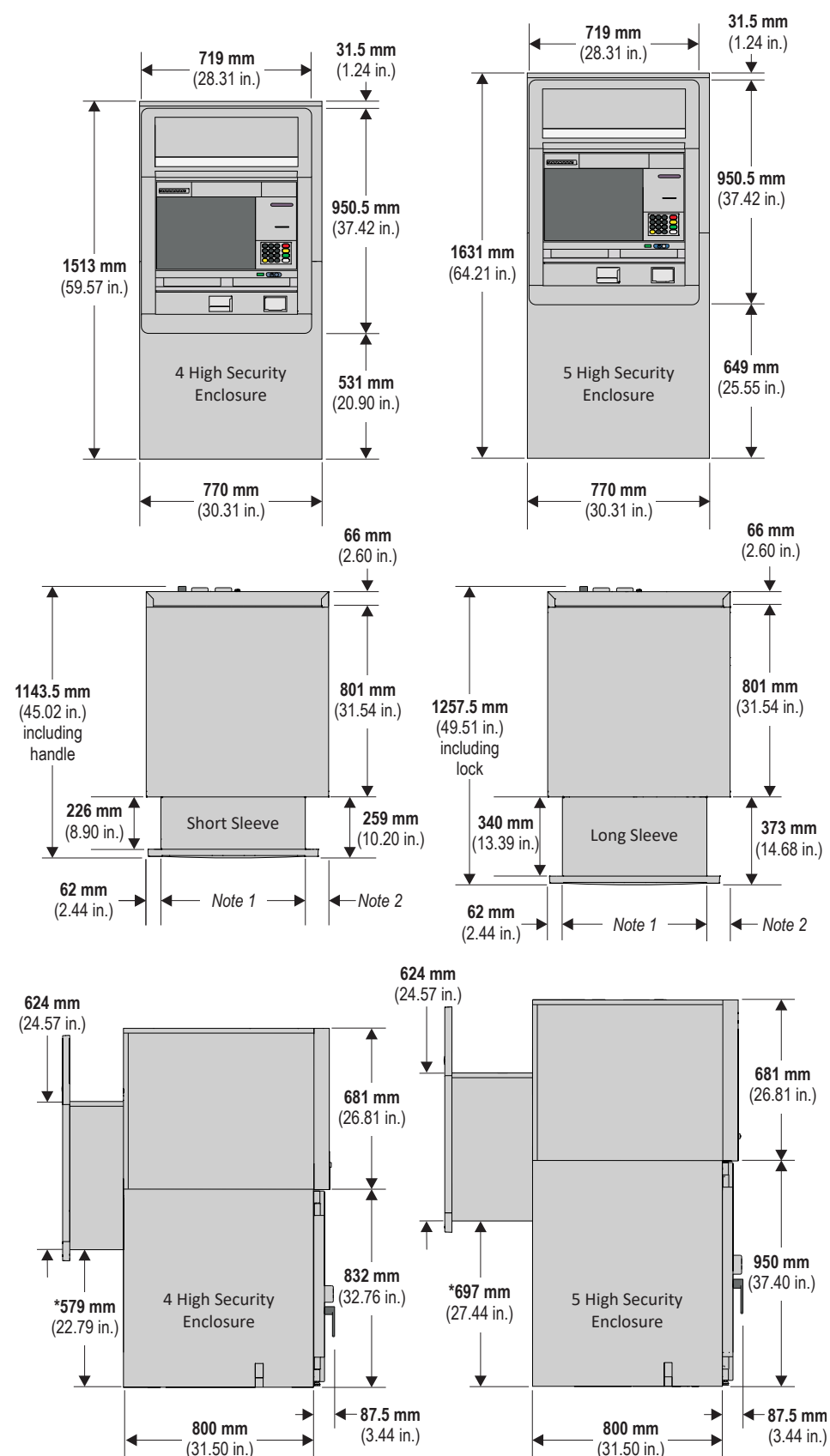
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PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options

Note 1: 610 mm (24.02 in.) without cash camera

617.3 mm (24.30 in.) including cash camera

Note 2: 98 mm (3.86 in.) without cash camera option
90.7 mm (3.57 in.) with cash camera option

WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

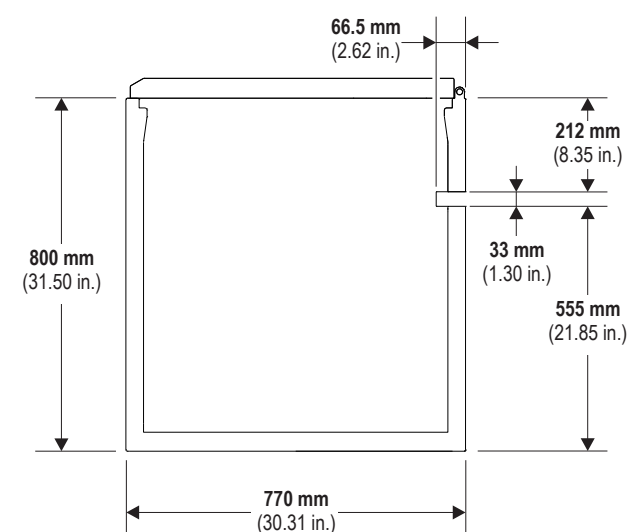
Standard Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1028 kg (2266.35 lb.)	1148 kg (2530.90 lb.)	1088 kg (2398.63 lb.)	1207 kg (2660.98 lb.)
Floor loading	1669 kg/m² (341.8 lb./ft ²)	1864 kg/m² (381.7 lb./ft ²)	1766 kg/m² (361.7 lb./ft ²)	1967 kg/m² (402.9 lb./ft ²)

EX GAS Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1043 kg (2299.42 lb.)	1163 kg (2563.97 lb.)	1103 kg (2431.70 lb.)	1223 kg (2696.25 lb.)
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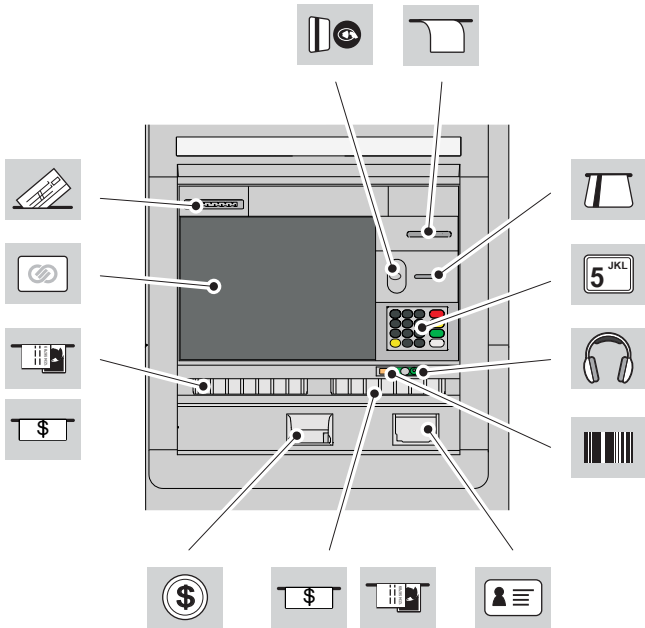
CABLE ENTRY



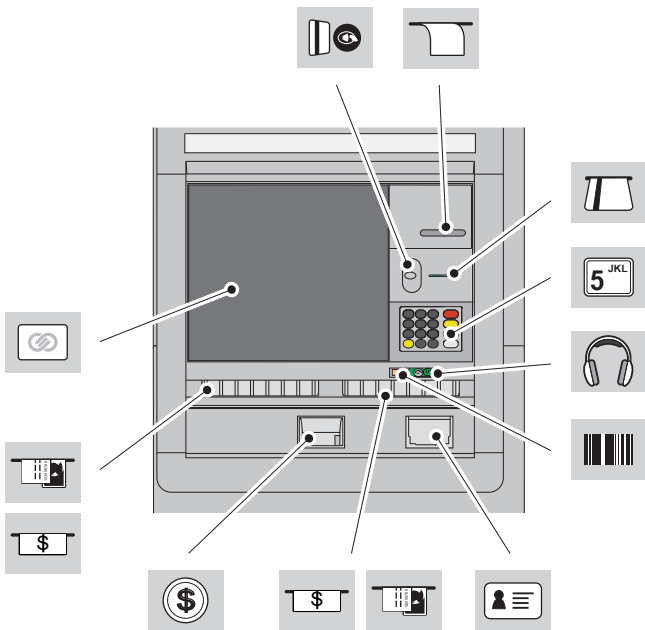
Variant Details - CEN III and IV, Advert Collar

FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
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Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
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Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
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Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

Variant Details - CEN III and IV, Advert Collar

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

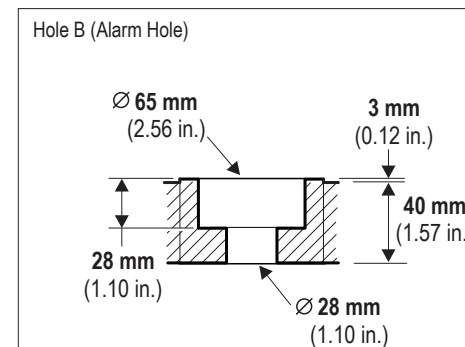
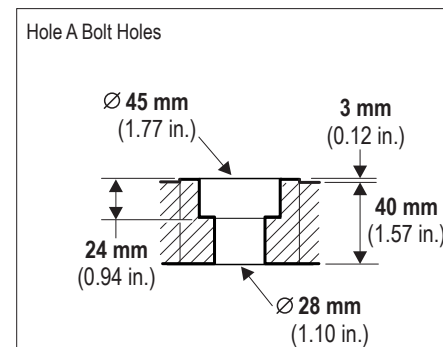
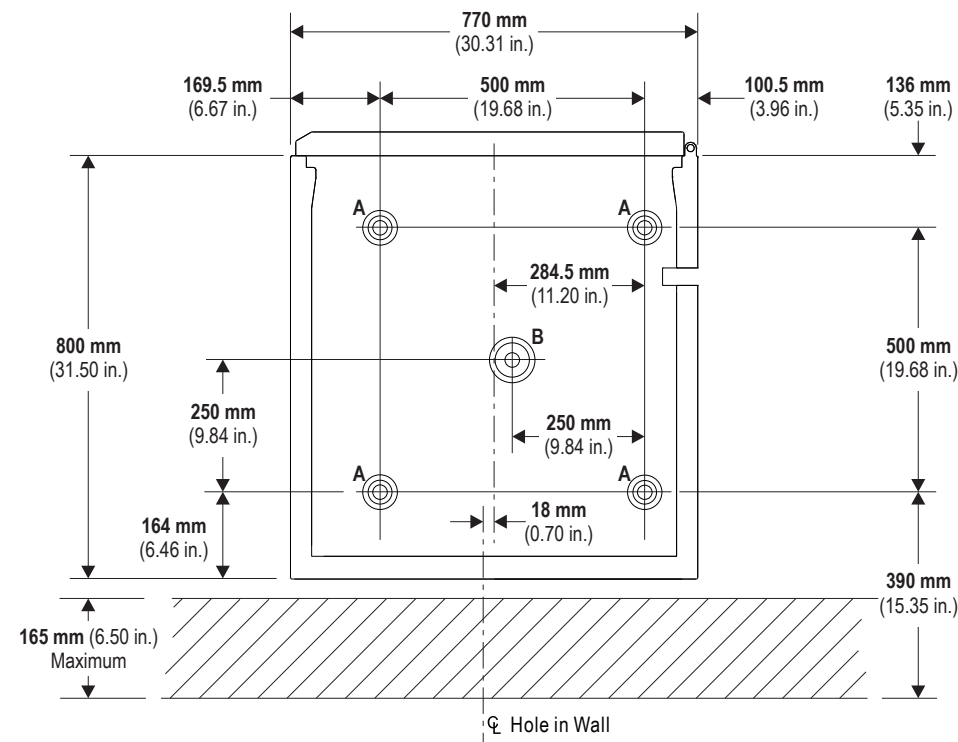
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

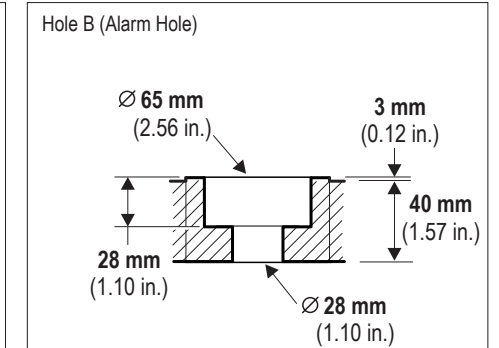
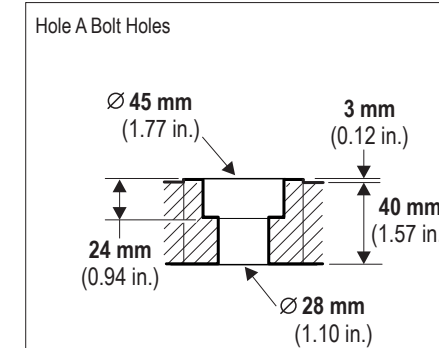
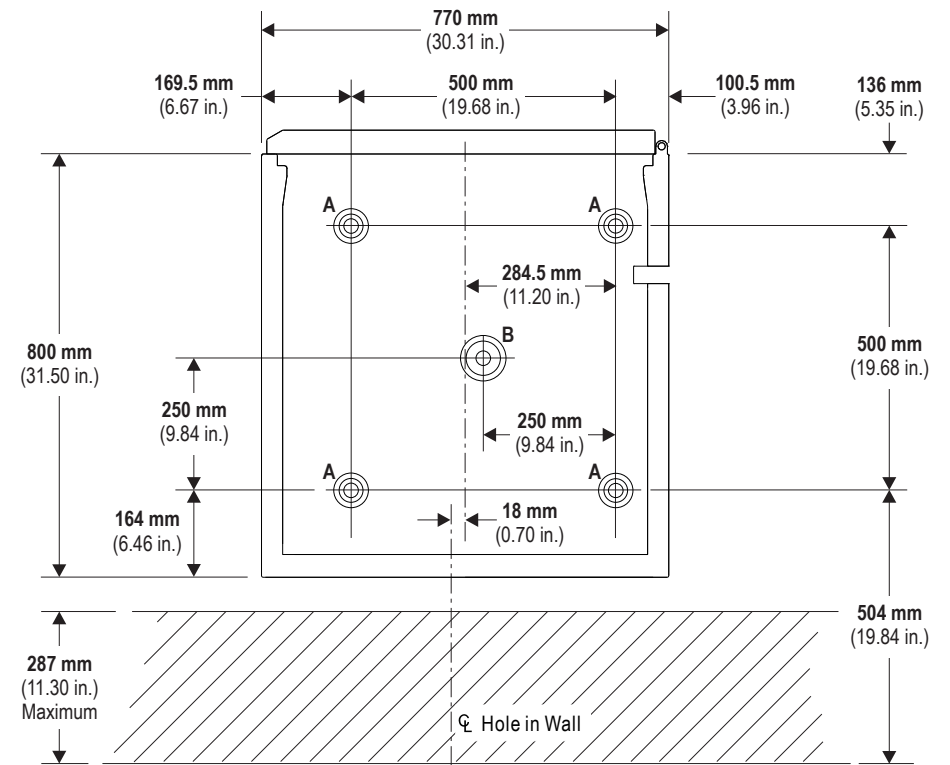
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



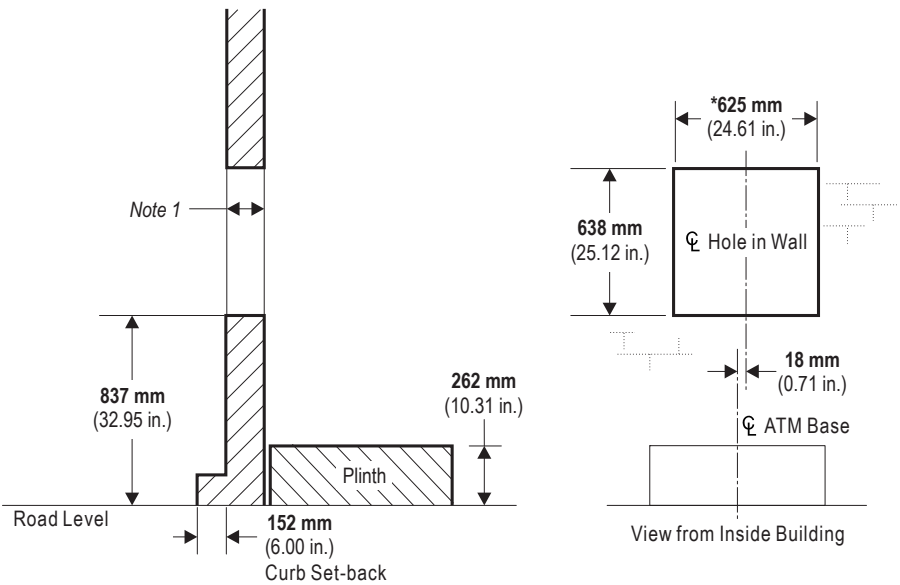
Variant Details - CEN III and IV, Advert Collar

HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the illustrations below.

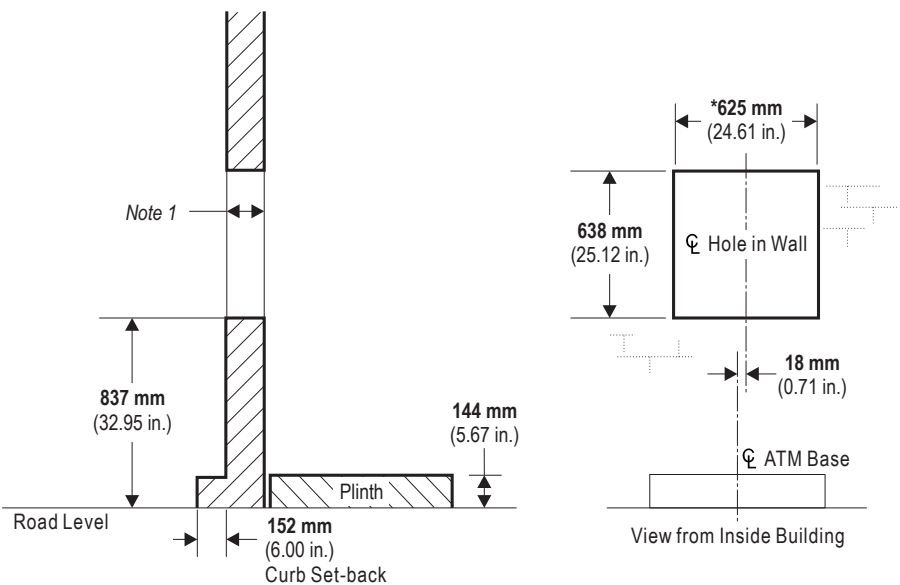
Short Sleeve - Advert Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

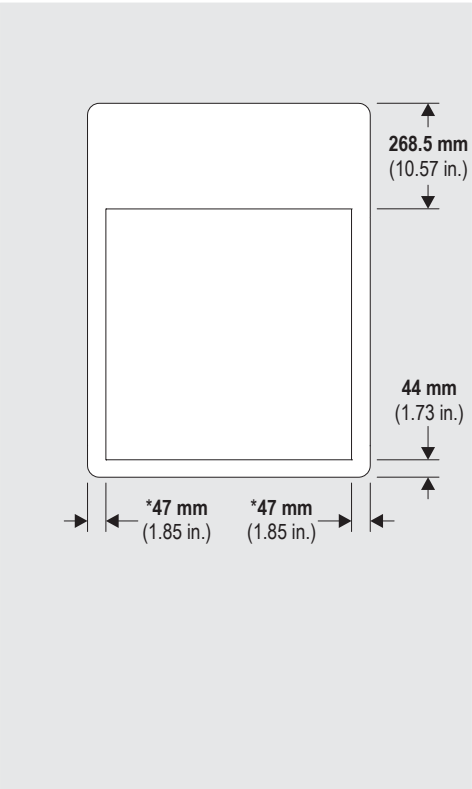
Short Sleeve - Advert Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Advert Collar

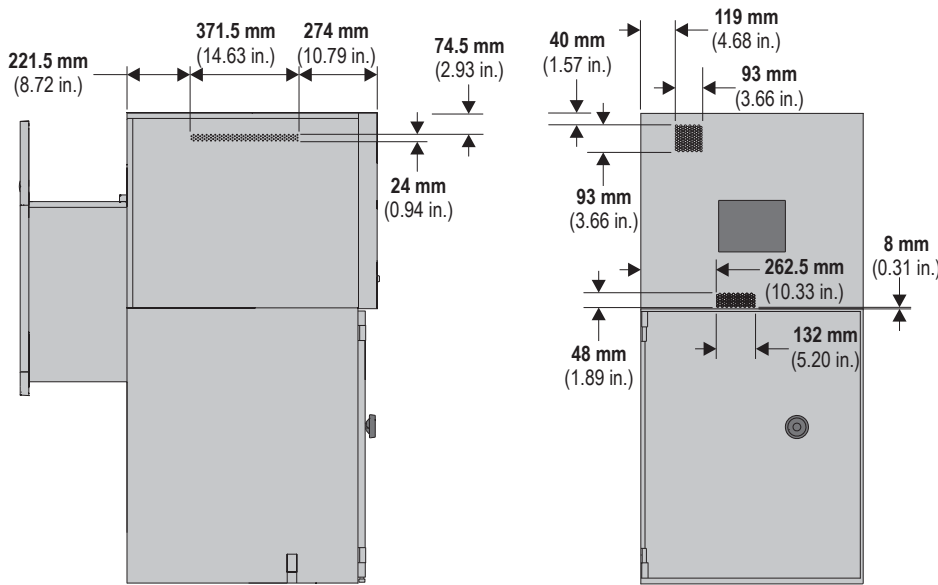


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

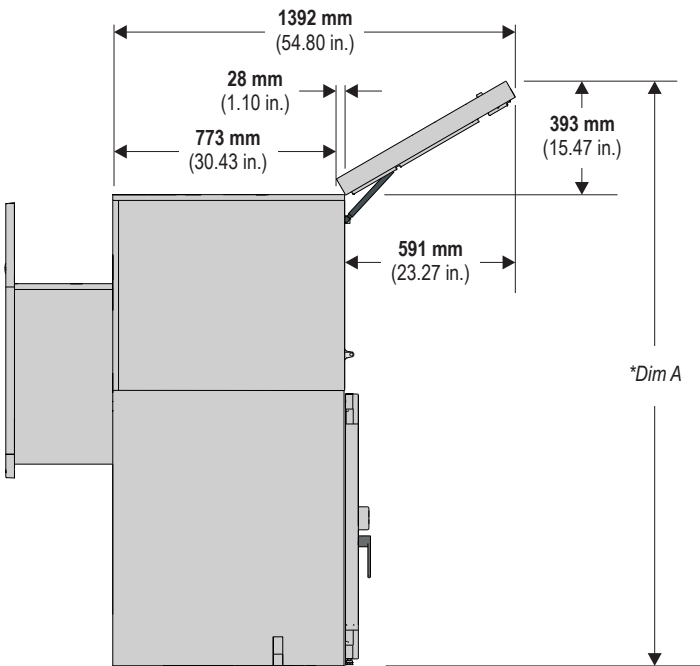
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

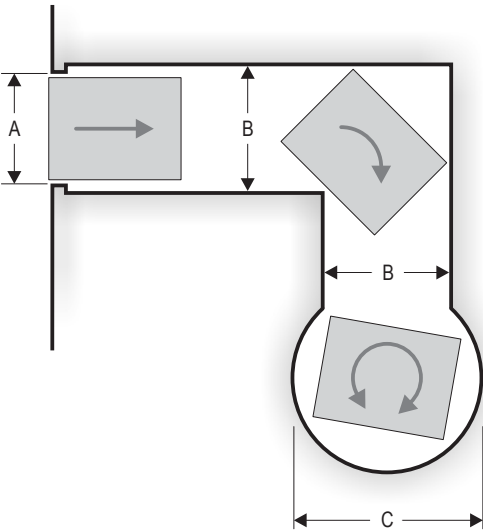


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of 6 mm (0.24 in.) has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	1006 mm (39.61 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1487 mm (58.54 in.)

Variant Details - CEN III and IV, Advert Collar

SERVICING AREAS - OPTIMUM - SINGLE ATM

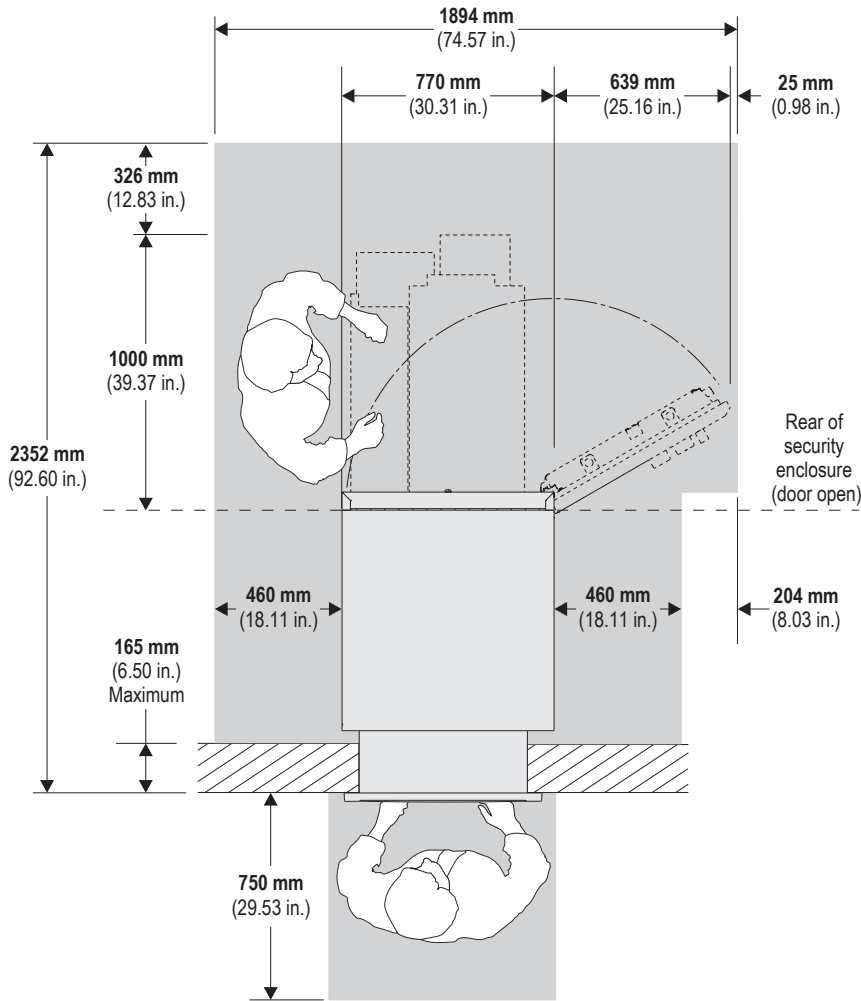
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

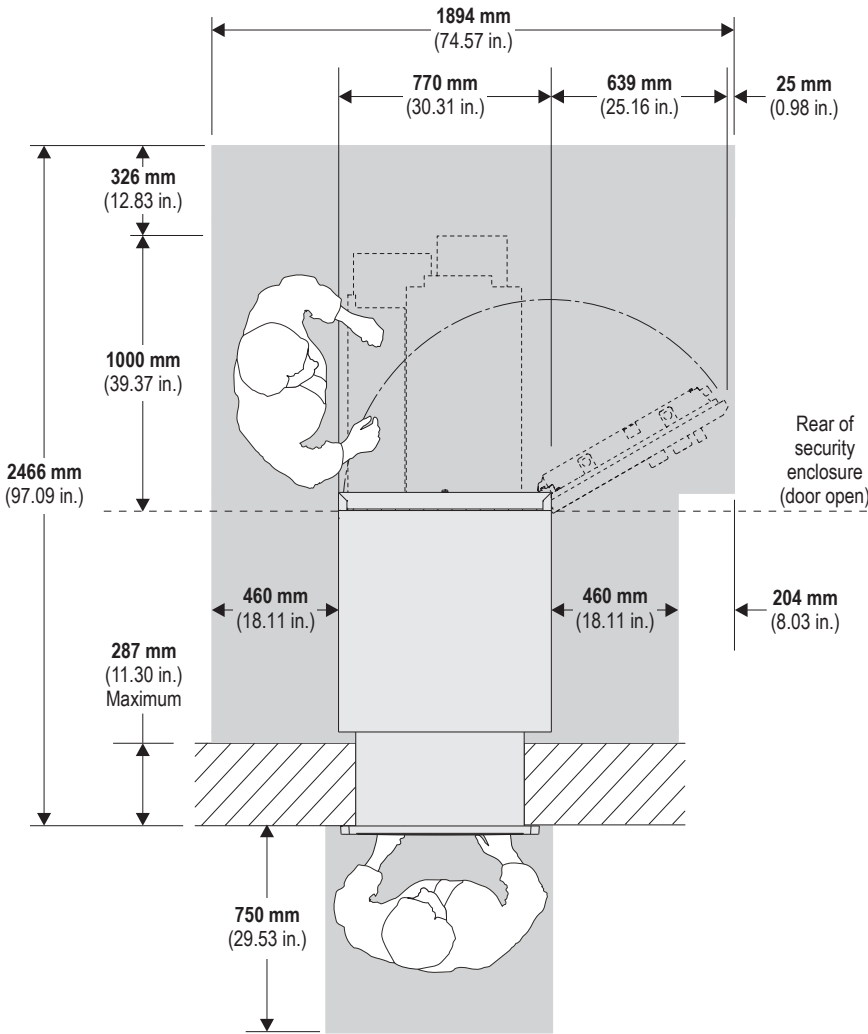
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



Variant Details - CEN III and IV, Advert Collar

SERVICING AREAS - MINIMUM - SINGLE ATM

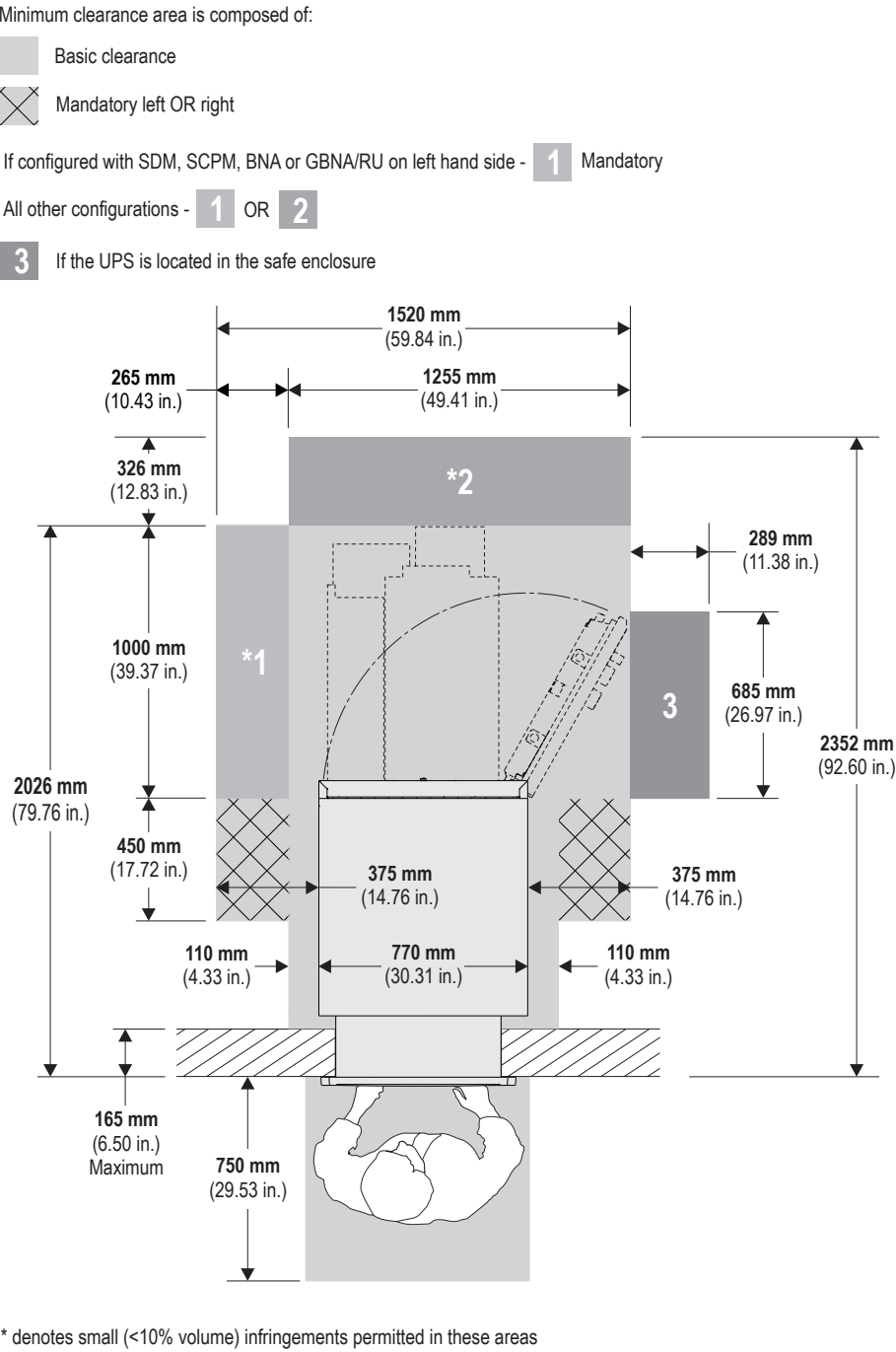
This is the **minimum** area required for operating and servicing the ATM.

Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

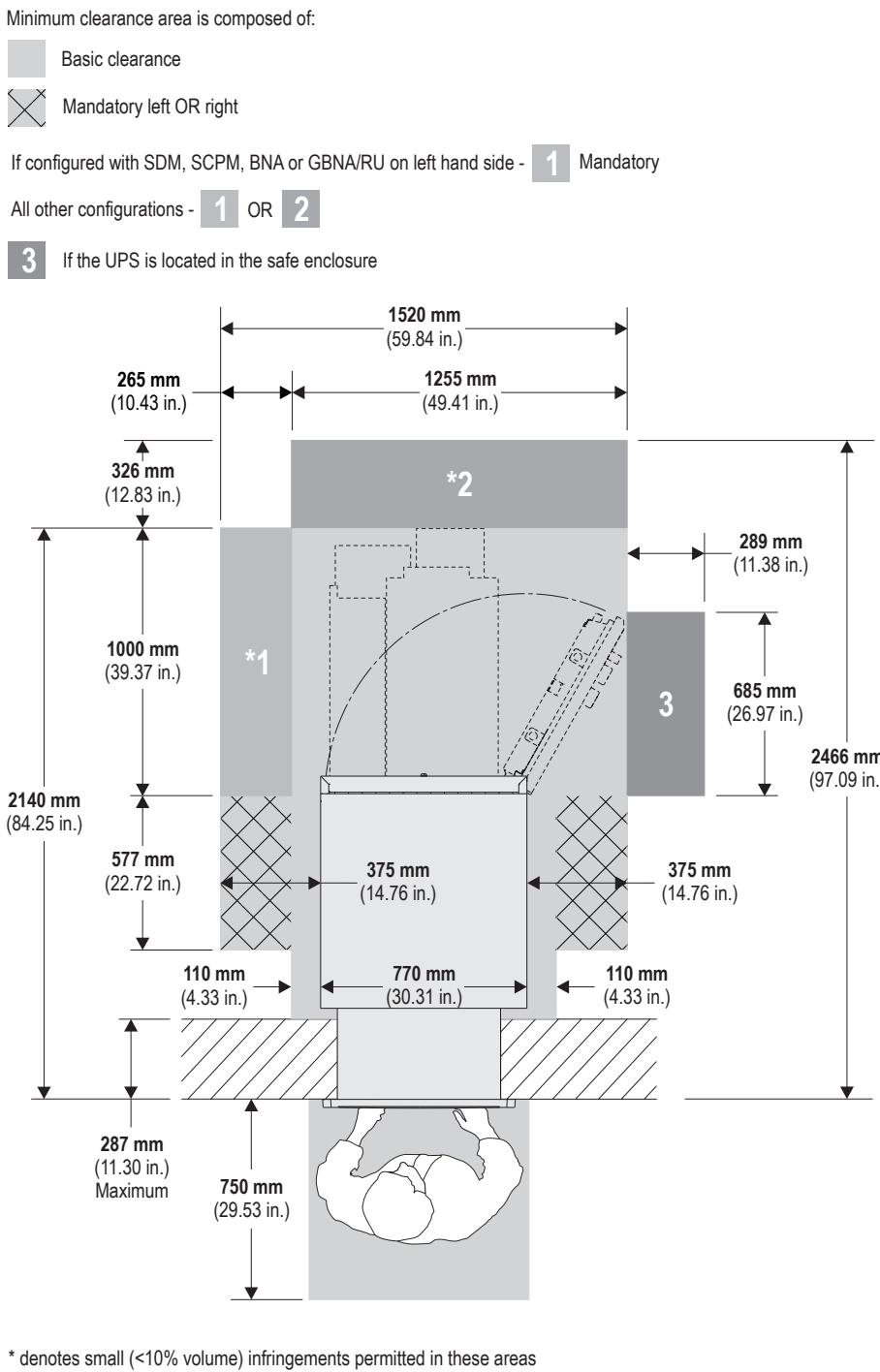
If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



accommodates four stacking spaces. The ATM drive thru is accessible 24 hours a day and has low levels of sound while idle and operating. Please refer to page 8 of the Drive Up ATM Site Prep document for the weighted decibel levels shown below.

ACOUSTICS

For most variants the acoustics sound power does not exceed:

- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)



MEMO

To: Grove City

From: The Mannik & Smith Group, Inc.

Date: July 31, 2024

Project #: 401.24000322.000

Re: JPMorgan Chase Grove City – (Franklin County), OH

This narrative was prepared to document the project description and special use request for the subject property located at 2811 London Groveport Road, Grove City, OH 43123. The property parcel ID number, as described on Franklin County GIS Portal, is 040-008045. The current zoning designation is described as Retail Commercial (C-2). The subject property is comprised of an approximately 15.39-acre parcel that is required to be lot split to endorse the development of a new JPMorgan Chase Bank facility. The attached information is being submitted with the intent of obtaining approval for the following applications: 1) Final Development plan review, and 2) Special Use.

Existing Parcel and Subject Area:

The subject area is comprised of a vacant greenspace development currently being utilized as a tree farm for the adjacent Strader's Garden Center. The subject area is landscaped and consists of grass vegetation and several tree saplings, shrubs, and bushes of numerous varieties. There is a field delineated wetland that exists at the northeast corner of the subject area that will be mitigated in the future. The proposed lot will be split to divide the existing parent parcel and provide a 1.54-acre subject property for the new JPMorgan Chase Bank's development.

Project Description:

The proposed development will include the construction of a new bank building with ATM drive through, grading, utilities, concrete walks and ADA parking area, landscaping, a concrete dumpster pad with enclosure, and an asphalt pavement parking lot. The project will include two full access entrances which will connect to a shared access drive along the south property line. The proposed full access drive extension will connect to an existing access stub. Admission to London Groveport Road will be accessed by way of the southeast connection to the existing access drive. There will be a new stormwater bio-detention pond incorporated as part of the improvements to handle the Stormwater Management and Water Quality requirements as well as provide a green-initiative open space feature along the walking path connectivity from the neighboring commercial properties (i.e. Burger King, Taco, Bell, Strader's, etc.) to London Groveport Road. The generalized location of the development and its associated land use are depicted on the attached Site Plan. This project will include the erection of a brand-new facility that will expand services offering patrons financial management in addition to several other banking services. This branch will provide 9 employee positions to the local area. The proposed project will be designed, operated, and constructed to be harmonious with the character of Grove City and with minimal impacts to the local neighborhood and the associated properties. We are moving forward with intent to deliver a product that provides a positive impact with respect to the Grove City 2050 plan and ultimately provide outstanding service to existing residents and presumed future growing population of the local region.

Special Use Request:

As part of this development, Chase seeks to operate pursuant to the proposed use of "Bank", which shall have the meanings ascribed under the City Zoning Code. This use is designated as a special use due to inclusion of an ATM drive thru and shall conform to the regulations of the zoning district as well as the supplementary conditions and development standards of §1135 of the Code. The drive thru is on the west side of the building and includes a dedicated one way drive, a bypass lane, and easily accommodates four stacking spaces.

ATM Queuing Study

Site Under Study

Grove City South

2811 London Groveport Rd
Grove City OH 43123

Intended Use

Drive Up ATM

Primary ATM Contact

Tina Devereaux
847-745-1222

Overview

■ Purpose of Study

- Understand the average queue length and wait times experienced by Chase customers at remote drive-up ATMs
- Using advanced queuing simulation, to project the expected queue length and stacking requirement for Grove City, and to demonstrate that there will not be an adverse impact to traffic flow in the parking lot.

Overview

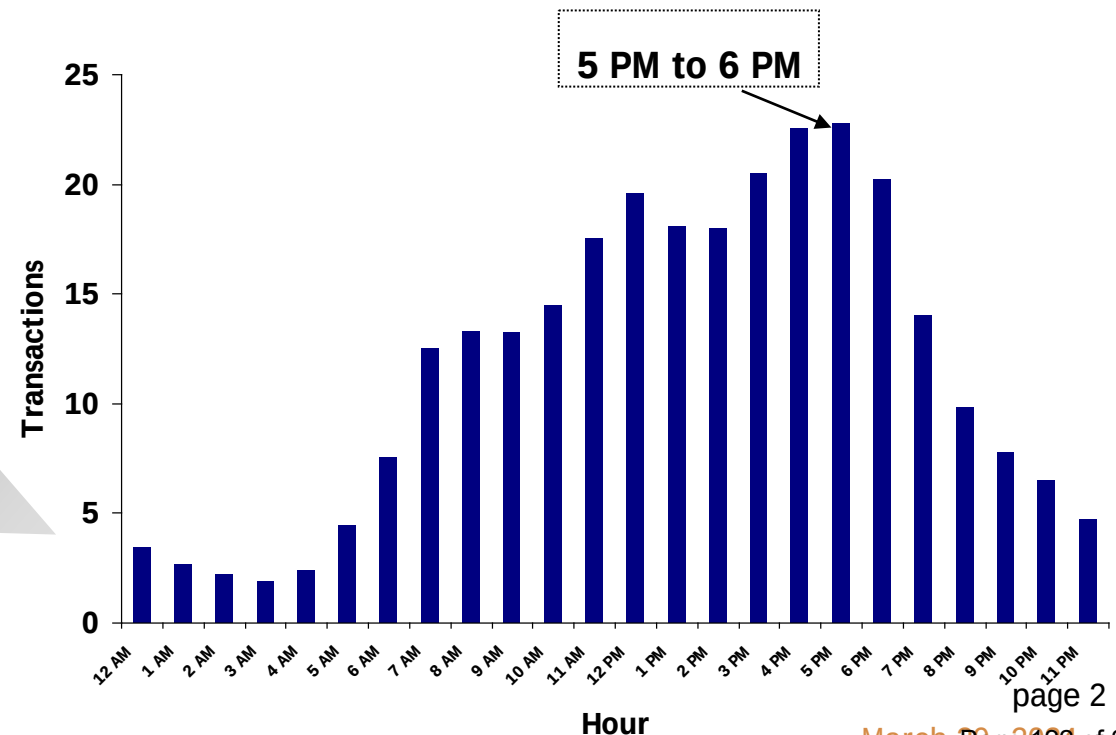
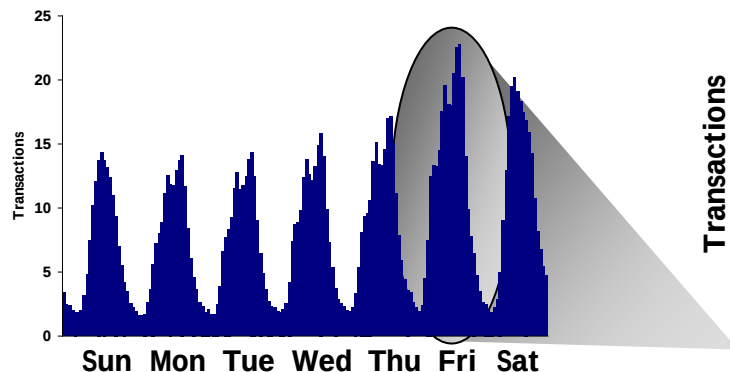
■ Methodology

- A study of 118 off-premise, drive-up ATMs accounting for 4.8mm annual transactions – majority are in parking lots

- ATMs split into 6 tiers:

Tier	Transactions per Month
1	less than 2,000
2	2,000 to 2,999
3	3,000 to 3,999
4	4,000 to 4,999
5	5,000 to 6,999
6	7,000+

- Determine the peak hour as basis for maximum queue experienced



Queuing Simulation

- Uses peak hour in each tier for the interarrival times (Friday, 5 p.m.)
- Service times based on time-in-motion studies of Chase ATM transactions – actual experience is 45 seconds; conservatively assume 1 minute
- **Does not assume that transactions are evenly distributed, but are random events, which is a more accurate reflection of stacking requirements**
- Simulation Model to determine:
 - Expected queue length
 - Maximum queue length
 - Expected time in queue
 - Expected time in system
 - ATM utilization
 - Probability of various queue lengths
- Model Validity
 - Simulates historical transactions from 3 pm to 5 pm as a “warm-up”
 - Then simulates the peak hour from 5 pm to 6 pm

■ Model Inputs >>

Tier	Transactions per Month	Peak Arrivals Per Hr	Interarrival Time	Service Time
1	less than 2,000	7.89	7.61 min	1 min
2	2,000 to 2,999	10.93	5.49 min	1 min
3	3,000 to 3,999	14.91	4.03 min	1 min
4	4,000 to 4,999	19.64	3.05 min	1 min
5	5,000 to 6,999	23.43	2.56 min	1 min
6	7,000+	32.03	1.87 min	1 min

Simulation Results and Recommendation

- The table below displays the overall results:

Tier	Avg Q Length (Cars)	Max Q Length (Cars)*	Avg Time in Queue (min)	Avg Time in System (min)	ATM Utilization
1	0.02	2	0.11	1.15	13%
2	0.04	4	0.17	1.16	18%
3	0.07	5	0.25	1.25	24%
4	0.14	6	0.40	1.41	33%
5	0.26	10	0.59	1.56	38%
6	0.63	10	1.11	2.10	53%

* Maximum observed over 100 simulated hours of activity.

- The table below displays the probability of observing a certain # of cars in queue by tier.

Tier	Cars in Queue									
	1	2	3	4	5	6	7	8	9	10
1	1.50%	0.20%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	2.72%	0.49%	0.09%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	4.64%	1.15%	0.29%	0.07%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%
4	7.21%	2.36%	0.77%	0.25%	0.08%	0.03%	0.01%	0.00%	0.00%	0.00%
5	9.29%	3.63%	1.42%	0.55%	0.22%	0.08%	0.03%	0.01%	0.01%	0.00%
6	13.29%	7.09%	3.79%	2.02%	1.08%	0.58%	0.31%	0.16%	0.09%	0.05%

- The ATM at Grove City is projected to perform 3,000 monthly transactions, which places it in Tier 3.
- The maximum theoretical queue that *could* result is 10 cars, although with a statistical probability of less than 0.02%, it is highly unlikely (bottom chart). The average expected queue length is actually less than 1 car (top chart).
- Conservative recommendation at this location is stacking capability of 1-2 cars which would easily handle the peak periods.

W:\Projects\2024\200-399\2400322\CAD\SURV\2400322 ALTA.dwg - Last printed 7/30/2024 12:18 PM

REFERENCE DOCUMENTS:

- 1. BASED ON RECORDED PLATS FROM FRANKLIN COUNTY, OHIO RECORDS.
- 2. BASED ON RECORDED DEED DESCRIPTIONS FROM FRANKLIN COUNTY, OHIO RECORDS.
- 3. BASED ON DOCUMENTS PROVIDED BY THE CLIENT.
- 4. BASED ON DOCUMENTS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- FILE NUMBER C000127728, EFFECTIVE DATE: MARCH 28, 2024.

SURVEY NOTES

- 1. DATE OF FIELD SURVEY: APRIL 04, 2024.
- 2. THERE WERE NUMEROUS 3" DIAMETER SHALLOW HOLES, OR DIVOTS, DUG INTO THE EARTH ON THE SITE, ASSUMED TO BE FROM THE REMOVAL OF TREES. THESE ARE SHOWN ON THE INCLUDED MAP.
- 3. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURIS- DICTION. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 4. WETLANDS HAD NOT BEEN DELINEATED AT THE TIME OF THIS SURVEY.
- 5. NO APPARENT ENCROACHMENTS OBSERVED.
- 6. PROPERTY HAS ACCESS TO LONDON GROVEPORT ROAD VIA A PRIVATE DRIVE THROUGH A NON EXCLUSIVE ACCESS EASEMENT, LISTED BELOW AS SCHEDULE B EXCEPTION NUMBER 15.
- 7. PARCELS ARE CONTIGUOUS WITH EACH OTHER AND ADJOINING PARCELS; THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN THEM, BASED ON THE FIELD SURVEY BY MSG ON 0/04/2024.
- 8. THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME PROPERTY AS INSURED ON THE TITLE COMMITMENT.
- 9. NO BUILDINGS WERE LOCATED ON THE PROPERTY.
- 10. THE PROPERTY SURVEYED IS A PORTION OF THE 15.31 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A WITH ALL EXCEPTIONS TAKEN INTO ACCOUNT. THE BEARINGS SHOWN ON THE INCLUDED MAP REPRESENT THIS REMAINDER.

FLOOD ZONE DESIGNATION:

THE SOUTHERN EDGE OF THE PORTION OF THE PROPERTY SUBJECT TO THE TOPOGRAPHIC SURVEY LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE A (WITHOUT BASE FLOOD ELEVATION). THE REMAINDER OF THE SUBJECT PARCEL LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

SOURCE: NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP), MAP NUMBER 39049C0404K, EFFECTIVE DATE: 06/17/2008, AND LOMR 18-05-5403P, EFFECTIVE DATE 07/19/2009.

ZONING:

NO ZONING REPORT OR LETTER WAS PROVIDED BY CLIENT, PER ALTANSPS STANDARDS.
NO ZONING INFORMATION IS SHOWN ON SURVEY.

BASIS OF BEARINGS:

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF SOUTH 83°22'36" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: C000127728 EFFECTIVE DATE: MARCH 28, 2024
SCHEDULE B EXCEPTIONS:

- SCHEDULE B, PART II—EXCEPTIONS

1-8. NOT SURVEY RELATED

9. EASEMENT OF RECORDED IN BOOK 1715, PAGE 281, AS AFFECTED BY RELEASE OF EASEMENT DATED JUNE 23, 2008 AND RECORDED JUNE 25, 2008 IN INSTRUMENT NO. 200806250097878.

SHOWN HEREON.

10. DEED OF EASEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, A MUNICIPAL CORPORATION, DATED JANUARY 7, 1999 AND RECORDED JANUARY 26, 1999 IN INSTRUMENT NO. 199901260019340.

DOES NOT EFFECT SUBJECT PARCEL.

11. DEED OF EASEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, AN OHIO MUNICIPAL CORPORATION, DATED OCTOBER 24, 2001 AND RECORDED OCTOBER 30, 2001 IN INSTRUMENT NO. 200110300249180.

DOES NOT EFFECT SUBJECT PARCEL.

12. GENERAL EASEMENT DEED GRANTED TO THE CITY OF GROVE CITY, OHIO, DATED DECEMBER 26, 2006 AND RECORDED DECEMBER 26, 2006 IN INSTRUMENT NO. 200612260254875.

SHOWN HEREON.

13. NONEXCLUSIVE ACCESS EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089659.

SHOWN HEREON.

14. NON-EXCLUSIVE STORM WATER DRAINAGE EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089664.

DOES NOT EFFECT SUBJECT PARCEL.

15. NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT GRANTED TO MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN CORPORATION, DATED APRIL 22, 2006 AND RECORDED MAY 8, 2006 IN INSTRUMENT NO. 200605090089662.

SHOWN HEREON.

16. NON-EXCLUSIVE ACCESS EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089641.

SHOWN HEREON.

17. EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY DATED APRIL 22, 2006, AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089635.

SHOWN HEREON.

18. DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089643.

SHOWN HEREON.

19. DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089650.

BLANKET IN NATURE

20. DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089653.

BLANKET IN NATURE

21. AGREEMENT FOR CONSERVATION EASEMENT DATED FEBRUARY 2, 2007 AND RECORDED JUNE 5, 2007 IN INSTRUMENT NO. 200706050097444.

SHOWN HEREON.

22. EASEMENT AGREEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, AN OHIO MUNICIPAL CORPORATION, DATED JANUARY 13, 2014 AND RECORDED JANUARY 16, 2014 IN INSTRUMENT NO. 201401160006519.

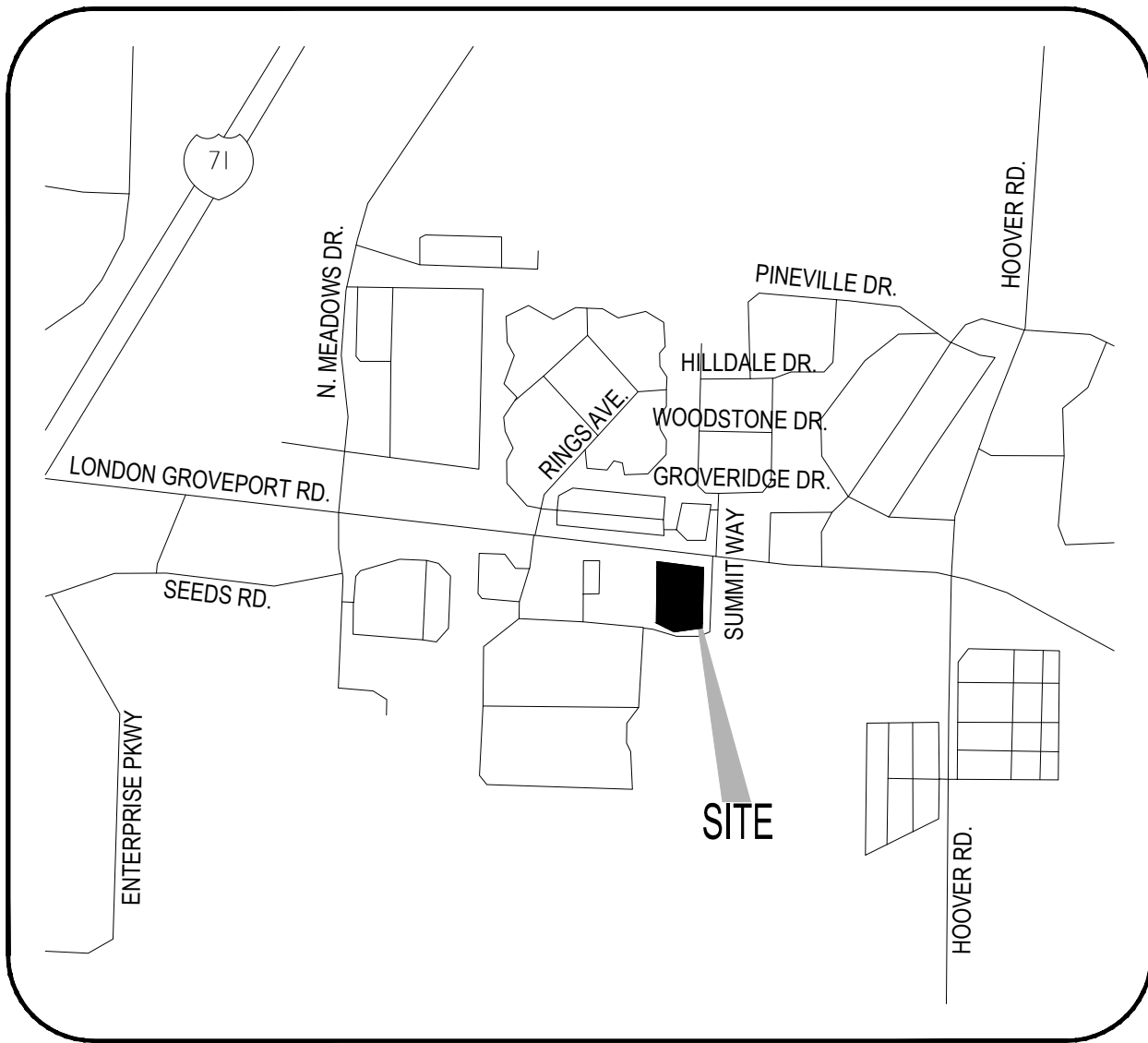
SHOWN HEREON.

23. - 26. NOT SURVEY RELATED
-

ALTA/NSPS LAND TITLE SURVEY

2811 LONDON GROVEPORT ROAD, GROVE CITY, OHIO

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115



LEGAL DESCRIPTION FROM TITLE COMMITMENT:

EXHIBIT "A"
SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;
THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;
THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;
THENCE SOUTH 01°1'16"04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;
THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;
THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCE OF 17.58 FEET (0.23" WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.380 ACRE TRACT AS CONVEYED TO THE CITY OF GROVE CITY, AS CONVEYED BY INSTRUMENT NO. 200612270255779 AND DESCRIBED AS FOLLOWS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN SURVEY NUMBER 6115, VIRGINIA MILITARY DISTRICT, BEING A PART OF THE REMAINDER OF THAT 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC OF RECORD IN INSTRUMENT NUMBER 200204260105355, AND DESCRIBED AS FOLLOWS:
BEGINNING, FOR REFERENCE, AT A CENTERLINE MONUMENT SET MARKING THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD WITH SOUTH MEADOWS DRIVE AS SHOWN ON DEDICATION OF PART OF S.R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE OF RECORD IN PLAT BOOK 57, PAGE 31;
THENCE SOUTH 83° 31' 37" EAST, 1641.63 FEET, WITH THE CENTERLINE OF LONDON-GROVEPORT ROAD TO THE NORTHEAST CORNER OF THAT 34.149 ACRE TRACT CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 200605090089637 AND THE NORTHWEST CORNER OF SAID 76.096 ACRE TRACT, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 83° 31' 37" EAST, 212.52 FEET, CONTINUING WITH SAID CENTERLINE, TO A CENTERLINE MONUMENT SET; THENCE SOUTH 82° 58' 38" EAST, 118.00 FEET, CONTINUING WITH SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER OF RECORD IN OFFICIAL RECORD 6520E18;
THENCE SOUTH 01° 1' 18" WEST, 50.26 FEET, WITH A LINE COMMON TO SAID 76.096 AND 10.00 ACRE TRACTS TO A 1/4 INCH IRON PIPE FOUND; THENCE NORTH 82° 58' 38" WEST, 122.87 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET;
THENCE NORTH 83° 31' 37" WEST, 207.96 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET IN THE LINE COMMON TO SAID 76.096 AND 34.149 ACRE TRACTS;
THENCE NORTH 01° 31' 50" EAST, 50.19 FEET, WITH SAID COMMON LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.380 ACRE, MORE OR LESS, WHICH INCLUDES 0.228 ACRE IN THE PRESENT ROADWAY OCCUPIED, BEING A PART OF AUDITOR'S PARCEL NO. 040-008045. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (1986 ADJUSTMENT), CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5548 & FCGS 5539, HAVING A BEARING OF NORTH 00° 21' 40" EAST FOR A PORTION OF THE CENTERLINE OF HOOVER ROAD, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LEGAL DESCRIPTION FROM TITLE COMMITMENT (CONTINUED):

LESS AND EXCEPTING THEREFROM THE FOLLOWING 26.225 ACRE TRACT AS CONVEYED TO FEDEX GROUND PACKAGE SYSTEM, INC. BY INSTRUMENT NUMBER 200409200218323: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN THE VIRGINIA MILITARY SURVEY DISTRICT, SURVEY NUMBER 6115 AND BEING PART OF THE 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31; THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE SAID 76.096 ACRE TRACT, AND BEING THE POINT OF TRUE BEGINNING, FOR THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 50.19 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD TO A RAILROAD SPIKE SET; THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ON, OVER AND ACROSS THE SAID 76.096 ACRE TRACT:
1. SOUTH 01°36'36" WEST, A DISTANCE OF 1809.50 FEET, TO AN IRON PIN SET;
2. NORTH 69°1'34" EAST, A DISTANCE OF 77.53 FEET, TO AN IRON PIN SET;
3. SOUTH 84°57'09" EAST, A DISTANCE OF 110.18 FEET, TO AN IRON PIN SET;
4. SOUTH 88°49'22" EAST, A DISTANCE OF 91.71 FEET, TO AN IRON PIN SET;
5. NORTH 86°02'23" EAST, A DISTANCE OF 284.72 FEET, TO AN IRON PIN SET;
6. NORTH 88°41'29" EAST, A DISTANCE OF 178.00 FEET, TO AN IRON PIN SET;
7. NORTH 86°28'55" EAST, A DISTANCE OF 365.76 FEET, TO AN IRON PIN SET;
8. SOUTH 88°43'56" EAST, A DISTANCE OF 185.05 FEET, TO AN IRON PIN IN THE EASTERLY LINE OF SAID 76.096 ACRE TRACT, BEING A LINE COMMON TO AN ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352;
THENCE SOUTH 01°16' 04" WEST, A DISTANCE OF 831.51 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, TO A STONE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;
THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF A 42.269 ACRE TRACT CONVEYED TO PVF SEEDS PARK ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200310240342103;
THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PINS FOUND AT DISTANCES OF 17.58 FEET (0.23" WEST), 27.18 FEET (0.22 FEET WEST) AND A REBAR FOUND AT 2492.56 FEET (STULTS CAP), ALONG THE WESTERLY LINE OF SAID 76.096 ACRE TRACT, A LINE COMMON TO SAID 42.269 ACRE TRACT AND THEN COMMON TO THE EASTERLY LINE OF A 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 11996, C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 26.225 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) FROM AN ACTUAL FIELD SURVEY OF THE 76.096 ACRE TRACT PERFORMED BY R.D. ZANDE & ASSOCIATES IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 34.149 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP BY INSTRUMENT NUMBER 200605090089637: SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 31;
THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY-THREE DEGREES THIRTY-SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY-THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY-EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET; THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:
1. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY-THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;
2. NORTH EIGHTY- EIGHT DEGREES TWENTY-THREE MINUTES TWENTY-FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY-EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;
3. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY-ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO. 200409200218323; THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:
1. SOUTH EIGHTY- EIGHT DEGREES FORTY-ONE MINUTES TWENTY-NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;
2. SOUTH EIGHTY-SIX DEGREES TWO MINUTES TWENTY-THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;
3. NORTH EIGHTY- EIGHT DEGREES FORTY-NINE MINUTES TWENTY-TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY-ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;
4. NORTH EIGHTY-FOUR DEGREES FIFTY-SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;
5. SOUTH SIXTY-NINE DEGREES THIRTEEN MINUTES FORTY-FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY-SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;
THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY-FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED. ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

EXISTING UNDERGROUND UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE :

TO FIRST AMERICAN TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11B, 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2024.

Nick DelValle

NICK DELVALLE, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8822
DATE: 7/30/2024

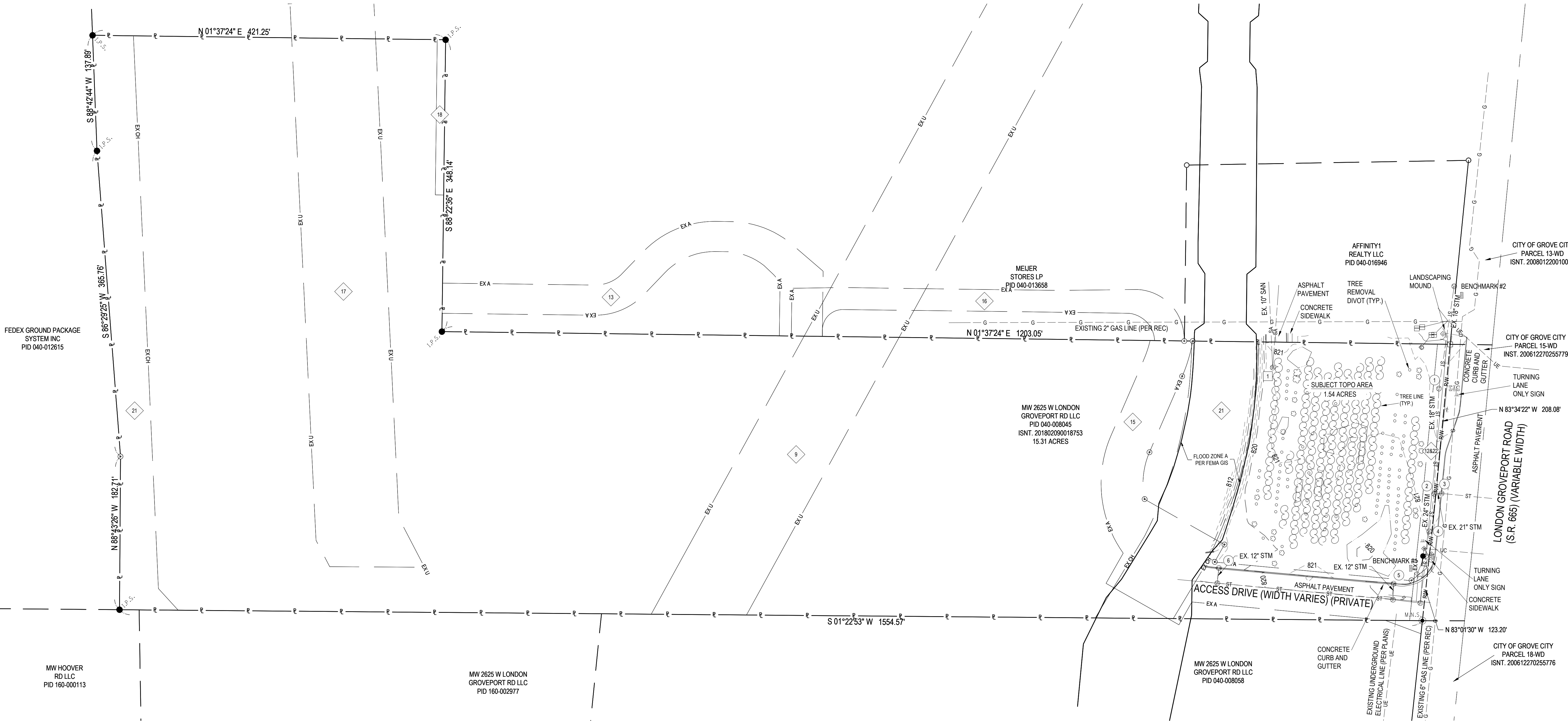
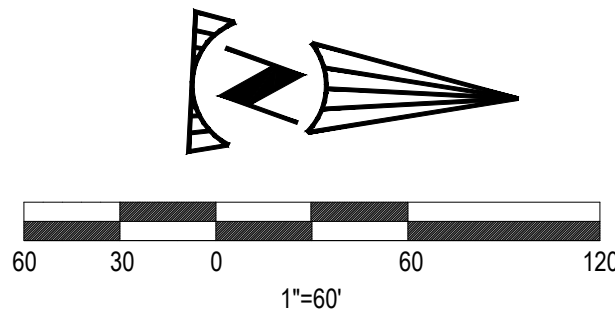


ALTA TITLE SHEET		2811 LONDON GROVEPORT RD, GROVE CITY OH 43123		PREPARED FOR: JP MORGAN CHASE BANK, NA		 www.MannikSmithGroup.com		2600 CHAGRIN BLVD. SUITE 500 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497		NO.	DATE	BY	DESCRIPTION
1									PROJECT DATE: 5/2/2024				
2									PROJECT NO.: 2400322				
									DRAWN BY: LKS				
									CHECKED BY: NJD				

W:\Projects\2024\200-399\2400322\CAD\SURV\2400322 ALTA.dwg - Last printed 7/30/2024 12:18 PM

ALTA/NSPS LAND TITLE SURVEY

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115



LEGEND			
	PROPERTY LINE		EXISTING DECIDUOUS TREE
	EXISTING CENTER LINE		EXISTING TRAFFIC PEDESTAL
	RIGHT-OF-WAY		EXISTING TELECOM. PEDESTAL
	EXISTING UNDERGROUND ELECTRIC LINE		X-WALK SIGNAL BUTTON
	EXISTING GAS LINE		IRON PIN FOUND
	EXISTING TREE LINE		DRILL HOLE FOUND
	EXISTING STANDING WATER LINE		X CUT FOUND
	EXISTING SANITARY LINE		5/8"x30" IRON PIN SET CAPPED "MANNIK SMITH GROUP"
			M.A.N.S. MAG NAIL SET
			EXISTING LIGHT POLE
			EXISTING ELECTRIC PEDESTAL
			EXISTING ELECTRIC TRANSFORMER
			EXISTING TRAFFIC LIGHT POLE

SANITARY STRUCTURE TABLE

1 MH #85192
RIM=820.90
INV~ 10" PVC= 816.05 W

STORM STRUCTURE TABLE

1 MH #85483
RIM=822.56
INV~ 18" RCP=817.25 W
INV~ 18" RCP=817.25 E

5 CB 85404
RIM=819.56
INV~ 12" CPP=815.54 E

2 MH 85348
RIM=821.41
INV~ 18" RCP=815.82 W
INV~ 21" RCP=815.55 N
INV~ 24" RCP=815.43 E

6 CB 85449
RIM=818.96
INV~ 12" CPP=814.39 E

3 CB 85344
RIM=820.65
INV~ 21" RCP=815.70 N
INV~ 21" RCP=815.70 S

4 MH 85479
RIM=821.06
INV~ 24" RCP=814.96 W

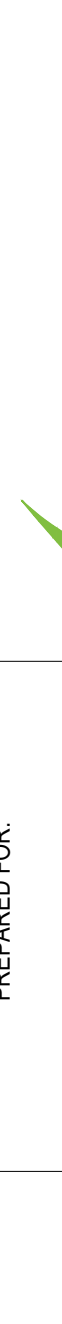
DESCRIPTION		BY		DATE		NO.	
26000 CHAGRIN BLVD. SUITE 300 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497							
PROJECT DATE: 5/2/2024							
PROJECT NO.: 2400322							
DRAWN BY: LKS							
CHECKED BY: NO							
							
www.MannikSmithGroup.com							
TECHNICAL SKILL: CREATIVE SMITH.							
PREPARED FOR: JP MORGAN CHASE BANK, NA							
995 WEST THIRD AVE. COLUMBUS OH 43212							
2811 LONDON GROVEPORT RD, GROVE CITY OH 43123							
ALTA SURVEY EXISTING CONDITIONS							
2							
2							

EXHIBIT "A"

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;

THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;

THENCE SOUTH 01°16'04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISTANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCE OF 17.58 FEET (0.23' WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40

ACRE TRACT (PARCEL I - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.380 ACRE TRACT AS CONVEYED TO THE CITY OF GROVE CITY, AS CONVEYED BY INSTRUMENT NO. 200612270255779 AND DESCRIBED AS FOLLOWS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN SURVEY NUMBER 6115, VIRGINIA MILITARY DISTRICT, BEING A PART OF THE REMAINDER OF THAT 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC OF RECORD IN INSTRUMENT NUMBER 200204260105355, AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A CENTERLINE MONUMENT SET MARKING THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD WITH SOUTH MEADOWS DRIVE AS SHOWN ON DEDICATION OF PART OF S.R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83° 31' 37" EAST, 1641.63 FEET, WITH THE CENTERLINE OF LONDON-GROVEPORT ROAD TO THE NORTHEAST CORNER OF THAT 34.149 ACRE TRACT CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 200605090089637 AND THE NORTHWEST CORNER OF SAID 76.096 ACRE TRACT, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83° 31' 37" EAST, 212.52 FEET, CONTINUING WITH SAID CENTERLINE, TO A CENTERLINE MONUMENT SET; THENCE SOUTH 82° 58' 38" EAST, 118.00 FEET, CONTINUING WITH SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER OF RECORD IN OFFICIAL RECORD 6520E18;

THENCE SOUTH 01° 11' 18" WEST, 50.26 FEET, WITH A LINE COMMON TO SAID 76.096 AND 10.00 ACRE TRACTS TO A 1/4 INCH IRON PIPE FOUND; THENCE NORTH 82° 58' 38" WEST, 122.87 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET;

THENCE NORTH 83° 31' 37" WEST, 207.96 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET IN THE LINE COMMON TO SAID 76.096 AND 34.149 ACRE TRACTS;

THENCE NORTH 01° 31' 50" EAST, 50.19 FEET, WITH SAID COMMON LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.380 ACRE, MORE OR LESS, WHICH INCLUDES 0.228 ACRE IN THE PRESENT ROADWAY OCCUPIED, BEING A PART OF AUDITOR'S PARCEL NO. 040-008045. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5548 & FCGS 5539, HAVING A BEARING OF NORTH 00° 21' 40" EAST FOR A PORTION OF THE CENTERLINE OF HOOVER ROAD,

ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 26.225 ACRE TRACT AS CONVEYED TO FEDEX GROUND PACKAGE SYSTEM, INC. BY INSTRUMENT NUMBER 200409200218323:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN THE VIRGINIA MILITARY SURVEY DISTRICT, SURVEY NUMBER 6115 AND BEING PART OF THE 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE SAID 76.096 ACRE TRACT, AND BEING THE POINT OF TRUE BEGINNING, FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 50.19 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD TO A RAILROAD SPIKE SET;

THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ON, OVER AND ACROSS THE SAID 76.096 ACRE TRACT:

1. SOUTH 01°36'36" WEST, A DISTANCE OF 1809.50 FEET, TO AN IRON PIN SET;
2. NORTH 69°13'45" EAST, A DISTANCE OF 77.53 FEET, TO AN IRON PIN SET;
3. SOUTH 84°57'09" EAST, A DISTANCE OF 110.18 FEET, TO AN IRON PIN SET;
4. SOUTH 88°49'22" EAST, A DISTANCE OF 91.71 FEET, TO AN IRON PIN SET;
5. NORTH 86°02'23" EAST, A DISTANCE OF 284.72 FEET, TO AN IRON PIN SET;
6. NORTH 88°41'29" EAST, A DISTANCE OF 178.00 FEET, TO AN IRON PIN SET;
7. NORTH 86°28'55" EAST, A DISTANCE OF 365.76 FEET, TO AN IRON PIN SET;
8. SOUTH 88°43'56" EAST, A DISTANCE OF 185.05 FEET, TO AN IRON PIN IN THE EASTERLY LINE OF SAID 76.096 ACRE TRACT, BEING A LINE COMMON TO AN ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352;

THENCE SOUTH 01°16' 04" WEST, A DISTANCE OF 831.51 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, TO A STONE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF A 42.269 ACRE TRACT CONVEYED TO PFV SEEDS PARK ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200310240342103;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PINS FOUND AT DISTANCES OF 17.58 FEET (0.23' WEST), 27.18 FEET (0.22 FEET WEST) AND A REBAR FOUND AT 2492.56 FEET (STULTS CAP), ALONG THE WESTERLY LINE OF SAID 76.096 ACRE TRACT, A LINE COMMON TO SAID 42.269 ACRE TRACT AND THEN COMMON TO THE EASTERLY LINE OF A 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 11996, C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 26.225 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) FROM AN ACTUAL FIELD SURVEY OF THE 76.096 ACRE TRACT PERFORMED BY R.D. ZANDE & ASSOCIATES IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 34.149 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP BY INSTRUMENT NUMBER 200605090089637:

SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 31;

THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY-THREE DEGREES THIRTY-SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY-THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY-EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET; THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY-THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;

2. NORTH EIGHTY-EIGHT DEGREES TWENTY-THREE MINUTES TWENTY-FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY-EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;

3. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY-ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO.

200409200218323; THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:

1. SOUTH EIGHTY-EIGHT DEGREES FORTY-ONE MINUTES TWENTY-NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;

2. SOUTH EIGHTY-SIX DEGREES TWO MINUTES TWENTY-THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;

3. NORTH EIGHTY-EIGHT DEGREES FORTY-NINE MINUTES TWENTY-TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY-ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;

4. NORTH EIGHTY-FOUR DEGREES FIFTY-SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;

5. SOUTH SIXTY-NINE DEGREES THIRTEEN MINUTES FORTY-FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY-SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY-FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED. ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

Date: 10/16/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-45-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 12/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-24

AN ORDINANCE FOR THE REZONING OF 2121 SONORA DRIVE FROM C-1 TO C-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on October 08, 2024; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-1 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot No. 11 in Allen E. McDowell's Little Farm Subdivision, *as recorded in Official Records, Plat Book 17, page 284, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 3: 202409060038 – McDowell & Sonora – Rezoning

Site Location

2121 Sonora Drive (PID 040-009173)

Proposal

To rezone 1.12 acres to C-2 (Retail Commercial)

Current Zoning

C-1 (Service Commercial)

Future Land Use

Mixed Neighborhood

Property Owner

Ana Rose Properties LLC

Applicant/Representative

Scott Hamman

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- GroveCity2050 Community Plan

Staff Recommendation

Approval with two stipulations

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. GC2050 Analysis.....	3
4. Recommendation	4
5. Detailed History	4

Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This application is to rezone 1.12 acres at 2121 Sonora Drive from C-1 (Service Commercial) to C-2 (Retail Commercial).

Zoning Map

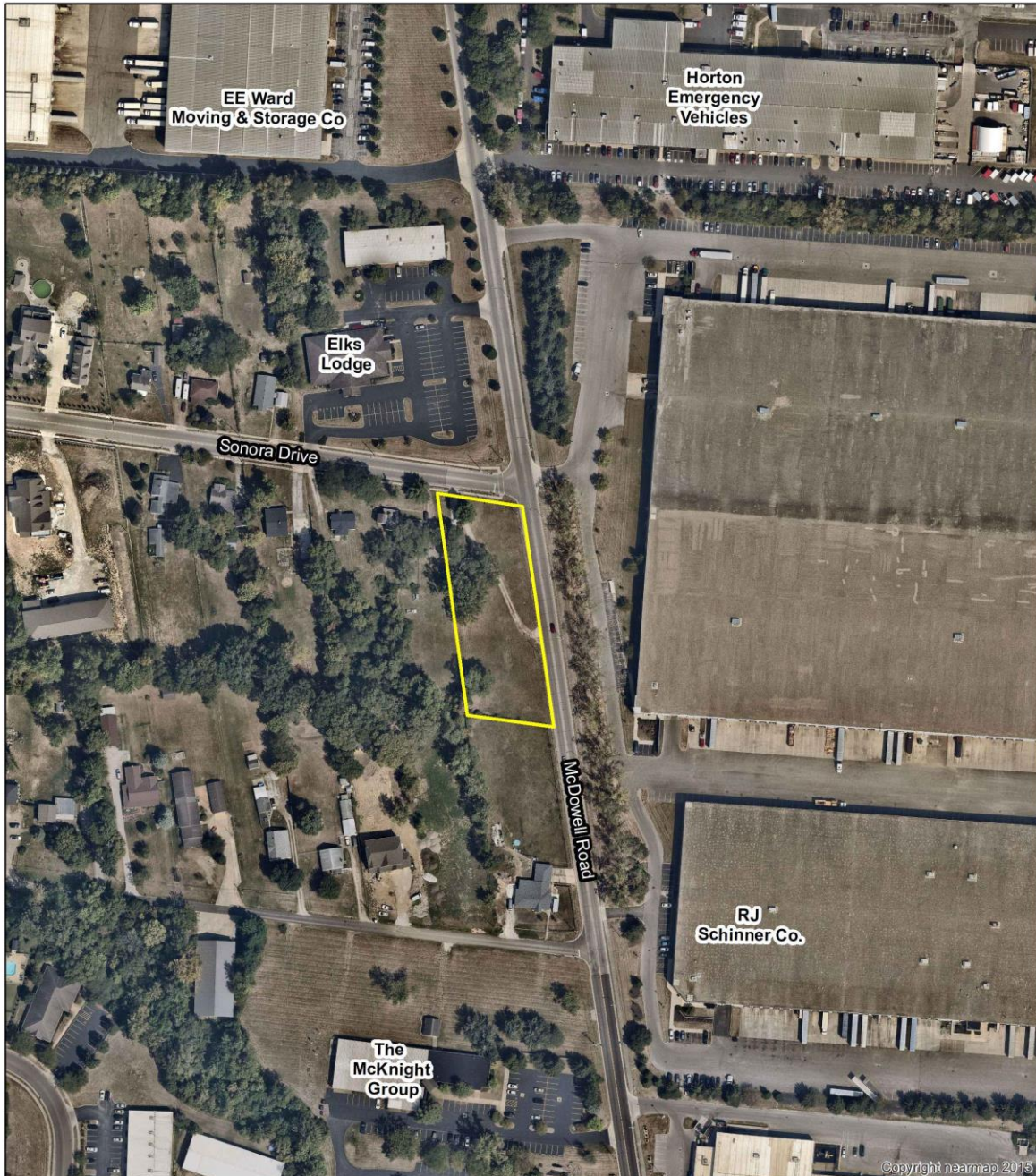


Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

1. Context Map

This property is located at 2121 Sonora Drive (PID 040-009173).



202409040038
McDowell & Sonora
Rezoning
PID: 040-009173

0 150 300 600 Feet



2. Analysis

The applicant requests approval to rezone 1.12 acres at 2121 Sonora Drive from C-1 (Service Commercial) to C-2 (Retail Commercial). The property was annexed into Grove City in 1995 and zoned IND-1 (Light Industry). In 2016, the property was rezoned to the current C-1 zoning. The applicant has recently purchased the property and has stated that they wish to build and operate a swim school at this location. However, the current C-1 zoning would not permit a swim school. Therefore, it is proposed that the property be rezoned to C-2, which would permit a swim school.

The property is surrounded by several different zoning districts, including IND-2 (Heavy Industry), SD-2 (Service), SF-1 and SF-2 (Single Family Residential), and Suburban Residential (Jackson Township). The GroveCity2050 Future Land Use and Character Map designates this site as a Mixed Neighborhood, which is characterized as a mix of housing types with the potential to incorporate small-scale neighborhood-oriented commercial uses and lists commercial as a secondary use.



Current Zoning



GroveCity205 Future Land Use

This application only examines the change in zoning, and any physical improvements to the site need to be reviewed as part of a future Development Plan.

3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles.

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding Can Be Met: The proposed rezoning would allow for future development on this vacant parcel, creating new employment opportunities. Additionally, the applicant intends to construct a swim school in the future, which would provide residents with an additional amenity not currently available in Grove City.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding Not Applicable Met: This application examines the change in zoning, and no physical improvements are proposed with this application.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.

Finding Not Applicable: No changes are proposed to the street network.

(4) Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.

Finding Not Applicable: This application proposes no changes to the site other than the zoning, and this rezoning will not affect the City's natural and built character.

(5) Development provides the City with a net fiscal benefit.

Finding Can Be Met: The proposed rezoning would not add an undue burden on city services and would allow for future development on this currently vacant parcel, creating new employment opportunities.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

6. Detailed History

1995

City Council approved the annexation of the property into the City with Ordinance C-41-95 and zoned the property IND-1 (Light Industry).

2016

City Council approved rezoning the property from IND-1 (Light Industry) to C-1 (Service Commercial) with Ordinance C-62-16.



Grove City Planning Commission METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

☒ Standard Rezoning ☐ PUD Rezoning ☐ Zoning Upon Annexation ☐ Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: McDowell / Sonora Rezoning
PROJECT LOCATION: 2121 Sonora Dr
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-009173 ACREAGE AFFECTED BY THIS APPLICATION: 1.1 ac
EXISTING ZONING: C1 EXISTING LAND USE: empty lot
PROPOSED ZONING: C2 PROPOSED LAND USE: Commercial
FUTURE LAND USE DESIGNATION: Mixed Neighborhood

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Name Address City, State, Zip
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Ana Rose Properties LLC
Name Title Company / Organization
1458 Eber Lea Vista Grove City OH 43123
Address City State, Zip
X 614-207-8921 scott.c.hamman@gmail.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Scott Hamman
Name Title Company / Organization
Address City State, Zip
Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: <u>9/4/24</u>	RECEIVED BY: <u>D. Logan</u>	PAYMENT AMOUNT: <u>\$100.06</u>
TENTATIVE PC MEETING DATE: <u>10/8/24</u>	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>262409040038</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: <u>D. Logan</u>		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Scott Hamman, the current property owner hereby authorize the applicant _____ to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: Scott Hamman Date: 9/24/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 24 day of September, 2024

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Scott Hamman, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Scott Hamman Date: 9/4/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 4 day of September, 2024

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

Revised 06/2020

Page 2 of 6

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: Sonora / McDowell Property

EXISTING ZONING: C1 PROPOSED ZONING: C2

PETITIONER NAME (PLEASE PRINT): Scott Hamman

PETITIONER'S SIGNATURE: [Signature]

OWNER NAME (PLEASE PRINT): 9/4/24

OWNER'S SIGNATURE: _____

DATE: _____



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING**

**PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR
INITIAL STAFF REVIEW:**

ALL APPLICATIONS

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$100). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- ☐ A map outlining the parcels to be rezoned
- ☐ A listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ The signature of Property Owner of Record
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

PUD REZONING

- ☐ The City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- ☐ The City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

McDowell & Sonora – Rezoning

Project Narrative

We would like to rezone 2121 Sonora Drive in Grove City to C-2 so we can put in a swim school for kids. Grove City needs a swim school because drowning is the leading cause of death in children. We would like to provide swimming lessons for special needs as well as provide a service for Grove City.

EXHIBIT "A" LEGAL DESCRIPTION

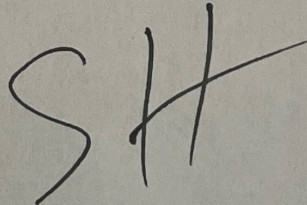
File No.: 2024-1-24916

Situated in the State of Ohio, County of Franklin, and in the Township of Jackson:

Being Lot Number 11, in Allen E. McDowell's Little Farm Subdivision, as the same is numbered and delineated upon the recorded Plat thereof, of record in Plat Book 17, Page 284, Recorder's Office, Franklin County, Ohio.

Parcel No.: 040-009173-00

Property Address: 2121 Sonora Drive, Grove City, Ohio 43123



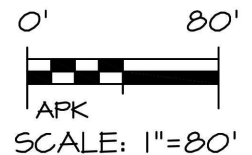
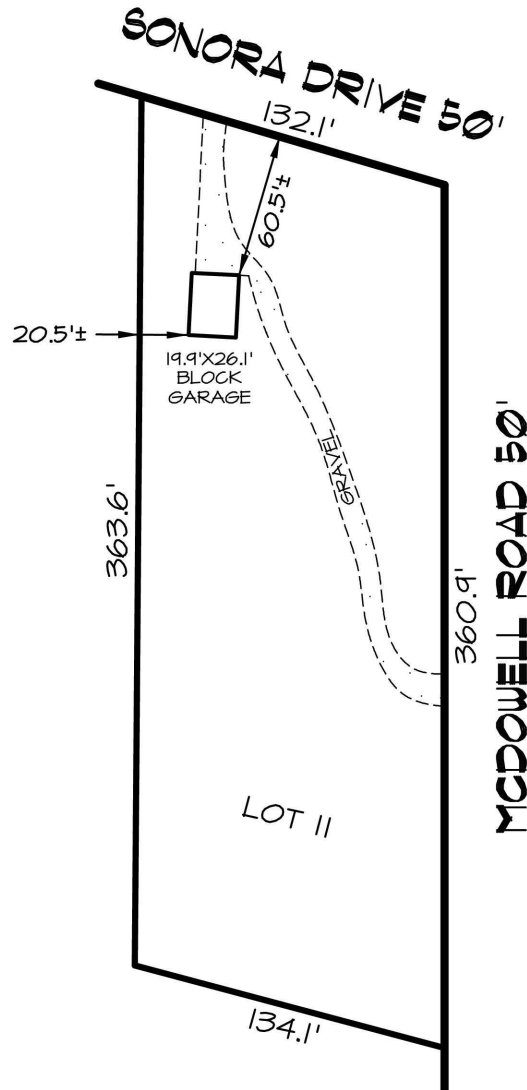


CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

Mortgage Location Survey

Received By:
Grove City Development
9/24/24



I/WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO ME/US.

BUYER/OWNER

Street Address:

2121 Sonora Drive, Grove City, Ohio 43123

New Owner:

Scott C. Hamman

Allotment: Allen E. McDowell's Little Farm Subdivision

Record Info: Plat Book: 17 Page: 284

Client Order No: 2024-1-24916 **Date:** September 08, 2024

Present Owner:

David E. Rose, Cindy Rose, Karen Leigh Rose

This is to certify to:

PM Title, LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell - Reg. Surveyor No. 8546



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

Mortgage Location Survey

Received By:
Grove City Development
9/24/24



Made for and at the instance of: **PM Title, LLC**

Street Address:

2121 Sonora Drive, Grove City, Ohio 43123

New Owner:

Scott C. Hamman

Present Owner:

David E. Rose, Cindy Rose, Karen Leigh Rose

Client Order No: 2024-1-24916

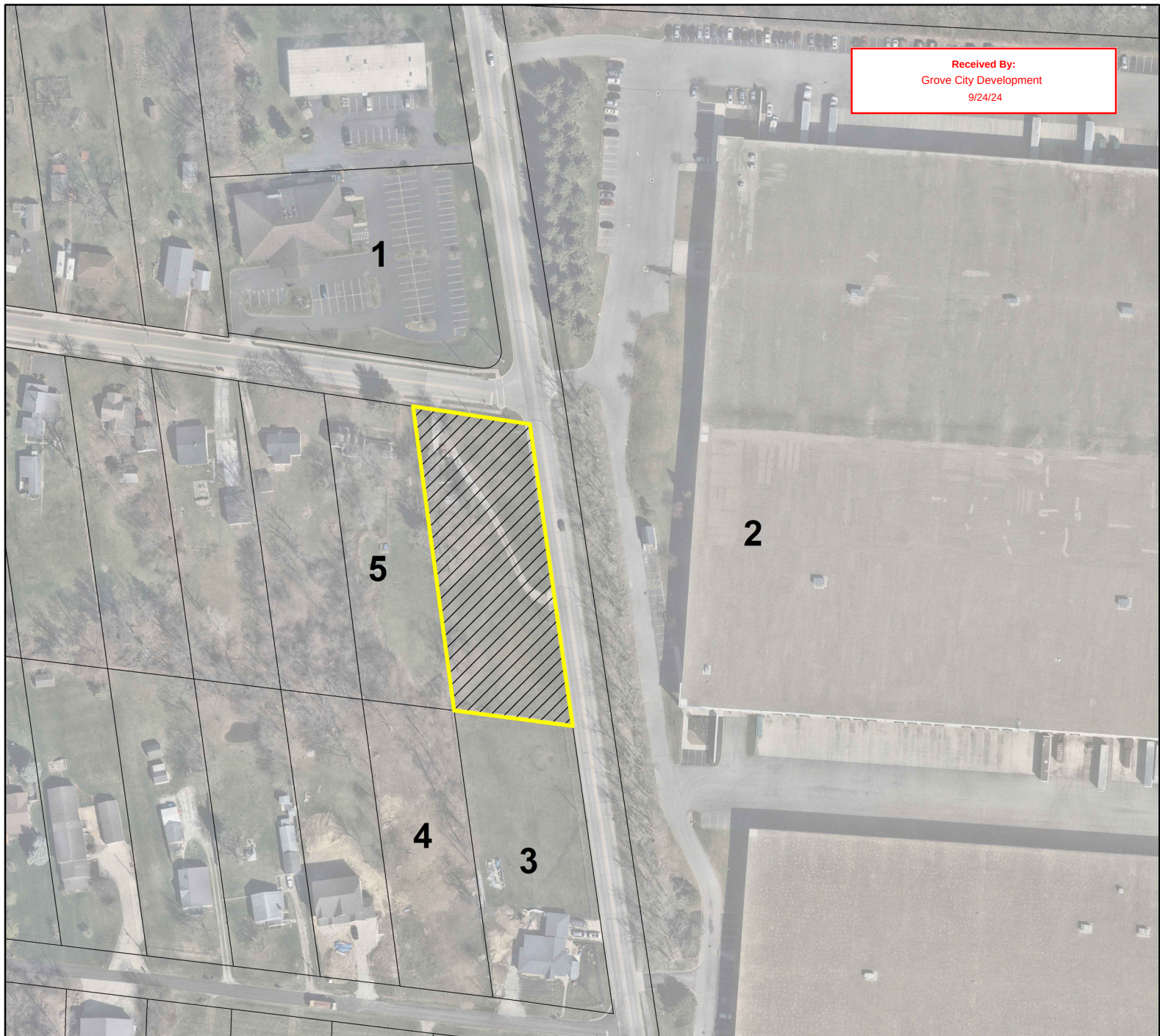
Date: September 08, 2024

This is to declare that on Sep 08, 2024 we made an inspection of the premises referenced above standing in the name of David E. Rose, Cindy Rose, Karen Leigh Rose, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:
None apparent
2. Disputed boundaries and encroachments:
None apparent
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:
None Apparent

Received By:
Grove City Development
9/24/24



Number	Owner Name	Owner Mailing Address	Tax Mailing Address
1	COLUMBUS GROVE CITY LODGE NO 37 BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE USA	COLUMBUS GROVE CITY LODGE 2140 SONORA DR GROVE CITY OH, 43123-2902	COLUMBUS GROVE CITY LODGE 2140 SONORA DR GROVE CITY OH, 43123-2902
2	BCORE DENALI OH OWNER LLC	P.O. BOX 2980 CHICAGO, IL 60690	P.O. BOX 2980 CHICAGO, IL 60690
3	MELNIK ANDREY MELNIK ANNA E	2102 EDWARDS ROAD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
4	GOMEZ CONSTRUCTION LLC	6797 N HIGH ST STE 304 WORTHINGTON OH 43085	JUAN GOMEZ 2187 HOMEWOOD AVE COLUMBUS OH, 43223-1726
5	ADAMS CHRIS E	2139 SONORA DRIVE GROVE CITY OH, 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-920

Date: 10-16-24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-45-24
1st Reading: 10/21/24
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-45-24

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE EXTERIOR PAINTING OF 5968 HOOVER ROAD FOR CARMEN ORTHODONTICS

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on October 08, 2024, the Planning Commission recommended approval of the Certificate of Appropriateness request for the exterior painting of 5968 Hoover Road for Carmen Orthodontics, as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Certificate of Appropriateness for the exterior painting of 5968 Hoover Road for Carmen Orthodontics, as submitted.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.



ITEM 1: 202409230041- Carmen Orthodontics – Certificate of Appropriateness

Site Location

5968 Hoover Road (PID 040-00145)

Proposal

A Certificate of Appropriateness for exterior paint

Current Zoning

PUD-C (Planned Unit Development – Commercial)

Future Land Use

Commercial Center

Property Owner

Carmen Orthodontics Properties LLC

Applicant/Representative

Jesse Carmen

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1143.05
- GroveCity2050 Community Plan

Staff Recommendation

Approval as submitted

Contents

Page

1. Context Map	2
2. Analysis.....	3
3. Recommendation	3
4. Detailed History	3

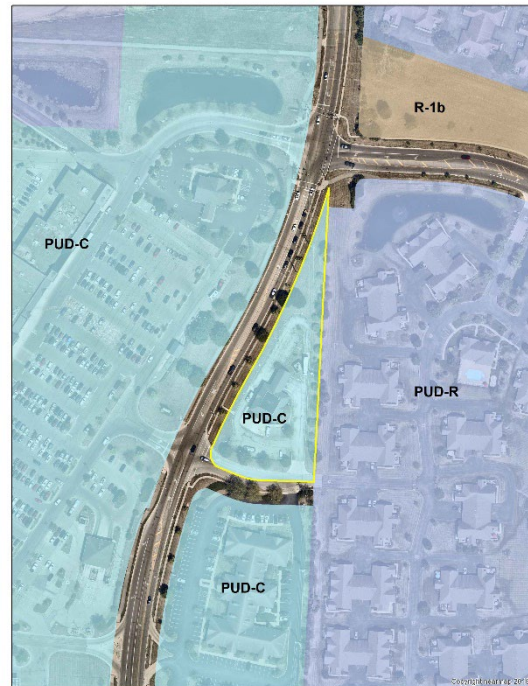
Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for a Certificate of Appropriateness Appeal to paint the exterior of Carmen Orthodontics at 5968 Hoover Road.

Zoning Map



Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

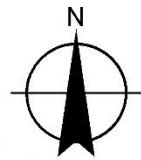
1. Context Map

The property is located at 5968 Hoover Road (PID 040-010045).



202409230041
Carman Orthodontic
Certificate of Appropriateness
PID# 040-010045

0 125 250 500 Feet



2. Analysis

The applicant is requesting approval of a Certificate of Appropriateness (COA) to paint the exterior of Carmen Orthodontics at 5968 Hoover Road. The proposal originated in the Building Division with an application for an administrative Certificate of Appropriateness and was denied in August of 2024. This application serves as an appeal to the denied COA per Section 1143.05. The current building is red brick and was formerly a Key Bank. The applicant indicated the building is proposed to be painted Sherwin-Williams Panda White to stand out visually. The applicant provided examples for another Carmen Orthodontics in Pickerington showing a similar color palette. The building is located south of the recently developed Grove City Smiles and Grove Pediatric Dentistry building, finished in white with dark-colored accents. Additionally, the Balanced Family Academy Phase II building, currently under construction, is finished in a similar white and dark gray color palette.

Section 1143.04 of code states that brick should be in colors or color ranges which are harmonious with other materials of the building and the area in which the property is located. Based on the context of the area and existing buildings with similar finishes, Staff is supportive of the Certificate of Appropriateness to paint the exterior white.



3. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness as submitted.

4. Detailed History

1998

City Council approved the rezoning of the property from R-1 to PUD-C and SD-1 with Ordinance C-46-98.



Grove City Planning Commission

CERTIFICATE OF APPROPRIATENESS

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

☐ HPA New Construction and Renovations (See page 4 of 8)	☒ COA Appeal (See page 5 of 8)	☐ HPA Sign Appeal (See page 6 of 8)	☐ HPA Portable Sign Approval (See page 7 of 8)
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PROJECT / PROPERTY INFORMATION

PROJECT NAME: Carmen Orthodontics

PROJECT LOCATION: 5968 Hoover Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-010045 ACREAGE AFFECTED BY THIS APPLICATION: _____

EXISTING ZONING: PUD-C EXISTING LAND USE: Commercial

PROPOSED ZONING: PUD-C PROPOSED LAND USE: Commercial Center

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Carmen Orthodontic Properties LLC 5225 E. Main St Columbus, OH 43213
Name Address City, State, Zip

614-636-8392 - jessecarmen@gmail.com
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Jesse Carmen President Carmen Orthodontics & Properties LLC
Name Title Company / Organization

5225 E. Main St Columbus OH 43213
Address City, State, Zip

614-636-8392 - jessecarmen@gmail.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Kirk Pierce & Brian Scher Business Development Team DDS
Name Title Company / Organization

7895 Dove Parkway Coral Winchester, OH 43110
Address City, State, Zip

614-226-8666 - Kirk@teandds.com
Phone Fax Email

Contractor

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Jesse Comer, the current property owner hereby authorize the applicant Jesse Comer to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: _____ Date: 9/19/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Jesse Comer, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: _____ Date: 9/19/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 23 day of September, 2024

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

FOR OFFICE USE ONLY

DATE RECEIVED: <u>9/23/24</u>	RECEIVED BY: <u>Natalie Hall</u>	PAYMENT AMOUNT: <u>\$50</u>
TENTATIVE PC MEETING DATE: <u>10/8</u>	PC RECOMMENDATION: <u>TRD</u>	CHECK NUMBER: <u>card</u>
PROJECT ID NUMBER <u>202409230041</u>		

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 50.00

Total Submittal Fee: \$ 50.00

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the GroveCity2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.





CERTIFICATE OF APPROPRIATENESS – Appeal

PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$50) – **Please note cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A legal description and survey of the property, stamped by a certified surveyor
- ☐ Scaled site/staking plans showing all applicable information
- ☐ The proposed landscaping
- ☐ Color building elevations
- ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department website at www.grovecityohio.gov/development.

Dear Grove City Planning Commission Members,

I hope this message finds you well. I am writing to seek your support for our plans to paint the exterior of the former Key Bank located at 5968 Hoover Road, transforming it into a vibrant and inviting orthodontic office that enhances the community's aesthetic appeal and aligns with the city's vision of preserving its charming small-town character.

Currently, the building's red brick exterior blends into the streetscape, detracting from the vibrant atmosphere we wish to cultivate. Our proposed color choice, Sherwin-Williams 6147 Panda White, aims to breathe new life into the structure, making it stand out as a source of pride for residents and visitors alike. A fresh, modern exterior will not only beautify the area but also serve as a visual representation of Grove City's growth and vitality.

Our commitment to high-quality renovations is evidenced by our previous renovation in Pickerington, where we meticulously transformed an old, unkempt building into one of the most attractive structures in the area. We invested considerable effort into preserving the integrity of the original design while modernizing it to meet community standards. The positive feedback we received from residents and local officials underscored the importance of such transformations in fostering community pride.

We envision a similar success story for our new project in Grove City. By updating the former bank building, we aim to create a welcoming environment that reflects the progressive spirit of the community. This renovation will not only enhance the visual appeal of the area but also attract new visitors and potential businesses, contributing to the local economy.

We believe that allowing us to paint the building will signal to the community that Grove City embraces and values the efforts of local businesses to contribute positively to its landscape. We appreciate your consideration and hope to work together to realize this vision for this community.

Thank you for your time and support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Carmen', with a large, stylized loop at the end.

Jesse Carmen

Owner of Carmen Orthodontics Inc. and Carmen Orthodontic Properties, LLC

Proposed Materials

Exterior Paint: Sherwin-Williams 6147 Panda White





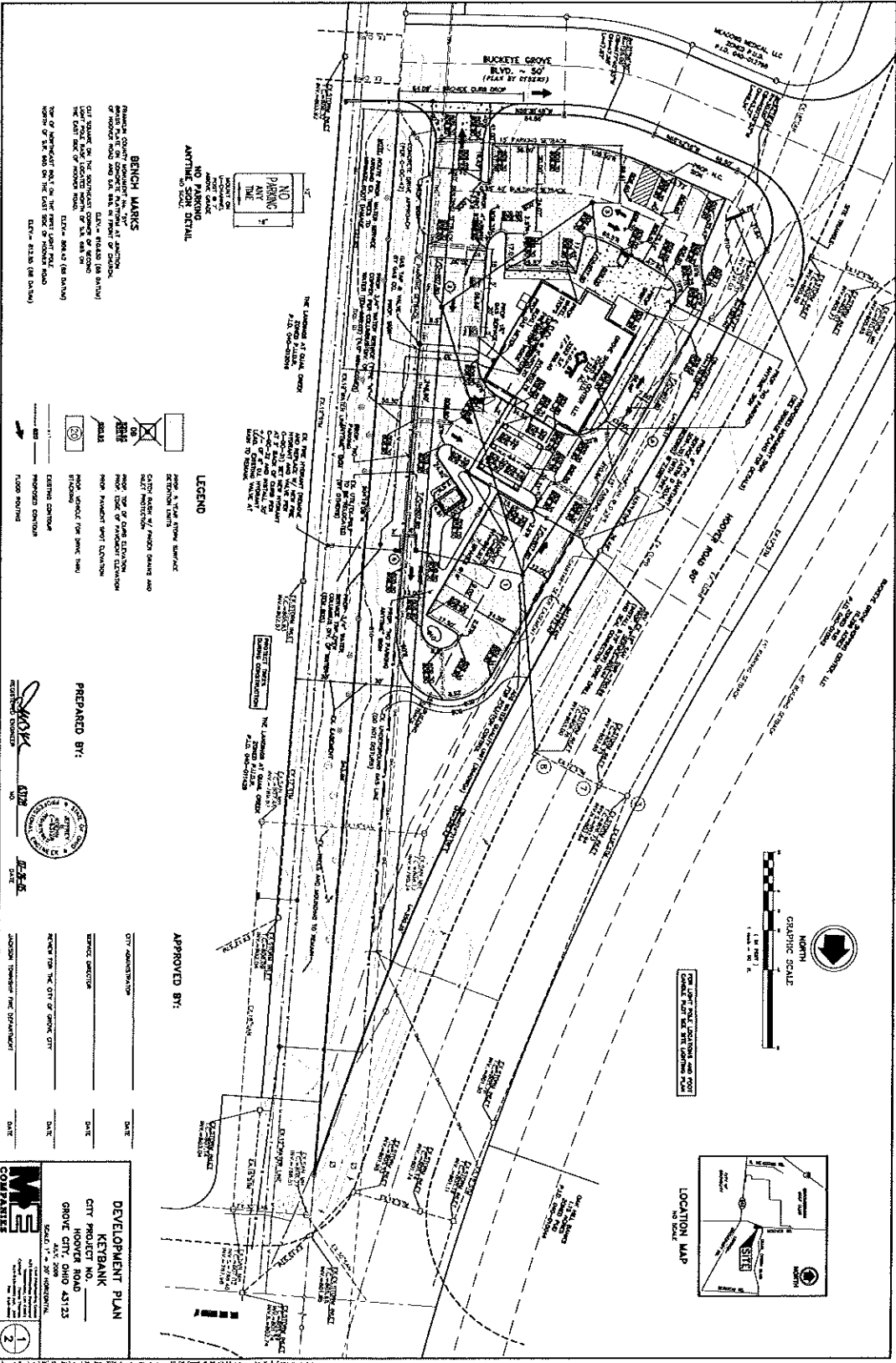
CARMEN ORTHODONTICS - GROVE CITY - EXTERIOR PAINT

www.RONAINTERIORS.com



CARMEN ORTHODONTICS - GROVE CITY - EXTERIOR PAINT

www.RONAINTERIORS.com



Dear Grove City Planning Commission Members,

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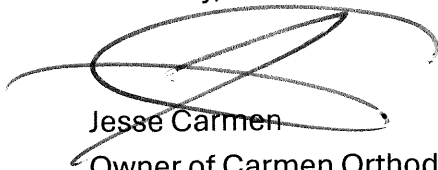
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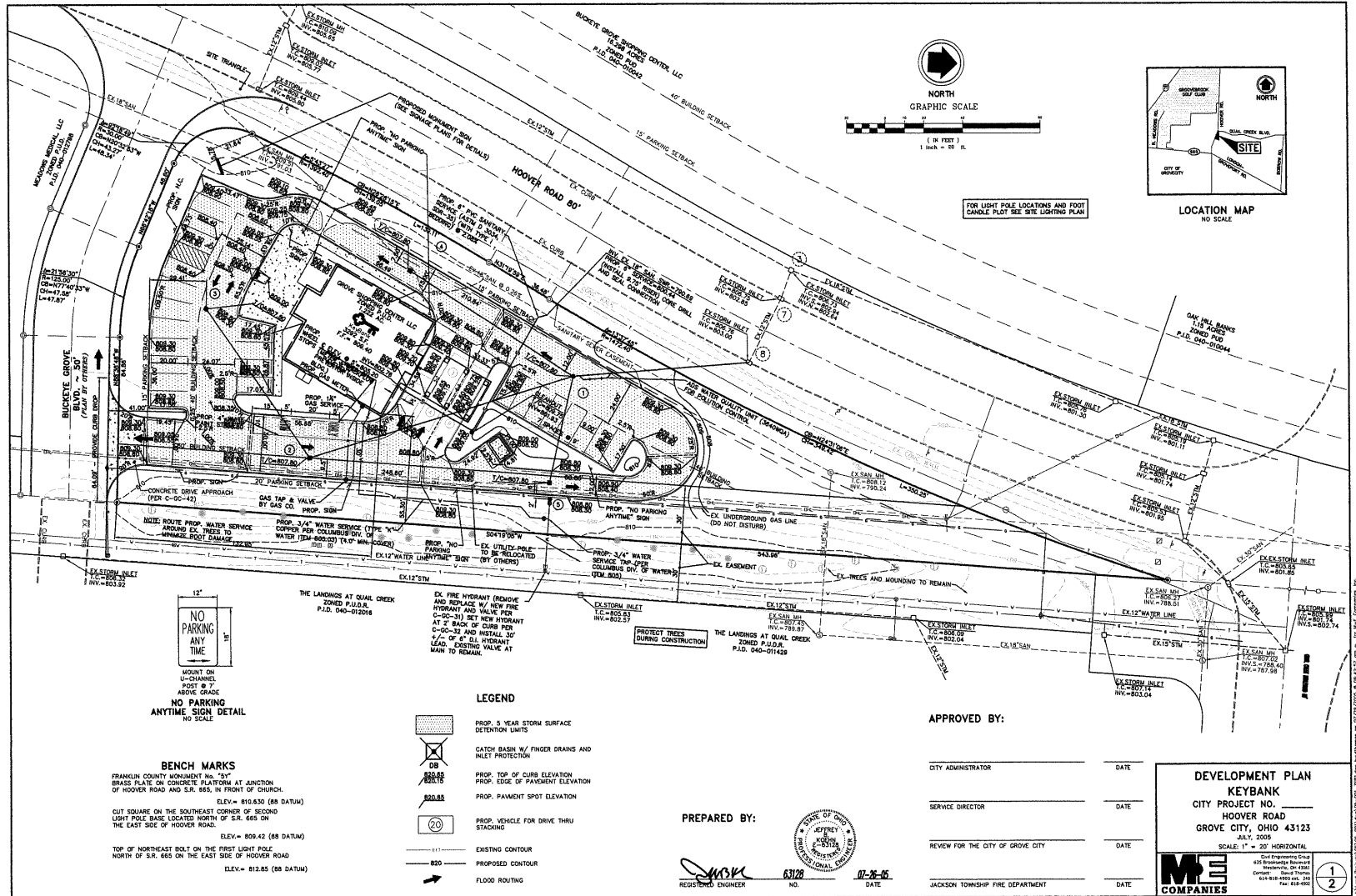
Thank you for your time and support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Carmen', with a large, stylized flourish extending from the end of the signature.

Jesse Carmen

Owner of Carmen Orthodontics Inc. and Carmen Orthodontic Properties, LLC



Proposed Materials

Exterior Paint: Sherwin-Williams 6147 Panda White



Moderate White SW 6140	Panda White SW 6147	Nacre SW 6154
Softer Tan SW 6141	Wool Skein SW 6148	Rice Grain SW 6155
Macadamia SW 6142	Relaxed Khaki SW 6149	Ramie SW 6156
Basket Beige SW 6143	Universal Khaki SW 6150	Favorite Tan SW 6157
Dapper Tan SW 6144	Quiver Tan SW 6151	Sawdust SW 6158
Thatch Brown SW 6145	Superior Bronze SW 6152	High Tea SW 6159
Umber SW 6146	Protégé Bronze SW 6153	Best Bronze SW 6160



CARMEN ORTHODONTICS - GROVE CITY - EXTERIOR PAINT
www.RONAINTERIORS.com



CARMEN ORTHODONTICS - GROVE CITY - EXTERIOR PAINT
www.RONAINTERIORS.com

Before Photos Pickerington Location





After Photos Pickerington







Date: 10/16/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-46-24
1st Reading: 10/21/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-46-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK LOCATED AT 2811 LONDON-GROVEPORT ROAD

WHEREAS, on October 08, 2024, the Planning Commission recommended approval of the Development Plan for JP Morgan Chase Bank as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for JP Morgan Chase Bank located at 2811 London-Groveport Road, as submitted.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 7: 202407300032- JP Morgan Chase Bank – Development Plan

Site Location

2811 London Groveport Road (PID 040-008045)

Proposal

A development plan for a new Chase Bank.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

MW 2625 W London Groveport Road LLC

Applicant/Representative

Vaughn Benson, Feinknopf Macioce Shappa Architects, Inc.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan

Staff Recommendation

Approval as submitted

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. GC2050 Analysis.....	4
4. Recommendation	5

Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for the development of a new 3,400-square-foot Chase Bank at 2811 London Groveport Road.

Zoning Map



Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

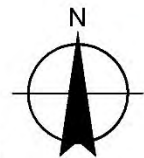
1. Context Map

The site is located at 2811 London Groveport Road (PID 040-008045).



202407300032
JP Morgan Chase Bank
Development Plan
PID# 040-008045

0 250 500 1,000 Feet



2. Analysis

The applicant is requesting approval of a Development Plan for a new JP Morgan Chase Bank at 2811 London Groveport Road. The 15.342-acre parcel is zoned C-2 (Retail Commercial) and is adjacent to other properties zoned C-2. The applicant indicated that the lot will be split in the future to provide a +/- 1.54-acre parcel for the bank.

The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Commercial Center, and the proposed use of a bank meets the recommended primary use of commercial for the district.

Site Plan

The proposed bank is located on the south side of London Groveport Road between Burger King and Strader's Garden Center. The bank will have two entry points off the southern access drive proposed to be extended with this development. The access drive will connect the current drive at Burger King and the drive to the east.

The 3,432-square-foot building is located at the center of the site, with the drive aisle wrapping around the building. The site includes 26 parking spaces along the outer portion of the site, which exceeds the number required per code (18 spaces). The development will install sidewalks to connect the site to existing sidewalks on London Groveport Road.



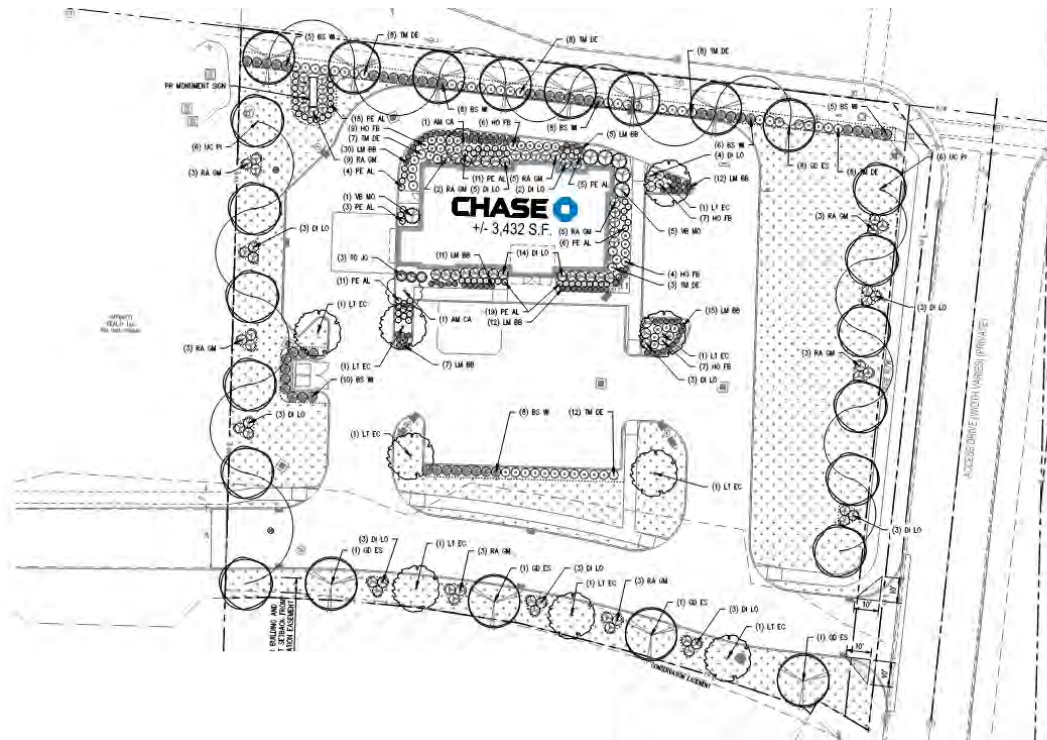
Building

The proposed building will be 3,432 square feet and measure a maximum of 21 ½ feet at the highest point. The building will be finished primarily with fiber cement ("Bark", and "Ash") and have tan cultured stone ("Foundation") sections on three sides in addition to glass windows. The building will have a drive-thru ATM located on the western façade. The applicant has applied for a separate special use permit for the drive-thru. A dumpster enclosure is proposed at the southwest corner of the site and will be finished in brick, matching the building with wooden gates.



Landscaping

A landscape plan was submitted showing proposed landscaping in compliance with code requirements. Perimeter screening for the parking lot is provided with 36" high shrubs, along with appropriately spaced and sized trees on all sides of the parking lot. Service structure screening of the dumpster enclosure and wall-mounted mechanical equipment will include supplemental landscaping in the form of shrubs and ornamental grasses. The building will be landscaped with a variety of perennials, shrubs, and ornamental grass.



Signage

The proposed development includes four Chase wall signs, one on each elevation. Each sign measures approximately 37 square feet. Additional signs on the site include a monument sign and directional signs. While sign information was provided with the development plan application, the Grove City Building Division will require separate sign permits for final approval.

Lighting

A photometric plan was provided that meets the code requirement of 0.5 footcandles for all vehicle and pedestrian areas. Materials state that the site lighting will be downcast round white LED fixtures similar to those used in other developments along London Groveport Road.

3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding is Met: The proposed development is in an existing commercial area and will add approximately 15 additional jobs to the city's employment base. Additionally, the bank will bring additional services to the City, providing residents with additional conveniences.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding is Met: The building and site is designed to complement the surrounding commercial areas with a mixture of high-quality materials including stone, fiber cement and large glass windows. In addition, the site landscaping will further contribute to a quality development.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.

Finding is Met: The proposed development does not impact transportation access to the site. An extension of the existing access road will allow for improved connections for the Meijer out lots. Additionally, the site will install a sidewalk to connect with the existing sidewalk along London Groveport Road.

(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.

Finding Not Applicable: The proposed development is limited in scope to this standard as the development is within a developed commercial area.

(5) Development provides the city with a net fiscal benefit.

Finding is Met: The proposed use will allow Grove City to add approximately 15 additional jobs to its employment base without negatively impacting city services.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.



Grove City Planning Commission
FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: JP Morgan Chase - Grove City
PROJECT LOCATION: 2811 London Groveport Rd (SW Corner of London Groveport Road and Private Access Drive)
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-008045 ACREAGE AFFECTED BY THIS APPLICATION: 1.54
EXISTING ZONING: C-2 EXISTING LAND USE: Vacant Parcel, tree farm for adjacent Strader's Garden Center
PROPOSED ZONING: C-2 PROPOSED LAND USE: Commercial - JP Morgan Chase Bank
FUTURE LAND USE DESIGNATION: Commercial - JP Morgan Chase Bank

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

MW 2625 W London Groveport Rd LLC 3771 Rushmore Dr Columbus, OH 43220-2207
Name 614-402-4570 Address 614-889-2546 City, State, Zip pa@straders.net
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Vaughn Benson Principal Feinknopf Macioce Shappa Architects, Inc.
Name Title Company / Organization
995 W 3rd Ave Columbus, OH 43212
Address City, State, Zip
614-297-1020 614-291-1020 vbenson@fmsarchitects.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

David Youse
Name Title Company / Organization
Address City, State, Zip
Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: JP Morgan Chase - Grove CityDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 1.54 TOTAL FLOOR AREA: +/- 3432 SFNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 21'-6"ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 15ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$2.275M ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$1.3M**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Patricia J. Anderson, member, the current property owner hereby authorize the applicant Vaughn Benson to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: Patricia J. Anderson Date: 7/30/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this



31st July, 2024
 WILLIAM K. ROOT, Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, David Youse, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: David Youse Date: 7/31/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2024

Official Seal and Signature of Notary



Barbara Allen-Midgley
 Notary Public, State of Ohio
 Commission#: 2018-RE-700142
 My Commission Expires 01-21-2028

Public Revised 06/2020

Page 2 of 5

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:	\$	300.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	<u>1017.00</u>
Total Submittal Fee:	\$	<u>1317.00</u>

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the GroveCity2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☒ One signed and notarized application
- ☒ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable) A legal description for the overall property has been included. A signed/sealed legal description will be created at the time of the lot split.
- ☒ If applicable, the following scaled plans showing:
- a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☒ If applicable, scaled drawings showing:
- a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- ☒ If applicable, architectural elevations – in color – with proposed colors and finish materials noted
- ☒ If applicable, the preliminary stormwater calculations stamped by a professional engineer
- ☒ A photograph of the finish material/color samples board (swatches, plans or product specifications)
- ☒ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

CITY OF GROVE CITY DEVELOPMENT GENERAL NOTES (JANUARY 10, 2024):

1. SPECIFICATIONS: THE MOST CURRENT CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) 'CONSTRUCTION AND MATERIAL SPECIFICATIONS' (CMSC AND ODOT CMS RESPECTIVELY) TOGETHER WITH THE REQUIREMENTS OF THE CITY OF GROVE CITY, OHIO, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE CONTRACT SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATIONS, OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN. IN CASE OF ANY CONFLICT AMONG THESE IDENTIFIED TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT SHALL TAKE PRECEDENCE (AS DETERMINED BY THE SOLE DISCRETION OF THE CITY).

GENERAL PROVISIONS OF THE ODOT CMS AND THE CITY OF COLUMBUS CMSC SHALL NOT APPLY UNLESS SPECIFICALLY REFERENCED. THIS EXCLUSION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, DIVISION 100 OF THE ODOT CMS AND CITY OF COLUMBUS CMSC.

2. BENCH MARKS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCH MARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. SAFETY REQUIREMENTS: THE CONTRACTOR AND ANY AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING ALL OSHA RULES AND REGULATIONS.

4. PERMITS: THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENT FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLANS.

5. NOTIFICATIONS: A MEETING NOTICE BE COORDINATED WITH THE DESIGN APPROVAL AND PRIOR TO COMMENCEMENT OF WORK. A NOTICE TO PROCEED (NTP) DATE WILL BE PROVIDED WITH THE MEETING MINUTES. THE CONTRACTOR WILL THEN NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK. HARD COPIES OF THE APPROVED PLANS WILL BE DISTRIBUTED UPON REQUEST.

THE CONTRACTOR MUST PROVIDE PRE-NOTIFICATION OF WORK TO ADJACENT OWNERS NO LESS THAN FORTY-EIGHT (48) HOURS PRIOR TO WORK BEING PERFORMED THAT WILL HAVE AN EFFECT ON RESIDENTS AND/OR BUSINESSES. THE PRE-NOTIFICATION MUST BE IN WRITING AND IT MUST INCLUDE: (1) CONTRACTOR NAME AND 24-HOUR PHONE NUMBER; (2) A DESCRIPTION OF WORK BEING PERFORMED; (3) A LIST OF RESTRICTIONS ON THE AFFECTED RESIDENTS AND/OR BUSINESSES; (4) INSTRUCTIONS TO AFFECTED RESIDENTS AND/OR BUSINESSES. THE WRITTEN NOTIFICATION SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO WORK BEGINNING.

THE CONTRACTOR SHALL POST NO PARKING SIGNS IN APPROPRIATE AREAS NO LESS THAN 48 HOURS IN ADVANCE OF ANY PARKING RESTRICTION. THE CONTRACTOR WILL PROVIDE PRE-APPROVED NO PARKING SIGNS ON CARDSTOCK FOR USE ON THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF GROVE CITY ON THE PRINTING OF THE SIGNS. THE CONTRACTOR MUST INSERT THE DATES AND TIMES OF THE PROPOSED PARKING RESTRICTION, THE REASON FOR THE RESTRICTION, AND THE CONTRACTOR'S CONTACT INFORMATION ON THE CARDSTOCK. SIGN USING BLACK PERMANENT MARKER. THE CONTRACTOR MUST ALSO SUPPLY STAKES AND WEATHER RESISTANT SLEEVES FOR INSTALLATION OF SIGNS AND TO PROTECT THE SIGNS FROM DAMAGE CAUSED BY WEATHER. THE WOODEN STAKES FOR NO PARKING SIGNS SHALL BE 1-IN. X 2-IN. X 36-IN. THE WEATHER PROOF SLEEVES SHALL BE 9-IN. X 12-IN. STAPLES@HEAVYWEIGHT JOB TICKET HOLDERS (STAPLES ITEM NO. 812754) OR APPROVED EQUAL. THE WEATHER RESISTANT SLEEVE WITH SIGN SHALL BE FIXED TO THE STAKE USING HEAVY-DUTY STAPLES. NO PARKING SIGNS MUST BE INSTALLED, MAINTAINED, REVISED (IF DELAYS CAUSE AN ADJUSTMENT IN PARKING RESTRICTION), AND REMOVED BY THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE PAID FOR RESIDENT/BUSINESS NOTIFICATION OR POSTING REQUIRED.

AS SET FORTH HEREIN, THE CONTRACTOR SHALL PROVIDE ALL NOTICES REQUIRED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS STRICTLY IN THE MANNER PRESCRIBED THEREIN. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE CITY*) AGAINST ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS, AND LEGAL LIABILITY OF EVERY NAME AND NATURE THAT THE CITY MAY SUSTAIN, INCUR OR BE REQUIRED TO PAY (INCLUDING, BUT NOT LIMITED TO, CONSULTANT AND ATTORNEY'S FEES, DISBURSEMENTS, COSTS OR OTHER EXPENSES) ARISING OUT OF OR IN CONNECTION WITH THE CONTRACTOR'S FAILURE TO STRICTLY COMPLY WITH THE NOTICE PROVISIONS IMPOSED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

6. INSPECTIONS: NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN MADE WITH THE CITY ENGINEER AND DIRECTOR OF PUBLIC SERVICE FOR INSPECTION SERVICES AND PAYMENT OF THE INSPECTION FEE DEPOSIT.

7. UTILITIES: THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY AS REQUIRED BY SECTION 153.64 OR SECTION 3781.27 OF THE OHIO REVISED CODE. THE CITY OF GROVE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF LOCATIONS OR DEPTHS OF UNDERGROUND FACILITIES WHETHER SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER, THE CITY AND THE DESIGN ENGINEER.

THE CONTRACTOR WILL NOTIFY OHIOB1 AT LEAST 48 HOURS, AND NO MORE THAN 10 DAYS PRIOR TO EXCAVATING, WITH SUCH TIME PERIODS NOT INCLUDING WEEKENDS OR HOLIDAYS. CONTRACTOR SHALL SIMILARLY CONTACT ALL UTILITY OWNERS WHO ARE NOT SUBSCRIBERS TO OHIOB1.

IF THERE ARE MARKERS OR OTHER APPARENT PHYSICAL EVIDENCE IN OR NEAR THE PROJECT AREA THAT MAY INDICATE THE EXISTENCE OF UNDERGROUND PETROLEUM OR NATURAL GAS PIPELINES, THE CONTRACTOR SHALL ADDITIONALLY CONTACT THE OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OPGPS) AT (800) 925-0988. SAID NOTIFICATION SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

THE FOLLOWING UTILITIES ARE KNOWN OR CAN BE EXPECTED TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT.

UTILITY: WATER, SANITARY, STORM AND STREET LIGHTING FACILITIES
OWNER: CITY OF GROVE CITY

4035 BROADWAY
GROVE CITY, OHIO 43123
TELEPHONE: (614) 277-1100

LIST ALL PUBLIC & PRIVATE UTILITIES WITHIN/ADJACENT TO PROJECT LIMITS.

THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL PROCEED WITH THE WORK AND PROTECT ALL UNDERGROUND UTILITIES IN A MANNER AT LEAST AS CAUTIOUS AND PROTECTIVE OF SAFETY AND UNDERGROUND UTILITIES AS THOSE METHODS IDENTIFIED IN SECTIONS 3781.25 THROUGH 3781.30 OF THE OHIO REVISED CODE.

ALL PRIVATE UTILITY RELOCATION (GAS, ELECTRIC, PHONE, ETC.) WILL BE THE RESPONSIBILITY OF THE UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

8. EXPOSE EXISTING UTILITY: WHERE POTENTIAL GRADE AND ALIGNMENT CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, OR AS SPECIFICALLY CALLED OUT ON THE PLANS, THE CONTRACTOR SHALL EXPOSE UTILITIES OR STRUCTURES SUFFICIENTLY IN ADVANCE OF LAYING PIPE FOR THE DESIGN ENGINEER TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. ANY DISCREPANCY WITH THE PLANS SHALL BE COORDINATED WITH THE CITY TO ENSURE THAT THERE ARE NO CONSTRUCTION OR CONFLICT ISSUES ASSOCIATED WITH SAID DISCREPANCY.

9. CONFLICTS: IN ALL CONFLICTS IN ELEVATION BETWEEN THE WATER MAIN AND GRAVITY SEWERS, THE WATER MAIN SHALL BE LOWERED DURING CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF COLUMBUS, UNLESS OTHERWISE DIRECTED BY THE CITY.

10. HOUSE SERVICE LINES: THE CONTRACTOR SHALL ASSUME THAT EACH HOUSE HAS AT LEAST ONE (1) SANITARY, ONE (1) WATER, AND ONE (1) GAS SERVICE LINE UNLESS MORE ARE MARKED BY THE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND SUPPORT THESE SERVICE LINES. COST FOR LOCATION AND SUPPORT SHALL BE INCLUDED IN THE COST BID FOR VARIOUS ITEMS. WHERE SERVICE LINES ARE CUT OR BROKEN, THE LINES ARE TO BE RESTORED TO THE STANDARDS OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE WITHIN 12 HOURS OF THE CUTTING OR BREAKING OF THE SERVICE LINE.

11. SITE VISIT: THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL EFFECTS UPON THE SCOPE OF WORK.

12. RIGHTS-OF-WAY: IN ADDITION TO THE DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING EASEMENTS, COURT ENTRIES, RIGHTS-OF-ENTRY, OR ACTION FILED IN COURT IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY.

13. EASEMENTS: EASEMENTS NOT ASSOCIATED WITH PLATS (I.E. ACCESS, UTILITY, ETC.) WILL BE RECORDED AND DOCUMENTATION PROVIDED TO THE CITY PRIOR TO PRECONSTRUCTION MEETING. NO WORK WHICH REQUIRES AN EASEMENT WILL BE ALLOWED TO PROCEED UNTIL THIS HAS BEEN DONE.

EASEMENTS ASSOCIATED WITH A PLAT WILL BE RECORDED WITH THE PLAT AS SOON AS REASONABLY POSSIBLE AFTER COMMENCEMENT OF CONSTRUCTION. SITE CONSTRUCTION CAN NOT BE ACCEPTED WITHOUT A RECORDED PLAT.

14. WORK LIMITS: THE CONTRACTOR IS RESPONSIBLE FOR CONTAINING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, VEHICLES, ETC., USED TO COMPLETE THE WORK WITHIN THE RIGHTS-OF-WAY OF THE STREETS, ROADWAYS, TEMPORARY EASEMENTS, PERMANENT EASEMENTS AND THE PROPERTY BOUNDARIES OF THE PROJECT IMPROVEMENTS, AS SHOWN ON THESE PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF RESTORATION FOR ANY AREA OUTSIDE OF THE RIGHT-OF-WAY, PERMANENT EASEMENT OR PROJECT PROPERTY BOUNDARIES TO FORMER CONDITION OR BETTER AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY.

15. CONTRACT WORK PERFORMED BY THE CITY: IN THE EVENT THAT IT BECOMES NECESSARY FOR THE CITY TO PERFORM WORK OF AN IMMEDIATE NATURE (SUCH AS THE PLACEMENT OF BARRICADES OR REPLACEMENT OF SIGNS OR OTHER WARNING OR PROTECTIVE DEVICES) REQUIRED OF THE CONTRACTOR BY THIS CONTRACT BECAUSE OF FAILURE OR REFUSAL OF THE CONTRACTOR TO PERFORM SUCH WORK, THE CONTRACTOR/DEVELOPER SHALL REIMBURSE THE CITY AT THE RATE OF 2.5 TIMES THE ACTUAL COST OF LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM SUCH WORK.

16. CONVENIENCE FACILITIES: THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.

17. NON-RUBBER TIERED VEHICLES: NO NON-RUBBER TIERED VEHICLES SHALL BE MOVED ON CITY STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS. EXCEPTIONS MAY BE GRANTED BY THE CITY OF GROVE CITY, FOR PUBLIC ROADWAYS ONLY, WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF GROVE CITY.

18. BUS ROUTE COORDINATION: SHOULD THE PROJECT IMPACT BUS ROUTES AND/OR STOPS, THE CONTRACTOR SHALL CONTACT THE SERVICE PROGRAM MANAGER OF THE CENTRAL OHIO TRANSIT AUTHORITY (COTA) BY PHONE AT (614) 308-4373 TWO (2) WEEKS PRIOR TO CONSTRUCTION TO COORDINATE PROPER BUS MOVEMENTS THROUGH OR AROUND THE JOB SITE DURING THE PROJECT. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, THE TEMPORARY RELOCATION OR REMOVAL OF COTA SIGNS AND/OR BUS STOP LOCATIONS.

19. SIGNS, MAILBOXES, FENCES, ETC.: THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SIGNS, MAILBOXES, FENCES, GUARDRAIL, SHRUBS, PROPERTY, OR OTHER PHYSICAL FEATURES THAT ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT, TO THEIR ORIGINAL OR BETTER CONDITION AND LOCATION AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY OF GROVE CITY.

20. PRUNING: BRANCHES OR GROWTH WHICH INTERFERES WITH THE FREE CONSTRUCTION OF THE PROJECT MAY BE REMOVED FROM TREES/BUSHES THAT ARE TO BE SAVED BY THE USE OF PRUNING TOOLS WITH PRIOR APPROVAL FROM THE CITY'S URBAN FORESTER. ALL PRUNING TOOLS USED AND METHODS EMPLOYED SHALL MEET THE APPROVAL OF THE CITY'S URBAN FORESTER. THE BRANCHES SHALL BE REMOVED PER ANSI STANDARDS.

TREES DAMAGED OR DESTROYED THAT WERE NOT DESIGNATED FOR REMOVAL OR APPROVED BY THE CITY FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

21. DEWATERING: THE CONTRACTOR IS SOLELY RESPONSIBLE TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) FOR REGISTRY, MAINTENANCE, AND ABANDONMENT OF ANY WITHDRAWAL DEVICES USED IN THE CONSTRUCTION OF THIS PROJECT. INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR AS DIRECTED BY THE DIRECTOR OR THEIR REPRESENTATIVES.

THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE AND FILE A WELL LOG AND A DRILLING REPORT FORM WITH ODNR, DIVISION OF WATER, WITHIN 30 DAYS OF THE COMPLETION OF INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUNDWATER FROM AN AQUIFER, IN ACCORDANCE WITH SECTIONS 1521.01 AND 1521.05 OF THE OHIO REVISED CODE. IN ADDITION, ANY SUCH FACILITY THAT HAS A CAPACITY TO WITHDRAW WATERS OF THE STATE IN AN AMOUNT GREATER THAN 100,000 GALLONS PER DAY FROM ALL SOURCES SHALL BE REGISTERED BY

THE CONTRACTOR WITH THE CHIEF OF THE ODNR, DIVISION OF WATER, WITHIN THREE (3) MONTHS OF THE COMPLETION OF THE FACILITY IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. COPIES OF THE NECESSARY PAPERWORK CAN BE OBTAINED AT ODNR, DIVISION OF WATER, FOUNTAIN SQUARE, COLUMBUS, OH, 43224-1387 -PHONE: (614) 265-6717. THE CONTRACTOR SHALL FURNISH AND OPERATE SUITABLE PUMPING EQUIPMENT OF SUCH CAPACITY, ADEQUATE TO DEWATER THE TRENCH, SHOULD WATER BE ENCOUNTERED. THE TRENCH SHALL BE SUFFICIENTLY DEWATERED SO THAT THE PLACEMENT OF BEDDING AND THE LAYING AND JOING OF PIPE IS MADE ON FIRM, DRY GROUND. IF DEWATERING CANNOT PRODUCE ACCEPTABLE SUBGRADE, AND ONLY AS DIRECTED BY THE ENGINEER, UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED BY CMSC ITEM 906, STONE FOUNDATION.

THE CONTRACTOR SHALL CONVEY ALL TRENCH WATER TO A NATURAL DRAINAGE CHANNEL OR STORM SEWER WITHOUT DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PLACE AND MAINTAIN THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO FILTER THE DEWATERING DISCHARGE AND TO PREVENT EROSION AT THE DISCHARGE LOCATION.

22. REPLACEMENT OF DRAIN TILES AND STORM SEWERS: ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. IF POSSIBLE, THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO A STORM SEWER STRUCTURE, CURB UNDERDRAIN OR OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.

23. PAVEMENT CROSSINGS: FOR ALL PERMITTED CROSSING OF EXISTING STREETS THAT ARE TO BE OPEN TO TRAFFIC THE RESTORATION SHALL BE COMPLETED IN ONE OF THE FOLLOWING MANNERS:

A. IMMEDIATELY COMPLETE PERMANENT, FULL-DEPTH PAVEMENT REPAIR IN ACCORDANCE WITH THE PLAN AND/OR STANDARD DETAILS.

B. PROVIDE TEMPORARY PAVEMENT IN ACCORDANCE WITH ODOT CMS ITEM 615 AND STANDARD DRAWING C-6C-69. THE FINISHED SURFACE OF THE TEMPORARY PAVEMENT SHALL BE ASPHALT. AGGREGATE TOPPED TRENCHES SHALL NOT BE OPEN TO TRAFFIC UNLESS DIRECTED BY THE CITY.

24. SAW CUTTING: WHEN SAW CUTTING OF PAVEMENT (CONCRETE, ASPHALT, ETC.) IS NECESSARY, THE CONTRACTOR SHALL EMPLOY DUST COLLECTION MEASURES AND SHALL ENSURE ALL SLURRY IS CLEANED FROM THE ROADWAY IMMEDIATELY AFTER SAWING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY FUGITIVE DUST AND SLURRY.

25. MAINTAIN DRAINAGE: THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE CONTRACT DOCUMENTS FOR THE MEASURE OF AND PAYMENT FOR SUCH COST SPECIFIC ITEMS, TO A CONDITION SATISFACTORY TO THE CITY.

26. INLET PROTECTION: THE CONTRACTOR IS RESPONSIBLE TO KEEP ALL STORM SEWER INLETS PROTECTED FROM EXCESSIVE AMOUNTS OF SEDIMENTS USING ADEQUATE FILTERING DEVICES AS APPROVED BY THE CITY.

27. EROSION & SEDIMENTATION CONTROL: THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORMWATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL OF THE OEPA.

THE DEVELOPER SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWP3) FOR PROPOSED IMPROVEMENTS RESULTING IN THE LAND DISTURBANCE OR ONE ACRE OR MORE. THE SWP3 SHALL BE PREPARED IN ACCORDANCE WITH THE GENERAL AND SPECIFIC REQUIREMENTS OUTLINED IN THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE OEPA'S PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR ITS SUBSEQUENT OEPA ISSUED REVISION. THE SWP3 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A COPY OF THE OEPA NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) SUBMISSION SHALL BE MADE AVAILABLE TO THE CITY.

EROSION CONTROL MEASURES ARE TO BE INSTALLED PER NPDES PERMIT REGULATIONS OR AS DIRECTED BY THE CITY, AND ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE PERMIT AND THE CITY.

ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF GROVE CITY AND/OR THE OHIO EPA. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.

THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY OF GROVE CITY 48 HOURS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE (1) OR MORE ACRES AS WELL AS DISTURBANCE OF LANDS LESS THAN AN ACRE THAT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATIONS TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY.

ALL DISTURBED AREAS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT SOIL STABILIZATION REQUIREMENTS INDICATED WITHIN THE CITY OF GROVE CITY SEEDING AND MULCHING GENERAL NOTES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE IT.

28. SEEDING AND MULCHING: SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN, THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 659. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT, DETERMINED AT THE SOLE DISCRETION OF THE CITY OF GROVE CITY SHALL APPLY. IN ADDITION TO THESE REQUIREMENTS, THE SEEDING AND MULCHING SHALL CONFORM TO THE FOLLOWING:

PERMANENT SEEDING: DISTURBED AREAS THAT ARE AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN 2 DAYS OF REACHING FINAL GRADE.

TEMPORARY SEEDING: DISTURBED AREAS THAT ARE NOT AT FINAL GRADE AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE.

ALL TOPSOIL SHALL BE OF THE HIGHEST QUALITY AND FREE OF ALL STONES, TRASH, AND OTHER DELETERIOUS MATERIALS GREATER THAN 1/4-INCH. BEFORE PLACING TOPSOIL, THE DISTURBED AREAS SHALL BE FREE OF LARGE ROCKS AND DEBRIS (GREATER THAN 3-INCH IN SIZE). ORGANIC CONTENT SHALL BE TESTED BY AN APPROVED LAB AND CERTIFIED TO BE BETWEEN 10-20% BY WEIGHT. ALL TOPSOIL SHALL BE SATURATED WITH WATER AND ALLOWED TO SETTLE PRIOR TO SEEDING. SETTLED AREAS SHALL BE REFILLED AND SATURATED AGAIN PRIOR TO SEEDING. THE GRADES SHALL MATCH ALL EXISTING LANDSCAPE AND ANY IMPROVEMENTS COMPLETED UNDER THIS PLAN. THE CONTRACTOR SHALL SCARIFY THE SOIL SURFACE TO OPEN THE SOIL PRIOR TO SEEDING. ALL SEEDING, FERTILIZER, AND MULCH SHALL BE PLACED WITHIN FIVE (5) WORKING DAYS OF PLACING TOPSOIL.

ALL SEEDING, MULCHING AND FERTILIZER SHALL BE PLACED BY UTILIZING HYDRO-SEEDING / HYDRO MULCHING METHODS. IN ALL CASES IF USING SEED OR HYDRO-SEED, IT SHALL BE COVERED WITH PENN MULCH OR OTHER MULCH APPROVED TO COVER GRASS SEED. STRAW SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION BY THE CITY ENGINEER.

COMMERCIAL/MULTIFAMILY PROJECTS: ALL ROADWAY FRONTAGE REQUIRES 500 FROM CURB TO BUILDING. 500 AND/OR SEED SHALL BE PLACED IN ALL REMAINING BARREN AREAS. IN CERTAIN CASES THE FINAL DEVELOPMENT PLAN IDENTIFIES SPECIFIC AREAS OF GRASS SEED PLACEMENT VS. 500 WHICH SHALL BE ADHERED TO.

REQUIRED PERMANENT SEED MIXES FOR CONSTRUCTION
OPTION #1 (SEEDING DATES: MARCH 1 TO SEPTEMBER 30)
40% KENTUCKY BLUE GRASS
20% CREEPING RED FINE FESCUE
20% CHEWINGS RED FESCUE
20% PENN FINE PERENNIAL RYE GRASS
OPTION #2 (ALL SEEDING DATES AFTER SEPTEMBER 30)
30% KENTUCKY BLUE GRASS
20% CREEPING RED FESCUE
50% PERENNIAL RYE (PENN FINE, KEYSTONE, OR EQUAL)
FERTILIZER
12-12-12 AT 2- POUNDS PER 1,000 SQUARE FEET (DRY OR LIQUID)
TEMPORARY SEEDING SHALL BE APPLIED PER THE SPECIFICATIONS PROVIDED WITHIN THE OEPA 'RAINWATER AND LAND DEVELOPMENT' MANUAL.

29. LANDSCAPING:

TREE PLANTING TYPICAL: WHEN PLANTING EVERGREEN AND DECIDUOUS TREES, 50% OF THE WIRE CAGE/BASKET AND 50% OF THE BURLAP SHALL BE REMOVED FROM THE ROOT BALLS OF THE TREES ALONG WITH ANY TAGS, TWINE AND TRUNK WRAP.

SCREENING OF SERVICE STRUCTURES: ANY SERVICE STRUCTURE (EXCLUDING FIRE DEPARTMENT CONNECTIONS (FDC)) IN ALL ZONING DISTRICTS, WHETHER SHOWN ON THE DEVELOPMENT PLAN OR NOT, SHALL BE SCREENED. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO PROPANE TANKS, TRASH DUMPSTERS, ELECTRICAL TRANSFORMERS, AIR CONDITIONERS/COOLING TOWERS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE, BACKFLOW PREVENTER ENCLOSURE, CLUSTER BOX UNITS (CBU) WITHIN RESERVE AREAS AND OTHER EQUIPMENT OR ELEMENTS PROVIDING SERVICE TO A BUILDING OR SITE. SCREENING IS DEFINED AS A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND ON ALL SIDES. THIS NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN.

TREE PRESERVATION: IF TREE PRESERVATION IS REQUIRED, A SPECIFIC TREE PRESERVATION PLAN SHALL BE PROVIDED. PROPER FENCING ALONG WITH MINIMUM 8 1/2' X 11' SIGNAGE EVERY 20' SHALL BE NOTED ON THE PLANS. SIGNS SHALL BE LEGIBLE AND STATE: PRESERVATION AREA, NO CONSTRUCTION OR ENCROACHMENT PERMITTED UNDER SECTION 1136; CITY OF GROVE CITY. A SITE INSPECTION SHALL BE PERFORMED BY THE URBAN FORESTER OR HIS/HER DESIGNEE, PRIOR TO ANY CONSTRUCTION AND/OR DESTRUCTION, TO EVALUATE EXISTING TREES AND THOSE SCHEDULED FOR REMOVAL. CALL 614-277-1100 TO SCHEDULE.

SOIL STOCKPILES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL SOIL STOCKPILES, INCLUDING TRENCH EXCAVATION STOCKPILES, PROTECTED FROM EROSION. THE AREAS SURROUNDING THE STOCKPILES ARE TO BE PROTECTED FROM SEDIMENT WITH THE USE OF PERIMETER CONTROL DEVICES SUCH AS EARTH OR COMPOST FILTER SOCK DEVICES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.

DISPOSAL OF EXCAVATION: UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIAL THAT IS NOT BEING USED AS FILL AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SIGNED, WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OFF-SITE LANDOWNER BEFORE SUCH DISPOSAL OCCURS. THE AGREEMENT SHALL CLEARLY STATE THE PURPOSE OF THE AGREEMENT AND INDICATE THE LANDOWNER'S PERMISSION FOR SUCH USE.

CLEANUP: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES WHETHER INSIDE OR OUTSIDE THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANY SERVICES CONTRACTED AND/OR COMPLETED BY THE CITY OF GROVE CITY IN THE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES. REQUIRE THE CONTRACTOR TO PERFORM WEEKLY STREET CLEANING IF EXCESSIVE AMOUNTS OF DIRT AND MUD ARE LEFT ALONG THE STREET. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS.

CONSTRUCTION DEBRIS: ALL DEBRIS, RUBBLE, UNUSABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY.

SIGN PAINTING: ALL SIGNS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (TRAFFIC CONTROL, ADVANCE WARNING, WAYFINDING, ETC.) SHALL BE PAINTED ACCORDING TO THIS SPECIFICATION. ALL VISIBLE ELEMENTS OF SIGN MOUNTING SYSTEMS SUCH AS SIGN BACK, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE PAINTED ACCORDING TO FEDERAL SPECIFICATION 595-B COLOR #27040 -BLACK. PAINTING MUST BE PERFORMED UNDER CONTROLLED ENVIRONMENTAL CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS PERTAINING TO SURFACE PREPARATION, MATERIAL HANDLING AND APPLICATION.

MAINTENANCE OF TRAFFIC NOTES: ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPT. OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD ST., COLUMBUS, OH 43223.

STEADY-BURNING, TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. CONES ARE NOT APPROVED FOR USE AT NIGHT.

ALL TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.

ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M. WEEKDAYS ON ALL ROADWAYS WITHIN THE PROJECT AREA. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.

FOR ROADS DESIGNATED PRINCIPAL ARTERIAL, MINOR ARTERIAL, OR COLLECTOR:
TWO-WAY, ONE-LANE TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD). A UNIFORMED OFFICER SHALL BE SUBSTITUTED FOR EACH FLAGMAN AND SUCH OFFICERS SHALL BE PRESENT WHENEVER TWO-WAY, ONE-LANE OPERATION IS IN EFFECT.

FOR ROADS DESIGNATED LOCAL STREET:
POLICE OFFICERS ARE NOT NEEDED, UNLESS A HAZARD DEVELOPS. FOR TWO-WAY, ONE-LANE TRAFFIC MAINTAINED DURING CONSTRUCTION OPERATIONS ON ALL LOCAL ROADWAYS WITHIN THE PROJECT AREA. IF A HAZARD DEVELOPS, AN OFF-DUTY OFFICER MAY BE ASSIGNED BY THE CITY TO THE PROJECT AT THE CONTRACTOR'S EXPENSE.

ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS SHALL BE MAINTAINED THROUGH THIS PROJECT BY THE CONTRACTOR. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, AND IMPROPERLY PLACED SIGNS.

ANY WORK DONE BY THE CITY, INCLUDING INSTALLATION, MODIFICATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF THE NEGLIGENCE OF THE CONTRACTOR SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

ALL PERMANENT PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS AS SHOWN ON THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. ALL TEMPORARY MAINTENANCE OF TRAFFIC CONTROLS, INCLUDING LAW ENFORCEMENT OFFICERS AND THEIR CARS, SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. THE CITY OF GROVE CITY SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO THE INSTALLATION OF PERMANENT MARKINGS TO INSPECT AND APPROVE PAVEMENT MARKING LAYOUT BEFORE MARKINGS ARE PLACED.

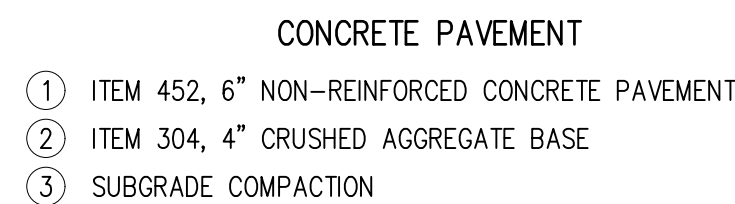
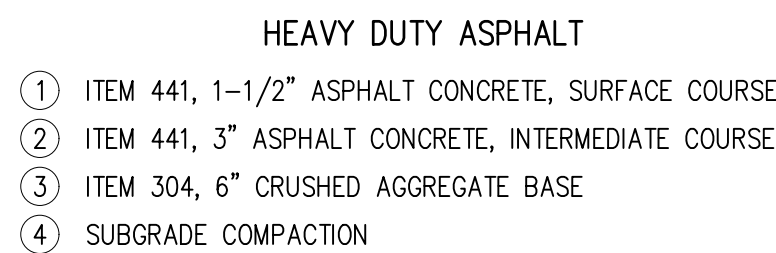
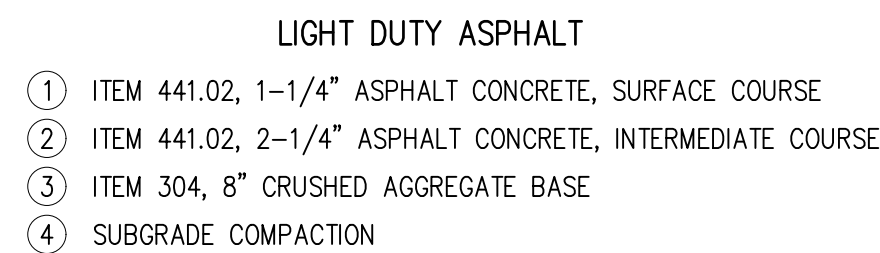
CONCRETE PIPE AND STRUCTURE INSPECTION: ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE, STORM, AND SANITARY STRUCTURES SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM, AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. INSTALLATION OF PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION SHALL NOT BE PERMITTED. COST OF SAID INSPECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. INVOICES SHALL BE SUBMITTED TO THE CONSTRUCTION REPRESENTATIVE OF RECORD AND PAID FROM THE PROJECT OBSERVATION FEES.

THE INSTALLATION OF ALL SEWER PIPES ON THIS PROJECT SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE CMSC, UNLESS SPECIFICALLY INDICATED OTHERWISE. WITH MATERIALS CONFORMING TO THE APPROPRIATE REFERENCED SECTION OF CMSC OR ODOT CMS, CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.

STORM SEWER PIPE Outside of Pavement Limits				
Flexible Pipe according to the following specifications:				
Material	Pipe Diameter	Coverage Minimum	Coverage Maximum	Meeting Specifications
Polyvinyl Chloride (PVC)	<=15-inch	4 feet	15 feet	CMSC 720.08 and/or ODOT CMS 707.45
High Density Polyethylene (HDPE)	12-inch to 36-inch	2.5 feet	20 feet	CMSC 720.12 and/or ODOT CMS 707.33
Polypropylene (PP)	12-inch to 36-inch	2.5 feet	20 feet	CMSC 720.13 or 720.14 and/or ODOT CMS 707.65
Rigid Pipe will be required for all sewers greater than 36-inch diameter (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted on all sewers from 12-inch to 36-inch diameter.				

Within Pavement Limits				
Flexible Pipe according to the following specifications:				
Material	Pipe Diameter	Coverage Minimum	Coverage Maximum	Meeting Specifications
Flexible Pipe	4-inch and 6-inch underdrain tiles	Per Std Dwg	Per Std Dwg	ODOT CMS 605
High Density Polyethylene (HDPE)	<=36-inch	2.5 feet	20 feet	CMSC 720.12 and/or ODOT CMS 707.33
Polypropylene (PP)	<=36-inch	2.5 feet	20 feet	CMSC 720.13 and/or ODOT CMS 707.65
Mandrel testing shall be performed on all flexible pipe outside and within pavement limits (except underdrains and downspouts) per CMSC 901.21.				
Rigid Pipe will be required for all sewers greater than 36-inches (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted for use on 12-inch to 36-inch sewers.				

38. TRENCH BACKFILL FOR GRAVITY SEWERS: TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN 3- FEET BEHIND THE CURB OR EDGE OF PAVEMENT, SHALL BE FILLED AND COMPACTED PER 912 BACKFILL. TRENCHES WITHIN THE RIGHT-OF WAY, BUT OUTSIDE THE ROAD INFLUENCE, SHALL BE FILLED AND COMPACTED AS PER 911 BACKFILL. ALL OTHER TRENCHES SHALL BE FILLED AND COMPACTED AS PER 911 BACKFILL AT A MINIMUM, OR AS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ITEM NUMBERS SHOWN BELOW REFER TO CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) ITEM NUMBERS. 912 BACKFILL SHALL BE GRANULAR MATERIAL, CONFORMING TO ITEM 304, COMPACTED AS STIPULATED IN ITEM 912.03. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL MANHOLES, STRUCTURES AND CLEANOUTS. ITEM 613 LOW STRENGTH MORTAR BACKFILL IS REQUIRED STRUCTURE TO STRUCTURE WHEN THE SEWER IS INSTALLED UNDER EXISTING PAYMENT, BUT OTHERWISE ONLY ALLOWED WHEN SPECIFICALLY REQUESTED BY THE CITY. IN SUCH CASES SHALL BE TYPE II OR TYPE III. 911 BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN 2-INCHES ACROSS THEIR GREATEST DIMENSION, TOPSOIL, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED TO 95% OF ITS MAXIMUM LABORATORY DRY WEIGHT AND PLACED PER ITEM 901.17. AGGREGATE FOR BEDDING SHALL BE NO. 57 OR NO. 8, AS PER ITEM 703. THE EXCAVATED TRENCH WIDTH 12-INCHES ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.	CITY OF GROVE CITY SPECIAL WATER NOTES: 50. HYDRANT USAGE: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT PERMIT FROM THE JACKSON TOWNSHIP FIRE DEPARTMENT PRIOR TO CONNECTION OF WATER SUPPLY LINES TO ANY HYDRANTS. 51. PRESSURE TESTING: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS (CMSC 801), EACH VALVED SECTION OF WATER MAIN SHALL BE TESTED INDEPENDENTLY OF ONE ANOTHER UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PRESSURE TEST SHALL BE CONDUCTED WITH ALL WATCH VALVES OPEN AND HYDRANT FOOT VALVES CLOSED. ANY TESTING PERFORMED AGAINST EXISTING VALVES SHALL BE AT THE CONTRACTOR'S RISK AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CITY. IF SATISFACTORY RESULTS CANNOT BE OBTAINED AGAINST AN EXISTING VALVE, THE NEW LINE SHALL BE DISCONNECTED FROM THE EXISTING VALVE, PLUGGED AND RETESTED. DISCONNECTION FROM THE EXISTING WATER MAIN AND ANY REPAIRS NECESSARY BECAUSE OF DAMAGE CAUSED TO THE EXISTING LINES, VALVES AND SERVICE CONNECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. 52. SERVICE TRANSFERS: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE DISPOSITION OF ALL OTHER EXISTING SERVICES SHOWN ON THE PLANS AND NOT INDICATED AS TRANSFERS SHALL BE COORDINATED WITH THE CITY PRIOR TO ANY ACTION. 53. INTERRUPTION OF WATER SERVICE: THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS, BUT NOT MORE THAN 72 HOURS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE HELD TO A MINIMUM AND SHALL BE APPROVED BY THE CITY OF GROVE CITY. 54. EXISTING VALVES: ALL EXISTING VALVES SHALL BE OPERATED BY CITY OF COLUMBUS, DIVISION OF WATER PERSONNEL ONLY. 55. HAND SWABBING: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE CONTRACTOR SHALL HAND SWAB ALL PIPES AND FITTINGS THAT ARE NOT OTHERWISE DISINFECTED. THE AMOUNT OF CHLORINE TO BE USED DURING HAND SWABBING OPERATIONS WILL BE DETERMINED BY THE CITY OF GROVE CITY. 56. BLOCKING: ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH CONCRETE BLOCKING PER THE CITY OF GROVE CITY AND THE CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN A PLASTIC SHEETING PRIOR TO PLACING CONCRETE. 57. EXISTING PLUGS, CAPS, ETC.: PLUGS AND CAPS REMOVED FROM EXISTING WATERLINES SHALL BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT, 3262 VENTURA BLVD., GROVE CITY, OHIO, UNLESS OTHERWISE DIRECTED BY THE CITY. 58. FIRE HYDRANT REPLACED OR RELOCATED: NO EXISTING FIRE HYDRANTS TO BE REPLACED OR RELOCATED SHALL BE REMOVED, OR TAKEN OUT OF SERVICE, UNTIL THE NEW WATERLINES ARE IN SERVICE AND THE NEW FIRE HYDRANTS ARE ACCEPTED BY THE JACKSON TOWNSHIP FIRE DEPARTMENT. 59. WATER SERVICES: WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP TO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION. 60. POLYETHYLENE ENCASEMENT: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, CONTRACTOR SHALL WRAP ALL DUCTILE IRON PIPE WITH TUBE STYLE 8 MIL LINEAR LOW DENSITY POLYETHYLENE (LLDPE) FILM MADE FROM VIRGIN POLYETHYLENE ONLY (NO RECYCLED MATERIAL) PER AWWA C-105. THE COLOR SHALL BE BLACK WITH NOMINAL 2% CARBON BLACK UV INHIBITOR AND PRINTED PER THE AWWA C-105 STANDARD. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE POLYETHYLENE ENCASEMENT INSTALLATION GUIDE WRITTEN BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA). ALL LUMPS OF CLAY, MUD, CINDERS, ETC., ON THE PIPE SURFACE SHALL BE REMOVED BEFORE THE PIPE IS COVERED WITH POLYETHYLENE. WHEN LIFTING POLYETHYLENE- ENCASED PIPE USE A FABRIC TYPE SLING OR PADDED CABLE. JOINTS SHALL BE OVERLAPPED AND TAPED. FOLD EXCESS SLACK OVER THE TOP OF THE PIPE AND TAPE EVERY 3- FEET. SMALL HOLES OR TEARS SHALL BE REPAIRED WITH A PIECE OF TAPE PLACED OVER THE HOLE. LARGE HOLES OR TEARS SHOULD BE REPAIRED BY TAPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE. APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS SHALL ALSO BE WRAPPED. FOR SERVICE TAPS, WRAP TWO/THREE LAYERS OF TAPE COMPLETELY AROUND THE POLYETHYLENE- ENCASED PIPE TO COVER THE AREA WHERE TAPPING MACHINE WILL CONTACT THE PIPE. INSTALL CORPORATION STOP DIRECTLY THROUGH THE TAPE AND POLYETHYLENE. WRAP COPPER SERVICE AT LEAST 3- FEET BACK FROM INSTALLATION WITH TAPE AND ADDITIONAL POLYETHYLENE FILM TO PREVENT ELECTROLYSIS.	NO.	DATE	BY	DESCRIPTION	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7540 PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF	
39. TRENCHES: ALL TRENCHES SHALL BE MAINTAINED AS SAFE AS POSSIBLE BY THE CONTRACTOR AT ALL TIMES AND BACKFILLED AS SOON AS PRACTICAL. ALL TRENCHES DURING NON-WORKING HOURS REQUIRE TRAFFIC PLATES, AND/OR LIGHTED BARRICADES AND CONSTRUCTION FENCE.							
40. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE SEWERS CONSTRUCTED. THE TESTING SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF CMSC ITEM 901.21. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.							
41. GRADE CHECKS: THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF, AND ASSIST, THE CITY'S RESIDENT PROJECT REPRESENTATIVE (RPR) IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE RPR. THE RPR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO A TIME CONVENIENT TO THE CONTRACTOR. THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING: A. PROPER PLACEMENT OF EACH STRUCTURE. B. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE. C. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN. D. GRADE, AT ANY OTHER TIME THE RPR HAS REASON TO QUESTION GRADE OF INSTALLATION. A GRADE CHECK PERFORMED BY THE CITY'S RPR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE.							
42. GRADE CHANGES: IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING SEWER, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS. IF IT IS DETERMINED THAT THE PROPOSED SEWER WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY. GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY.							
43. STRUCTURE ADJUSTMENT: THE CONTRACTOR SHALL FIELD VERIFY THE TOP OF CASTING ELEVATION OF ALL PROPOSED MANHOLES. IF PRECAST STRUCTURES ARE UTILIZED, A MINIMUM OF THE TOP 6-INCHES AND A MAXIMUM OF 12-INCHES SHALL BE FIELD PLACED WITH GRADE RINGS TO ALLOW FOR FIELD ADJUSTMENT.							
44. TEMPORARY BULKHEAD: THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE CITY.							
45. BACKFILL TESTING: PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL DENSITY TESTS SHALL BE MADE ON ALL SANITARY SEWER, WATER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH. WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE, OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), ALL BACKFILL MATERIAL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE.							
46. CONCRETE CURE AND SEAL: ALL EXPOSED EXTERIOR CONCRETE FINISHED FLATWORK IS TO RECEIVE 2 COATS OF DAYTON SUPERIOR CURE & SEAL 1315 EF, VOCOMP-25 CURE & SEAL, OR APPROVED EQUAL. NO OTHER METHOD OR CURING COMPOUND WILL BE PERMITTED. THIS NOTE SUPERSEDES ANY OTHER NOTE OR STANDARD DRAWING REFERENCED. PAYMENT FOR THIS CURING COMPOUND AND ASSOCIATED WORK SHALL BE INCLUDED IN THE ASSOCIATED PAY ITEMS THAT REQUIRE EXPOSED CONCRETE FLATWORK INCLUDING BUT NOT LIMITED TO CURB, COMBINED CURB AND GUTTER, DRIVE APPROACHES, SIDEWALKS, AND CURB RAMPS.							
47. RECORD DRAWINGS: THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS PER LATEST VERSION OF RECORD DRAWING POLICY AT TIME OF PROJECT COMPLETION. A REDLINE SET OF PLANS REFLECTING THE AS-BUILT INFORMATION WILL BE KEPT ONSITE AND UPDATED BY THE DEVELOPER/CONTRACTOR. AT A MINIMUM, THE PLANS MUST INCLUDE TOP OF CASTING AND INVERT ELEVATIONS FOR ALL SANITARY STRUCTURES AND IDENTIFY ANY AND ALL FIELD MODIFICATIONS TO, AND DEVIATIONS FROM, THE APPROVED PLAN SET. THE PLANS WILL INCLUDE INSTALLED PIPE LENGTH, SLOPE, DIAMETER, MATERIAL AND STRUCTURE COORDINATES. IF THE REDLINE PLANS ARE INCOMPLETE OR MISSING INFORMATION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUPPLYING THE MISSING INFORMATION BY FIELD SURVEY OR OTHER MEANS TO FACILITATE A COMPLETE SET OF RECORD DRAWINGS. THE DEVELOPER WILL SUBMIT DRAFT RECORD DRAWINGS FOR REVIEW AND APPROVAL BY THE CITY.							
CITY OF GROVE CITY GENERAL NOTES		FINAL DEVELOPMENT PLAN FOR		PREPARED FOR:		TECHNICAL SKILL- CREATIVE SPIRIT.	
JP MORGAN CHASE BANK 2811 LONDON GROVE/PORT ROAD GROVE CITY, OH 43123		FMS ARCHITECTS		985 WEST THIRD AVENUE, COLUMBUS, OH 43212		www.MannikSmithGroup.com	
C003							



ALL PAVEMENT MATERIALS SHALL CONFORM TO THE CITY OF GROVE CITY PAVEMENT DESIGN SPECIFICATIONS FOR PRIVATE STREETS (C-GC-90A)

PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANNIK & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

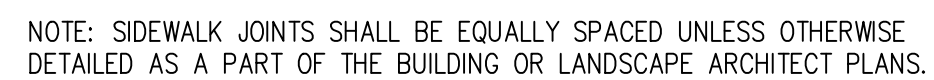
ALL ASPHALT PAVEMENT SHALL CONTAIN A MINIMUM OF 20% RECYCLED ASPHALT PRODUCT (RAP).

PAVEMENT SECTIONS

NOT TO SCALE



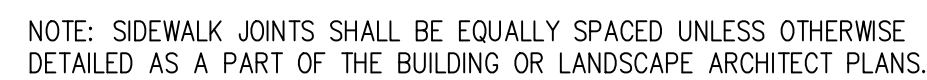
NOT TO SCALE



OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

INTEGRAL WALK AND CURB

NOT TO SCALE



OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

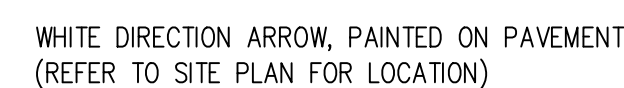
FLUSH INTEGRAL WALK AND CURB

NOT TO SCALE



ACCESSIBLE PARKING SPACE SIGN

NOT TO SCALE



PAVEMENT MARKING ARROW

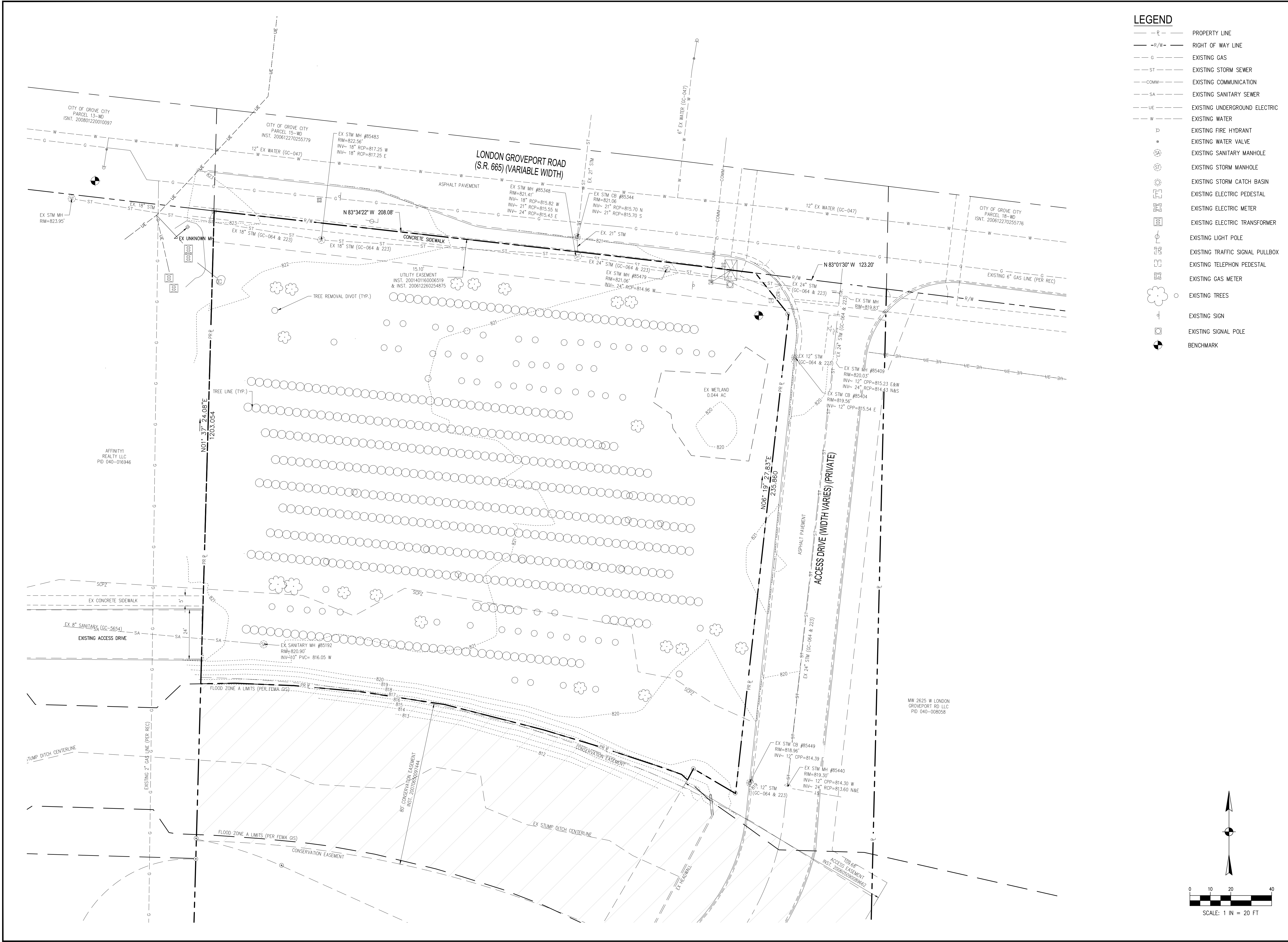
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NOT TO SCALE

[illegible]

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1			1160 DUBLIN ROAD	1			07/31/2024
2			SUITE 100	2			24/03/22
3			COLUMBUS, OH 43215	3			MAO
4			TEL: 614.441.4222	4			AAF
5			FAX: 688.488.7440	5			
6			PROJECT DATE:	6			
7			PROJECT NO.:	7			
8			DRAWN BY:	8			
9			CHECKED BY:	9			

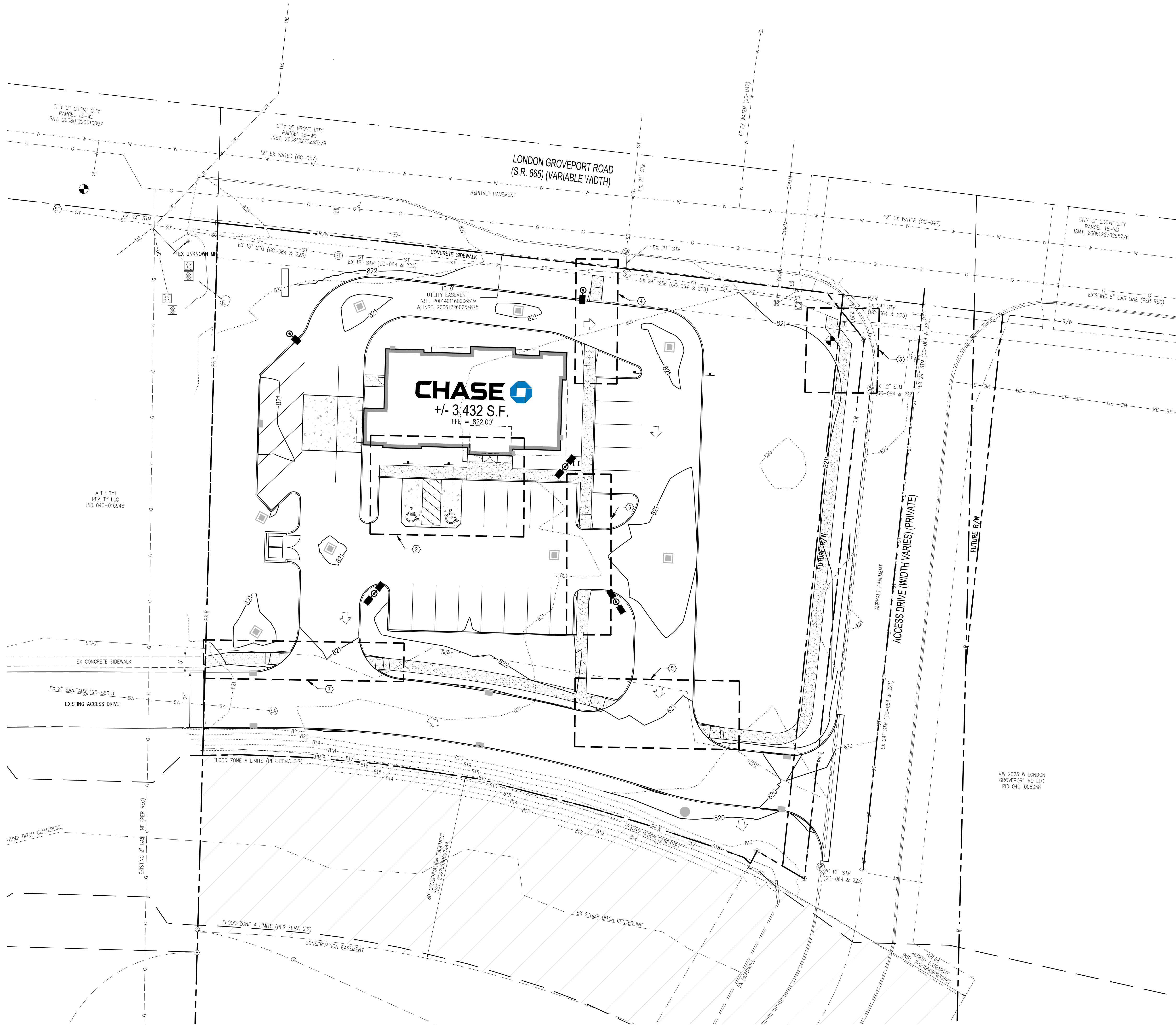
TECHNICAL SKILL: CREATIVE SPIRIT.
Mannik Smith GROUP
995 WEST THIRD AVENUE, COLUMBUS, OH 43212
www.MannikSmithGroup.com

PREPARED FOR:
FMS ARCHITECTS

FINAL DEVELOPMENT PLAN FOR
JP MORGAN CHASE BANK
2811 LONDON GROVEPORT ROAD
GROVE CITY, OH 43123

EXISTING CONDITIONS
C100

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LEGEND

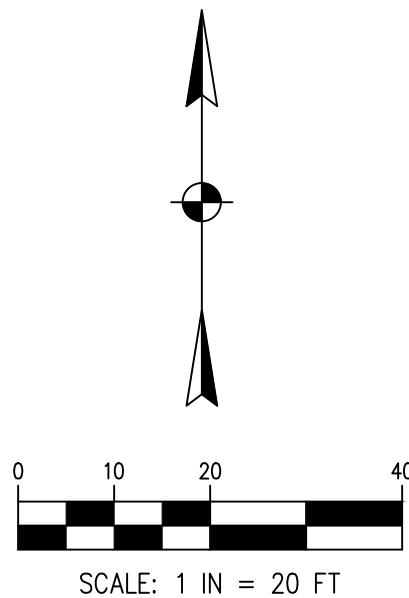
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- RIGHT OF WAY LINE
- EXISTING STORM SEWER
- EXISTING CONTOUR
- EXISTING STORM STRUCTURE NUMBER
- LIMITS OF DISTURBANCE
- PR CONTOUR
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- PR RUNOFF FLOW DIRECTION
- PR MAJOR FLOOD ROUTE
- MATCH EX SPOT ELEVATION
- PR SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- PR FLUSH CURB AND WALK ELEVATION
- PR RIM ELEVATION
- PR RIM ELEVATION
- PROPOSED LIGHT POLE

CODED NOTES

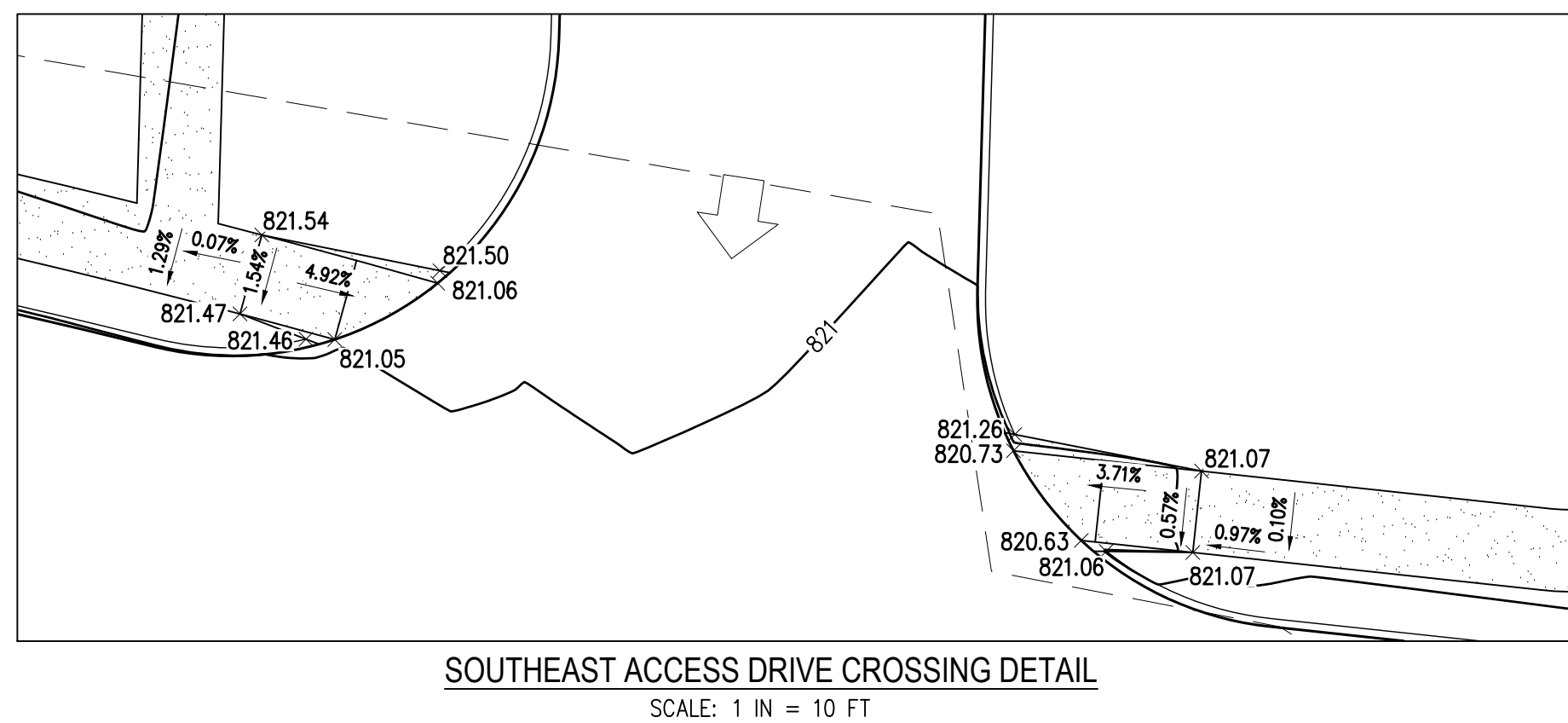
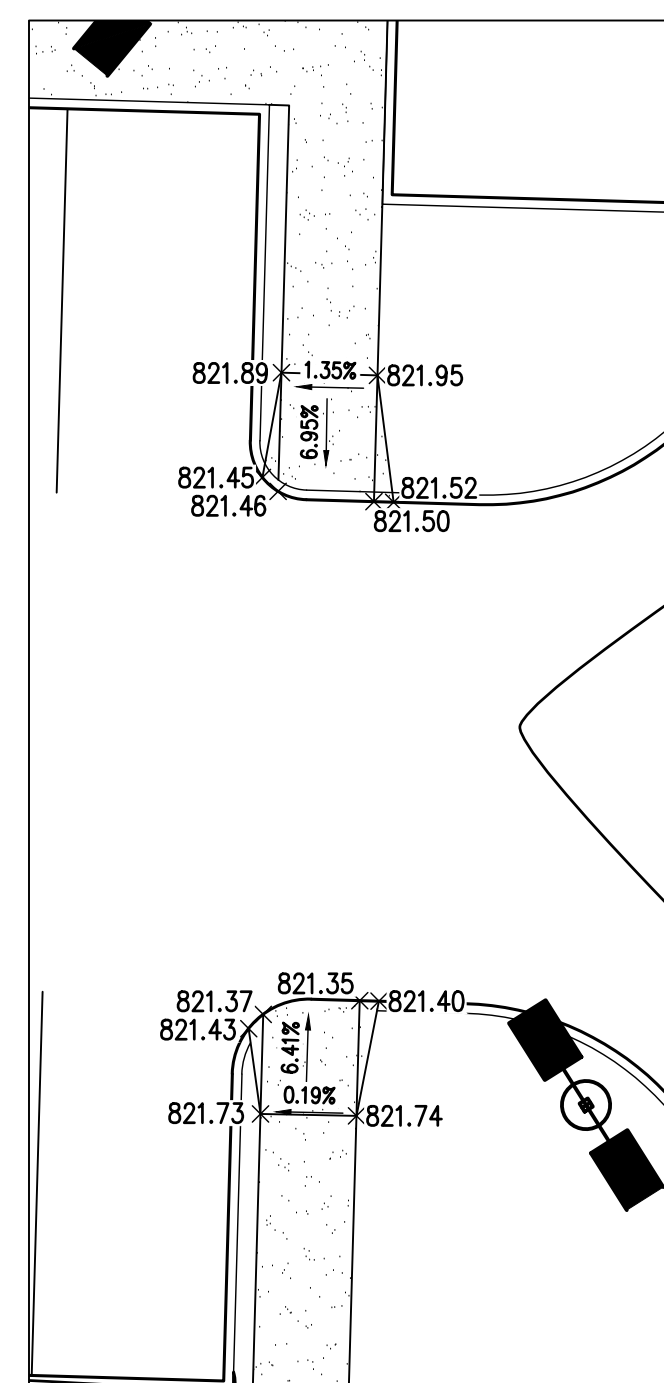
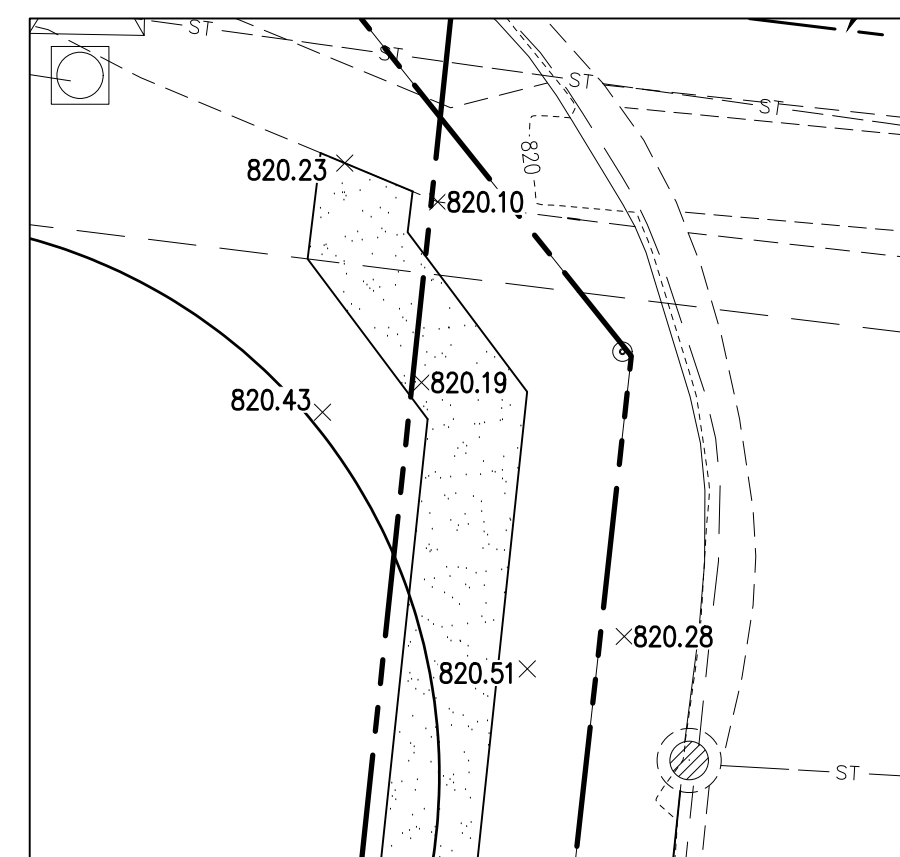
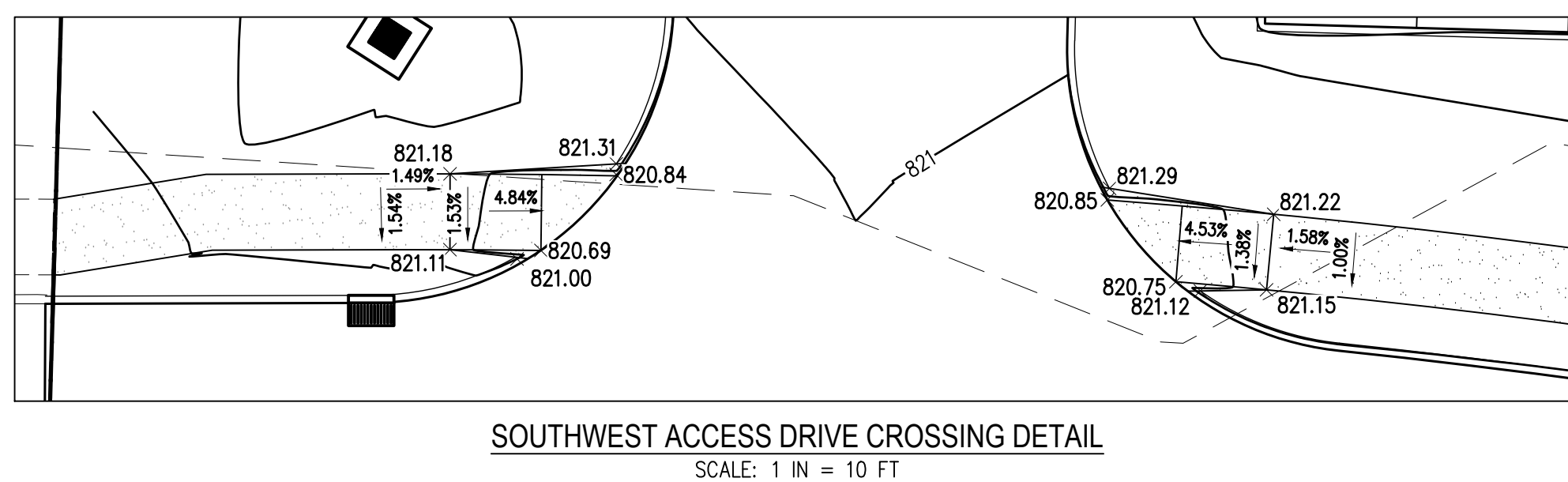
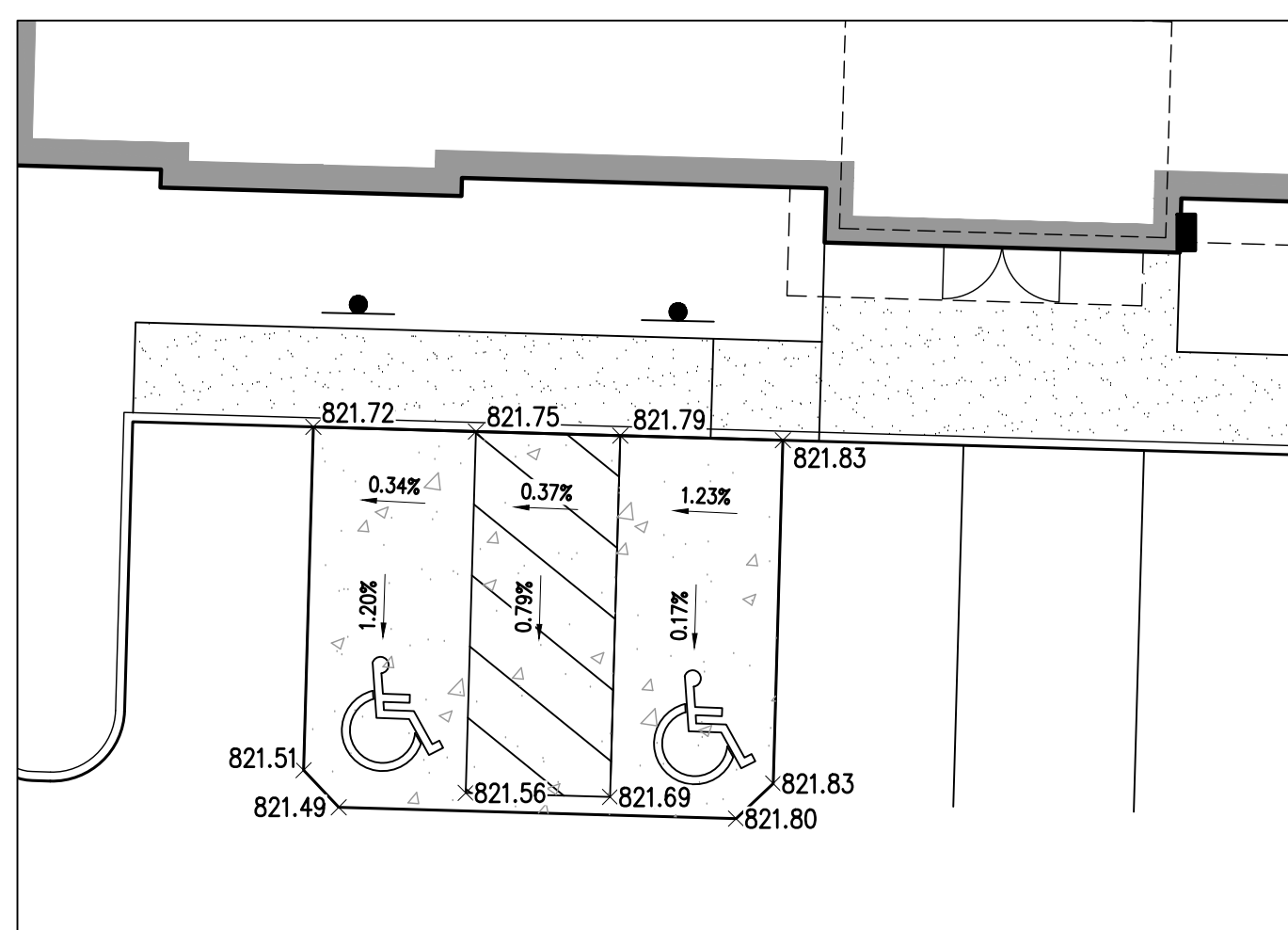
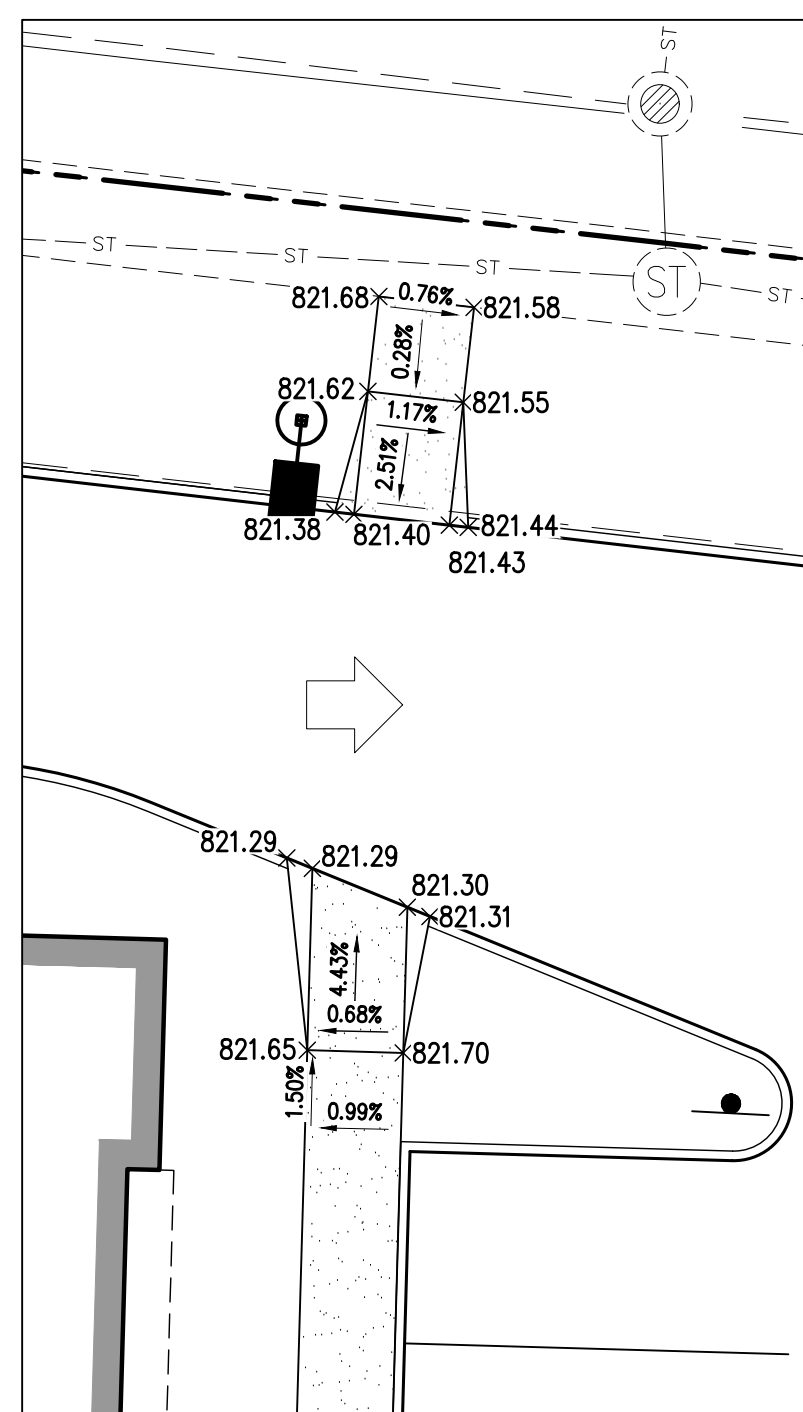
- TAPER CURB FROM FLUSH TO 6" OVER 2'
- ADA PARKING AND BUILDING ENTRANCE DETAIL, SEE SHEET C301
- NORTH ACCESS DRIVE CROSSING (LONDON GROVEPORT) DETAIL, SEE SHEET C301
- NORTHEAST ACCESS DETAIL (LONDON GROVEPORT), SEE SHEET C301
- SOUTHEAST ACCESS DRIVE CROSSING DETAIL, SEE SHEET C301
- ACCESS DRIVE CROSSING EAST MAIN PARKING DETAIL, SEE SHEET C301
- SOUTHWEST ACCESS DRIVE CROSSING DETAIL, SEE SHEET C301

GRADING NOTES

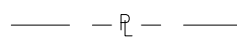
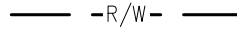
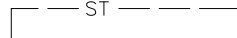
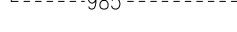
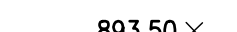
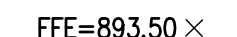
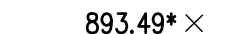
- ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
- ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION.
- CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND STRUCTURES ON SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK.
- MAXIMUM RUNNING SLOPE SHALL BE 5% AND MAXIMUM CROSS SLOPE SHALL BE 2% ALONG ALL ADA ACCESSIBLE ROUTES UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH CHASE STANDARDS AS WELL AS FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
- CONTRACTOR TO COORDINATE THE CONCRETE FORMS WITH THE ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR TO FIELD VERIFY ALL ADA PARKING SPACES AND SIDEWALK WITHIN THE ADA PATH OF TRAVEL WITH A 2" DIGITAL LEVEL.
- ANY AREAS BUILT WITH SLOPES ABOVE THE MAXIMUM ALLOWABLE WILL BE RECONSTRUCTED AT THE COST OF THE CONTRACTOR.



DESCRIPTION		BY	DATE	NO.
1160 DUBLIN ROAD				
SUITE 100				
COLUMBUS, OH 43215				
TEL: 614.441.4222				
FAX: 614.441.4222				
PROJECT NO: 240322		MAO		
PROJECT DATE: 07/31/2024		MAO		
DRAWN BY:		MAO		
CHECKED BY:		AAF		
TECHNICAL SKILL:				
CREATIVE SPIRIT:				
PREPARED FOR:				
FMS ARCHITECTS				
995 WEST THIRD AVENUE,				
COLUMBUS, OH 43212				
FINAL DEVELOPMENT PLAN FOR				
JP MORGAN CHASE BANK				
2811 LONDON GROVEPORT ROAD				
GROVE CITY, OH 43123				
GRADING PLAN				
C300				



LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING STORM SEWER
	EXISTING CONTOUR
	EXISTING STORM STRUCTURE NUMBER
	LIMITS OF DISTURBANCE
	PR CONTOUR
	PR MANHOLE
	PR CATCH BASIN
	PR STORM STRUCTURE NUMBER
	PR RUNOFF FLOW DIRECTION
	PR MAJOR FLOOD ROUTE
	MATCH EX SPOT ELEVATION
	PR SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	PR FLUSH CURB AND WALK ELEVATION
	PR RIM ELEVATION
	PR RIM GRATE ELEVATION

1160 DUBLIN ROAD COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340	NO	DATE	BY	DESCRIPTION
PROJECT DATE: 01/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF				



PREPARED FOR:

FMS ARCHITECTS

995 WEST THIRD AVENUE,
COLUMBUS OH 43212

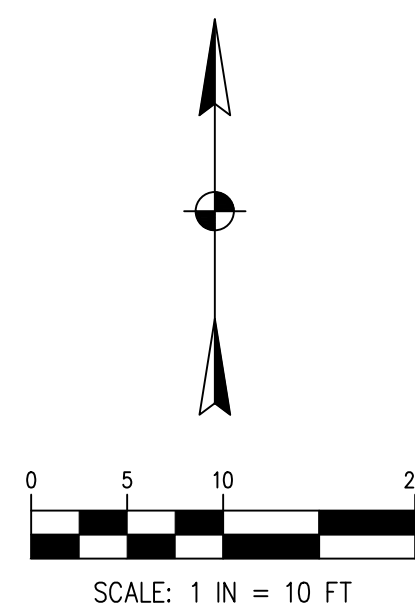
FINAL DEVELOPMENT PLAN FOR

JP MORGAN CHASE BANK

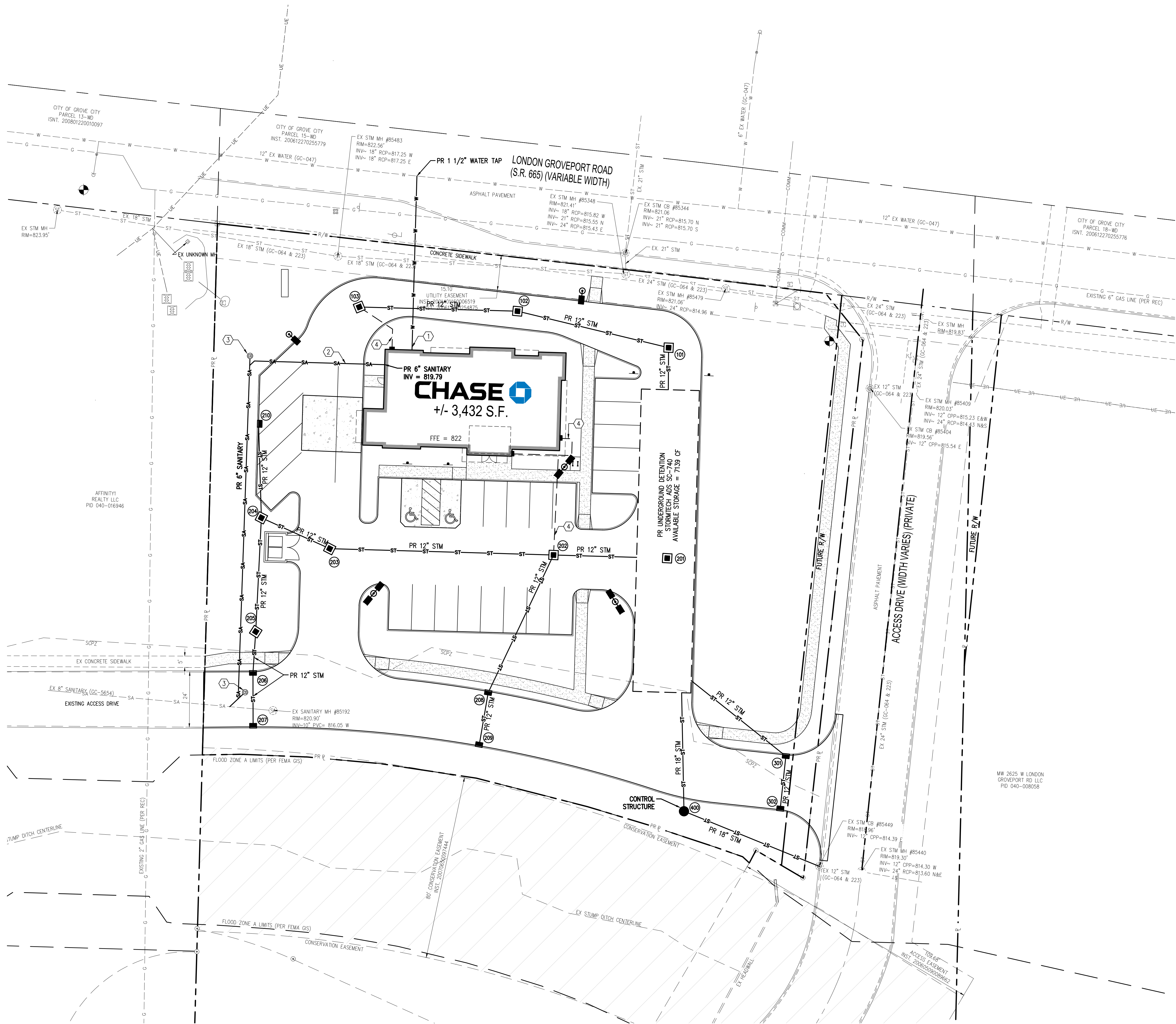
2811 LONDON GROVEPORT ROAD
GROVE CITY, OH 43123

GRADING DETAILS

C301



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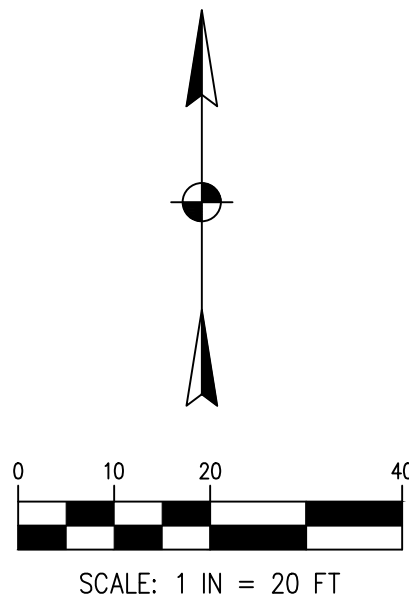


LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING GAS
- EXISTING STORM SEWER
- EXISTING COMMUNICATION
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS METER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROPOSED LIGHT POLE

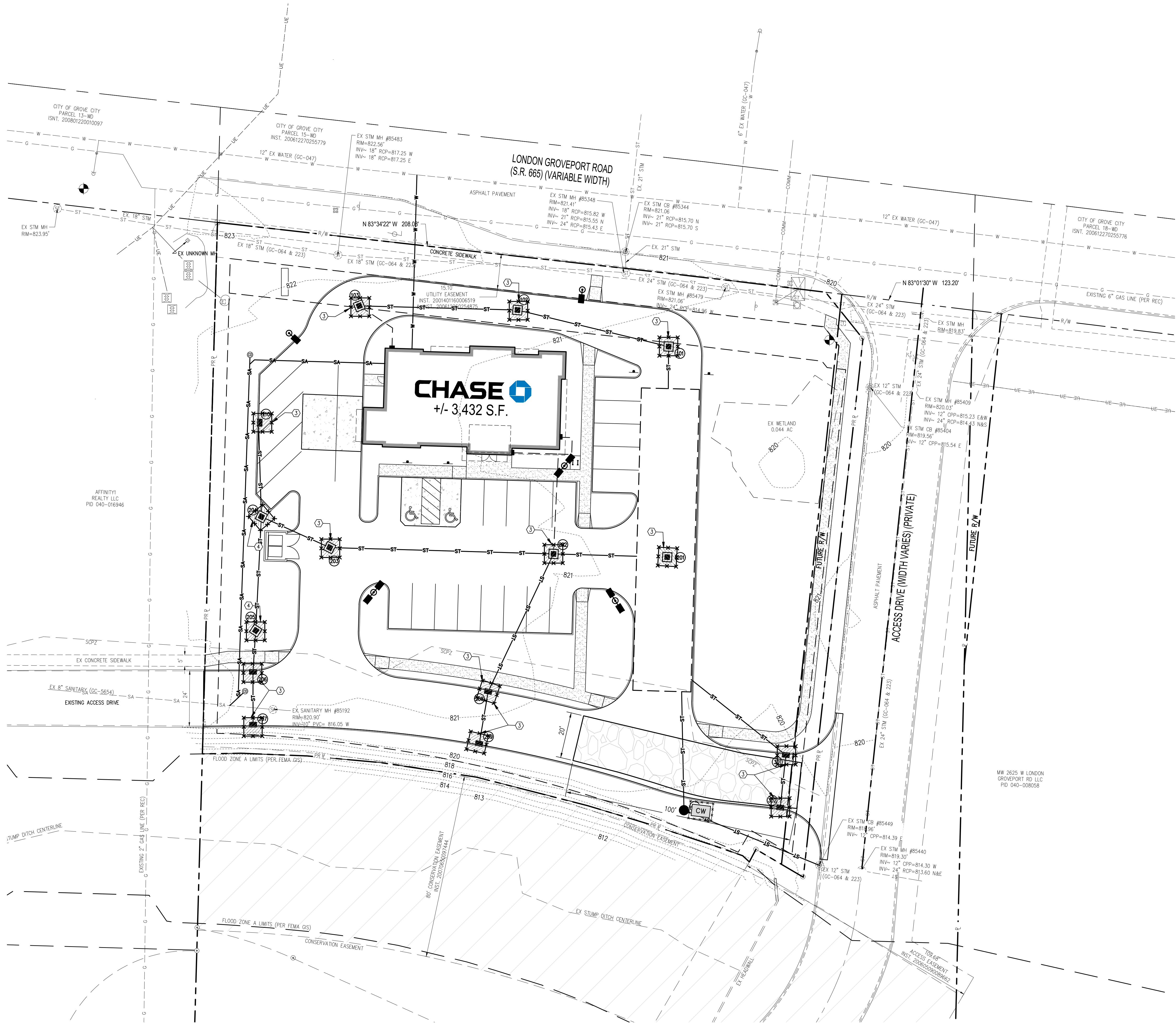
CODED NOTES

- PR 1 1/2" DOMESTIC WATER SERVICE
- PR 6" SANITARY SERVICE. MAINTAIN MINIMUM 2.08% SLOPE. CONTRACTOR TO COORDINATE WITH UTILITY AND TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING MAIN.
- PR CLEANOUT, SEE DETAIL SHEET C004
- PR 6" STORM LATERAL. MAINTAIN MINIMUM 1.00% SLOPE



C400	UTILITY PLAN	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH, 43212	 www.MannikSmithGroup.com	TECHNICAL SKILL- CREATIVE SPINT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340				NO. DATE BY DESCRIPTION			
							PROJECT DATE: 07/31/2024							
							PROJECT NO: 240322							
							DRAWN BY: MAO							
							CHECKED BY: AAF							

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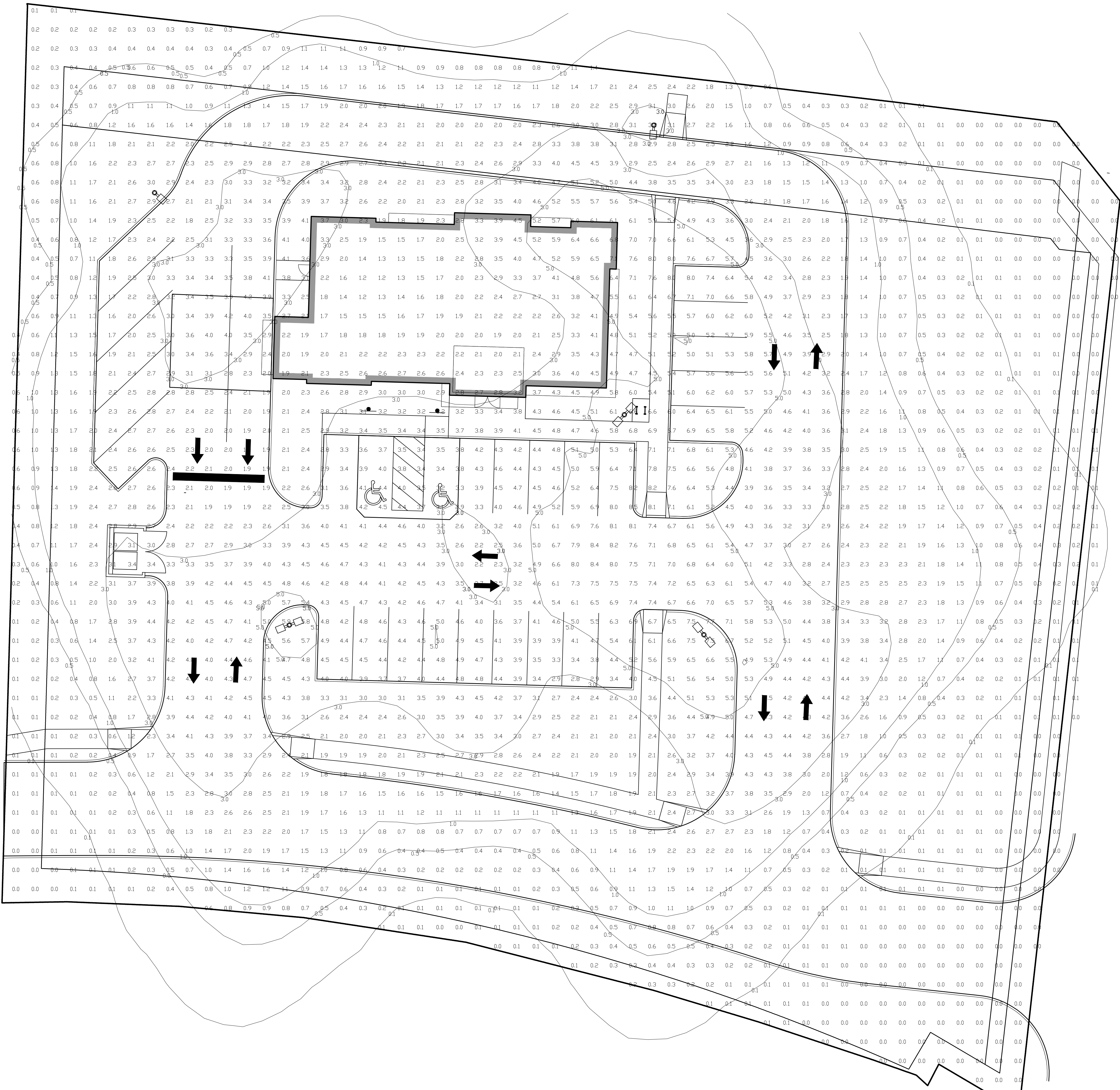
LEGEND

- P — PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- [Symbol] PR INLET PROTECTION, DANDY CURB BAG AND TEMPORARY FAIRCLOTH SKIMMER
- [Symbol] STORM STRUCTURE NUMBER
- [Symbol] PR STORM INLET
- [Symbol] PR STORM MANHOLE
- [Symbol] EX CURB INLET
- [Symbol] SILT FENCE, SEE SHEET C501
- [Symbol] CONCRETE WASHOUT AREA, SEE SHEET C501
- [Symbol] STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] PROPOSED LIGHT POLE

CODED NOTES

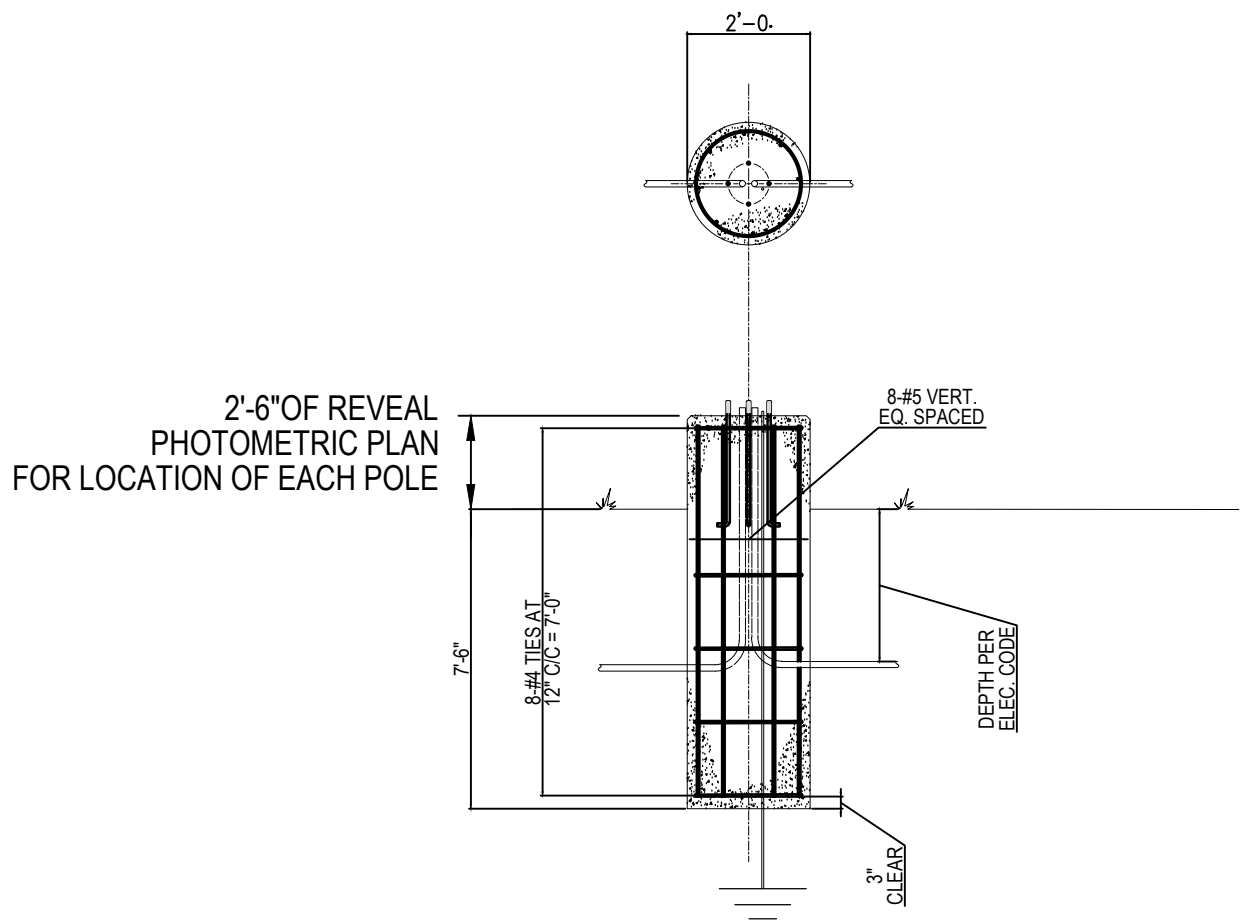
- 1 DANDY CURB BAG, SEE DETAIL ON SHEET C501
- 2 CONCRETE WASHOUT AREA
- 3 INLET PROTECTION - DANDY BAG, SEE DETAIL ON SHEET C501
- 4 FILTER FABRIC INLET PROTECTION, SEE DETAIL ON SHEET C501

NO.	DATE	BY	DESCRIPTION
1	07/31/2024	MAO	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222
2	24/03/22	MAO	PROJECT NO. 240322
3			DRAWN BY: AAF
4			CHECKED BY:
TECHNICAL SKILL: CREATIVE SPIRIT.			
Mannik Smith GROUP www.MannikSmithGroup.com			
PREPARED FOR: FMS ARCHITECTS 995 WEST THIRD AVENUE, COLUMBUS, OH 43212			
FINAL DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123			
STORM WATER POLLUTION PREVENTION PLAN			
C500			



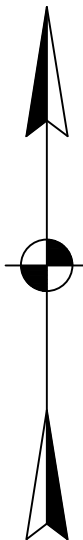
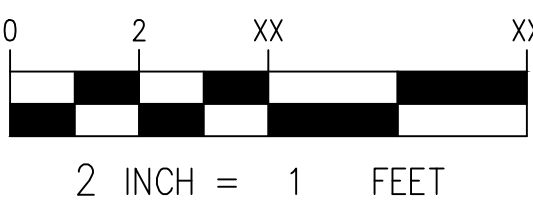
LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE	FINISH
	2	LSI LIGHTING	HILTON (HLN) OUTDOOR AREA LIGHT	HLN TYPE 3, LED, 18L, 50, UE, WHT	18, 641	120V	WHITE
	3	LSI LIGHTING	HILTON (HLN) OUTDOOR AREA LIGHT	HLN TYPE 3, LED, 18L, 50, UE, WHT	18, 641	120V	WHITE

POLE FIXTURE SCHEDULE								
MANUFACTURER	QUANTITY	CATALOG NUMBER	HEIGHT (FT)	POLE SHAFT SIZE (O.D. IN)	WALL THICKNESS (IN)	DRILL MOUNTING	EPA	FINISH
LITHONIA LIGHTING	2	RSS, 22-6, 4-5B, DM19AS, DWHXD	22'-6" POLE ON A 2'-6" CONCRETE BASE	4.5	0.12	ANCHOR BOLTS	4.8	WHITE
LTHONIA LIGHTING	3	RSS, 22-6, 4-5B, DM29AS, DWHXD	22'-6" POLE ON A 2'-6" CONCRETE BASE	4.5	0.12	ANCHOR BOLTS	4.8	WHITE



- NOTES:
- CONCRETE FOR LIGHT POLE FOUNDATION SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH $f'_c = 4000$ PSI.
 - REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH $f_y = 60$ KSI.
 - ALL EXPOSED EDGES OF CONCRETE LIGHT POLE FOUNDATION SHALL BE CHAMFERED 1".
 - MINIMUM SOIL BEARING CAPACITY SHALL BE 2000 PSF.
 - MAXIMUM POLE HEIGHT SHALL BE 25 FEET.

CONCRETE LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



DESCRIPTION

BY

DATE

NO.

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 686.468.1340

PROJECT DATE: 09/03/2024
PROJECT NO: 2400322
DRAWN BY: ER
CHECKED BY: AAF

TECHNICAL SKILL:
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

FMS ARCHITECTS
995 WEST THIRD AVENUE
COLUMBUS, OH 43212

SITE IMPROVEMENT PLAN FOR

JP MORGAN CHASE BANK
2811 LONDON GROVEPORT ROAD
GROVE CITY, OH 43123

PHOTOMETRIC PLAN

C600



Catalog # : _____ Project : _____ Type : _____
Prepared By : _____ Date : _____

Hilton (HLN) Outdoor Area Light



OVERVIEW	
Lumen Package (lm)	18,000 - 32,000
Wattage Range (W)	155 - 310
Efficacy Range (LPW)	95 - 120
Weight lbs (kg)	30 (13.6)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
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FEATURES & SPECIFICATIONS

- Construction**
 - Round thick gauge spun aluminum housing and top-access cover.
 - Rigid extruded aluminum bracket arm for consistency and strength.
 - Precision die cast aluminum heatsink and optical frame.
 - A round pole plate (RPP2) is provided as standard for mounting to 3" - 5" round poles.
 - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
 - Luminaire is proudly made in the U.S.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - LSI offers optional color coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading. (See ordering guide for color options)
 - Shipping weight: 30 lbs in carton.
- Optical System**
 - State-of-the-Art one piece silicone optical sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplift.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) option available for improved backlight control without sacrificing street side performance.
- Electrical**
 - High-performance programmable driver features over-voltage, undervoltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
 - L70 Calculated Life: >100K Hours
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F).
 - Power factor: >90
 - Input power stays constant over life.
 - Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Installation**
 - Three stainless steel captive top-cover fasteners provide secure top cover closure and allow easy access with no loose hardware. The top cover is attached to housing via a tether clip, which frees both hands while installing/ servicing.
 - Included terminal block provides quick and easy on-site wiring.
 - Stainless/plated steel threaded rod, nuts, and nut plate fasten the housing securely to the pole through the extruded aluminum arm
 - Utilizes LSI's traditional B5 drill pattern for easy retrofitting of legacy LSI products.
- Warranty**
 - LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- Listings**
 - Listed to UL 1598 and UL 8750.
 - RoHS Compliant.
 - Title 24 Compliant; see local ordinance for qualification information.
 - Suitable for wet Locations
 - IP65 rated luminaire (per IEC 60598) protects integral components from harsh environments. IP66 rated optical chamber.
 - L5G rated for ANSI C136.31 high vibration applications.

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Page 1/6 Rev. 04/18/23
SPEC1125.A.0423

Hilton (HLN) Outdoor Area Light

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: HLN SW LED 18L 50 UE BRZ IMSBT1L									
Prefix	Distribution	Light Source	Lumen Package	Color Temperature	Voltage	Finish	Controls	Options	
HLN - Hilton	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw SW - Type 5 Wide	LED	18L - 18,000 lms 27L - 27,000 lms 32L - 32,000 lms	50 - 5000K 40 - 4000K 30 - 3000K	UE - Universal Voltage (120-277V) HW - High Voltage (347-480V)	BRZ - Dark Bronze BLK - Black GNG - Gun Metal Gray GPT - Graphite MET - Metallic Silver WHT - White PLP - Platinum Plus SVC - Satin Verde Green	(Blank) - None Wireless Controls System ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24" Mt) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40" Mt) Stand-Alone Controls IMSBT1 - Integral Bluetooth® Motion and PhotoCell Sensor max 8-24" mounting height IMSBT2 - Integral Bluetooth® Motion and PhotoCell Sensor (max 25-40" mounting height) CR7P - 7 Pin Control Receptacle ANSI C136.41	(Blank) - None IL - Integral Louver Shield Color Decals 45 Light Gold 20 Charcoal Metallic 55 Black 64 Blue Metallic 59 Dark Green 51 Dark Red 21 Tomato Red 50 White 700 Jetco Silver Metallic	

**Need more information?**
[Click here for our glossary.](#)

Have additional questions?
Call us at (800) 436-7800



CONTROLS ORDERING INFORMATION

Part Number	Description
122514	PC120 PhotoCell for use with CR7P option (120V) ¹
122515	PC208-277 PhotoCell for use with CR7P option (208V, 240V, 277V) ¹
122516	Twist Lock PhotoCell (347V) for use with CR7P ⁴
1225180	Twist Lock PhotoCell (480V) for use with CR7P ⁴
61409	AirLink 5 Pin Twist Lock Controller ⁴
661410	AirLink 7 Pin Twist Lock Controller ⁴
149528	Shorting Cap for use with CR7P ⁴

FUSING ACCESSORIES⁵

Part Number	Description
See Fusing Guide	Single Fusing (120V)
	Single Fusing (277V)
	Double Fusing (208V/240V)
	Double Fusing (347V)
	Double Fusing (480V)

SHIELDING ACCESSORIES⁵

Part Number	Description
654939	IL - Integral Louver (Sharp Spill Light Cutoff)

1 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
2 - *WST-1 listed on UL file but the UL file can be downloaded from your UL directory's online app.
3 - Accessories are shipped separately and field installed.
4 - Factory installed CR7P option required. See options.
5 - Fusing must be located in hard hole of pole.
6 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not IEC listed.

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Page 2/6 Rev. 04/18/23
SPEC1125.A.0423



FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Round Straight Steel is a general purpose light pole for up to 30 foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .180" is available with certain tube diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, 4" tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12" or 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS round plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel. All base covers are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

GOVERNMENT PROCUREMENT

BAA — Buy American(s) Act. Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America. Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty-terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

RSS

ROUND STRAIGHT STEEL



OUTDOOR

POLE-RSS

RSS Round Straight Steel Pole

ORDERING INFORMATION				Lead times will vary depending on options selected. Consult with your sales representative.		Example: RSS 20 4-5B DM19 DBBKX	
RSS	Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish	
RSS	8-30'	3B 3" 11ga (120") 4B 4" 11ga (120") 4-5B 4.5" 11ga (120") 5B 5" 11ga (120") (See technical information table for complete ordering information.)	3B 3" 11ga (120") 4B 4" 11ga (120") 4-5B 4.5" 11ga (120") 5B 5" 11ga (120") (See technical information table for complete ordering information.)	Tension mounting ³ VD Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2 1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KACE/KCF/KCV/KV/KVF Drill mounting ⁴ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at 120° DM49 4 at 90° CSX/DSX/BSX/ABSX/ZOMERO™/KAX Drill mounting ⁵ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° RAD Drill mounting ⁶ DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting ⁷ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM32ESX 3 at 120° DM39ESX 3 at 90° DM49ESX 4 at 90°	Tension mounting ³ VD Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2 1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KACE/KCF/KCV/KV/KVF Drill mounting ⁴ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at 120° DM49 4 at 90° CSX/DSX/BSX/ABSX/ZOMERO™/KAX Drill mounting ⁵ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° RAD Drill mounting ⁶ DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting ⁷ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM32ESX 3 at 120° DM39ESX 3 at 90° DM49ESX 4 at 90°	Shipped installed VD Vibration damped ⁸ HAXY Horizontal arm bracket (1 fixture) ⁹ FDLY Festoon outlet less electrical ¹⁰ CPL12/xy 1/2" coupling ¹¹ CPL14/xy 3/4" coupling ¹¹ CPL11/xy 1" coupling ¹¹ NPL12/xy 1/2" threaded nipple ¹² NPL14/xy 3/4" threaded nipple ¹² NPL11/xy 1" threaded nipple ¹² EHXY Extra handhole ¹³ STLHHC Steel handhole cover (standard is plastic, finish is smooth) ¹⁴ FBCSTL2PC 2 Piece steel base cover (standard is plastic) ¹⁴ IC Interior coating ¹⁵ LAB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Listed) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(s) Act Compliant ¹⁶ VM/original order Match pole to prior order or project ¹⁷	Super durable paint colors DBBKX Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DCCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBDX Textured black DNATXD Textured natural aluminum DWHGDX Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes ¹⁸ (PAINT) GALV Paint over galvanizing VP30 3-year warranty extension VP53 5-year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in literature Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:

- Wall thickness will be signified with a "B" (11 Gauge) or a "T" (7 Gauge) in nomenclature. 3" - 10" 11" - 10"
- P1 open top poles include top cap. When ordering tenon mounting and drill mounting by the same pole, specify or drilling option/tenon option. The combination includes a required extra handhole.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- DM19RAD, DM28RAD and DM49RAD require a minimum top O.D. of 4". DM28RAD, DM39RAD and DM49RAD require a minimum top O.D. of 4.25".
- Do not available with 1" pole. On 4" and 5" poles, 1" cannot be installed. If provisions (BBL, TBL, JPL, CPL) are located higher than 2.7' at the pole's total height.
Example: Pole height is 20'. A provision cannot be placed above 16ft.
- Specify location and orientation when ordering option.
For "X": Specify the height above base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5' 6" and 20' 3in = 20-3
For "Y": Specify orientation from handhole (A, B, C, D). Refer to the Handhole Orientation diagram below.
Example: 12" coupling at 5' 6" orientation C = C12125-6C
- Horizontal arm is 18" x 2.3/8" O.D. tenon standard, with radius curve providing 12" rise and 2.3/8" O.D. If ordering two horizontal arm at the same height, specify with Hkxy.
Example: Hkx2B00.
- IDB does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
- Combination of tenon-top and drill mount includes extra handhole. IDB includes cover.
- Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
- Provides enhanced corrosion resistance. Not with GAV.
- Use when mill certifications are required.
- Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
Example: VM010-36294
- Must be quoted through ADB. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: Order as separate catalog number.	
PL D720	Plugs for ESX drillings
PL D78	Plugs for DM49AS drillings
FVD x8T	Field installed vibration damper (snake style)

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (3738) www.lithonia.com

POLE-RSS

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DESCRIPTION

BY

DATE

NO.

1168 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43216
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 08/03/2024

PROJECT NO: 240032

DRAWN BY: ER

CHECKED BY: AAF

TECHNICAL SKILL
CREATIVE SPIRIT.



www.MannikSmithGroup.com

PREPARED FOR:

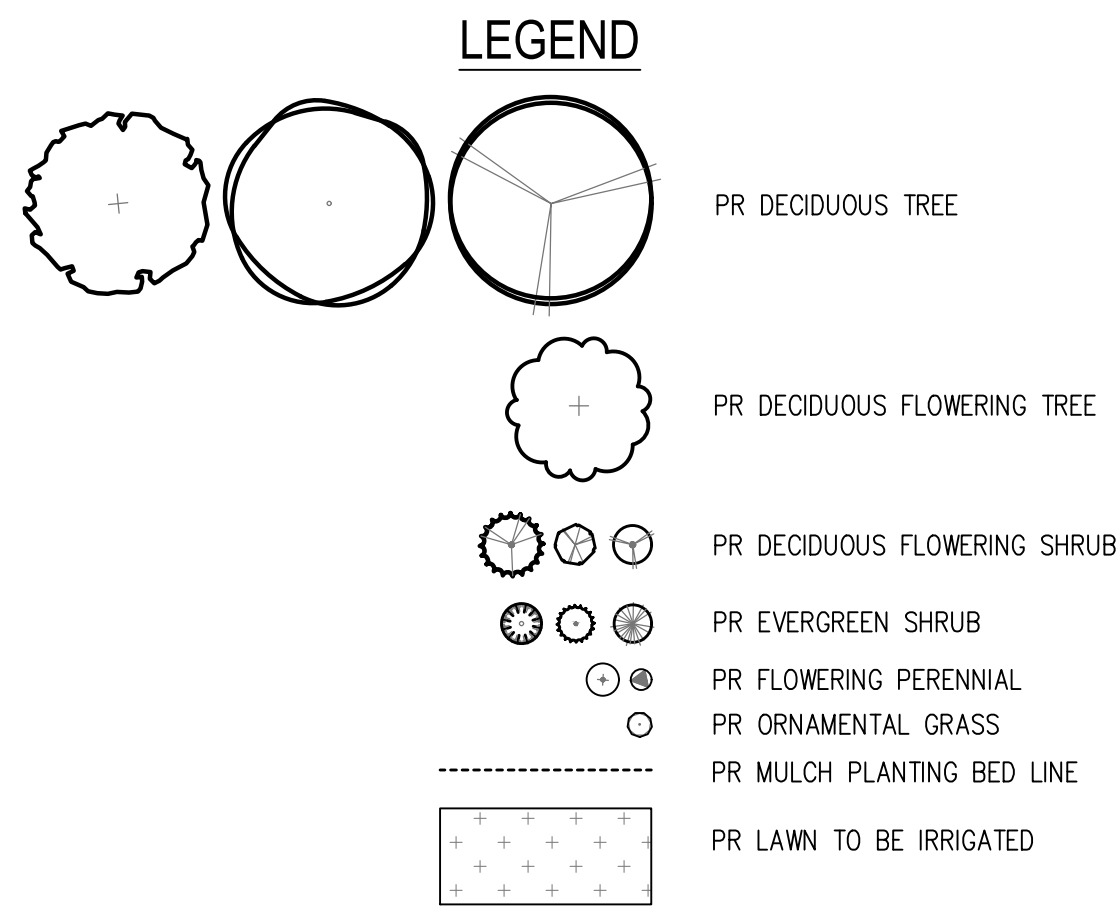
SITE IMPROVEMENT PLAN FOR

FMS ARCHITECTS

JP MORGAN CHASE BANK

PHOTOMETRIC PLAN

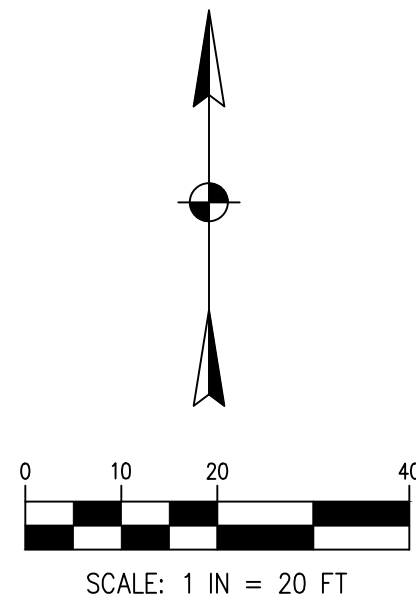
C601



REQUIRED:	PROVIDED:
GROVE CITY, OH CODE OF ORDINANCES, PART 11: 1. FOR PARKING LOTS EXCEEDING 7,000 SF OR 25 CARS. OPTION A REQUIRES A 15' MIN. PARKING AND/OR DRIVE AISLE SETBACK WITH A CONTINUOUS 3' HEIGHT EVERGREEN HEDGE. ONE 2" MIN. CALIPER LARGE OR MEDIUM CLASS TREE IS TO BE PLANTED FOR EACH 35' OF FRONTAGE. $268' (\text{FRONTAGE MINUS INTERSECTION}) / 35' = 8$ FRONTAGE TREES REQUIRED.	3 FOOT HIGH LANDSCAPING SCREEN AND 7 FRONTAGE TREES PROVIDED.
2. REAR AND SIDE YARDS ADJACENT TO COMPATIBLE USE DISTRICTS. THE SETBACK SHALL BE 10' MIN. FOR CAR PARKING AND/OR DRIVE AISLES. IN ADDITION TO THESE REQUIREMENTS OF THE ZONING CODE, ONE 2" MIN. CALIPER LARGE OR MEDIUM CLASS TREE AND TWO 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED FOR EACH 40 LINEAL FEET OF PROPERTY LINE FOR ALL VEHICULAR USE AREAS. IF EVERGREEN TREES ARE PREFERRED IN LIEU OF LARGE OR MEDIUM CLASS TREES, THE EVERGREEN TREES ARE TO BE 6" MIN. HEIGHT AND ONE TREE IS TO BE PLANTED FOR EACH 20 LINEAL FEET OF PROPERTY LINE. EAST: $236' / 40' = 6$ TREES AND 12 SHRUBS REQUIRED. SOUTH: $275' / 40' = 7$ TREES AND 14 SHRUBS REQUIRED. WEST: $231' / 40' = 6$ TREES AND 12 SHRUBS REQUIRED.	6 TREES AND 12 SHRUBS PROVIDED ALONG EAST PROPERTY LINE. 7 TREES AND 14 SHRUBS PROVIDED ALONG SOUTH PROPERTY LINE. 6 TREES AND 12 SHRUBS PROVIDED ALONG WEST PROPERTY LINE.
3. INTERIOR VEHICULAR USE AREAS. EACH PLANTING AREA IS TO CONTAIN AT LEAST ONE, 2" MIN. CALIPER LARGE OR MEDIUM CLASS TREE. BETWEEN 25 AND 42 SPACES, ONE ISLAND REQUIRED. 1 PARKING ISLAND REQUIRED.	3 PARKING ISLANDS PROVIDED.
4. SERVICE STRUCTURES ARE TO BE SCREENED. A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND IS REQUIRED TO ENCLOSE ANY SERVICE STRUCTURE ON ALL EXPOSED SIDES. SUPPLEMENTAL LANDSCAPING WILL BE REQUIRED. PROVIDE 36" HEIGHT MIN. PLANTINGS AT 5' MAX. SPACING AROUND THE ENCLOSED PORTION OF THE PERIMETER SCREEN. ELECTRIC AND GAS SERVICE SHUT-OFF LOCATIONS SHALL BE LANDSCAPED ON THE SIDES ONLY.	WALL AND EVERGREEN SHRUBS PROVIDED TO SCREEN TRASH RECEPTACLE. WALL MOUNTED SERVICE STRUCTURES SCREENED BY EVERGREEN SHRUBS. TRANSFORMER TO BE SCREENED AS WELL.
5. RETAIL COMMERCIAL AND SHOPPING CENTER USE DISTRICTS. THERE SHALL BE A TREE PLANTED IN A LANDSCAPED AREA FOR EVERY 50 LINEAL FEET OF BUILDING PERIMETER OR FRACTION THEREOF. SUCH LANDSCAPED AREAS SHALL BE ADJACENT TO THE BUILDING, 64 SF MIN. IN SIZE, AND SHALL CONTAIN A SMALL, MEDIUM, OR LARGE CLASS SPECIES TREE IN A PLANTING BED. LARGE, MEDIUM OR SMALL SPECIES TREES SHALL BE 2" MIN. CALIPER. SHRUBS, GROUNDCOVER OR OTHER ORNAMENTAL PLANTINGS MAY BE SUBSTITUTED FOR UP TO 30% OF DECIDUOUS TREE REQUIREMENT, FOR A MIN. OF 20 SF PER TREE CONVERTED TO OTHER PLANTINGS. THE AVERAGE INITIAL HEIGHT OF THESE PLANTINGS IS TO BE 24" MIN. AT 5' MAX. SPACING. $276 \text{ LINEAL FEET OF BUILDING PERIMETER} / 50 \text{ FT} = 6 \text{ TREES REQUIRED. } 30\% \text{ OF } 6 \text{ TREES} = 1 \text{ TREE MAY BE SUBSTITUTED.}$	5 TREES AND OTHER ORNAMENTAL PLANTINGS PROVIDED ADJACENT TO BUILDING.
6. FREESTANDING SIGNS AND FLAGPOLES ARE TO BE SET IN LANDSCAPED AREAS, TO BE A MINIMUM TWO FEET LARGER THAN THE FOUNDATION OF THE SIGN OR FLAGPOLE ON ALL SIDES. THEY ARE TO BE LANDSCAPED ON ALL SIDES WITH PERMANENT SHRUBS, GROUNDCOVER OR OTHER ORNAMENTAL PLANTINGS. ANNUALS AND PERENNIALS ARE PERMITTED IN COMBINATION WITH PERMANENT PLANT MATERIALS. THE AVERAGE INITIAL HEIGHT OF THE PLANTINGS IS TO BE 24" MIN.	LANDSCAPING PROVIDED AROUND PROPOSED MONUMENT SIGN.

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
GD ES	12	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2" CALIPER	B&B	DECIDUOUS TREE
UC PI	12	ULMUS CARPINIFOLIA 'PIONEER'	PIONEER ELM	2" CALIPER	B&B	DECIDUOUS TREE
LT EC	7	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2" CALIPER	B&B	DECIDUOUS TREE
AM CA	2	AMELANCHIER CANADENSIS	DOWNY SERVICEBERRY	2" CALIPER	B&B	ORNAMENTAL TREE

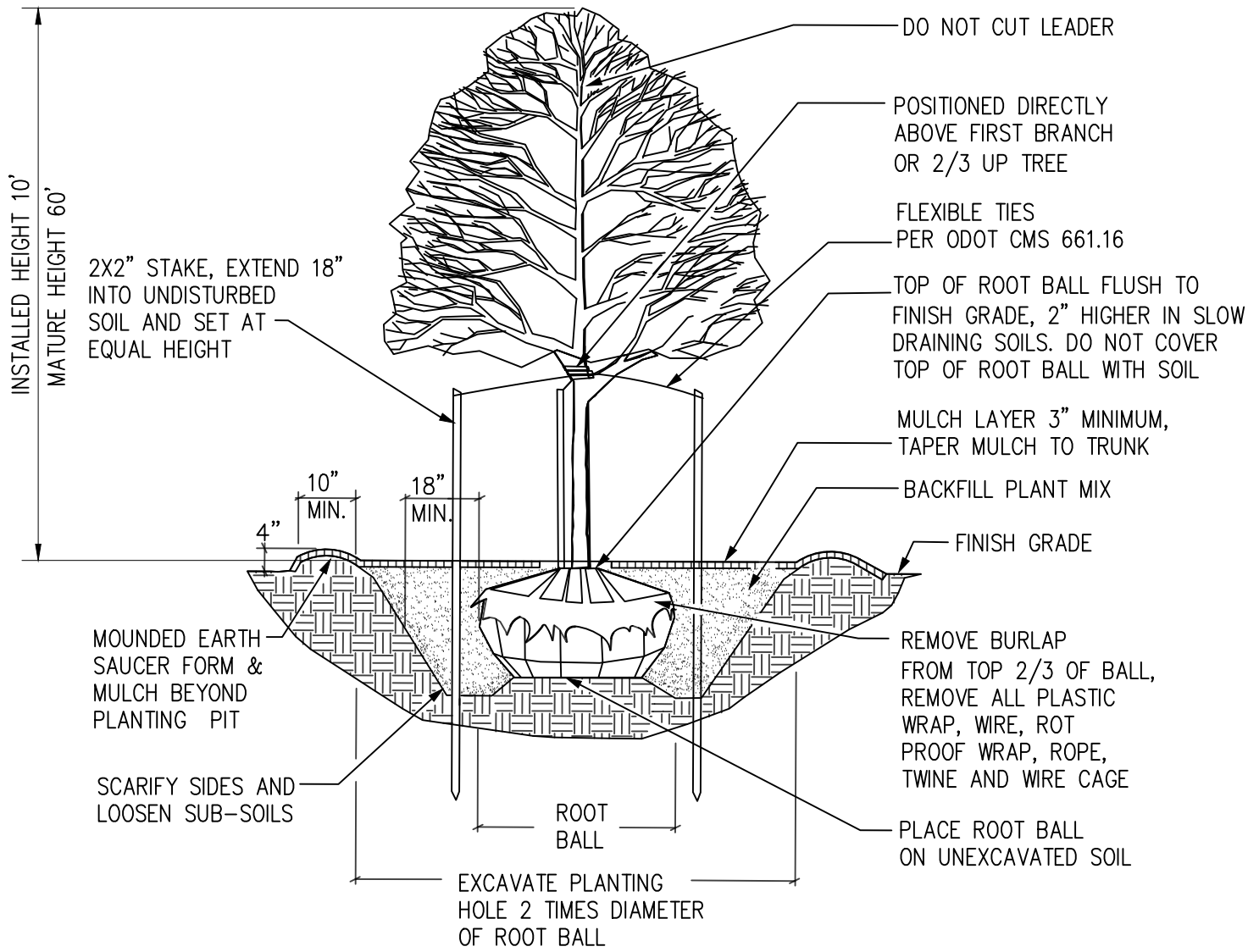
ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
VB MO	6	VBURNUM X BURKWOODII 'MOHAWK'	MOHAWK BURKWOOD VIBURNUM	48" HEIGHT	CONTAINER	DECIDUOUS SHRUB
DI LO	47	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18" HEIGHT	CONTAINER	DECIDUOUS SHRUB
RA GM	39	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	24" HEIGHT	CONTAINER	DECIDUOUS SHRUB
TM DE	54	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	36" HEIGHT	CONTAINER	EVERGREEN SHRUB
TO JG	3	THUJA OCCIDENTALIS 'JANED GOLD'	HIGHLIGHTS ARBORVITAE	48" HEIGHT	CONTAINER	EVERGREEN SHRUB
BS WI	50	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	KOREAN BOXWOOD 'WINTERGREEN'	36" HEIGHT	CONTAINER	EVERGREEN SHRUB
LM BB	91	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	2 GALLON	CONTAINER	FLOWERING PERENNIAL
HO FB	28	HOSTA 'FRAGRANT BOUQUET'	FRAGRANT BOUQUET HOSTA	2 GALLON	CONTAINER	FLOWERING PERENNIAL
PE AL	77	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	24" HEIGHT	CONTAINER	ORNAMENTAL GRASS



W:\Projects\2024\2024-398\240127\CAUSHTS\240122_LANDSCAPE PLAN L&DETAILS.dwg User saved: 02/26/2024 1:29 PM by jford, plotted: 02/26/2024 9:06 AM

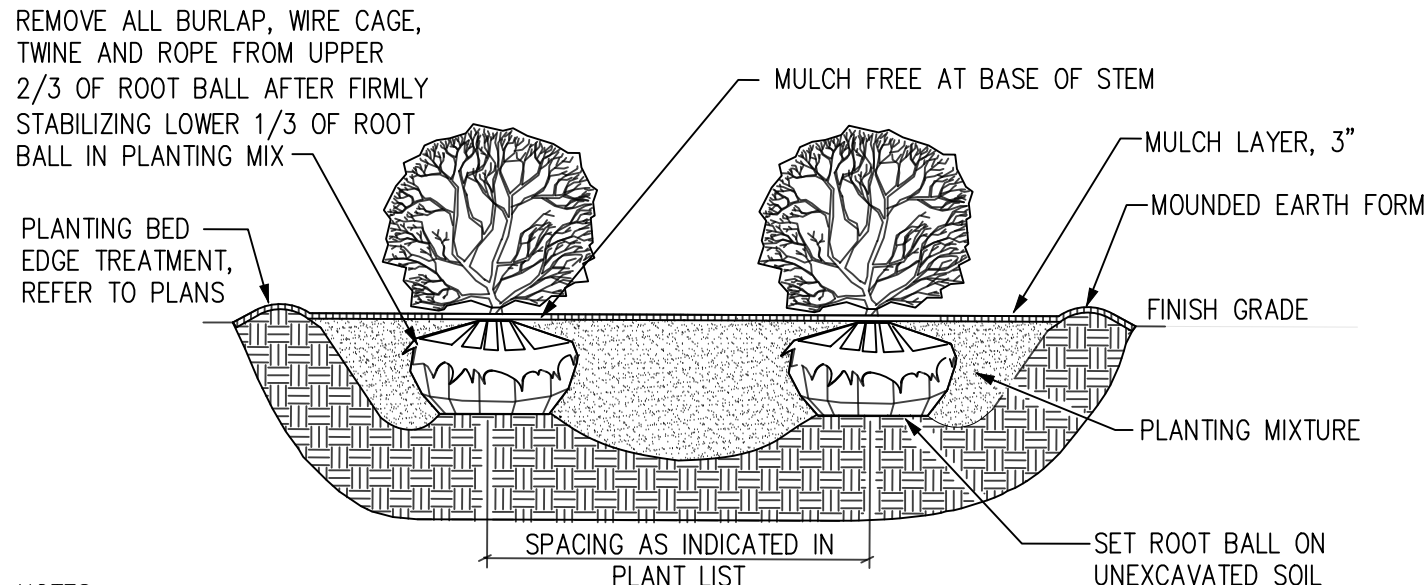
LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.
4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBAGEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER, ON OR ABOUT AUGUST 15. THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SOD AND SODDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED AND COVERED WITH SOD. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL). SOD SHALL BE USED ALONG ALL NEW LAWN AREAS. NO LOOSE STRAW SHALL BE PERMITTED.
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION IN RIGHT-OF WAY AREAS SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
KENTUCKY 31 TALL FESCUE 40%
PERENNIAL RYE 30%
KENTUCKY BLUEGRASS 30%
12. IRRIGATION TO BE PROVIDED PER SECTION 1136.09. SEE IRRIGATION PLAN FOR DETAILS.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

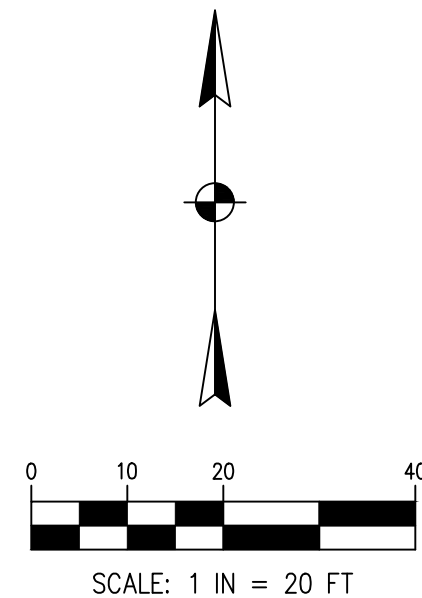
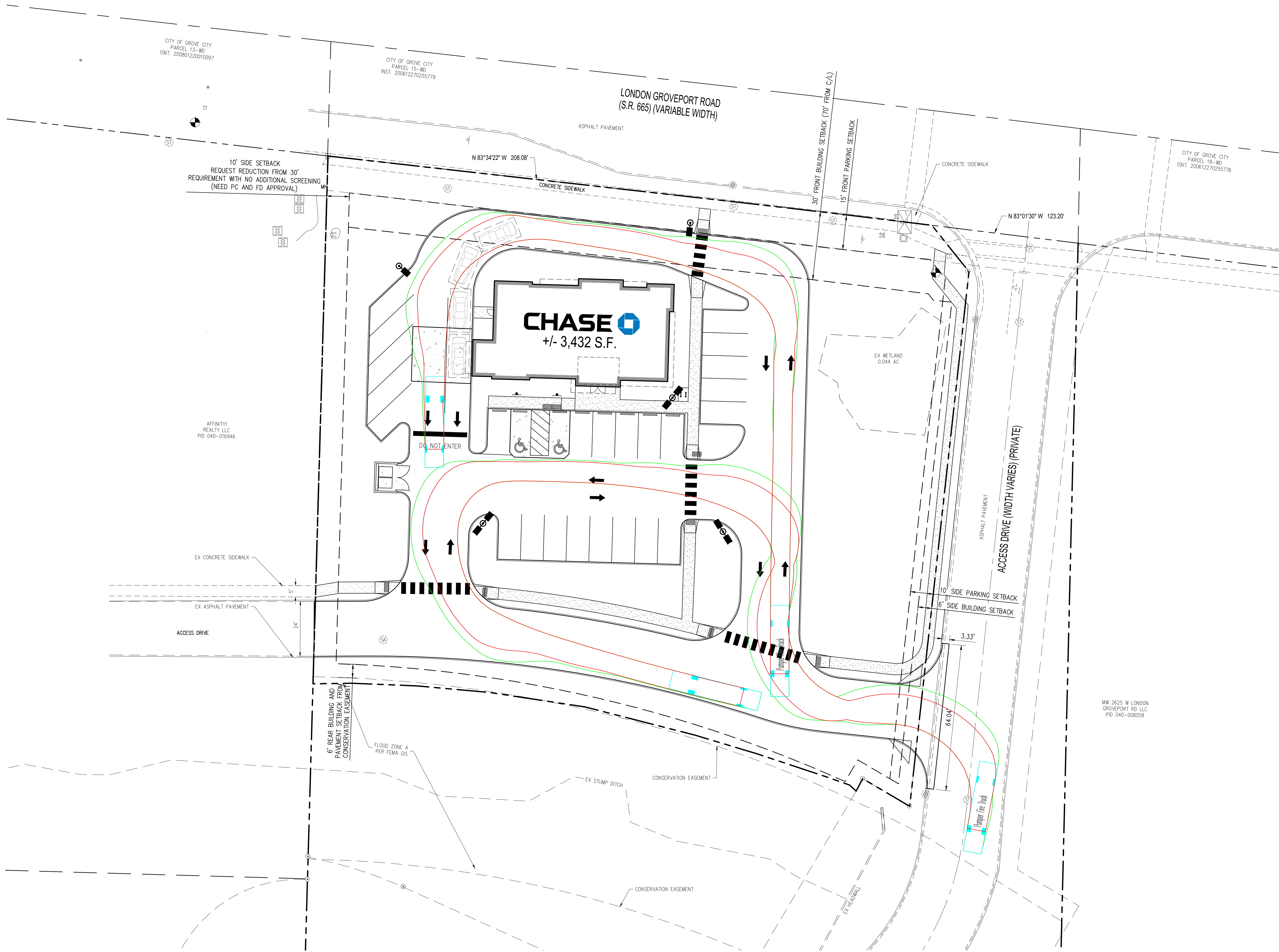
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE

L101	LANDSCAPE DETAILS	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVE/PORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH 43212	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL. CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7540				PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF							
							NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION				

W:\Projects\2024\200-398\24032\CD\ENR\PC\Draw - Firetruck.dwg Last saved: 8/25/2024, 1:54 PM by kdelano, plotted: 8/29/2024, 1:55 PM



NO.	DATE	BY	DESCRIPTION
1			
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7940			
PROJECT DATE: 08/26/2024 PROJECT NO.: 240322 DRAWN BY: KLD CHECKED BY: AAF			
TECHNICAL SKILL: CREATIVE SPIRIT.			
Mannik Smith GROUP www.MannikSmithGroup.com			
PREPARED FOR: FMS ARCHITECTS 995 WEST THIRD AVENUE, COLUMBUS, OH 43212			
FINAL DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123			
FIRETRUCK EXHIBIT			



ST-4
WESTLAKE ROYAL STONE
FOUNDATION
CULTURED STONE HEWN STONE



EPT-2
BENJAMIN MOORE
SW7036 ACCESSIBLE BEIGE
SATIN



FC-1
NICHICHA FIBER CEMENT
VINTAGEWOOD AWP1818
BARK



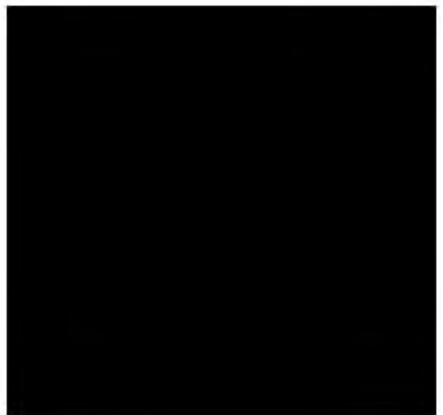
FC-2
NICHICHA FIBER CEMENT
VINTAGEWOOD AWP 1818
ASH



RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC-CONTINUOUS
BLACK



ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
COLORWELD 500 SERIES TWO
"SILVERSMITH"



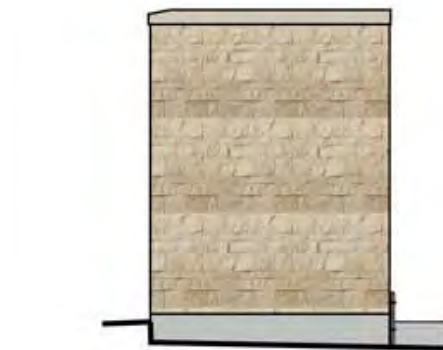
EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED



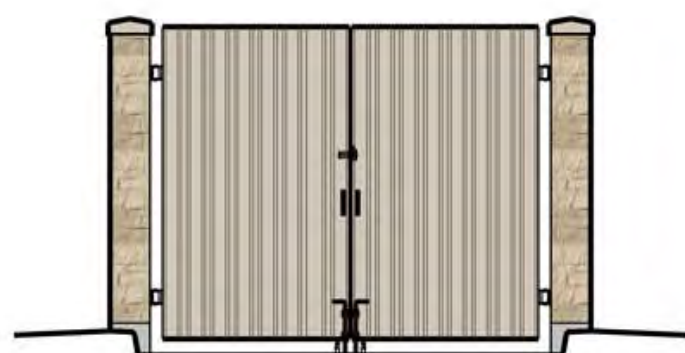
EXTERIOR STOREFRONT
SPANDREL GLASS
WARM GRAY



EPT-10
BENJAMIN MOORE
SW7018 DOVETAIL
SATIN



TRASH ENCLOSURE
SIDE ELEVATION



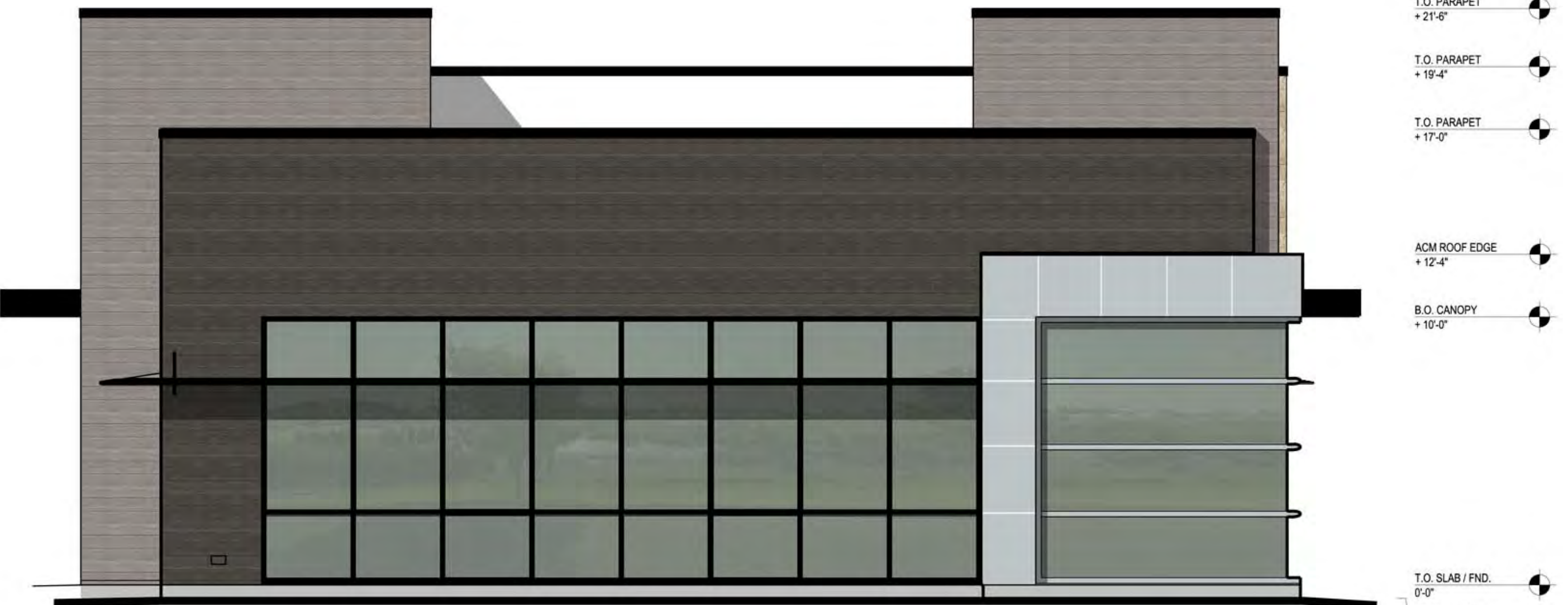
TRASH ENCLOSURE
FRONT ELEVATION



SPANDREL GLAZING

NORTH ELEVATION

- T.O. PARAPET
+ 21'-6"
- T.O. PARAPET
+ 19'-4"
- T.O. PARAPET
+ 17'-0"
- T.O. PARAPET
+ 13'-10"
- ACM ROOF EDGE
+ 12'-4"
- B.O. CANOPY
+ 10'-0"
- T.O. SLAB / FND.
0'-0"
- FINISH GRADE
VARIES - 0'-2" TO - 0'-6"



EAST ELEVATION

- T.O. PARAPET
+ 21'-6"
- T.O. PARAPET
+ 19'-4"
- T.O. PARAPET
+ 17'-0"
- ACM ROOF EDGE
+ 12'-4"
- B.O. CANOPY
+ 10'-0"
- T.O. SLAB / FND.
0'-0"
- FINISH GRADE
VARIES - 0'-2" TO - 0'-6"



ST-4
WESTLAKE ROYAL STONE
FOUNDATION
CULTURED STONE HEWN STONE



EPT-2
BENJAMIN MOORE
SW7036 ACCESSIBLE BEIGE
SATIN



FC-1
NICHIIHA FIBER CEMENT
VINTAGEWOOD AWP1818
BARK



FC-2
NICHIIHA FIBER CEMENT
VINTAGEWOOD AWP 1818
ASH



RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC-CONTINUOUS
BLACK



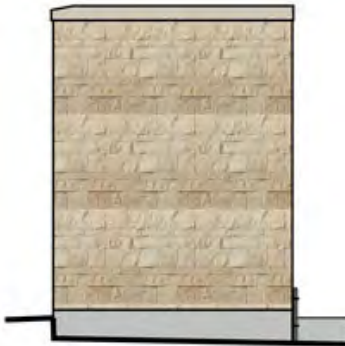
ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
COLORWELD 500 SERIES TWO
"SILVERSMITH"



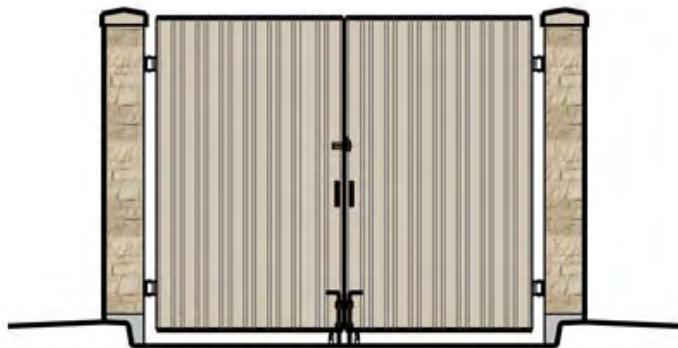
EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED



EXTERIOR STOREFRONT
SPANDREL GLASS
WARM GRAY



TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
FRONT ELEVATION



- T.O. PARAPET + 21'-6"
- T.O. PARAPET + 19'-4"
- T.O. PARAPET + 17'-0"
- T.O. PARAPET + 13'-10"
- ACM ROOF EDGE + 12'-4"
- B.O. CANOPY + 10'-0"
- T.O. SLAB / FND. 0'-0"
- FINISH GRADE VARIES - 0'-2" TO - 0'-6"

SOUTH ELEVATION



- T.O. PARAPET + 21'-6"
- T.O. PARAPET + 19'-4"
- T.O. PARAPET + 17'-0"
- T.O. PARAPET + 13'-10"
- B.O. CANOPY + 10'-0"
- T.O. SLAB / FND. 0'-0"
- FINISH GRADE VARIES - 0'-2" TO - 0'-6"

WEST ELEVATION



T.O. PARAPET
+ 21'-6"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

T.O. PARAPET
+ 13'-10"

B.O. CANOPY
+ 10'-0"

T.O. SLAB / FND.
0'-0"

FINISH GRADE
VARIES - 0'-2" TO - 0'-6"



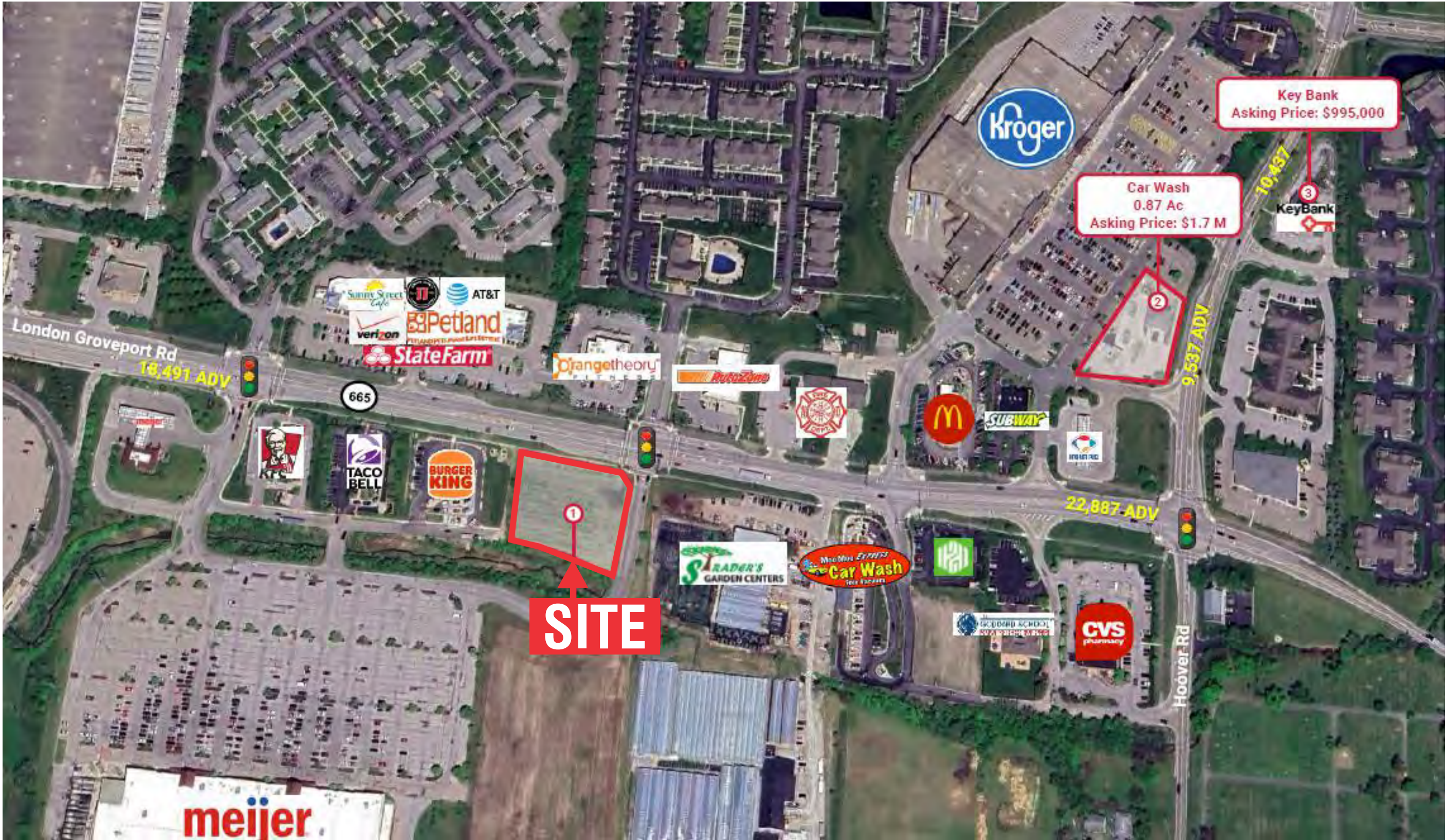
EXECUTIVE SUMMARY
(1) Monument (4) Wall Signs 24"

PROJECT CONTACTS
AOR: FMS CHASE DESIGNER: ALLISON FISK SIGN CO: SIGNTECH - TRACEY L PICHIERRI

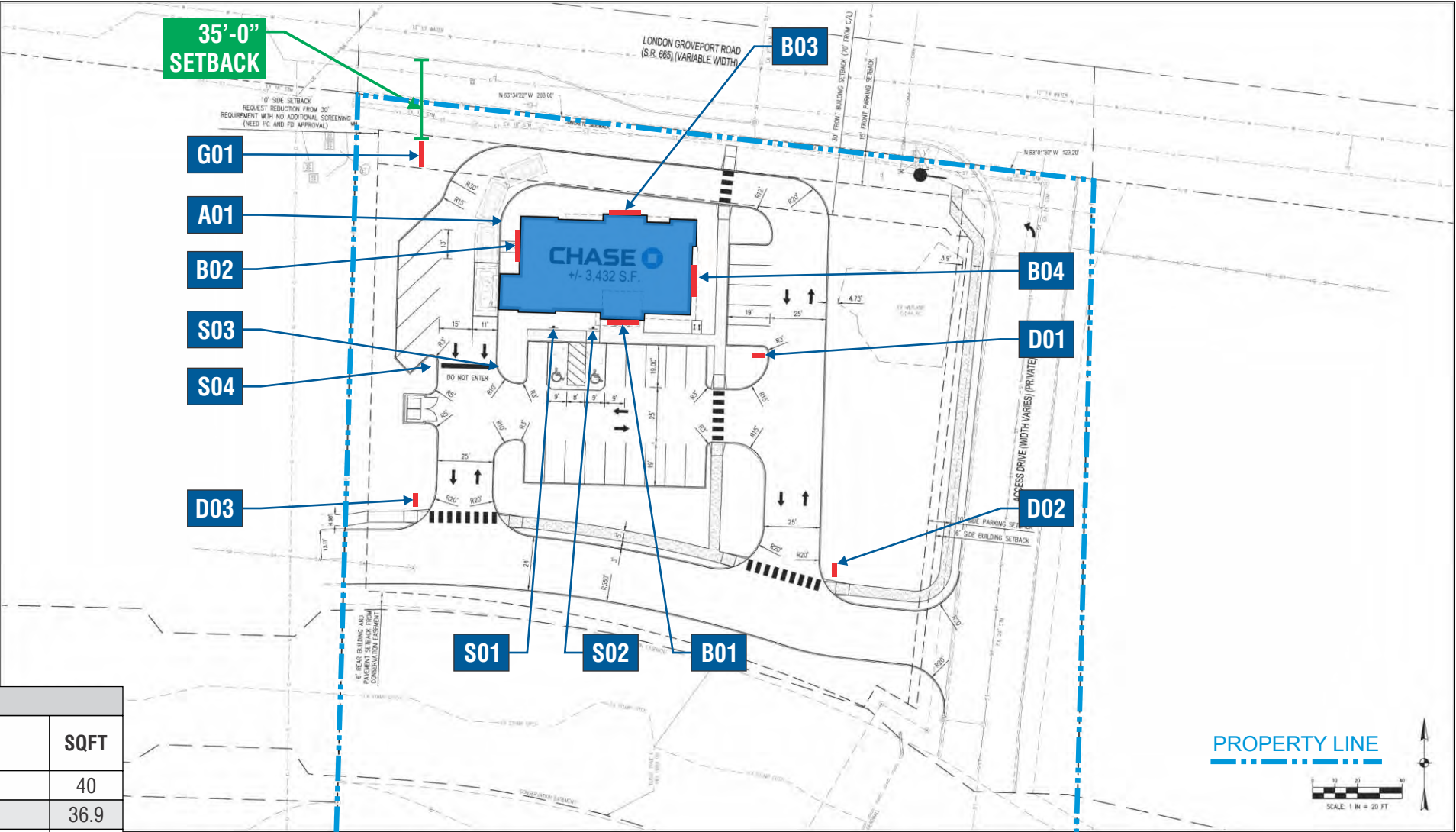
REVISION NOTES
R1: Customer Drawing - Site plan updated. - AS - 07/02/24
Sales: Art Navarro Coordinator: Tracey L Pichierri Design: ASena Engineering: Date: 06/19/24 Drawing: 24-00000 Quote: Project ID: CHASE_48100R015841_1  Signtech 4444 Federal Blvd San Diego, CA 92102 (619) 527-6100 signtech.com Rev: - -

CODE ALLOWANCE

Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation, Planner name, phone number, email address	C-2/Commercial. City of Grove City. Natalie, Laura Scott, 614-277-3300
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Signs/banners temporarily displayed to advertise grand openings shall be permitted for nonresidential uses in commercial and industrial districts subject to the following limitations: (1) Such signs/banners shall be limited to one (1) sign per street front; (2) Such signs/banners may be displayed for not more than twenty (20) consecutive days for any new business within the first one hundred twenty (120) days of operation. (3) Total area of all such signs/banners shall not exceed forty (40) square feet.
Are temporary banners allowed? If so, for how long?	Signs/banners temporarily displayed to advertise grand openings shall be permitted for nonresidential uses in commercial and industrial districts subject to the following limitations: (1) Such signs/banners shall be limited to one (1) sign per street front; (2) Such signs/banners may be displayed for not more than twenty (20) consecutive days for any new business within the first one hundred twenty (120) days of operation. (3) Total area of all such signs/banners shall not exceed forty (40) square feet.
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Yes There may be only one sign located on any single tax parcel of land, as established by the Franklin County Auditor, regardless of the number of buildings or business establishments on such parcel. A sign may be located in front of the building set back line. 50 sf in area, 8' in height
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	N/A
List the set back requirements.	Shall not obstruct visibility
Wall Signs	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	Total maximum area for a single sign, identifying an entrance to a business or business center may not exceed fifty square feet for commercial properties and one hundred (100) square feet for industrial properties (see subsection (e) hereof). (3) The aggregate sign area or display surface of all attached building signs shall not exceed the following: A. Each business shall be allowed one square foot of building signage per lineal foot of building frontage with a maximum square footage of two hundred (200) square feet.
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	N/A
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	N/A
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	Counts toward total allowable wall signage. Setbacks not stipulated.
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATMs are not addressed in Code. Discuss with LL and submit plans for case-by-case review.
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	Yes, counts against overall allowed
Are entrance wall plaques allowed (CPC plaque)?	Yes
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	On-site directional signs not exceeding four square feet in area and three feet in height.
If not, what are the variables/restrictions?	N/A
Awnings / ATM Sunscreens	
Are branded awnings allowed?	Yes, copy counts against overall square feeta allowed
What if any restrictions are there (Illumination, color/materials, min & max projection)?	Submit for review
Are ATM sunscreens allowed? Do they count against overall SF?	ATMs are not addressed in Code. Discuss with LL and submit plans for case-by-case review.
Is a signature canopy allowed? What are the restrictions if any?	ATMs are not addressed in Code. Discuss with LL and submit plans for case-by-case review.
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	TBD upon application submittal
Permitting / Variance Process	
What is the application process and timing for variance approval ?	Submit completed permit application along with all applicable renderings and fees. Will be reviewed and approved within 30 days
What are the variance application fees?	
What is the likelihood of being granted a variance with this municipality?	50%, must prove hardship
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF?	No
List provisions.	
Additional Comments	
Please list any additional comments	



SITE PLAN
SCALE: 1"=65'-0"



EXTERIOR SCOPE OF WORK				
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQFT
G01	--	M-40-STONE*	Double-Faced Illuminated Monument	40
B01	SOUTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B02	WEST	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B03	NORTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B04	EAST	LIF-WBO-24	24" White Channel Letters and Logo	36.9
A01	--	HB-U-R	Headache Bar - Right	--
D01	--	D-2-RE	Non-Illuminated Directional Sign	--
D02	--	D-2-RE	Non-Illuminated Directional Sign	--
D03	--	D-2-RE	Non-Illuminated Directional Sign	--
S01	--	TC-P-ADA-OH-V-RE	Post Mount Handicap Stall Sign - Van Accessible	--
S02	--	TC-P-ADA-OH-RE	Post Mount Handicap Stall Sign	--
S03	--	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	--
S04	--	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	--
T01	--	CHA-TEMP-CS-60X144-BAN	Temporary Construction Site Banner - LOCATION TBV ON SITE	--
T02	--	CHA-TEMP-CS-60X144-BAN	Temporary Construction Site Banner - LOCATION TBV ON SITE	--

MONUMENT & PYLON GROUND SIGNS

*FINAL LOCATION TO BE CONFIRMED
VIA CIVIL ENGINEERING REPORT &
VERIFIED BY FIELD SURVEY*

SQUARE FOOTAGE	
PROPOSED SQFT:	187.6
ALLOWABLE SQFT:	--
DIFFERENCE:	-187.6



Grove City South - 2811 London Groveport Rd Grove City, OH 43123 - PMWeb #48100R015841

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32"=1'-0"

ST-4
WESTLAKE ROYAL STONE
FOUNDATION
CULTURED STONE HEWN STONE

EPT-2
BENJAMIN MOORE
SW7036 ACCESSIBLE BEIGE
SATIN

FC-1
NICHHA FIBER CEMENT
VINTAGEWOOD AWP1818
BARK

EPT-10
BENJAMIN MOORE
SW7016 DOVETAIL
SATIN

FC-2
NICHHA FIBER CEMENT
VINTAGEWOOD AWP 1818
ASH

RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC CONTINUOUS
BLACK

ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOLDS
COLORWELD 500 SERIES TWO
"SILVERSMITH"

EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED

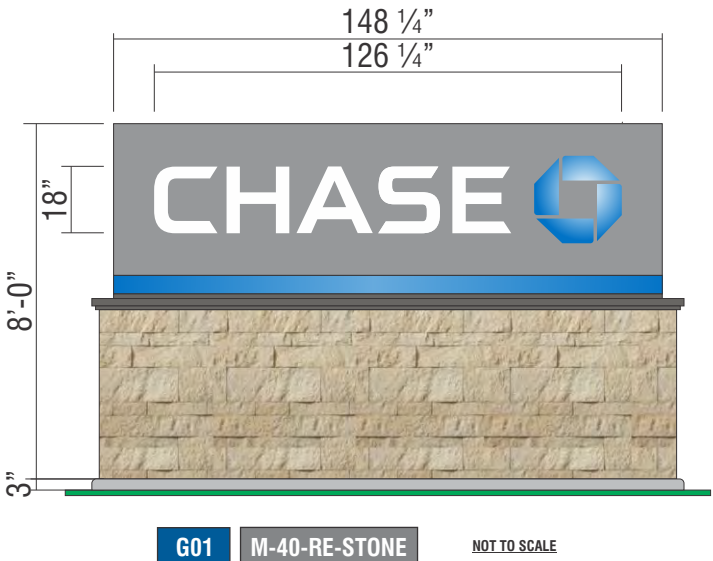
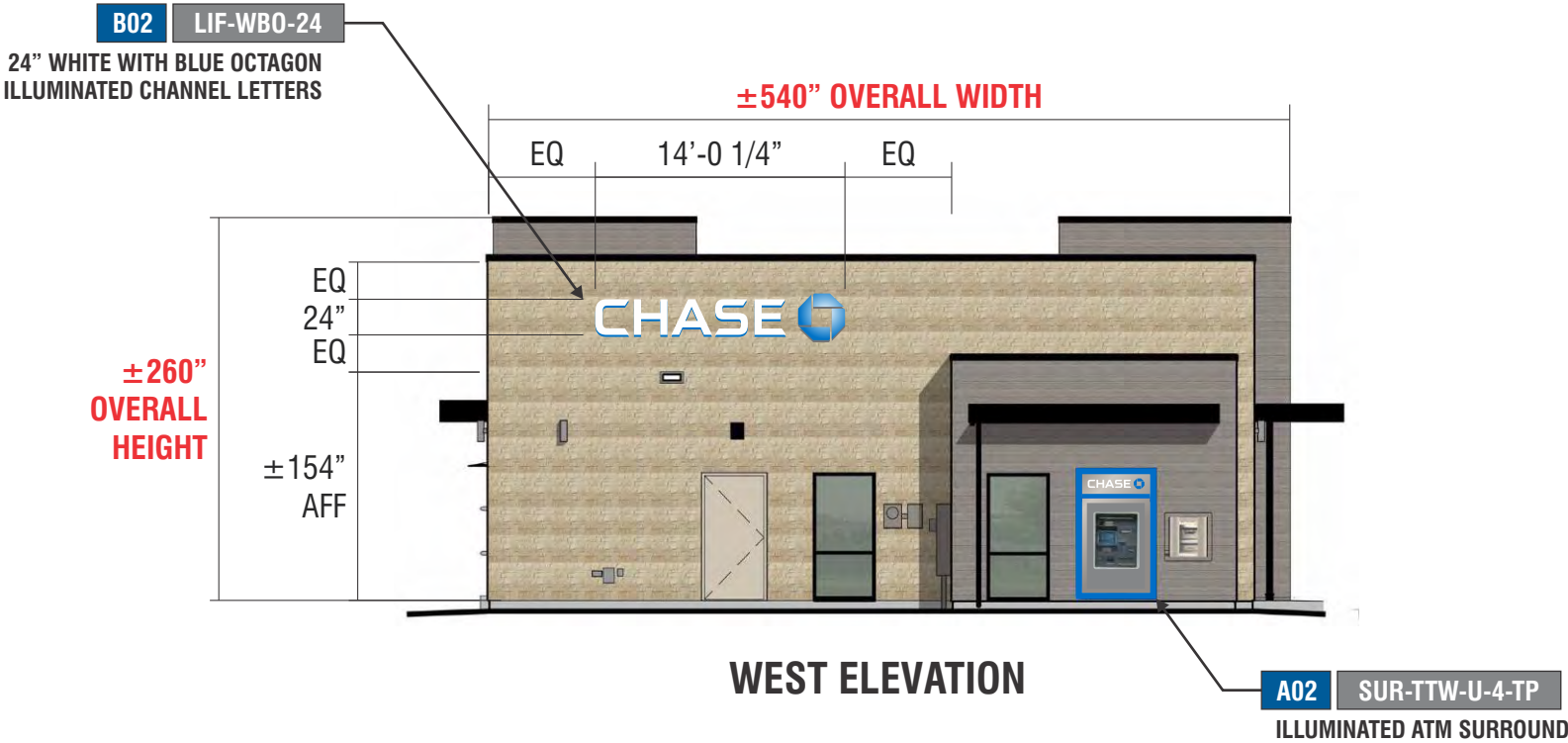
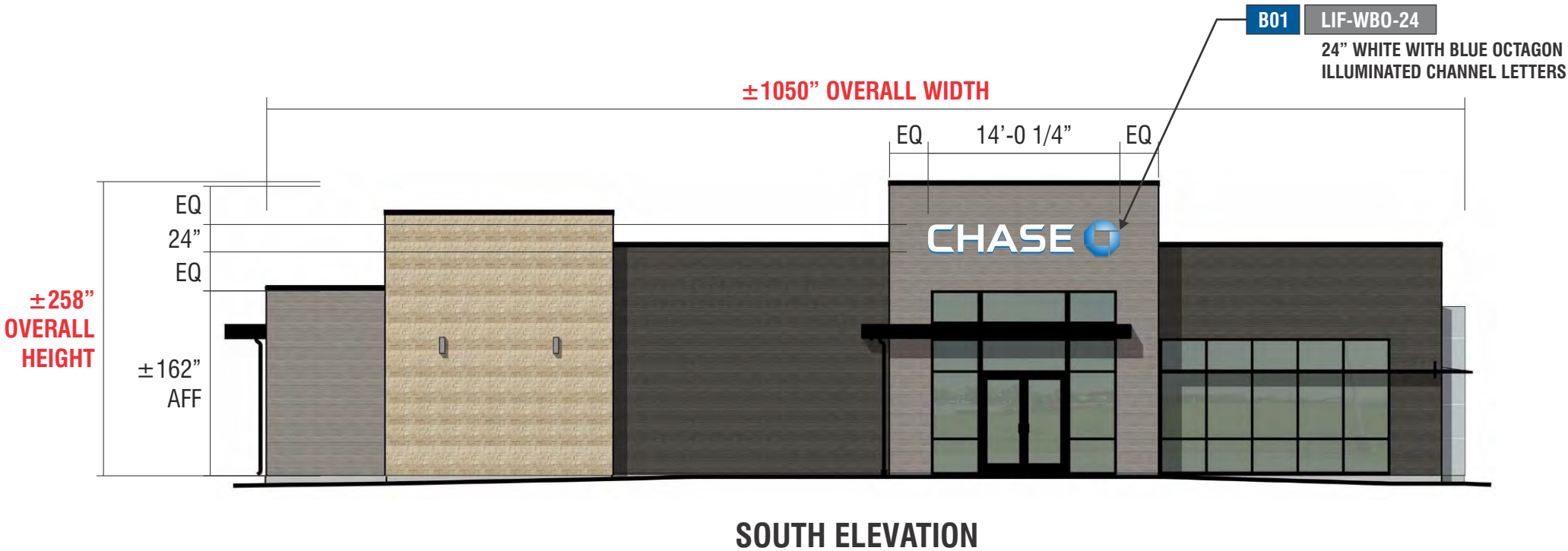
EXTERIOR STOREFRONT
SPANDREL GLASS
WARM GRAY



TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
FRONT ELEVATION



ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32"=1'-0"



ST-4
WESTLAKE ROYAL STONE
FOUNDATION
CULTURED STONE HEWN STONE



EPT-2
BENJAMIN MOORE
SW7036 ACCESSIBLE BEIGE
SATIN



FC-1
NICHHA FIBER CEMENT
VINTAGE WOOD AWP1818
BARK



EPT-10
BENJAMIN MOORE
SW7016 DOVETAIL
SATIN



FC-2
NICHHA FIBER CEMENT
VINTAGE WOOD AWP1818
ASH



RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC CONTINUOUS
BLACK



ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
COLORWELD 500 SERIES TWO
"SILVERSMITH"



EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED



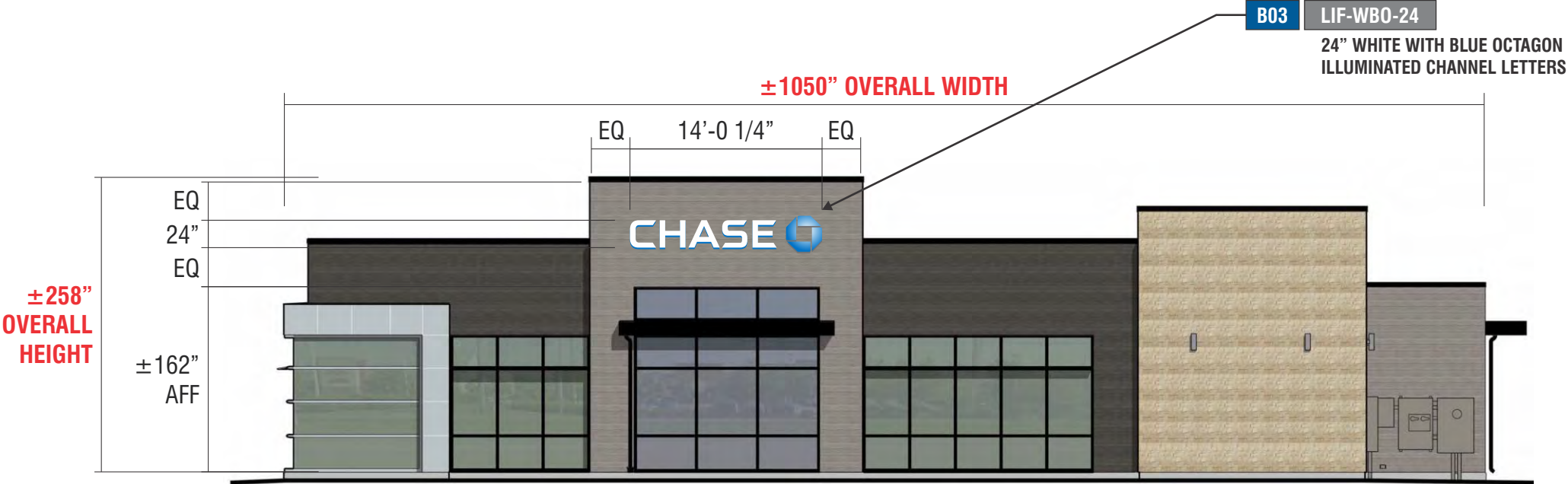
EXTERIOR STOREFRONT
SPANDREL GLASS
WARM GRAY



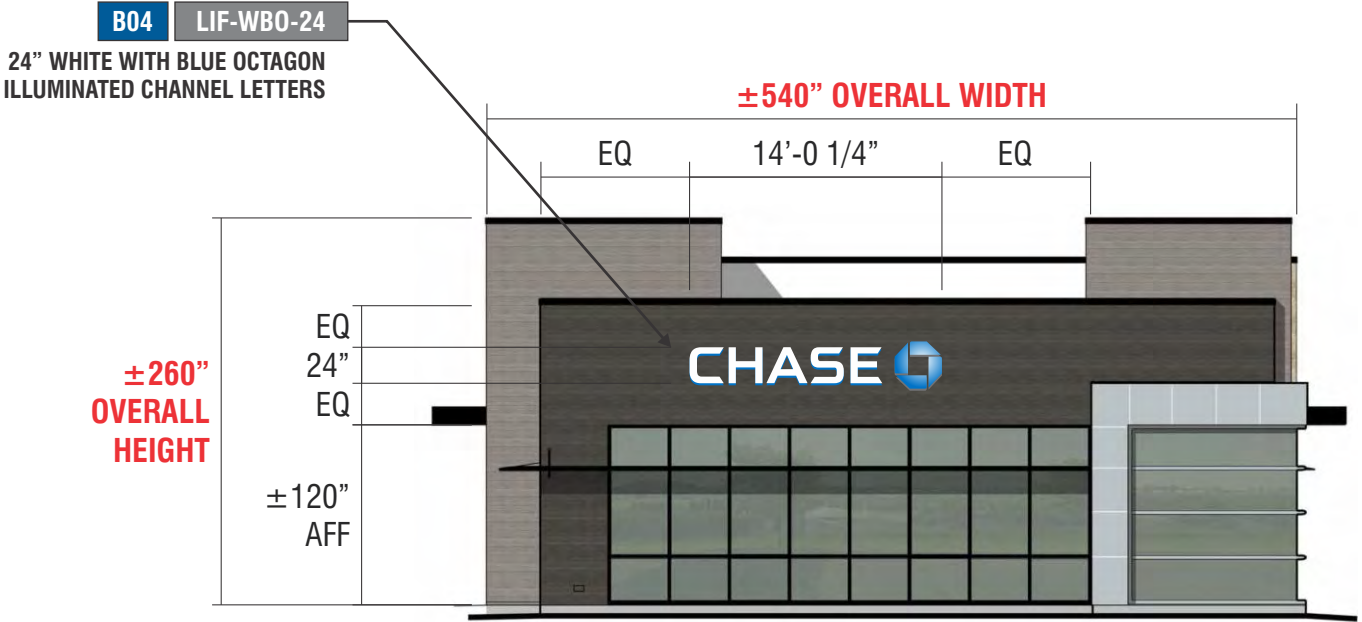
TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
FRONT ELEVATION



NORTH ELEVATION



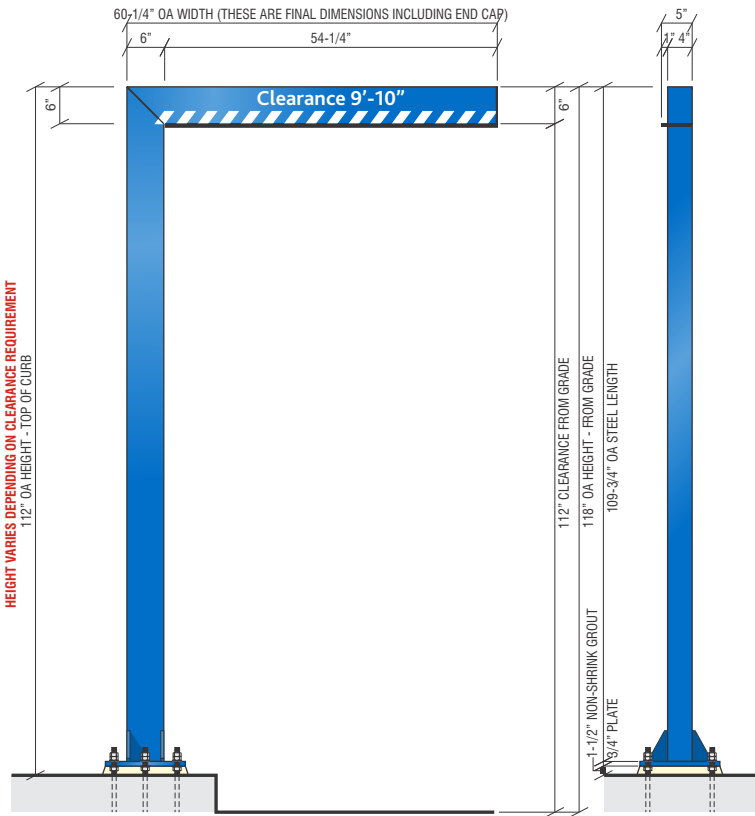
EAST ELEVATION



EXISTING CONDITIONS



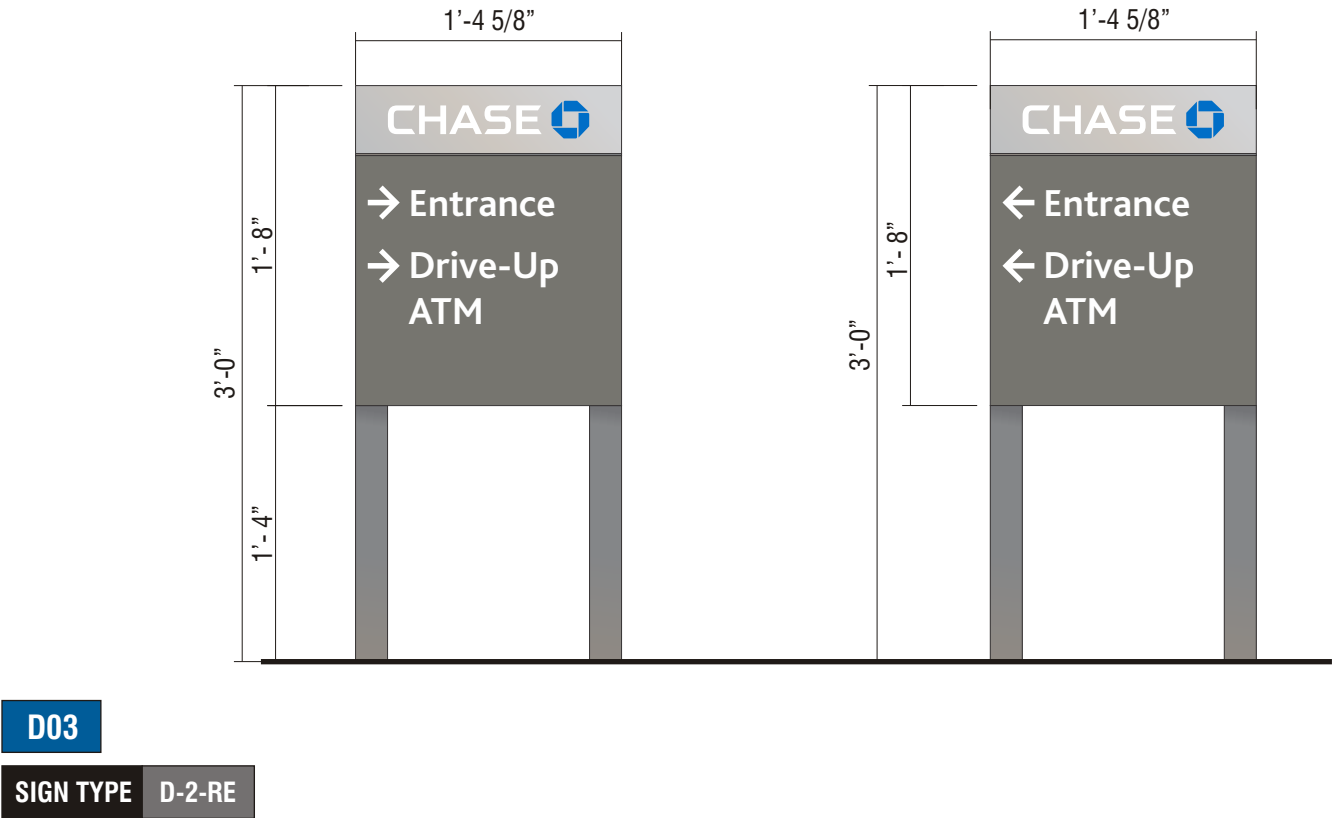
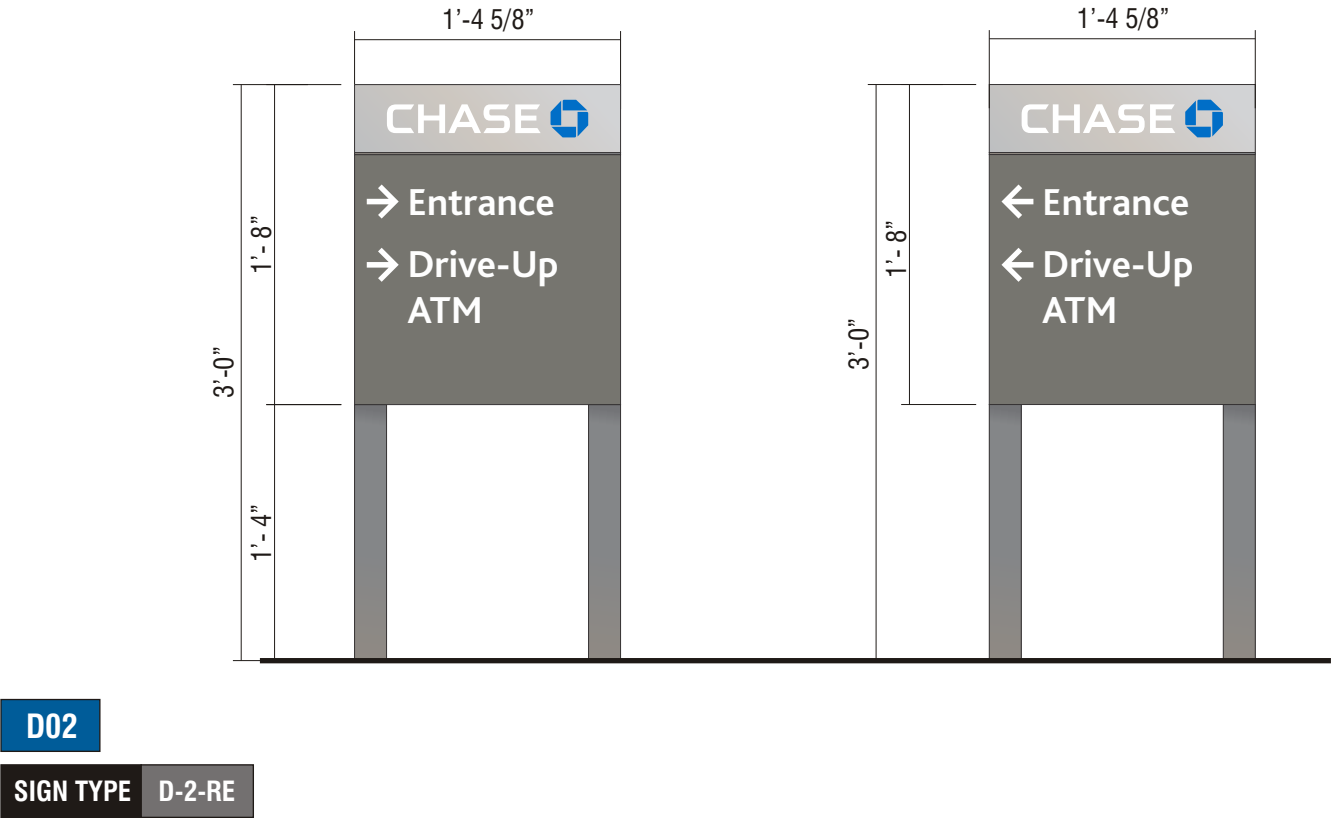
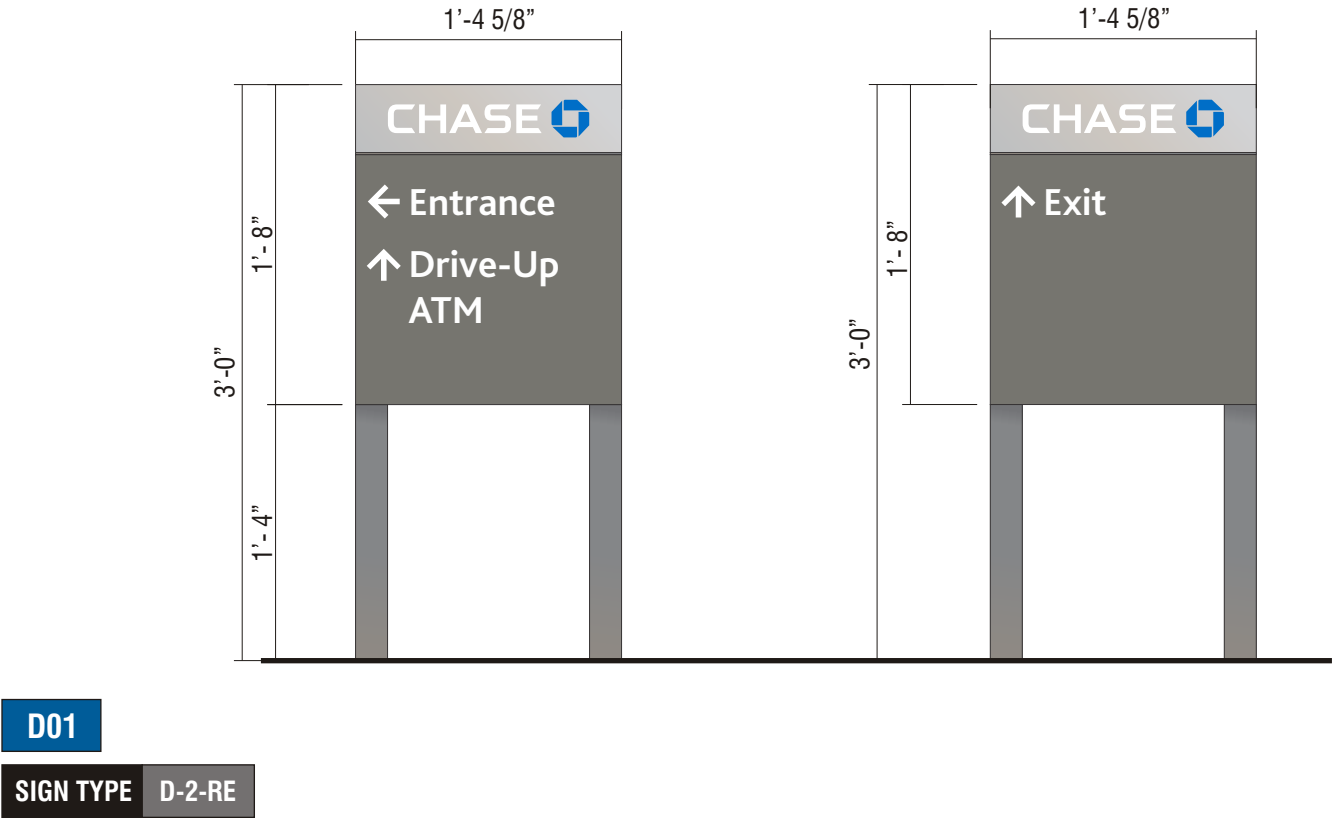
ATM SIGNS



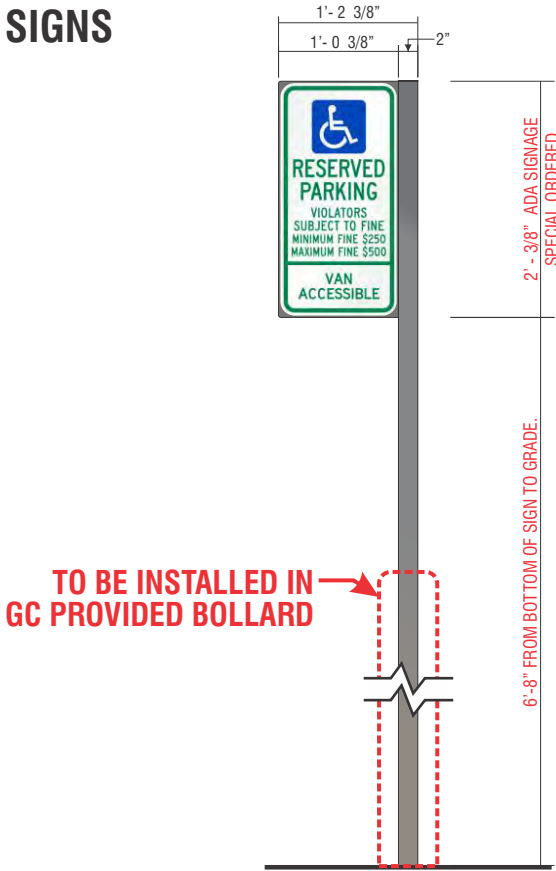
A01

SIGN TYPE HB-U-R

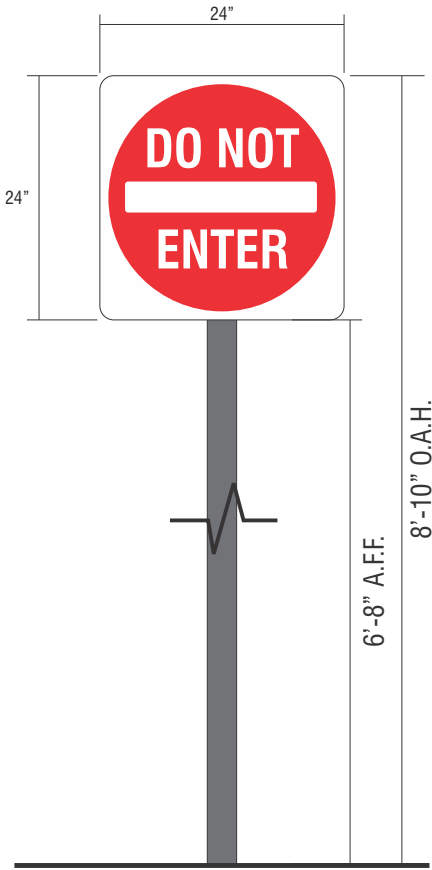
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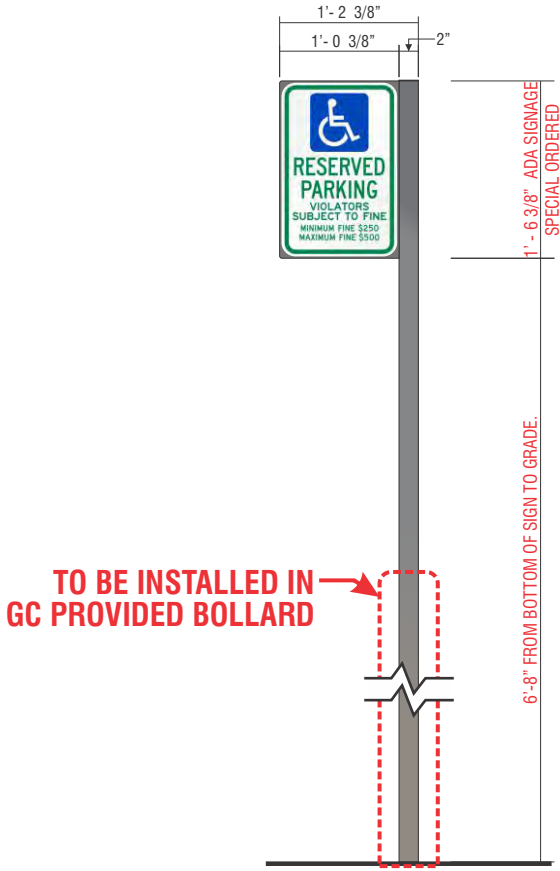
SECONDARY EXTERIOR SIGNS



S01
SIGN TYPE TC-P-ADA-OH-V-RE

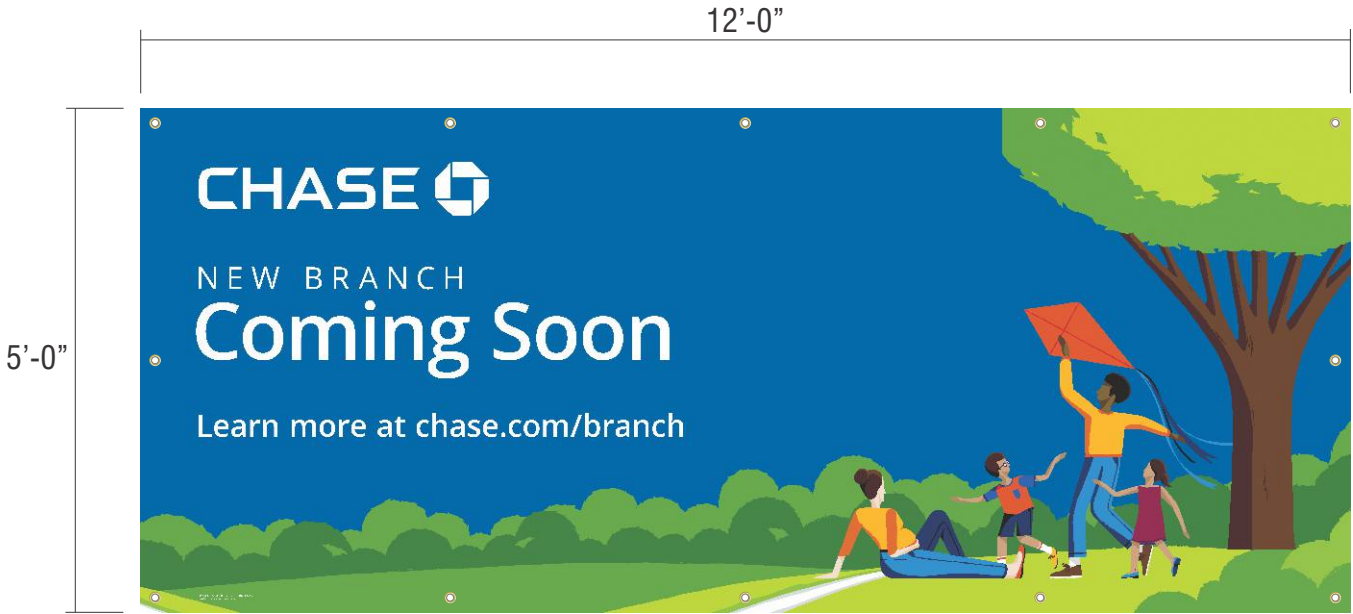


S03 S04
SIGN TYPE TC-P-DNE-DOT-RE



S02
SIGN TYPE TC-P-ADA-OH-RE

TEMPORARY SIGNS - APPROVED

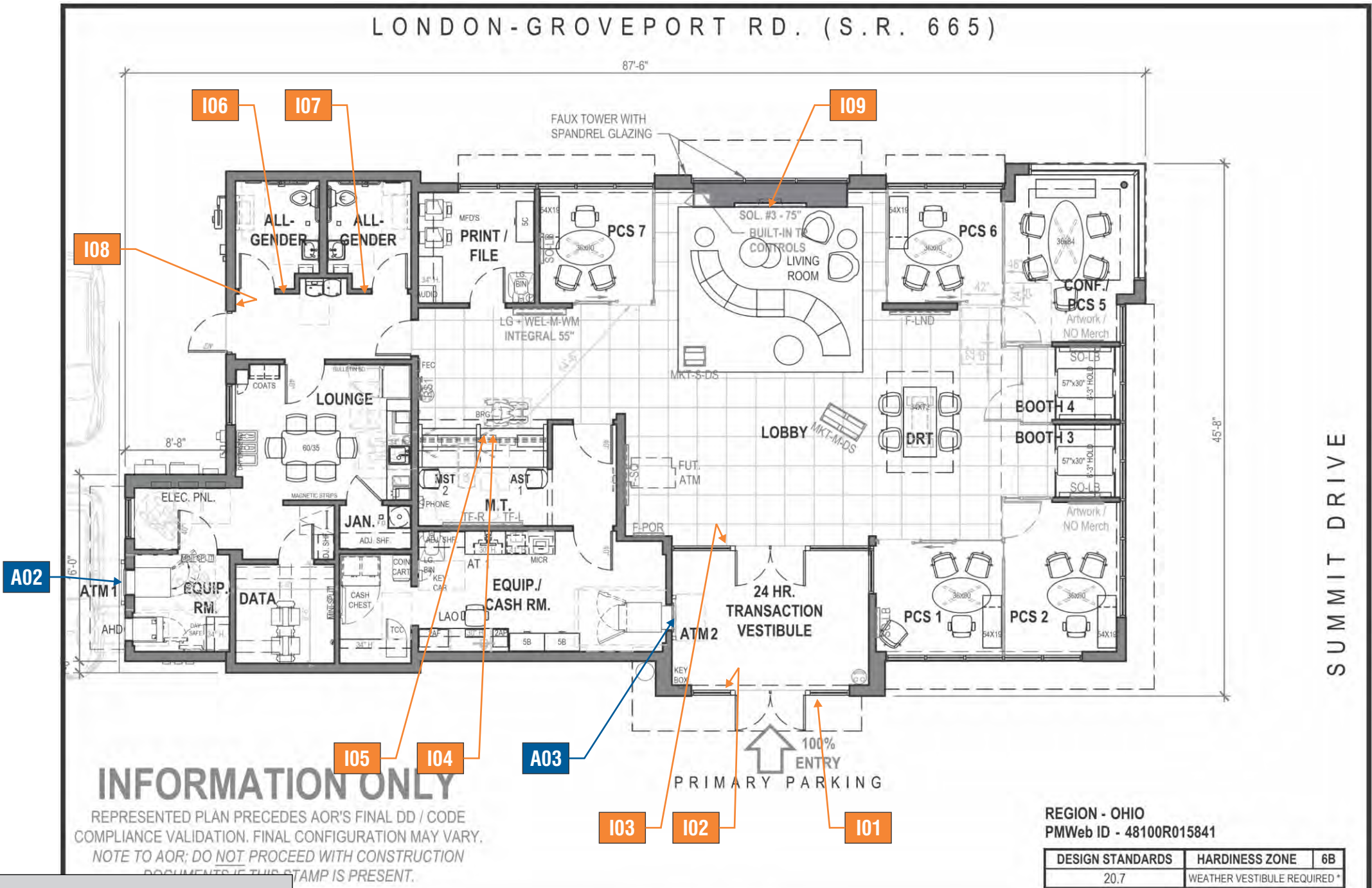


T01	T02
SIGN TYPE	CHA-TEMP-CS-60X144-BANNER



Grove City South - 2811 London Groveport Rd Grove City, OH 43123 - PMWeb #48100R015841

FLOOR PLAN
SCALE: 3/32"=1'-0"



INTERIOR SCOPE OF WORK			
SIGN ID	SIGN TYPE	DESCRIPTION	QTY
A02-3	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	2
I01	ADA-EP	ADA Accessible Entrance Plaque W/ Vinyl Back	--
I02-3	ADA-EX	ADA Exit Plaque W/ Vinyl Back	2
I04	ADA-TW	ADA Accessible Teller Window Plaque	--
I05	ADA-TW-ALS	ADA Assisted Listening System Plaque	--
I06-7	ADA-RRAG-A-G	ADA Accessible All-Gender Restroom Plaque	2
I08	ADA-EEX	ADA Emergency Exit Plaque	--
I09	OCT-24-INT	Illuminated Blue Bitro Interior Octagon	--

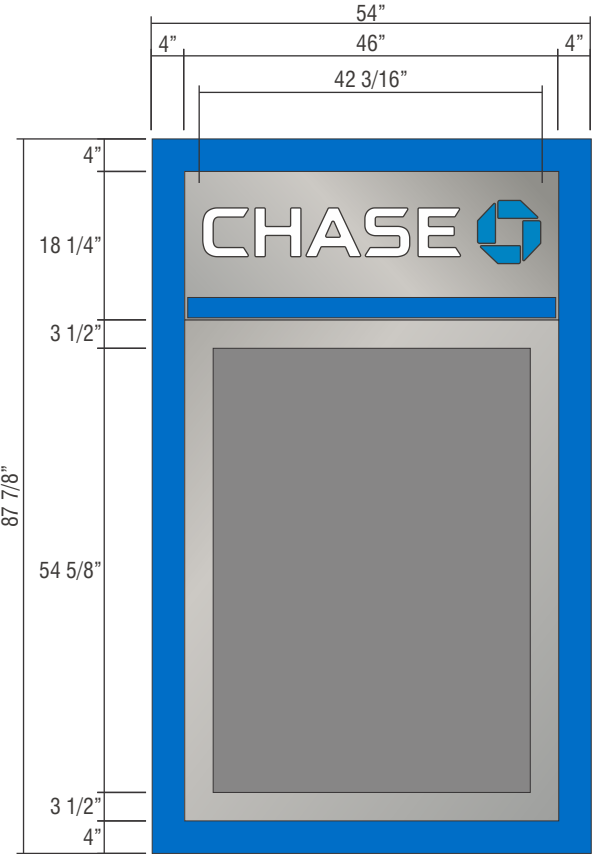
Proposed Floor Plan

Grove City South

2811 London-Groveport Road, Grove City, OH 43123

DATE	DESIGNER	AREA	SCALE
5/21/24	AMF	+/- 3,432 sf	

INTERIOR ATM SIGNS

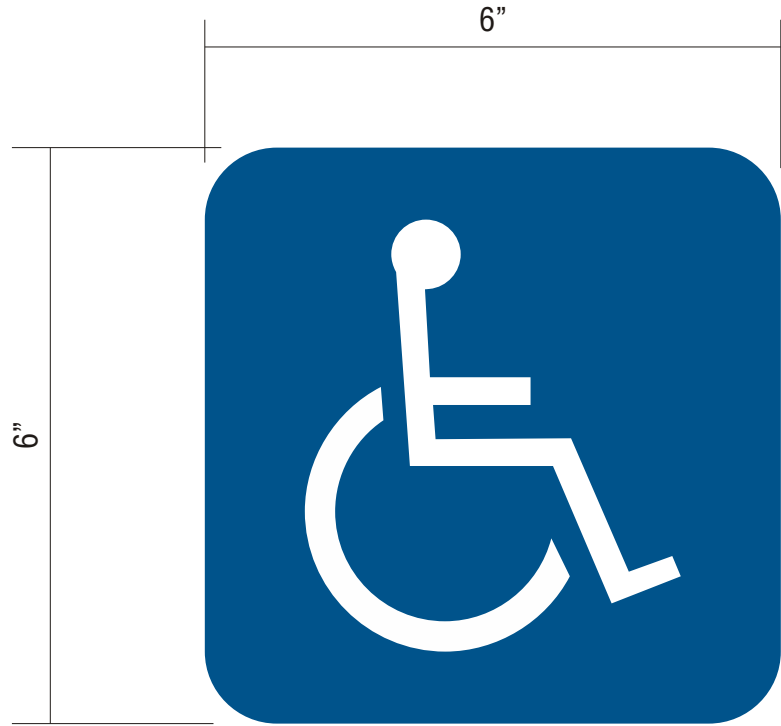


A02	A03
SIGN TYPE	SUR-TTW-U-4-TP

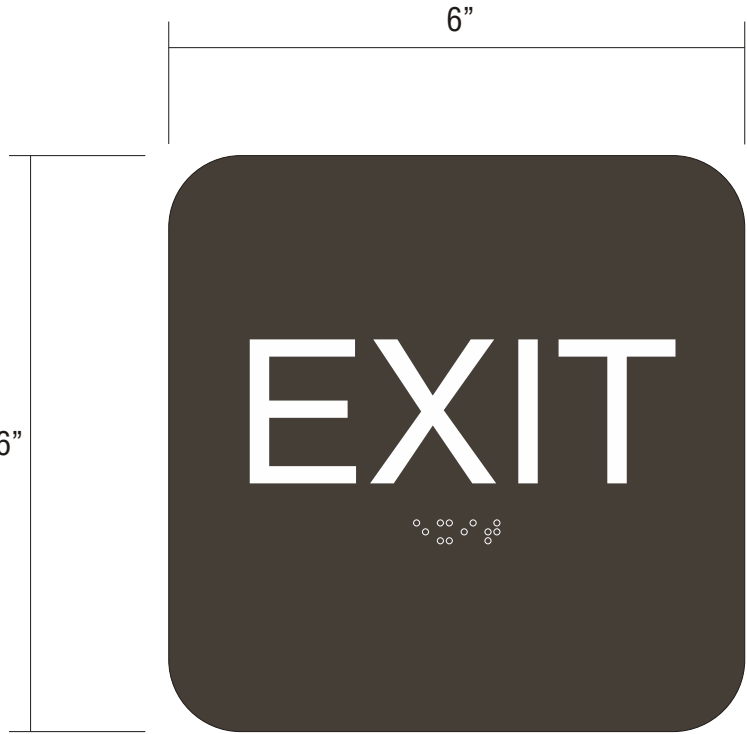


Grove City South - 2811 London Groveport Rd Grove City, OH 43123 - PMWeb #48100R015841

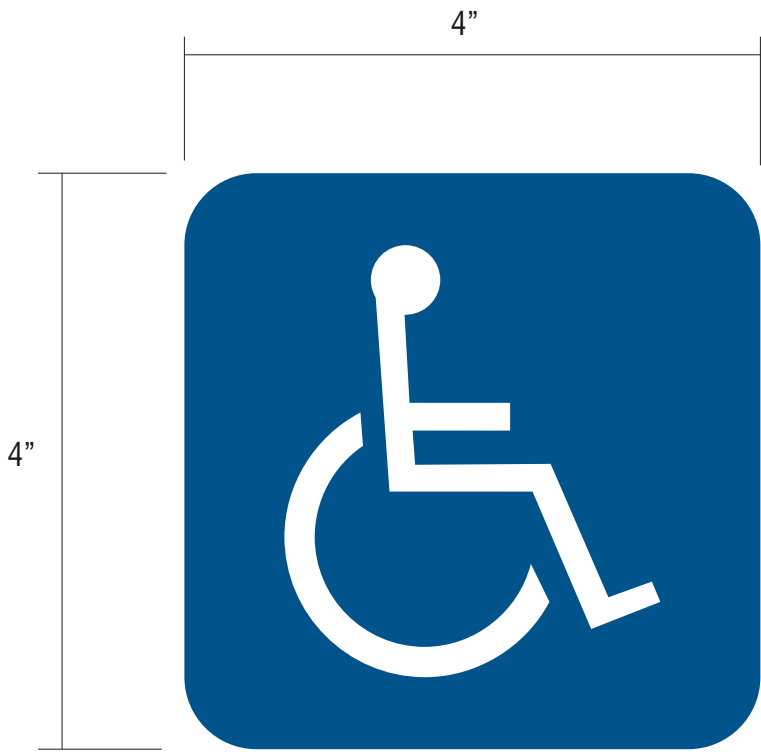
INTERIOR SIGNS



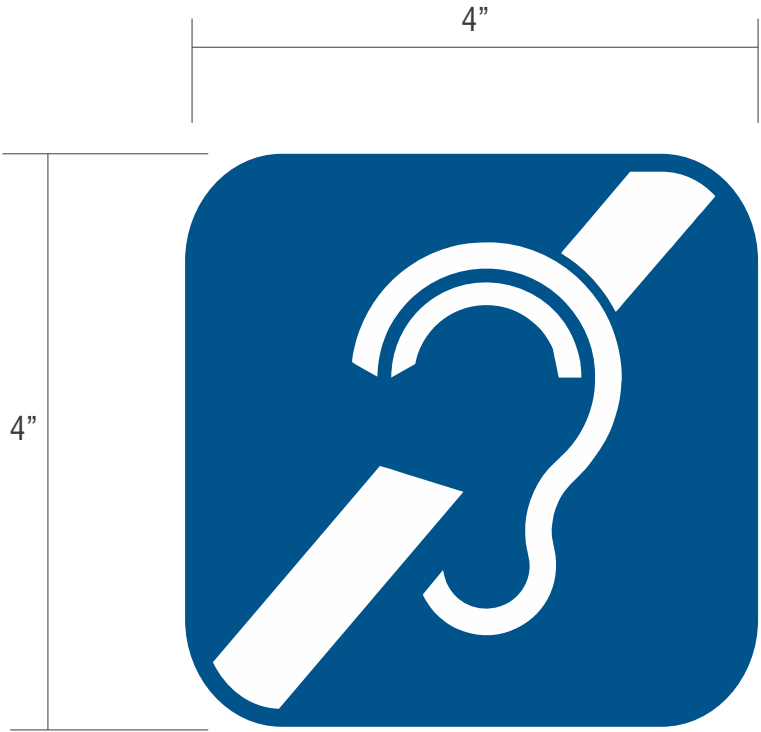
I01
SIGN TYPE ADA-EP W/ VINYL BACK



I02 I03
SIGN TYPE ADA-EX W/ VINYL BACK

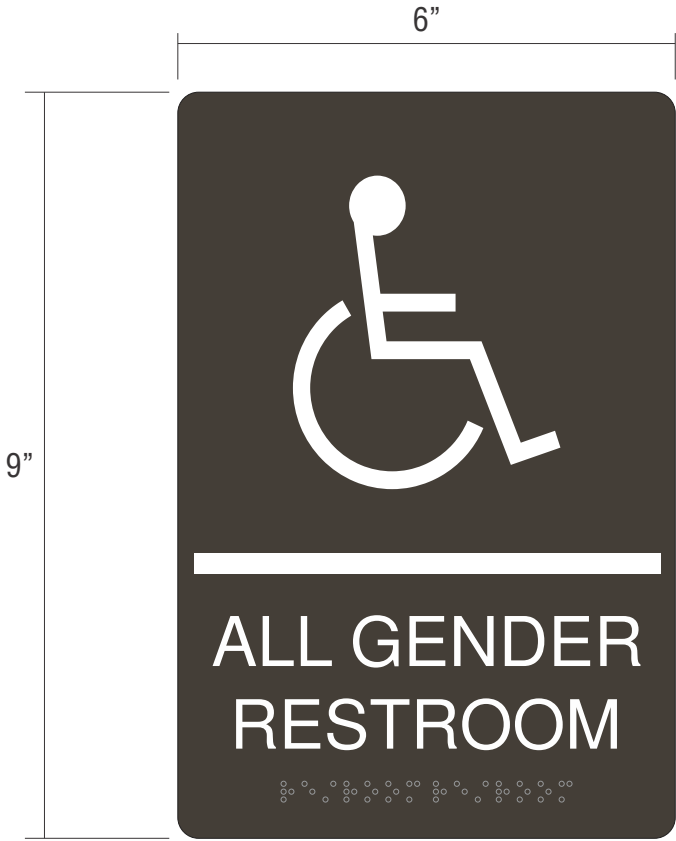


I04
SIGN TYPE ADA-TW



I05
SIGN TYPE ADA-TW-ALS

INTERIOR SIGNS



I06

I07

SIGN TYPE

ADA-RRAG-A-G

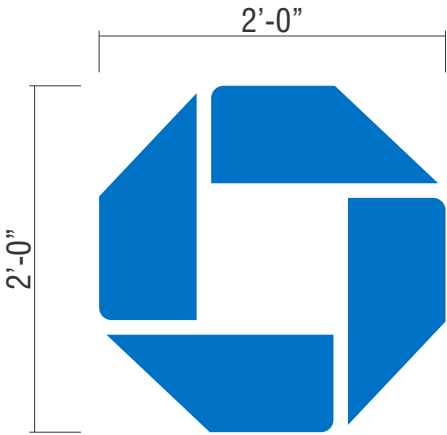


I08

SIGN TYPE

ADA-EEX

EMERGENCY EXIT



TYPICAL INTERIOR ELEVATION NOT TO SCALE

I09

SIGN TYPE

OCT-24-INT

BLUE BITRO



Grove City South - 2811 London Groveport Rd Grove City, OH 43123 - PMWeb #48100R015841



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

9/18/24

Vaughn Benson
995 W. 3rd Ave
Columbus, OH 43212

Via email: vbenson@fmsarchitect.com

Dear Mr. Benson,

Staff have reviewed your Development Plan for JP Morgan Chase Bank, in Grove City, Ohio. The control number for this application is #202407300032 and should be referenced in any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following information or corrections.

Site Plan

1. The Grove City Future Thoroughfare Plan has identified a collector road to be installed in the location of the current access road south of London Groveport Road. Please be aware that the right of way required for the new roadway is 70 feet as identified with Grove City Standard Drawing C-GC-62. This will affect the final location of landscaping and sidewalks along the access drive. Please show the right of way for the future road and shift any proposed development accordingly to avoid any future conflicts with the new roadway. [70' of future right of way now shown](#)
2. Please indicate the removal process for the existing trees on the site and whether the trees will be removed by Strader's or by Chase Bank as part of site work prior to construction.
[Note added to demolition plan legend and is the responsibility of Chase's Contractor](#)
3. Please clarify the comment on sheet C200 about reducing the side yard setback from 30 feet to 10 feet. The required side yard setback in the C-2 district is 6 feet when adjacent to other commercial properties. Remove this comment from plan sheets as it is not necessary.
[Setback dimension and note revised](#)
4. Add page number to Coded Note number 7 to reference the exact page number when mentioning "See This Page".
[Page number has been added](#)
5. Site light fixtures shall be similar to those used at the KFC, Taco Bell, Burger King, and Meijer site, which used white round downcast LED fixtures. Proposed light fixtures should be more cylindrical to match fixtures used throughout the Meijer, Burger King, and Taco Bell developments. See image to the right for an example.
[Light fixtures have been revised](#)
6. Please note that while sign information was provided a separate application will need to be filed with the Grove City Building Division for the final approval of all signs on the site and building.
[Understood](#)



Landscaping

7. Update note 4 on page L100 to remove the words "If required by utility company". All service structures and wall-mounted utilities are required to be screened per Section 1136 of the Zoning Code.
["If required by utility company" has been removed](#)

8. Irrigation is required around the building per Section 1136.09. Please indicate irrigation on the landscape or add a note stating the building will be irrigated per code.

[Note added to landscape details sheet](#)

9. Shrubs around the monument sign are required to be 24 inches in height.

[Plantings revised to 24" in height](#)

10. Please update the demolition plan to show any existing trees that will be maintained. (Demolition Plan missing with revised material)

[Demolition plan now shows where trees will be removed](#)

Engineering & Utilities

11. Show flood routing arrows on the Grading Plan.

[Flood routing arrows now shown](#)

12. Show and label all existing and proposed easements with dimensions and recording instrument numbers.

[Existing and Proposed easements are dimensioned with instrument numbers](#)

13. Include all Standard Drawings used in the table on the cover page.

[Standard drawings added to cover page](#)

14. Cleanout detail missing on Sheet C002 as noted on the Utility Plan C400.

[Cleanout detail added to C004](#)

Additional Comments

Comments below are not required to be addressed with the development plan but will be required for the Site Improvement Plan (Final Engineering Plan).

15. Minimum Value for CN is 77. Revisions will be required during the Site Improvement Plan review.
16. Depth and AMC will need updated per values in table 3-3 of the Grove City Stormwater Manual.
17. Provide a draw down spreadsheet or HydroCAD output with the final Stormwater Management Report.
18. HydroCAD model will need to show a 24-hour duration.
19. Site Data Table shall be included noting the following information:
 - a. Total Area (ac)
 - b. Disturbed Area (ac)
 - c. Existing Impervious (ac)
 - d. Proposed impervious (ac)
 - e. Building Area
 - f. Critical Storm calculations
20. Update Site Narrative on page C501 to reference Stump Ditch along with the Scioto River for the "Receiving Stream/Surface Water" section.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on September 26th, 2024. This will allow us time to review the revisions prior to finalizing the agenda for the October Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the November Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, October 8th, 2024 at 1:30 p.m. in the Council Chambers of City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full size set of all plan sheets by October 2nd** to remain on the October Planning Commission meeting agenda.

If you have any questions or need additional information, please call me at (614) 277-3022 or email tbarr@grovecityohio.gov .

Sincerely,

A handwritten signature in black ink, appearing to be 'TB' followed by a stylized flourish.

Terry Barr, AICP
Development Planner



MEMO

To: Grove City

From: The Mannik & Smith Group, Inc.

Date: September 3, 2024

Project #: 401.24000322.000

Re: JPMorgan Chase Grove City – (Franklin County), OH

This narrative was prepared to document the project description and special use request for the subject property located at 2811 London Groveport Road, Grove City, OH 43123. The property parcel ID number, as described on Franklin County GIS Portal, is 040-008045. The current zoning designation is described as Retail Commercial (C-2). The subject property is comprised of an approximately 15.39-acre parcel that is required to be lot split to endorse the development of a new JPMorgan Chase Bank facility. The attached information is being submitted with the intent of obtaining approval for the following applications: 1) Final Development plan review, and 2) Special Use.

Existing Parcel and Subject Area:

The subject area is comprised of a vacant greenspace development currently being utilized as a tree farm for the adjacent Strader's Garden Center. The subject area is landscaped and consists of grass vegetation and several tree saplings, shrubs, and bushes of numerous varieties. There is a field delineated wetland that exists at the northeast corner of the subject area that will be mitigated in the future. The proposed lot will be split to divide the existing parent parcel and provide a 1.54-acre subject property for the new JPMorgan Chase Bank's development.

Project Description:

The proposed development will include the construction of a new bank building with ATM drive through, grading, utilities, concrete walks and ADA parking area, landscaping, a concrete dumpster pad with enclosure, and an asphalt pavement parking lot. The project will include two full access entrances which will connect to a shared access drive along the south property line. The proposed full access drive extension will connect to an existing access stub. Admission to London Groveport Road will be accessed by way of the southeast connection to the existing access drive. There will be a new stormwater bio-detention pond incorporated as part of the improvements to handle the Stormwater Management and Water Quality requirements as well as provide a green-initiative open space feature along the walking path connectivity from the neighboring commercial properties (i.e. Burger King, Taco, Bell, Strader's, etc.) to London Groveport Road. The generalized location of the development and its associated land use are depicted on the attached Site Plan. This project will include the erection of a brand-new facility that will expand services offering patrons financial management in addition to several other banking services. This branch will provide 9 employee positions to the local area. The proposed project will be designed, operated, and constructed to be harmonious with the character of Grove City and with minimal impacts to the local neighborhood and the associated properties. We are moving forward with intent to deliver a product that provides a positive impact with respect to the Grove City 2050 plan and ultimately provide outstanding service to existing residents and presumed future growing population of the local region.

Special Use Request:

As part of this development, Chase seeks to operate pursuant to the proposed use of "Bank", which shall have the meanings ascribed under the City Zoning Code. This use is designated as a special use due to inclusion of an ATM drive thru and shall conform to the regulations of the zoning district as well as the supplementary conditions and development standards of §1135 of the Code. The drive thru is on the west side of the building and includes a dedicated one way drive, a bypass lane, and easily

accommodates four stacking spaces. The ATM drive thru is accessible 24 hours a day and has low levels of sound while idle and operating. Please refer to page 8 of the Drive Up ATM Site Prep document for the weighted decibel levels shown below.

ACOUSTICS

For most variants the acoustics sound power does not exceed:

- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)

W:\Projects\2024\200-399\2400322\CAD\SURV\2400322 ALTA.dwg - Last printed 7/30/2024 12:18 PM

REFERENCE DOCUMENTS:

- 1. BASED ON RECORDED PLATS FROM FRANKLIN COUNTY, OHIO RECORDS.
- 2. BASED ON RECORDED DEED DESCRIPTIONS FROM FRANKLIN COUNTY, OHIO RECORDS.
- 3. BASED ON DOCUMENTS PROVIDED BY THE CLIENT.
- 4. BASED ON DOCUMENTS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- FILE NUMBER C000127728, EFFECTIVE DATE: MARCH 28, 2024.

SURVEY NOTES

- 1. DATE OF FIELD SURVEY: APRIL 04, 2024.
- 2. THERE WERE NUMEROUS 3" DIAMETER SHALLOW HOLES, OR DIVOTS, DUG INTO THE EARTH ON THE SITE, ASSUMED TO BE FROM THE REMOVAL OF TREES. THESE ARE SHOWN ON THE INCLUDED MAP.
- 3. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURIS- DICTION. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 4. WETLANDS HAD NOT BEEN DELINEATED AT THE TIME OF THIS SURVEY.
- 5. NO APPARENT ENCROACHMENTS OBSERVED.
- 6. PROPERTY HAS ACCESS TO LONDON GROVEPORT ROAD VIA A PRIVATE DRIVE THROUGH A NON EXCLUSIVE ACCESS EASEMENT, LISTED BELOW AS SCHEDULE B EXCEPTION NUMBER 15.
- 7. PARCELS ARE CONTIGUOUS WITH EACH OTHER AND ADJOINING PARCELS; THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN THEM, BASED ON THE FIELD SURVEY BY MSG ON 0/04/2024.
- 8. THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME PROPERTY AS INSURED ON THE TITLE COMMITMENT.
- 9. NO BUILDINGS WERE LOCATED ON THE PROPERTY.
- 10. THE PROPERTY SURVEYED IS A PORTION OF THE 15.31 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A WITH ALL EXCEPTIONS TAKEN INTO ACCOUNT. THE BEARINGS SHOWN ON THE INCLUDED MAP REPRESENT THIS REMAINDER.

FLOOD ZONE DESIGNATION:

THE SOUTHERN EDGE OF THE PORTION OF THE PROPERTY SUBJECT TO THE TOPOGRAPHIC SURVEY LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE A (WITHOUT BASE FLOOD ELEVATION). THE REMAINDER OF THE SUBJECT PARCEL LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

SOURCE: NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP), MAP NUMBER 39049C0404K, EFFECTIVE DATE: 06/17/2008, AND LOMR 18-05-5403P, EFFECTIVE DATE 07/19/2009.

ZONING:

NO ZONING REPORT OR LETTER WAS PROVIDED BY CLIENT, PER ALTANSPS STANDARDS.
NO ZONING INFORMATION IS SHOWN ON SURVEY.

BASIS OF BEARINGS:

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF SOUTH 83°22'36" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2024.

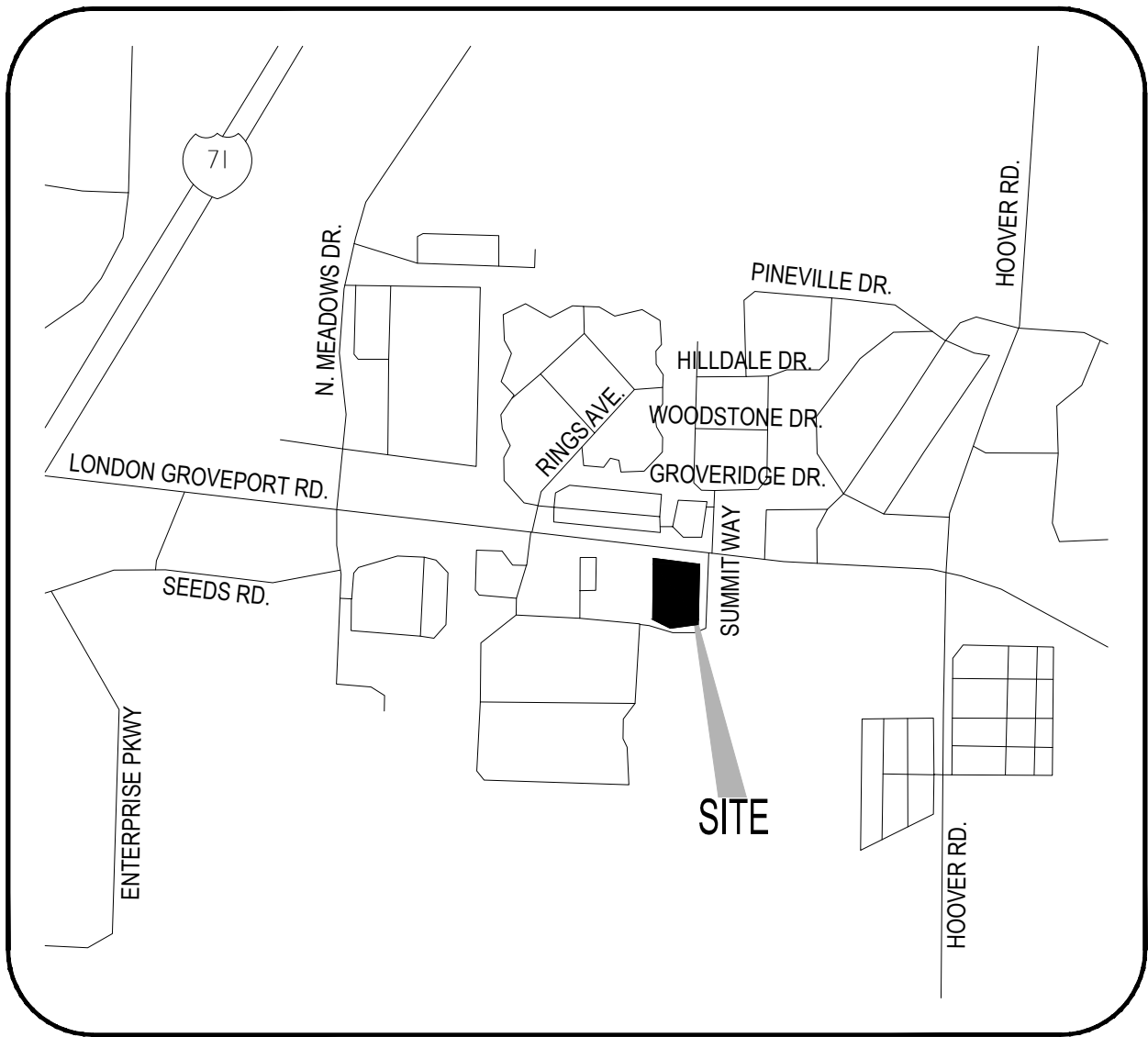
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: C000127728 EFFECTIVE DATE: MARCH 28, 2024
SCHEDULE B EXCEPTIONS:

	REFERENCE ANNOTATION WHEN SHOWN ON THE MAP.	#. [EXCEPTION TEXT] [SURVEYOR RESPONSE]
SCHEDULE B, PART II—EXCEPTIONS		
1-8. NOT SURVEY RELATED		
9.	EASEMENT OF RECORDED IN BOOK 1715, PAGE 281, AS AFFECTED BY RELEASE OF EASEMENT DATED JUNE 23, 2008 AND RECORDED JUNE 25, 2008 IN INSTRUMENT NO. 200806250097878.	
	SHOWN HEREON.	
10.	DEED OF EASEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, A MUNICIPAL CORPORATION, DATED JANUARY 7, 1999 AND RECORDED JANUARY 26, 1999 IN INSTRUMENT NO. 199901260019340.	
	DOES NOT EFFECT SUBJECT PARCEL.	
11.	DEED OF EASEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, AN OHIO MUNICIPAL CORPORATION, DATED OCTOBER 24, 2001 AND RECORDED OCTOBER 30, 2001 IN INSTRUMENT NO. 200110300249180.	
	DOES NOT EFFECT SUBJECT PARCEL.	
12.	GENERAL EASEMENT DEED GRANTED TO THE CITY OF GROVE CITY, OHIO, DATED DECEMBER 26, 2006 AND RECORDED DECEMBER 26, 2006 IN INSTRUMENT NO. 200612260254875.	
	SHOWN HEREON.	
13.	NONEXCLUSIVE ACCESS EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089659.	
	SHOWN HEREON.	
14.	NON-EXCLUSIVE STORM WATER DRAINAGE EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089664.	
	DOES NOT EFFECT SUBJECT PARCEL.	
15.	NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT GRANTED TO MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN CORPORATION, DATED APRIL 22, 2006 AND RECORDED MAY 8, 2006 IN INSTRUMENT NO. 200605090089662.	
	SHOWN HEREON.	
16.	NON-EXCLUSIVE ACCESS EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089641.	
	SHOWN HEREON.	
17.	EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY DATED APRIL 22, 2006, AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089635.	
	SHOWN HEREON.	
18.	DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089643.	
	SHOWN HEREON.	
19.	DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089650.	BLANKET IN NATURE
20.	DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089653.	BLANKET IN NATURE
21.	AGREEMENT FOR CONSERVATION EASEMENT DATED FEBRUARY 2, 2007 AND RECORDED JUNE 5, 2007 IN INSTRUMENT NO. 200706050097444.	
	SHOWN HEREON.	
22.	EASEMENT AGREEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, AN OHIO MUNICIPAL CORPORATION, DATED JANUARY 13, 2014 AND RECORDED JANUARY 16, 2014 IN INSTRUMENT NO. 201401160006519.	
	SHOWN HEREON.	
23.	- 26. NOT SURVEY RELATED	

ALTA/NSPS LAND TITLE SURVEY

2811 LONDON GROVEPORT ROAD, GROVE CITY, OHIO

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115



LEGAL DESCRIPTION FROM TITLE COMMITMENT:

EXHIBIT "A"
SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;
THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;
THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;
THENCE SOUTH 01°1'16"04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;
THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;
THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCE OF 17.58 FEET (0.23" WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.380 ACRE TRACT AS CONVEYED TO THE CITY OF GROVE CITY, AS CONVEYED BY INSTRUMENT NO. 200612270255779 AND DESCRIBED AS FOLLOWS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN SURVEY NUMBER 6115, VIRGINIA MILITARY DISTRICT, BEING A PART OF THE REMAINDER OF THAT 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC OF RECORD IN INSTRUMENT NUMBER 200204260105355, AND DESCRIBED AS FOLLOWS:
BEGINNING, FOR REFERENCE, AT A CENTERLINE MONUMENT SET MARKING THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD WITH SOUTH MEADOWS DRIVE AS SHOWN ON DEDICATION OF PART OF S.R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE OF RECORD IN PLAT BOOK 57, PAGE 31;
THENCE SOUTH 83° 31' 37" EAST, 1641.63 FEET, WITH THE CENTERLINE OF LONDON-GROVEPORT ROAD TO THE NORTHEAST CORNER OF THAT 34.149 ACRE TRACT CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 200605090089637 AND THE NORTHWEST CORNER OF SAID 76.096 ACRE TRACT, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 83° 31' 37" EAST, 212.52 FEET, CONTINUING WITH SAID CENTERLINE, TO A CENTERLINE MONUMENT SET; THENCE SOUTH 82° 58' 38" EAST, 118.00 FEET, CONTINUING WITH SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER OF RECORD IN OFFICIAL RECORD 6520E18;
THENCE SOUTH 01° 1' 18" WEST, 50.26 FEET, WITH A LINE COMMON TO SAID 76.096 AND 10.00 ACRE TRACTS TO A 1/4 INCH IRON PIPE FOUND; THENCE NORTH 82° 58' 38" WEST, 122.87 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET;
THENCE NORTH 83° 31' 37" WEST, 207.96 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET IN THE LINE COMMON TO SAID 76.096 AND 34.149 ACRE TRACTS;
THENCE NORTH 01° 31' 50" EAST, 50.19 FEET, WITH SAID COMMON LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.380 ACRE, MORE OR LESS, WHICH INCLUDES 0.228 ACRE IN THE PRESENT ROADWAY OCCUPIED, BEING A PART OF AUDITOR'S PARCEL NO. 040-008045. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (1986 ADJUSTMENT), CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5548 & FCGS 5539, HAVING A BEARING OF NORTH 00° 21' 40" EAST FOR A PORTION OF THE CENTERLINE OF HOOVER ROAD, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LEGAL DESCRIPTION FROM TITLE COMMITMENT (CONTINUED):

LESS AND EXCEPTING THEREFROM THE FOLLOWING 26.225 ACRE TRACT AS CONVEYED TO FEDEX GROUND PACKAGE SYSTEM, INC. BY INSTRUMENT NUMBER 200409200218323: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN THE VIRGINIA MILITARY SURVEY DISTRICT, SURVEY NUMBER 6115 AND BEING PART OF THE 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31; THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE SAID 76.096 ACRE TRACT, AND BEING THE POINT OF TRUE BEGINNING, FOR THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 50.19 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD TO A RAILROAD SPIKE SET; THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ON, OVER AND ACROSS THE SAID 76.096 ACRE TRACT:
1. SOUTH 01°36'36" WEST, A DISTANCE OF 1809.50 FEET, TO AN IRON PIN SET;
2. NORTH 69°1'34" EAST, A DISTANCE OF 77.53 FEET, TO AN IRON PIN SET;
3. SOUTH 84°57'09" EAST, A DISTANCE OF 110.18 FEET, TO AN IRON PIN SET;
4. SOUTH 88°49'22" EAST, A DISTANCE OF 91.71 FEET, TO AN IRON PIN SET;
5. NORTH 86°02'23" EAST, A DISTANCE OF 284.72 FEET, TO AN IRON PIN SET;
6. NORTH 88°41'29" EAST, A DISTANCE OF 178.00 FEET, TO AN IRON PIN SET;
7. NORTH 86°28'55" EAST, A DISTANCE OF 365.76 FEET, TO AN IRON PIN SET;
8. SOUTH 88°43'56" EAST, A DISTANCE OF 185.05 FEET, TO AN IRON PIN IN THE EASTERLY LINE OF SAID 76.096 ACRE TRACT, BEING A LINE COMMON TO AN ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352;
THENCE SOUTH 01°16' 04" WEST, A DISTANCE OF 831.51 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, TO A STONE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;
THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF A 42.269 ACRE TRACT CONVEYED TO PVF SEEDS PARK ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200310240342103;
THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PINS FOUND AT DISTANCES OF 17.58 FEET (0.23" WEST), 27.18 FEET (0.22 FEET WEST) AND A REBAR FOUND AT 2492.56 FEET (STULTS CAP), ALONG THE WESTERLY LINE OF SAID 76.096 ACRE TRACT, A LINE COMMON TO SAID 42.269 ACRE TRACT AND THEN COMMON TO THE EASTERLY LINE OF A 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 11996, C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 26.225 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) FROM AN ACTUAL FIELD SURVEY OF THE 76.096 ACRE TRACT PERFORMED BY R.D. ZANDE & ASSOCIATES IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 34.149 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP BY INSTRUMENT NUMBER 200605090089637: SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 31;
THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY-THREE DEGREES THIRTY-SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY-THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY-EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET; THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:
1. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY-THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;
2. NORTH EIGHTY- EIGHT DEGREES TWENTY-THREE MINUTES TWENTY-FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY-EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;
3. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY-ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO. 200409200218323; THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:
1. SOUTH EIGHTY- EIGHT DEGREES FORTY-ONE MINUTES TWENTY-NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;
2. SOUTH EIGHTY-SIX DEGREES TWO MINUTES TWENTY-THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;
3. NORTH EIGHTY- EIGHT DEGREES FORTY-NINE MINUTES TWENTY-TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY-ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;
4. NORTH EIGHTY-FOUR DEGREES FIFTY-SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;
5. SOUTH SIXTY-NINE DEGREES THIRTEEN MINUTES FORTY-FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY-SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;
THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY-FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED. ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

EXISTING UNDERGROUND UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE :

TO FIRST AMERICAN TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11B, 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2024.

Nick DelValle

NICK DELVALLE, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8822
DATE: 7/30/2024

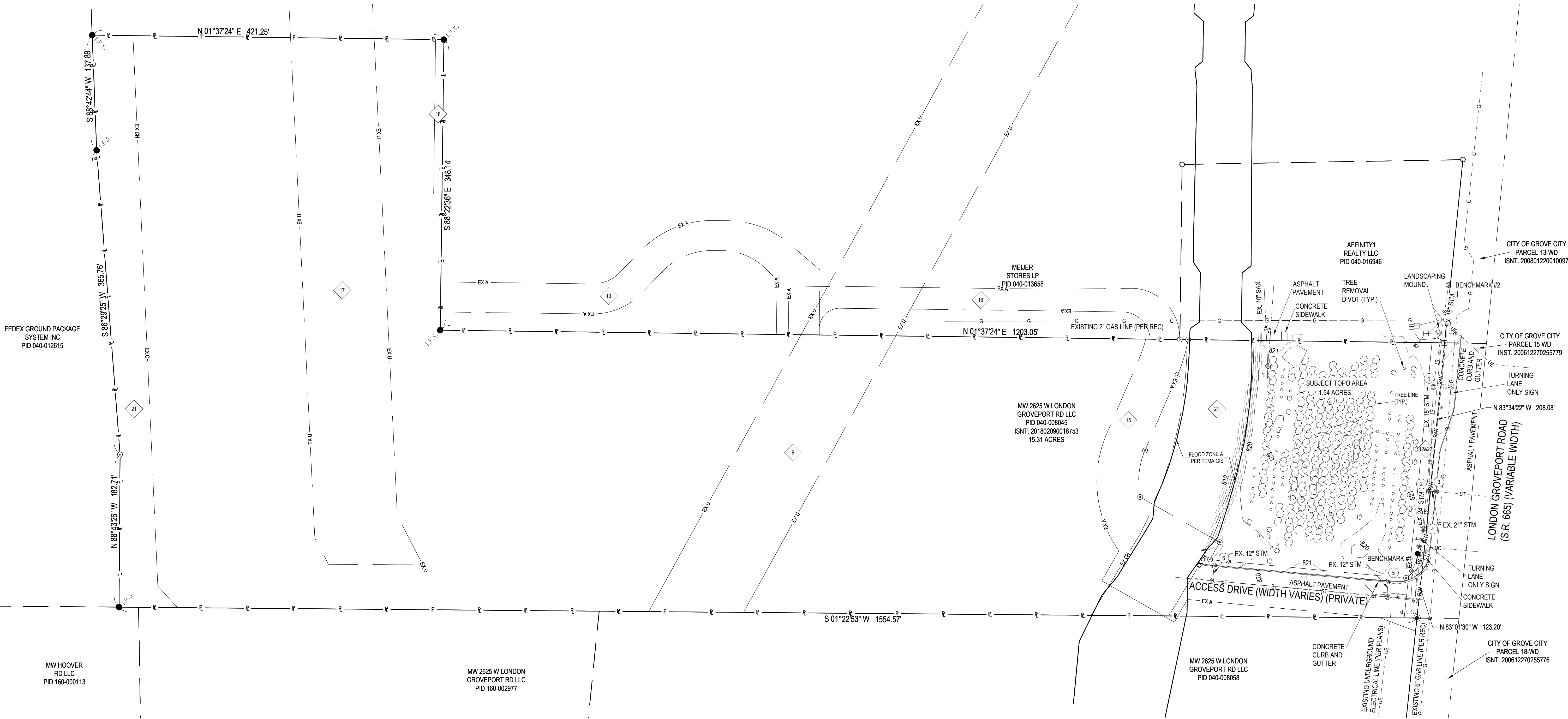
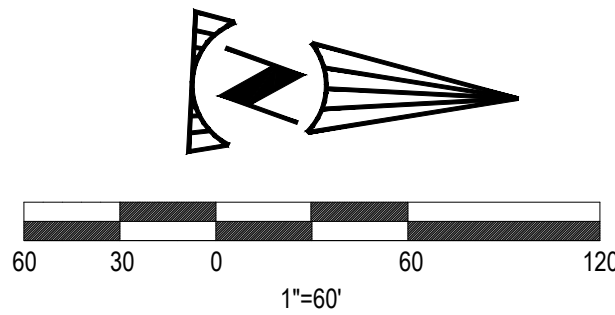


DESCRIPTION		BY	DATE	NO.	2600 CHAGRIN BLVD., SUITE 800, SHAKER SQUARE OH 43122 TEL: 216.378.1400 FAX: 216.378.1497	PROJECT DATE: 5/2/2024	PROJECT NO.: 2400302	LUS	IND
TECHNICAL SKILL: CREATIVE SPIN!!									
Mannik Smith GROUP www.MannikSmithGroup.com									
PREPARED FOR: JP MORGAN CHASE BANK, NA									
2811 LONDON GROVEPORT RD, GROVE CITY OH 43123									
ALTA TITLE SHEET									
1									2

W:\Projects\2024\200-399\2400322\CAD\SURV\2400322 ALTA.dwg - Last printed 7/30/2024 12:18 PM

ALTA/NSPS LAND TITLE SURVEY

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115



LEGEND	
	PROPERTY LINE
	EXISTING CENTER LINE
	RIGHT-OF-WAY
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TREE LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING DECIDUOUS TREE
	EXISTING SANITARY MANHOLE
	EXISTING CURB INLET CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING UNKNOWN MANHOLE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC PEDESTAL
	EXISTING ELECTRIC TRANSFORMER
	EXISTING TRAFFIC LIGHT POLE
	EXISTING TRAFFIC PEDESTAL
	EXISTING TELECOM. PEDESTAL
	X-WALK SIGNAL BUTTON
	IRON PIN FOUND
	DRILL HOLE FOUND
	X CUT FOUND
	5/8"x30" IRON PIN SET CAPPED "MANNIK SMITH GROUP"
	M.N.S. MAG NAIL SET

SANITARY STRUCTURE TABLE

1 MH #85192
RIM=820.90
INV~ 10" PVC= 816.05 W

STORM STRUCTURE TABLE

1 MH #85483
RIM=822.56
INV~ 18" RCP=817.25 W
INV~ 18" RCP=817.25 E

2 MH #85348
RIM=821.41
INV~ 18" RCP=815.82 W
INV~ 21" RCP=815.55 N
INV~ 24" RCP=815.43 E

3 CB #85344
RIM=820.65
INV~ 21" RCP=815.70 N
INV~ 21" RCP=815.70 S

4 MH #85479
RIM=821.06
INV~ 24" RCP=814.96 W

5 CB #85404
RIM=819.56
INV~ 12" CPP=815.54 E

6 CB #85449
RIM=818.96
INV~ 12" CPP=814.39 E

DESCRIPTION		BY		DATE		NO.	
2600 CHAGRIN BLVD. SUITE 300 OH 44122 SHAWNEE, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497							
PROJECT DATE: 5/2/2024							
PROJECT NO.: 2400322							
DRAWN BY: LKS							
CHECKED BY: ND							
TECHNICAL SKILL: CREATIVE SMITH							
Mannik Smith GROUP www.MannikSmithGroup.com							
PREPARED FOR:							
JP MORGAN CHASE BANK, NA							
995 WEST THIRD AVE. COLUMBUS OH 43212							
2811 LONDON GROVEPORT RD, GROVE CITY OH 43123							
ALTA SURVEY EXISTING CONDITIONS							
2							
2							

EXHIBIT "A"

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;

THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;

THENCE SOUTH 01°16'04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISTANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCE OF 17.58 FEET (0.23' WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40

ACRE TRACT (PARCEL I - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.380 ACRE TRACT AS CONVEYED TO THE CITY OF GROVE CITY, AS CONVEYED BY INSTRUMENT NO. 200612270255779 AND DESCRIBED AS FOLLOWS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN SURVEY NUMBER 6115, VIRGINIA MILITARY DISTRICT, BEING A PART OF THE REMAINDER OF THAT 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC OF RECORD IN INSTRUMENT NUMBER 200204260105355, AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A CENTERLINE MONUMENT SET MARKING THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD WITH SOUTH MEADOWS DRIVE AS SHOWN ON DEDICATION OF PART OF S.R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83° 31' 37" EAST, 1641.63 FEET, WITH THE CENTERLINE OF LONDON-GROVEPORT ROAD TO THE NORTHEAST CORNER OF THAT 34.149 ACRE TRACT CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 200605090089637 AND THE NORTHWEST CORNER OF SAID 76.096 ACRE TRACT, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83° 31' 37" EAST, 212.52 FEET, CONTINUING WITH SAID CENTERLINE, TO A CENTERLINE MONUMENT SET; THENCE SOUTH 82° 58' 38" EAST, 118.00 FEET, CONTINUING WITH SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER OF RECORD IN OFFICIAL RECORD 6520E18;

THENCE SOUTH 01° 11' 18" WEST, 50.26 FEET, WITH A LINE COMMON TO SAID 76.096 AND 10.00 ACRE TRACTS TO A 1/4 INCH IRON PIPE FOUND; THENCE NORTH 82° 58' 38" WEST, 122.87 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET;

THENCE NORTH 83° 31' 37" WEST, 207.96 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET IN THE LINE COMMON TO SAID 76.096 AND 34.149 ACRE TRACTS;

THENCE NORTH 01° 31' 50" EAST, 50.19 FEET, WITH SAID COMMON LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.380 ACRE, MORE OR LESS, WHICH INCLUDES 0.228 ACRE IN THE PRESENT ROADWAY OCCUPIED, BEING A PART OF AUDITOR'S PARCEL NO. 040-008045. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5548 & FCGS 5539, HAVING A BEARING OF NORTH 00° 21' 40" EAST FOR A PORTION OF THE CENTERLINE OF HOOVER ROAD,

ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 26.225 ACRE TRACT AS CONVEYED TO FEDEX GROUND PACKAGE SYSTEM, INC. BY INSTRUMENT NUMBER 200409200218323:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN THE VIRGINIA MILITARY SURVEY DISTRICT, SURVEY NUMBER 6115 AND BEING PART OF THE 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE SAID 76.096 ACRE TRACT, AND BEING THE POINT OF TRUE BEGINNING, FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 50.19 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD TO A RAILROAD SPIKE SET;

THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ON, OVER AND ACROSS THE SAID 76.096 ACRE TRACT:

1. SOUTH 01°36'36" WEST, A DISTANCE OF 1809.50 FEET, TO AN IRON PIN SET;
2. NORTH 69°13'45" EAST, A DISTANCE OF 77.53 FEET, TO AN IRON PIN SET;
3. SOUTH 84°57'09" EAST, A DISTANCE OF 110.18 FEET, TO AN IRON PIN SET;
4. SOUTH 88°49'22" EAST, A DISTANCE OF 91.71 FEET, TO AN IRON PIN SET;
5. NORTH 86°02'23" EAST, A DISTANCE OF 284.72 FEET, TO AN IRON PIN SET;
6. NORTH 88°41'29" EAST, A DISTANCE OF 178.00 FEET, TO AN IRON PIN SET;
7. NORTH 86°28'55" EAST, A DISTANCE OF 365.76 FEET, TO AN IRON PIN SET;
8. SOUTH 88°43'56" EAST, A DISTANCE OF 185.05 FEET, TO AN IRON PIN IN THE EASTERLY LINE OF SAID 76.096 ACRE TRACT, BEING A LINE COMMON TO AN ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352;

THENCE SOUTH 01°16' 04" WEST, A DISTANCE OF 831.51 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, TO A STONE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF A 42.269 ACRE TRACT CONVEYED TO PFV SEEDS PARK ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200310240342103;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PINS FOUND AT DISTANCES OF 17.58 FEET (0.23' WEST), 27.18 FEET (0.22 FEET WEST) AND A REBAR FOUND AT 2492.56 FEET (STULTS CAP), ALONG THE WESTERLY LINE OF SAID 76.096 ACRE TRACT, A LINE COMMON TO SAID 42.269 ACRE TRACT AND THEN COMMON TO THE EASTERLY LINE OF A 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 11996, C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 26.225 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) FROM AN ACTUAL FIELD SURVEY OF THE 76.096 ACRE TRACT PERFORMED BY R.D. ZANDE & ASSOCIATES IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 34.149 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP BY INSTRUMENT NUMBER 200605090089637:

SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 31;

THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY-THREE DEGREES THIRTY-SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY-THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY-EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET; THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY-THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;

2. NORTH EIGHTY-EIGHT DEGREES TWENTY-THREE MINUTES TWENTY-FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY-EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;

3. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY-ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO.

200409200218323; THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:

1. SOUTH EIGHTY-EIGHT DEGREES FORTY-ONE MINUTES TWENTY-NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;

2. SOUTH EIGHTY-SIX DEGREES TWO MINUTES TWENTY-THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;

3. NORTH EIGHTY-EIGHT DEGREES FORTY-NINE MINUTES TWENTY-TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY-ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;

4. NORTH EIGHTY-FOUR DEGREES FIFTY-SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;

5. SOUTH SIXTY-NINE DEGREES THIRTEEN MINUTES FORTY-FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY-SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY-FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED. ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.







Date: 10/16/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-47-24
1st Reading: 10/21/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-47-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR NATIONWIDE CHILDREN'S CLOSE TO HOME CENTER LOCATED AT 1350 AND 1370 STRINGTOWN ROAD

WHEREAS, on October 08, 2024, the Planning Commission recommended approval of the Development Plan for Nationwide Children's Close to Home Center with the following stipulations:

1. Lighting fixtures shall be installed to bring the site into compliance with the 0.5 footcandle minimum for vehicular and pedestrian areas. Fixtures shall be of similar character to those utilized on the OhioHealth Grove City Methodist Hospital site; and
2. A variance shall be obtained from the Board of Zoning Appeals from Section 1135.12 to exceed the maximum permitted building height of 35' by six feet eight inches for a maximum height of 41' 7"; and
3. A variance shall be obtained from the Board of Zoning Appeals from Section 1131.03(49) to allow for parking spaces totaling 162 square feet, which is less than the minimum of 180 square feet required.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for Nationwide Children's Close to Home Center located at 1350 & 1370 Stringtown Road, contingent upon the stipulation set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 8: 202409060040 – Nationwide Children’s Close to Home Center – Final Development Plan

Site Location

1350-1370 Stringtown Road (PIDs 040-011797
& 040-011803)

Proposal

A Development Plan for a new 24,314-square-foot medical office building

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

Nationwide Children’s Hospital

Applicant/Representative

Kyle Weber, The Kleingers Group

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- GroveCity2050 Community Plan

Staff Recommendation

Approval with three stipulations

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. GC2050 Analysis.....	5
4. Recommendation	6
5. Detailed History	7

Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This application is a Development Plan for a new 24,314-square-foot medical office building for Nationwide Children’s Close to Home at 1350-1370 Stringtown Road.

Zoning Map



Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

1. Context Map

This property is located at 1350-1370 Stringtown Road (PIDs 040-011797 & 040-011803)



202409060040
Nationwide Children's Close to Home Center
Final Development Plan
PIDs: 040-011797 & 040-011803

0 50 100 200 300 400 500 Feet

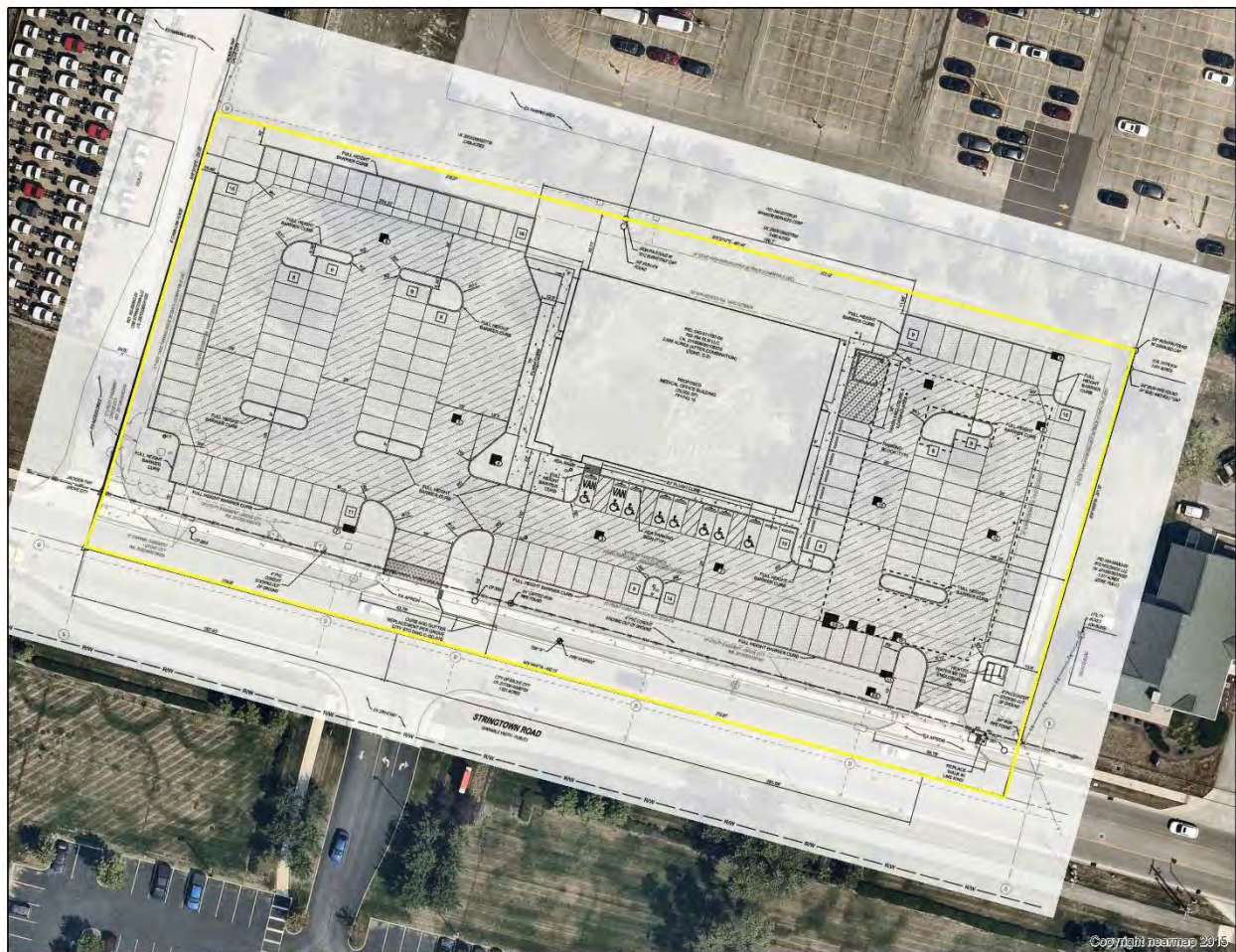


2. Analysis

The applicant is requesting approval of a Development Plan for a new 24,314-square-foot medical office building for Nationwide Children's Close to Home at 1350-1370 Stringtown Road. The site is zoned C-2 (Retail Commercial), which allows for uses permitted in the Professional Services (PSO) district, including a variety of medical office uses.

The GroveCity2050 Community Plan Land Use and Future Character Map designates this site as a Commercial Center, which is characterized as areas with community and regional-scale commercial development situated near and along major roadways and corridors. Primary uses recommended include commercial and office.

Site Plan



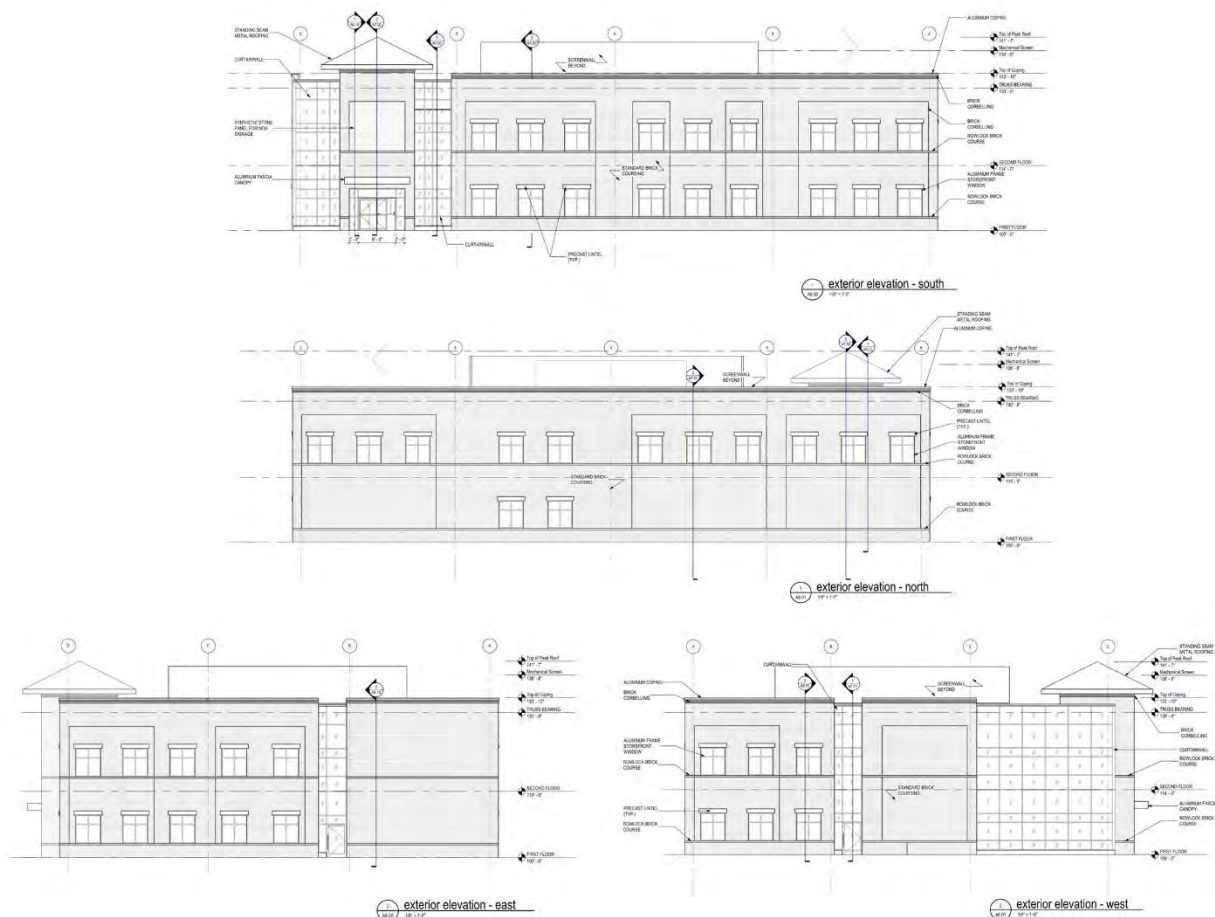
The 2.69-acre site comprises two parcels, each with an existing curb cut onto Stringtown Road. These curb cuts are to remain and will provide access to the two parking areas on site. The two-story, 24,314-square-foot building is centrally located between the parking areas. The western curb cut leads into the larger parking area and main entrance for the building. The 25-foot-wide drive aisle along the entrance includes a 13.5-foot-wide drop-off area. A 25-foot-wide drive aisle runs parallel to Stringtown Road, provides access to ADA parking spaces, and connects the two parking areas. The dumpster enclosure is located at the northwest corner of this parking area. One hundred fifty-eight (158) parking spaces are provided (150 regular spaces and 8 ADA spaces), which

exceeds the number required by code (125) based on the square footage of the building. However, code requires that parking spaces be a minimum of 180 square feet, and the proposed spaces are 162 square feet, which will require approval of a variance from the Board of Zoning Appeals.

Building

The proposed two-story building totals 24,314 square feet in area. While the majority of the structure is 33'10" in height, a decorative roofline over the primary entrance measures 41' 7" from grade to the peak of the roof, which exceeds the maximum height of 35 feet permitted by code. A screenwall for rooftop mechanicals will also exceed the permitted maximum height; however, the height of the screenwall is under that of the roof peak over the entrance. As such, a variance must be obtained from section 1135.12 of code to exceed the maximum permitted height of 35 feet by a total of 6' 7". Staff is supportive of this variance, as the area that exceeds the 35-foot requirement is an architectural feature at the site's entrance, and staff believes the design and scale of the building is in character with other area structures including the Ohio Health Grove City Methodist Hospital across Stringtown Road which also exceeds the maximum height requirement.

The building will be finished primarily in red face brick (Glen Gery, *Kenosha*), with cast stone accents (Indiana, *White*) above the windows. The primary brick includes differing patterns for accent, including rowlock brick course beneath the windows and brick corbeling along the top of the façade. The southwest corner of the building, as well as sections on the east and west elevations, will include curtainwall (Mullions: *Slate Grey*, Glass: *Low E Grey*). An aluminum fascia canopy (Kynar 500 *Slate Grey*) is proposed at the building entrance along the southeast corner of the building. A tower featuring standing seam metal roofing (Kynar 500 *Slate Grey*) is also proposed at the southeast corner to provide a distinct architectural



appearance. The proposed dumpster enclosure and monument sign base will utilize the same finish materials used on the primary building.

Landscaping

The landscaping plan included in the materials shows extensive plantings throughout the site, which complies with the city's landscape code. This includes parking lot perimeter and island plantings and building perimeter plantings. Additionally, plans show supplemental landscaping plantings around the dumpster enclosure, meeting code requirements.

Site Lighting

Submitted materials show pole-mounted light fixtures located in parking lot islands throughout the site. The photometric plan does not show any building-mounted fixtures. Therefore, some of the parking areas and sidewalks along the building are under the code-required lighting levels for vehicular and pedestrian areas. The sidewalks along the building's east, west, and south sides will need to meet the 0.5 footcandle requirement, which may require the installation of building-mounted fixtures to meet code requirements. Further, staff recommends the site lighting fixtures installed be black and similar in character to those utilized on the OhioHealth site across Stringtown Road.

Signage

While signage will be reviewed and approved through the Building Division under a sign permit, details on the proposed signage were provided with the application materials. The proposed building sign will include the Nationwide Children's Logo and measure 104 square feet. A monument sign is proposed along Stringtown Road at the west curb cut. The plans provided show the monument sign measuring 60.6 square feet, which exceeds the 50 square foot maximum permitted by code. Additionally, the monument sign is shown as measuring 9' 2" in height, exceeding the maximum permitted height of 8'. To construct the monument sign as shown on the plans, two variances will need to be obtained from the Board of Zoning appeals:

1. A variance from Section 1145.16(a)(2) to exceed the maximum permitted square footage of a monument sign (50 square feet) by 10.67 square feet for a total of 60.67 square feet.
2. A variance from Section 1145.169(e)(1) to exceed the maximum permitted height of a monument sign (8 feet) by 1 foot for a total height of 9 feet.

Staff is supportive of the proposed signage and corresponding variances, noting that other medical offices, particularly those with emergency services such as the Ohio Health Grove City Methodist Hospital, have similarly scaled monument signs.

Stormwater

Plans show that stormwater will be managed using an underground stormwater detention area located under the east parking area. This system will be examined in greater detail during the final engineering review to ensure compliance with both water quality and quantity requirements.

3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles.

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding is Met: According to submitted materials, the proposed development will bring approximately 45 new jobs to the community while providing pediatric care to Grove City residents.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding is Met: The proposed building utilizes high-quality materials, including brick, cast stone accents, and curtain walls. Additionally, the primary brick includes differing patterns for accent, including a rowlock brick course beneath the windows and brick corbeling along the top of the façade. Staff believes that the building architecture, combined with the extensive site landscaping, will result in an attractive development.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.

Finding Not Applicable: No changes are proposed to the street network, and the existing sidewalk along the property's frontage will not be impacted.

(4) Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.

Finding Not Applicable: The proposed development is within an existing corridor and is designed to be compatible with the area.

(5) Development provides the City with a net fiscal benefit.

Finding is Met: The proposed development will add approximately 45 new employment opportunities, contributing to the City's tax base. Additionally, the proposed use will not have an undue burden upon City resources such as infrastructure and utilities and will contribute services to the community in the form of pediatric medical care.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations:

1. Lighting fixtures shall be installed to bring the site into compliance with the 0.5 footcandle minimum for vehicular and pedestrian areas. Fixtures shall be of a similar character to those utilized on the OhioHealth Grove City Methodist Hospital site.
2. A variance shall be obtained from the Board of Zoning Appeals from section 1135.12 to exceed the maximum permitted building height of 35 feet by 6' 8" for a maximum building height of 41' 7"
3. A variance shall be obtained from the Board of Zoning Appeals from Section 1131.09(49) to allow for parking spaces totaling 162 square feet, which is less than the minimum of 180 square feet required by code.

6. Detailed History

2002

City Council approved the annexation of the property into the City with Ordinance C-116-02 and zoned C-2 upon annexation with Ordinance C-111-02.



Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Nationwide Children's Close to Home Center

PROJECT LOCATION: 1350 and 1370 Stringtown Road

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-011797-00, 040-011803-00

ACREAGE AFFECTED BY THIS APPLICATION: 2.67 Acres

EXISTING ZONING: C-2

EXISTING LAND USE: Vacant - Former Residential

PROPOSED ZONING: C-2

PROPOSED LAND USE: Medical

FUTURE LAND USE DESIGNATION: _____

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Nationwide Children's Hospital 700 Children's Drive Columbus, Ohio 43205

Name	Address	City, State, Zip
614-722-2000	Libbey Hoang (libbey.hoang@nationwidechildrens.org)	
Phone	Fax	Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Name	Title	Company / Organization
Libbey Hoang	VP, Planning & Bus Dev, Close To Home Network	Nationwide Children's Hospital
700 Children's Drive	Columbus, Ohio 43205	
Address	City, State, Zip	
614-355-3145	libbey.hoang@nationwidechildrens.org	
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name	Title	Company / Organization
Kyle Weber	Senior Project Manager	The Kleingers Group
350 Worthington Road, Suite H	Westerville, OH 43082	
Address	City, State, Zip	
614-882-4311	kyle.weber@kleingers.com	
Phone	Fax	Email

Civil Engineer of Record

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Nationwide Children's Close To Home CenterDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 2.67 acres TOTAL FLOOR AREA: 24,314sfNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 41'-7" to peak / 33'-10" to parapetESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 45ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$9.5MM ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$1.0MM**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I Libbey Hoang (Nationwide Children's Hospital), the current property owner hereby authorize the applicant Kyle Weber (Kleingers Group) to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: *Libbey M. Hoang* Date: 9/5/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 5th day of September, 2024.

Yvette Schlarmann
Official Seal and Signature of Notary Public



YVETTE SCHLARMAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 10/29/2024

YAS

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

I, Kyle Weber (The Kleingers Group), the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: *Kyle Weber* Date: 9/5/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:	\$ 300.00
Engineering Review Fee:	\$ 800.00
Planning Review Fee:	\$ 784.55
Total Submittal Fee:	\$ 1,884.55

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

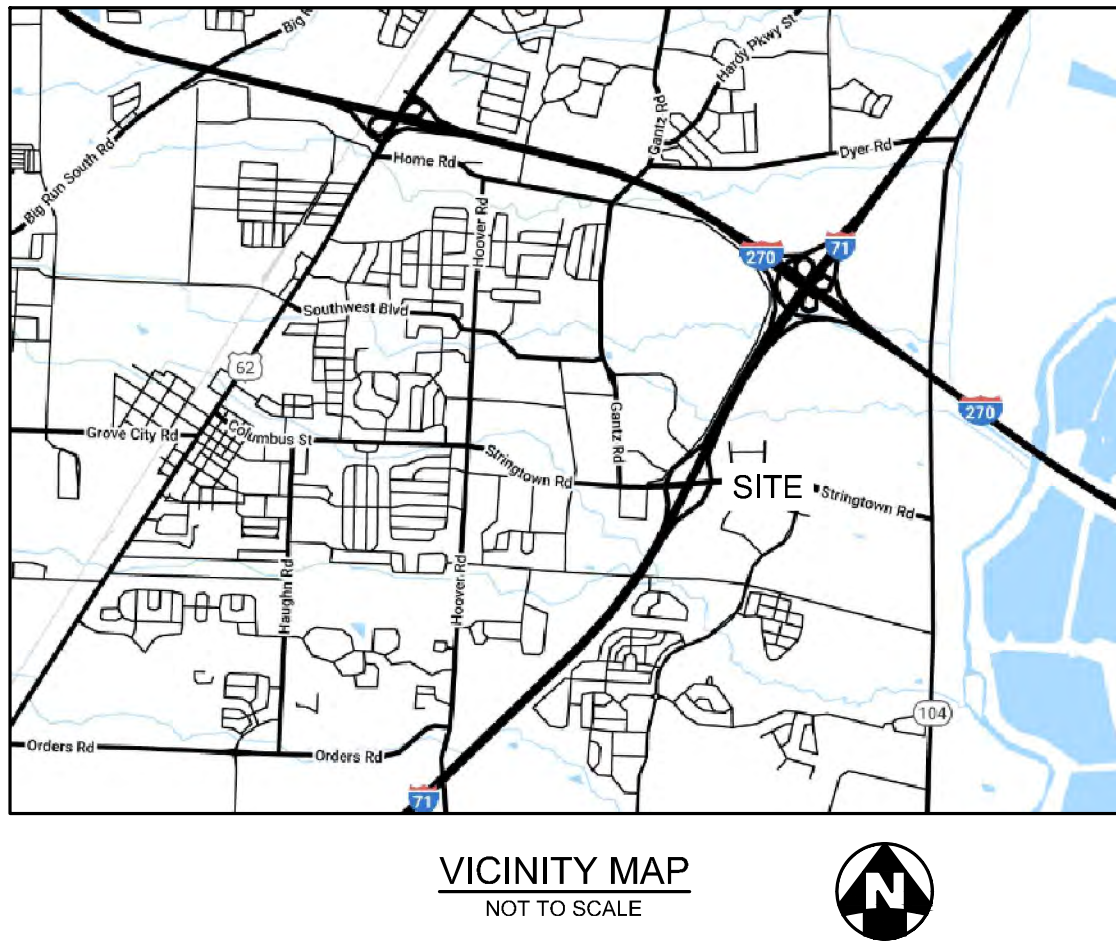
1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



FINAL DEVELOPMENT PLAN FOR NCH - GROVE CITY CLOSE TO HOME

1350-1370 STRINGTOWN ROAD
PID'S: 040-011803 & 040-011797
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

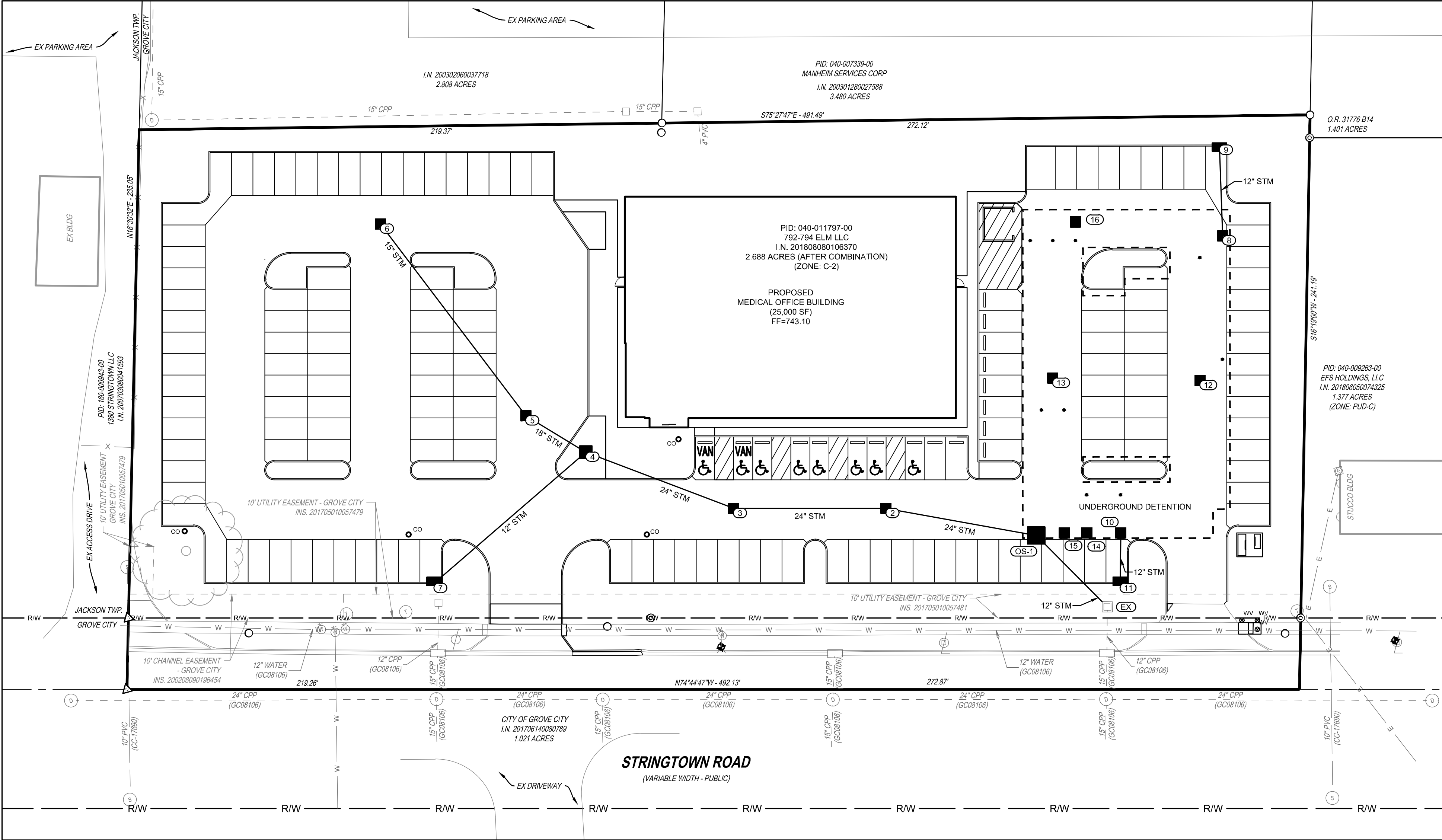
Received By:
Grove City Development
9/27/24



- 775 Yard Street, Suite 325
Columbus, OH 43212
- p 614 764 0407
- f 614 764 0237
- www.designwithma.com



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE



O/WNER/DEVELOPER:
NATIONWIDE CHILDRENS HOSPITAL
700 CHILDRENS DRIVE
COLUMBUS, OH 43205
PHONE: 513-271-6400
CONTACT: RYAN HALLOWEL
EMAIL: RYAN.HALLOWELL@NATIONWIDECHILDRENS.ORG

ENGINEER & SURVEYOR:
THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OH 43082
PHONE: 614-882-4311
CONTACT: BRENDAN M. FLEMING, PE
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

PROJECT DESCRIPTION

THIS PLAN IS FOR THE DEVELOPMENT OF MEDICAL OFFICE BUILDING AT THE ABOVE REFERENCED LOCATION. THE EXISTING CURB CUTS ON STRINGTOWN ROAD WILL BE USED FOR ACCESS. FEATURES APPURTENANT TO THE BUILDING INCLUDE A NEW PARKING LOT, SCREENED REFUSE/STORAGE AREAS, UTILITY CONNECTIONS, STORMWATER MANAGEMENT FEATURES, AND LANDSCAPING MEASURES.

STORMWATER MANAGEMENT

THE SUBJECT DEVELOPMENT WILL INCREASE THE AMOUNT OF IMPERVIOUS SURFACE ON THE PROPERTY. AS SUCH, PEAK STORMWATER RUNOFF RELEASE RATES AND VOLUMES WILL ALSO INCREASE. THESE INCREASES WILL BE MITIGATED THROUGH THE USE OF AN APPROPRIATELY SIZED UNDERGROUND DETENTION SYSTEM WITH A GEOTEXTILE FILTER FOREBAY. THE DESIGN OF THIS FEATURE WILL FOLLOW THE REQUIREMENTS OF THE OHIO EPA AND CITY OF GROVE CITY FOR QUANTITY AND QUALITY.

FLOOD DESIGNATION

THE SUBJECT PROPERTY EXISTS WITHIN FLOOD ZONE X (AREAS WITH MINIMAL FLOOD RISK) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 39049C0318K (PANEL 318 OF 465), REVISED JUNE 17, 2008

SIGNATURE BLOCK

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

CITY ADMINISTRATOR _____ DATE _____
CITY OF GROVE CITY, OHIO

DIRECTOR OF PUBLIC SERVICE
CITY OF GROVE CITY, OHIO

REVIEWED FOR THE CITY OF GROVE CITY	DATE
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JACKSON TOWNSHIP FIRE DEPARTMENT

ZONING REQUIREMENTS TABLE					
ZONE: C-2 (RETAIL COMMERCIAL)					
EXISTING USE: UNDEVELOPED					
PROPOSED USE: OFFICES OF PHYSICIANS AND SURGEONS [PERMITTED BY 1135.09(b)(3)]					
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMPLIES
-	MIN. LOT AREA (AC)	[N/S]	2.69	NO CHANGE	[N/A]
1135.12-II	MIN. SETBACK LINE (FT)	[1]	[N/A]	110	YES
1135.12-II	MIN. INTERIOR SIDE (FT)	6	[N/A]	146.28	YES
1135.12-II	MIN. YARD NEXT TO RESIDENTIAL DISTRICTS (FT)	60	[N/A]	[N/A]	[N/A]
1135.12-II	MIN. REAR YARD DEPTH (FT)	6	[N/A]	30.71	YES
1135.12-II	MIN. YARD NEXT TO NON-RESIDENTIAL DISTRICTS (FT)	30	[N/A]	30.71	YES
1135.12-II	MAX. BUILDING HEIGHT (FT)	35	[N/A]	41.58	NO [V]
1135.12-II	MAX. BUILDING COVERAGE (%)	75	[N/A]	11.07	YES

[N/A] NOT APPLICABLE
[N/S] NO STANDARD
[V] VARIANCE REQUEST REQUIRED
[1] GREATER OF SEVENTY (70') FEET FROM THE CENTERLINE OR TWENTY (20') FEET FROM THE STREET RIGHT-OF-WAY OF A PRIMARY THOROUGHFARE

PARKING REQUIREMENTS TABLE					
CATEGORY: PROFESSIONAL OFFICE					
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMPLIES
1131.03(49)	MIN. OFF-STREET PARKING SPACE SIZE (SF)	180	[N/A]	162	NO [V]
1135.12-II	MIN. OFF-STREET PARKING SPACES	125 [1]	[N/A]	158 (INCLUDING 8 ADA)	YES
1136.06(a)(2)	FRONTAGE PARKING SETBACK ALONG PUBLIC STREETS (≥25 VEHICLE LOTS) (FT)	15	[N/A]	15	YES
1136.06(b)	SIDE PARKING & AISLE SETBACK (COMPATIBLE USE) (FT)	10 (CARS) / 20 (TRUCKS)	[N/A]	10-46 / [N/A]	YES
1136.06(b)	REAR PARKING & AISLE SETBACK (COMPATIBLE USE) (FT)	10 (CARS) / 20 (TRUCKS)	[N/A]	10 / [N/A]	YES
1136.06(d)	MIN. LANDSCAPE ISLANDS	9 [2]	[N/A]	18	YES
1136.06(d)	MIN. LANDSCAPE ISLAND SIZE (FT X FT)	8 X 18 OR 8 X 36	[N/A]	8 X 18 OR 6.36 X 36	NO [C]
1136.06(d)	MAX. CONSECUTIVE SPACES WITHOUT ISLAND	21	[N/A]	16	YES
1136.06(d)(1)	ISLANDS TO LIMIT CROSS TAXING	[N/A]	[N/A]	NO	NO [N/A]
1137.07	MIN. LOADING SPACES	[N/A] [3]	[N/A]	NO	[N/A]
C-GC-42B	MAX. DRIVEWAY CURB OPENING (FT)	60	59.78	NO CHANGE	YES
C-GC-42B	MIN. CENTERLINE TO CENTERLINE DRIVE SPACING (FT)	100	±182	167.43	YES

(N/A) NOT APPLICABLE
(V) VARIANCE REQUEST REQUIRED
(C) CITY COUNCIL APPROVAL REQUIRED
(1) PARKING CALCULATION - (1135.12b)(1)
1. BUSINESS OR PROFESSIONAL OFFICE
ONE (1) SPACE PER TWO HUNDRED (200) SF
25,000 SF * 1 SPACE / 200 SF = 125 SPACES
(2) LANDSCAPE ISLAND CALCULATION
FOR THE FIRST SIXTY (60) SPACES, TWO (2) ISLANDS
FOR THE REMAINING SPACES: ONE (1) PER FIFTEEN (15) ADDITIONAL SPACES
156 SPACES - 60 SPACES = 96 ADDITIONAL SPACES
96 ADDITIONAL SPACES / 15 = 6.53 LANDSCAPE ISLANDS (USE 7)
TOTAL LANDSCAPE ISLANDS = 2 + 7 = 9 LANDSCAPE ISLANDS
(3) ONLY REQUIRED FOR USES INVOLVING THE RECEIPT OR DISTRIBUTION, BY VEHICLES, OF MATERIALS OR MERCHANDISE

SHEET INDEX:

C01.01 - TITLE SHEET
C01.02 - GENERAL NOTES
C01.03 - GENERAL NOTES & DETAILS
C02.01 - DEMOLITION PLAN
C03.01 - LOCATION PLAN
C04.01 - UTILITY PLAN
C04.02 - UNDERGROUND DETENTION DETAILS
C05.01 - GRADING PLAN
C06.01 - FIRE TRUCK CIRCULATION PLAN

NO.	DATE	DESCRIPTION
01	09/27/24	FDP REVIEW #1

240330.000

06 SEPTEMBER 2024

TITLE SHEET

C01.01

DEVELOPMENT GENERAL NOTES - STREET, STORM AND WATER SITE IMPROVEMENT PLANS JANUARY 10, 2024

1. SPECIFICATIONS: THE MOST CURRENT CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC AND ODOT CMS RESPECTIVELY) TOGETHER WITH THE REQUIREMENTS OF THE CITY OF GROVE CITY, OHIO, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE CONTRACT SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATIONS, OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN, IN CASE OF ANY CONFLICT AMONG THESE IDENTIFIED TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT SHALL TAKE PRECEDENCE (AS DETERMINED BY THE SOLE DISCRETION OF THE CITY).

GENERAL PROVISIONS OF THE ODOT CMS AND THE CITY OF COLUMBUS CMSC SHALL NOT APPLY UNLESS SPECIFICALLY REFERENCED. THIS EXCLUSION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, DIVISION 100 OF THE ODOT CMS AND CITY OF COLUMBUS CMSC.

2. BENCH MARKS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REVENUE MARKS, AND STAKE OR PLANT MARKS. PROPERTY CORNERS, REVENUE MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. SAFETY REQUIREMENTS: THE CONTRACTOR AND ANY AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING ALL OSHA RULES AND REGULATIONS.

4. PERMITS: THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENT FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLANS.

5. NOTIFICATION: A PRECONSTRUCTION MEETING WILL BE COORDINATED AFTER DESIGN APPROVAL AND PRIOR TO COMMENCEMENT OF WORK. A NOTICE OF MEETING DATE WILL BE PROVIDED WITH THE MEETING MINUTES. THE CONTRACTOR WILL THEN NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK. HARD COPIES OF THE APPROVED PLANS WILL BE DISTRIBUTED UPON REQUEST.

THE CONTRACTOR MUST PROVIDE PRE-NOTIFICATION OF WORK TO ADJACENT OWNERS NO LESS THAN FORTY- EIGHT (48) HOURS PRIOR TO WORK BEING PERFORMED THAT WILL HAVE AN EFFECT ON RESIDENTS AND/OR BUSINESSES. THE PRE-NOTIFICATION MUST BE IN WRITING AND IT MUST INCLUDE: (1) CONTRACTOR NAME AND 24-HOUR PHONE NUMBER; (2) DURATION OF WORK BEING PERFORMED; (3) A LIST OF RESTRICTIONS ON THE AFFECTED RESIDENTS AND/OR BUSINESSES; (4) INSTRUCTIONS TO AFFECTED RESIDENTS AND/OR BUSINESSES. THE WRITTEN NOTIFICATION SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO WORK BEGINNING.

THE CONTRACTOR SHALL POST "NO PARKING" SIGNS IN APPROPRIATE AREAS NO LESS THAN 48 HOURS IN ADVANCE. ANY PARKING RESTRICTION, THE CONTRACTOR WILL PROVIDE "PRE-APPROVED" NO PARKING SIGNS ON CARDOCK FOR USE ON THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF GROVE CITY ON THE PRINTING OF THE SIGNS. THE CONTRACTOR MUST INSERT THE DATES AND TIMES OF THE PROPOSED PARKING RESTRICTION, THE REASON FOR THE RESTRICTION, AND THE CONTRACTOR'S CONTACT INFORMATION ON THE CARDOCK SIGN USING BLACK PERMANENT MARKER. THE CONTRACTOR MUST ALSO SUPPLY STAKES AND WEATHER RESISTANT SLEEVES FOR INSTALLATION OF SIGNS AND TO PROTECT THE SIGNS FROM DAMAGE CAUSED BY WEATHER. THE WOODEN STAKES FOR "NO PARKING" SIGNS SHALL BE 1 1/4" X 2 1/2" X 36 IN. THE WEATHER PROOF SLEEVES SHALL BE 9/8" X 1 1/2"X 36" STAPLESS® HEAVYWEIGHT JOG TICKET HOLDERS (STAPLES ITEM NO. 812754) OR APPROVED EQUAL. THE WEATHER RESISTANT SLEEVE WITH SIGN SHALL BE FIXED TO THE STAKE USING HEAVY-DUTY STAPLES. "NO PARKING" SIGNS MUST BE INSTALLED, MAINTAINED, REVISED IF DELAYS CAUSE AN ADJUSTMENT IN PARKING RESTRICTION), AND REMOVED BY THE CONTRACTOR, NO ADDITIONAL COMPENSATION WILL BE PAID FOR RESIDENT/BUSINESS NOTIFICATION OR POSTING REQUIRED SIGNAGE.

AS SET FORTH HEREIN, THE CONTRACTOR SHALL PROVIDE ALL NOTICES REQUIRED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS STRICTLY IN THE MANNER PRESCRIBED THEREIN. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES, REPRESENTS AND AGENTS HEREIN COLLECTIVELY REFERRED TO AS THE "CITY") AGAINST ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS, AND LEGAL LIABILITY OF EVERY NAME AND NATURE THAT THE CITY MAY SUSTAIN, INCLUR OR BE REQUIRED TO PAY (INCLUDING, BUT NOT LIMITED TO, CONSULTANT AND ATTORNEYS' FEES, DISBURSEMENTS, COSTS, OR OTHER EXPENSES) ARISING OUT OF, OR IN CONNECTION WITH, THE CONTRACTORS FAILURE TO STRICTLY COMPLY WITH THE NOTICE PROVISIONS IMPOSED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

6. INSPECTION: NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN MADE WITH THE CITY ENGINEER AND DIRECTOR OF PUBLIC SERVICE FOR INSPECTION SERVICES AND PAYMENT OF THE INSPECTION FEE DEPOSIT.

7. UTILITIES: THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY AS REQUIRED BY SECTION 153.64 OR SECTION 3781.27 OF THE OHIO REVISED CODE. THE CITY OF GROVE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE CITY OF GROVE CITY UNDERGROUND FACILITIES WHETHER SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT, WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING THE CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER, THE CITY AND THE DESIGN ENGINEER.

THE CONTRACTOR WILL NOTIFY OHIO811 AT LEAST 48 HOURS, AND NO MORE THAN 10 DAYS PRIOR TO EXCAVATING, WITH SUCH TIME PERIODS NOT INCLUDING WEEKENDS OR HOLIDAYS. CONTRACTOR SHALL SIMILARLY CONTACT ALL UTILITY OWNERS WHO ARE NOT SUBSCRIBERS TO OHIO811.

IF THERE ARE MARKERS OR OTHER APPARENT PHYSICAL EVIDENCE IN OR NEAR THE PROJECT AREA THAT MAY INDICATE THE EXISTENCE OF UNDERGROUND PETROLEUM OR NATURAL GAS LINES, THE CONTRACTOR SHALL ADDITIONALLY CONTACT THE OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OGUPS) AT (800) 925-0988. SAID NOTIFICATION SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

THE FOLLOWING UTILITIES ARE KNOWN OR CAN BE EXPECTED TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT.

UTILITY	OWNER	TELEPHONE
WATER, SANITARY, STORM AND STREET LIGHTING FACILITIES	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY, OHIO 43123	(614) 277-1100

THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTEANCES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL PROCEED WITH THE WORK AND PROTECT ALL UNDERGROUND UTILITIES IN A MANNER AT LEAST AS CAUTIOUS AND PROTECTIVE OF SAFETY AND UNDERGROUND UTILITIES AS SUCH METHODS IDENTIFIED IN SECTIONS 3781.25 THROUGH 3781.30 OF THE OHIO REVISED CODE.

ALL PRIVATE UTILITY RELOCATION (GAS, ELECTRIC, PHONE, ETC.) WILL BE THE RESPONSIBILITY OF THE UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

8. EXPOSE EXISTING UTILITY: WHERE POTENTIAL GRADE AND ALIGNMENT CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, OR AS SPECIFICALLY CALLED OUT ON THE PLANS, THE CONTRACTOR SHALL EXPOSE UTILITIES OR STRUCTURES SUFFICIENTLY IN ADVANCE OF LAYING PIPE FOR THE DESIGN ENGINEER TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION, ANY DISCREPANCY WITH THE PLANS SHALL BE COORDINATED WITH THE CITY AND ENSURE THAT THERE ARE NO CONSTRUCTION OR CONFLICT ISSUES ASSOCIATED WITH SAID DISCREPANCY.

9. CONFLICTS: IN ALL CONFLICTS IN ELEVATION BETWEEN THE WATER MAIN AND GRAVITY SEWERS, THE WATER MAIN SHALL BE MAINTAINED DURING CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF COLUMBUS, UNLESS OTHERWISE DIRECTED BY THE CITY.

10. SANITARY SERVICE LINES: THE CONTRACTOR SHALL ASSUME THAT EACH HOUSE HAS AT LEAST ONE (1) SANITARY, ONE (1) WATER, AND ONE (1) GAS SERVICE LINE. UNLESS MORE ARE MARKED BY THE UTILITY COMPANY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND SUPPORT THESE SERVICE LINES. COST FOR LOCATION AND SUPPORT SHALL BE INCLUDED IN THE COST BID FOR VARIOUS ITEMS, WHERE SERVICE LINES ARE CUT OR BROKEN, THE LINES ARE TO BE RESTORED TO THE STANDARDS OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE WITHIN 12 HOURS OF THE CUTTING OR BREAKING OF THE SERVICE LINE.

11. SITE VISIT: THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL EFFECTS UPON THE SCOPE OF WORK.

12. RIGHTS-OF-WAY: IN ADDITION TO THE DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF- WAY, INNS, COURT ENTRIES, AND RIGHTS-OF-WAY, OR ANY ACTION FILED IN COURT IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY.

13. EASEMENTS: EASEMENTS NOT ASSOCIATED WITH PLATS (I.E. ACCESS, UTILITY, ETC.) WILL BE RECORDED AND DOCUMENTATION PROVIDED TO THE CITY PRIOR TO PRECONSTRUCTION MEETING. NO WORK WHICH REQUIRES AN EASEMENT WILL BE ALLOWED TO PROCEED UNTIL THIS HAS BEEN DONE.

EASEMENTS ASSOCIATED WITH A PLAT WILL BE RECORDED WITH THE PLAT AS SOON AS REASONABLY POSSIBLE AFTER COMMENCEMENT OF CONSTRUCTION. SITE CONSTRUCTION CAN NOT BE ACCEPTED WITHOUT A RECORDED PLAT.

14. WORK LIMITS: THE CONTRACTOR IS RESPONSIBLE FOR CONTAINING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, VEHICLES, ETC. USED TO COMPLETE THE WORK WITHIN THE RIGHTS-OF-WAY OF THE STREETS, ROADWAYS, TEMPORARY EASEMENTS, PERMANENT EASEMENTS AND THE PROPERTY BOUNDARIES OF THE PROJECT IMPROVEMENTS, AS SHOWN ON THESE PLANS.

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THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF RESTORATION FOR ANY AREA OUTSIDE OF THE RIGHT- OF- WAY, PERMANENT EASEMENT OR PROJECT PROPERTY BOUNDARIES TO FORMER CONDITION OR BETTER AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY.

15. CONTRACT WORK PERFORMED BY THE CITY: IN THE EVENT THAT IT BECOMES NECESSARY FOR THE CITY TO PERFORM WORK OF AN IMMEDIATE NATURE (SUCH AS THE PLACEMENT OF BARRICADES OR REPLACEMENT OF SIGNS OR OTHER WARNING OR PROTECTIVE DEVICES) REQUIRED OF THE CONTRACTOR BY THE CONTRACT, THE DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN 2 DAYS OF REACHING FINAL GRADE.

16. CONVENIENCE FACILITIES: THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.

17. NON-RUBBER TIRED VEHICLES: NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON CITY STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS. EXCEPT AS MAY BE REQUIRED BY THE CITY OF GROVE CITY, FOR PUBLIC ROADWAYS ONLY, WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED, GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF GROVE CITY.

18. BUS ROUTE COORDINATION: SHOULD THE PROJECT IMPACT BUS ROUTES AND/OR STOPS, THE CONTRACTOR SHALL CONTACT THE SERVICE PROGRAM MANAGER OF THE CENTRAL OHIO TRANSIT AUTHORITY (COTA) BY PHONE AT (614) 398-4373 TWO (2) WEEKS PRIOR TO CONSTRUCTION TO COORDINATE PROPER BUS MOVEMENTS THROUGH OR AROUND THE JOB SITE DURING THE PROJECT. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, THE TEMPORARY RELOCATION OR REMOVAL OF COTA SIGNS AND/OR BUS STOP LOCATIONS.

19. SIGNS, MAILBOXES, FENCES, ETC.: THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SIGNS, MAILBOXES, FENCES, GUARDRAIL, SHRUBS, PROPERTY, DRAINAGE STRUCTURES, OR OTHER PHYSICAL FEATURES DISTURBED OR DAMAGED DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT, TO THEIR ORIGINAL OR BETTER CONDITION AND LOCATION, AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY OF GROVE CITY.

20. PRUNING, BRANCHES OR GROWTH WHICH INTERFERES WITH THE FREE CONSTRUCTION OF THE PROJECT MAY BE REMOVED FROM TREES/SHRUBS TO FACILITATE CONSTRUCTION OF THIS PROJECT. SUCH TOOLS WITH PRIOR APPROVAL FROM THE CITY'S URBAN FORESTER, ALL PRUNING TOOLS USED AND METHODS EMPLOYED SHALL MEET THE APPROVAL OF THE CITY'S URBAN FORESTER. THE BRANCHES SHALL BE REMOVED PER ANSI STANDARDS. TRIMMED BRANCHES OR DESTROYED THAT WERE NOT DESIGNATED FOR REMOVAL OR APPROVED BY THE CITY FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

21. DEWATERING: THE CONTRACTOR IS SOLELY RESPONSIBLE TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) FOR REGISTRY, MAINTENANCE, AND ABANDONMENT OF ANY WITHDRAWAL DEVICES USED IN THE CONSTRUCTION OF THIS PROJECT.

INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR AS DIRECTED BY THE DIRECTOR OR THEIR REPRESENTATIVES.

THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE AND FILE A WELL LOG AND A DRILLING REPORT FORM WITH ODNR, DIVISION OF WATER, WITHIN 30 DAYS OF THE COMPLETION OF INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUNDWATER FROM AN AQUIFER, IN ACCORDANCE WITH SECTIONS 1521.01 AND 1521.05 OF THE OHIO REVISED CODE. IN ADDITION, ANY SUCH FACILITY THAT HAS A CAPACITY TO WITHDRAW WATERS OF THE STATE IN AN AMOUNT GREATER THAN 100,000 GALLONS PER DAY FROM ALL SOURCES SHALL BE REGISTERED BY THE CONTRACTOR WITH THE CHIEF OF THE ODNR, DIVISION OF WATER. WITHIN THREE (3) MONTHS OF THE COMPLETION OF SUCH FACILITY IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE, COPIES OF THE NECESSARY PAPERWORK CAN BE OBTAINED AT ODNR, DIVISION OF WATER, FOUNTAIN SQUARE, COLUMBUS, OH, 43224-1387 - PHONE: (614) 265-6717.

THE CONTRACTOR SHALL FURNISH AND OPERATE SUITABLE PUMPING EQUIPMENT OF SUCH CAPACITY, ADEQUATE TO DEWATER THE TRENCH, SHOULD WATER BE ENCOUNTERED. THE TRENCH SHALL BE SUFFICIENTLY DEWATERED SO THAT THE PLACEMENT OF BEDDING AND THE LAYING AND JOINTING OF PIPES IS MADE ON FIRM, DRY GROUND. IF DEWATERING CANNOT PRODUCE ACCEPTABLE SUBGRADE, AND ONLY AS DIRECTED BY THE ENGINEER, UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED BY CMSC ITEM 906, STONE FOUNDATION.

THE CONTRACTOR SHALL CONVEY ALL TRENCH WATER TO A NATURAL DRAINAGE CHANNEL OR STORM SEWER WITHOUT DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PLACE AND MAINTAIN THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO FILTER THE DEWATERING DISCHARGE AND TO PREVENT EROSION AT THE DISCHARGE LOCATION.

22. REPLACEMENT OF DRAIN TILES AND STORM SEWERS: ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILES SHALL BE REPLACED WITHIN 12 HOURS OF THE REMOVAL OF THE SURROUNDING STRUTUM. IF POSSIBLE, THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO A STORM SEWER STRUCTURE, CURB UNDERDRAIN OR OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.

23. PAVEMENT CROSSINGS: FOR ALL PERMITTED CROSSING OF EXISTING STREETS THAT ARE TO BE OPEN TO TRAFFIC THE RESTORATION SHALL BE COMPLETED IN ONE OF THE FOLLOWING MANNERS:

- IMMEDIATELY COMPLETE PERMANENT, FULL-DEPTH PAVEMENT REPAIR IN ACCORDANCE WITH THE PLAN AND/OR STANDARD DETAILS.
- PROVIDE TEMPORARY PAVEMENT IN ACCORDANCE WITH ODOT CMS ITEM 615 AND STANDARD DRAWING C-GC-69. THE FINISHED SURFACE OF THE TEMPORARY PAVEMENT SHALL BE ASPHALT. AGGREGATE TOPPED TRENCHES SHALL NOT BE OPEN TO TRAFFIC UNLESS DIRECTED BY THE CITY.

24. SAW CUTTING: WHEN SAW CUTTING OF PAVEMENT (CONCRETE, ASPHALT, ETC.) IS NECESSARY, THE CONTRACTOR SHALL EMPLOY DUST COLLECTION MEASURES AND SHALL ENSURE ALL SLURRY IS CLEANED FROM THE ROADWAY IMMEDIATELY AFTER SAWING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY FUGITIVE DUST AND SLURRY.

25. MAINTAIN DRAINAGE: THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES. IF THE FLOW OF WATER IN SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE CONTRACT DOCUMENTS FOR THE MEASURE OF AND PAYMENT FOR SUCH COST SPECIFIC ITEMS, TO A CONDITION SATISFACTORY TO THE CITY.

26. INLET PROTECTION: THE CONTRACTOR IS RESPONSIBLE TO KEEP ALL STORM SEWER INLETS PROTECTED FROM EXCESSIVE AMOUNTS OF SEDIMENTS USING ADEQUATE FILTERING DEVICES AS APPROVED BY THE CITY.

27. EROSION & SEDIMENTATION CONTROL: THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORMWATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL OF THE OEPA.

THE DEVELOPER SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) FOR PROPOSED IMPROVEMENTS RESULTING IN THE LAND DISTURBANCE OR ONE ACRE OR MORE. THE SWPP SHALL BE PREPARED IN ACCORDANCE WITH THE GENERAL AND SPECIFIC REQUIREMENTS OUTLINED IN THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE OEPA'S PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR ITS SUBSEQUENT OSPA- ISSUED REVISION. THE SWPP SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A COPY OF THE OEPA PERMIT OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) SUBMISSION SHALL BE MADE AVAILABLE TO THE CITY.

EROSION CONTROL MEASURES ARE TO BE INSTALLED PER NPDES PERMIT REGULATIONS OR AS DIRECTED BY THE CITY, AND ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE PERMIT AND THE CITY.

ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY, AND/OR THE CITY AND STATE SHALL HAVE THE RIGHT TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.

THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY OF GROVE CITY 48 HOURS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE (1) OR MORE ACRES AS WELL AS DISTURBANCE OF LANDS LESS THAN ONE ACRE THAT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATIONS TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY.

ALL DISTURBED AREAS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT SOIL STABILIZATION REQUIREMENTS INDICATED WITHIN THE CITY OF GROVE CITY SEEDING AND MULCHING GENERAL NOTES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY, SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE IT.

28. SEEDING AND MULCHING: SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN. THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 699, IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT, DETERMINED AT THE SOLE DISCRETION OF THE CITY OF GROVE CITY SHALL APPLY. IN ADDITION TO THESE REQUIREMENTS, THE SEEDING AND MULCHING SHALL CONFORM TO THE FOLLOWING:

PERMANENT SEEDING: DISTURBED AREAS THAT ARE AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN 2 DAYS OF REACHING FINAL GRADE.

TEMPORARY SEEDING: DISTURBED AREAS THAT ARE NOT AT FINAL GRADE AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE.

ALL TOPSOIL SHALL BE OF THE HIGHEST QUALITY AND FREE OF ALL STONES, TRASH, AND OTHER DELETERIOUS MATERIALS GREATER THAN 1/4-INCH, BEFORE PLACING TOPSOIL. THE DISTURBED AREAS SHALL BE FREE OF LARGE ROCKS AND DEBRIS (GREATER THAN 3-INCH IN SIZE). ORGANIC CONTENT SHALL BE TESTED BY AN APPROVED LAB AND CERTIFIED TO BE BETWEEN 10-20% BY WEIGHT. ALL TOPSOIL SHALL BE SATURATED WITH WATER AND MULCH PRIOR TO SEEDING. SETTLED AREAS SHALL BE REFILLED AND SATURATED AGAIN PRIOR TO SEEDING. THE GRADES SHALL MATCH ALL EXISTING LANDSCAPE AND ANY IMPROVEMENTS COMPLETED UNDER THIS PLAN. THE CONTRACTOR SHALL SCARIFY THE SOIL SURFACE TO OPEN THE SOIL PRIOR TO SEEDING. ALL SEEDING, FERTILIZER, AND MULCH SHALL BE PLACED WITHIN FIVE (5) WORKING DAYS OF PLACING TOPSOIL.

ALL SEEDING, MULCHING AND FERTILIZER SHALL BE PLACED BY UTILIZING HYDRO-SEEDING / HYDRO-MULCHING METHODS. IN ALL CASES IF USING SEED OR HYDRO-SEED, THE COVERED SURFACE WITH PENN MULCH OR OTHER MULCH APPROVED TO COVER GRASS SEED, STRAW SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION BY THE CITY ENGINEER.

RESIDENTIAL SINGLE-FAMILY HOMES: ALL RESIDENTIAL HOMES SHALL HAVE THE FRONT YARD, SIDE YARDS AND AT LEAST 10' OFF THE BACK OF THE STRUCTURE SOODED. THE REMAINING LOT CAN BE GRASS SEED WITH COVER REQUIREMENTS PREVIOUSLY MENTIONED.

COMMERCIAL/MULTIFAMILY PROJECTS: ALL ROADWAY FRONTAGE REQUIREMENTS SOD FROM CURB TO BUILDING, SOD AND/OR SEED SHALL BE PLACED IN ALL REMAINING BARREN AREAS. IN CERTAIN CASES THE FINAL DEVELOPMENT PLAN IDENTIFIES SPECIFIC AREAS OF GRASS SEED PLACEMENT VS. SOD WHICH SHALL BE ADHERED TO.

REQUIRED PERMANENT SEED MIXES FOR CONSTRUCTION	
OPTION #1 (SEEDING DATES: MARCH 1 TO SEPTEMBER 30)	40% KENTUCKY BLUE GRASS
20% CREEPING RED FINE FESCUE	20% CHEWINGS FINE FESCUE
20% PENN FINE PERENNIAL RYE GRASS	

OPTION #2 (FALL SEEDING DATES AFTER SEPTEMBER 30)	30% KENTUCKY BLUE GRASS
20% CREEPING RED FESCUE	
50% PERENNIAL RYE (PENN FINE, KEYSTONE, OR EQUAL)	

FERTILIZER	
12-12-12 AT 2- POUNDS PER 1,000 SQUARE FEET (DRY OR LIQUID)	

TEMPORARY SEEDING SHALL BE APPLIED PER THE SPECIFICATIONS PROVIDED WITHIN THE OEPA "RAINWATER AND LAND DEVELOPMENT" MANUAL.

29. LANDSCAPING: TREE PLANTING TYPICAL: WHEN PLANTING EVERGREEN AND DECIDUOUS TREES, 50% OF THE WIRE CAGE/BASKET AND 50% OF THE BURLAP SHALL BE REMOVED FROM THE ROOT BALLS OF THE TREES ALONG WITH ANY TAGS, TWINE AND TRUNK WRAP.

SCREENING OF SERVICE STRUCTURES: ANY SERVICE STRUCTURE (EXCLUDING FIRE DEPARTMENT CONNECTIONS (FDC)) IN ALL ZONING DISTRICTS, WHETHER SHOWN ON THE DEVELOPMENT PLAN OR NOT, SHALL BE WEATHERED. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO PROPANE TANKS, TRASH DUMPSTERS, ELECTRICAL TRANSFORMERS, AIR CONDITIONERS/COOLING TOWERS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE, BACKFLOW PREVENTER ENCLOSURE, CLUSTER BOX UNITS (CBU) WITHIN RESERVE AREAS AND OTHER EQUIPMENT OR ELEMENTS PROVIDING SERVICE TO A BUILDING OR SITE. SCREENING IS DEFINED AS A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND ON ALL SIDES. THIS NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN.

TREE PRESERVATION: IF TREE PRESERVATION IS REQUIRED, A SPECIFIC TREE PRESERVATION PLAN SHALL BE PROVIDED. PROPER FENCING ALONG WITH MINIMUM 8 ½" X 11" SIGNAGE EVERY 20' SHALL BE NOTED ON THE PLANS. SIGNS SHALL BE LEGIBLE AND STATE "PRESERVATION AREA, NO CONSTRUCTION OR ENCROACHMENT PERMITTED UNDER SECTION 1136, CITY OF GROVE CITY." A SITE INSPECTION SHALL BE PERFORMED BY THE URBAN FORESTER OR HIS/her DESIGNER PRIOR TO ANY CONSTRUCTION AND/OR DESTRUCTION, TO EVALUATE EXISTING TREES AND THOSE SCHEDULED FOR REMOVAL. CALL 614-277-1100 TO SCHEDULE.

30. SOIL STOCKPILES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL SOIL STOCKPILES, INCLUDING TRENCH EXCAVATION STOCKPILES, PROTECTED FROM EROSION. THE AREAS SURROUNDING THE STOCKPILES ARE TO BE PROTECTED FROM SEDIMENT WITH THE USE OF PERIMETER CONTROL DEVICES SUCH AS EARTH OR COMPOST FILTER SOCK DEVICES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.

31. DISPOSAL OF EXCAVATION: UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIAL THAT IS NOT BEING USED AS FILL AT AN OFFSITE LOCATION. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SIGNED, WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OFFSITE LANDOWNER BEFORE SUCH DISPOSAL OCCURS. THE AGREEMENT SHALL CLEARLY STATE THE PURPOSE OF THE AGREEMENT AND INDICATE THE LANDOWNER'S PERMISSION FOR SUCH USE.

32. CLEANUP: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES WHETHER INSIDE OR OUTSIDE THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANY SERVICES CONTRACTED AND/OR COMPLETED BY THE CITY OF GROVE CITY IN THE CLEANUP OF ANY TRACKING OR SPILLAGE ANYTIME DURING PROJECT CONSTRUCTION. THE ENGINEER MAY REQUIRE THE CONTRACTOR TO PERFORM WEEKLY STREET CLEANING IN EXCESSIVE AMOUNTS OF DIRT AND MUD ARE LEFT ALONG THE STREET. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS.

33. CONSTRUCTION DEBRIS: ALL DERRIS, RUBBLE, UNUSABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY.

34. SIGN PAINTING: ALL SIGNS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (TRAFFIC CONTROL, ADVANCE WARNING, WAYFINDING, ETC.) SHALL BE PAINTED ACCORDING TO THIS SPECIFICATION. ALL VISIBLE ELEMENTS OF SIGN MOUNTING SYSTEMS SUCH AS SIGN BACK, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE PAINTED ACCORDING TO FEDERAL SPECIFICATION F-559.5, BLACK, COLOR #279340. BLACK PAINTING MUST BE PERFORMED UNDER CONTROLLED ENVIRONMENTAL CONDITION, AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS PERTAINING TO SURFACE PREPARATION, MATERIAL HANDLING AND APPLICATION.

35. MAINTENANCE OF TRAFFIC NOTES: ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATION (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPT. OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD ST., COLUMBUS, OH 43223.

STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. CONES ARE NOT APPROVED FOR USE AT NIGHT.

ALL TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.

ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M. WEEKDAYS ON ALL ROADWAYS WITHIN THE PROJECT AREA. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.

FOR ROADS DESIGNATED PRINCIPAL ARTERIAL, MINOR ARTERIAL, OR COLLECTOR:

TWO-WAY, ONE-LANE TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), A UNIFORMED OFFICER SHALL BE SUBSTITUTED FOR EACH FLAGMAN AND SUCH OFFICERS SHALL BE PRESENT WHENEVER TWO-WAY, ONE-LANE OPERATION IS IN EFFECT.

FOR ROADS DESIGNATED LOCAL STREET:

POLICE OFFICERS ARE NOT NEEDED, UNLESS A HAZARD DEVELOPS, FOR TWO-WAY, ONE-LANE TRAFFIC MAINTAINED DURING CONSTRUCTION OPERATIONS ON ALL LOCAL ROADWAYS WITHIN THE PROJECT AREA. IF A HAZARD DEVELOPS, AN OFF-DUTY OFFICER MAY BE ASSIGNED BY THE CITY TO THE PROJECT AT THE CONTRACTOR'S EXPENSE.

ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS SHALL BE MAINTAINED THROUGH THIS PROJECT BY THE CONTRACTOR. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, AND IMPROPERLY PLACED SIGNS.

ANY WORK DONE BY THE CITY, INCLUDING INSTALLATION, MODIFICATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF THE NEGLIGENCE OF THE CONTRACTOR, SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

ALL PERMANENT PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS AS SHOWN ON THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. ALL TEMPORARY MAINTENANCE OF TRAFFIC CONTROLS, INCLUDING LAW ENFORCEMENT OFFICERS AND THEIR CARS, SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. THE CITY OF GROVE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK (ON HOLIDAYS) PRIOR TO THE INSTALLATION OF PERMANENT MARKINGS TO INSPECT AND APPROVE PAVEMENT MARKING LAYOUT BEFORE MARKINGS ARE PLACED.

36. CONCRETE PIPE AND STRUCTURE INSPECTION: ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM, AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. INSTALLATION OF PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION SHALL NOT BE PERMITTED. COST OF SAID INSPECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. INVOICES SHALL BE SUBMITTED TO THE CONSTRUCTION REPRESENTATIVE OF RECORD AND PAID FROM THE PROJECT OBSERVATION FEES.

37. THE INSTALLATION OF ALL SEWER PIPES ON THIS PROJECT SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE CMSC, UNLESS SPECIFICALLY INDICATED OTHERWISE. WITH MATERIALS CONFORMING TO THE APPROPRIATE REFERENCED SECTION OF CMSC OR ODOT CMS, CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.

STORM SEWER PIPE OUTSIDE PAVEMENT LIMITS	
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FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:

MATERIAL	PIPE DIAMETER	COVERAGE MIN	COVERAGE MAX	SPECIFICATIONS
POLYVINYL CHLORIDE (PVC)	<=15 INCH	4 FEET	15 FEET	CMSC 720.08 AND/OR ODOT CMS 707.45
HIGH DENSITY POLYETHYLENE (HDPE)	12 TO 36 INCH	2.5 FEET	20 FEET	CMSC 720.12 AND/OR ODOT CMS 707.33
POLYPROPYLENE (PP)	12 TO 36 INCH	2.5 FEET	20 FEET	CMSC 720.13 OR 720.14 AND/OR ODOT CMS 707.65

RIGID PIPE WILL BE REQUIRED FOR ALL SEWERS GREATER THAN 36 INCH DIAMETER (REINFORCED CONCRETE PIPE CMSC 706.02, CONCRETE BOX CMSC

CITY OF COLUMBUS GENERAL WATER NOTES FOR MUNICIPALITIES

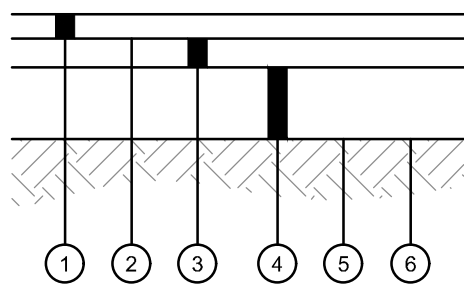
1. THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, 2018 EDITION AND ALL REVISIONS, INCLUDING ALL SUPPLEMENTAL MATERIALS, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN, UNLESS OTHERWISE NOTED.
2. ALL WATER MAIN MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER. ALL CITY OF COLUMBUS, DIVISION OF WATER STANDARD DRAWINGS SHALL APPLY TO THE PROJECT, UNLESS OTHERWISE NOTED.
3. FOR ANY EMERGENCIES INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788
4. ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, SHALL CONFORM TO THE REPAIRABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF61 STANDARD. THE DIVISION OF WATER'S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.
5. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON CITY OF COLUMBUS WATER MAIN SYSTEMS WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND TAPS); THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.
6. NO PERSON SHALL BEGIN CONSTRUCTION OR INSTALLATION OF A PUBLIC WATER MAIN UNTIL PLANS HAVE BEEN APPROVED BY THE STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA).
7. APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF GROVE CITY, OHIO AND THE CITY OF COLUMBUS, OHIO, DATED FEBRUARY 5, 2011 AND ALL SUBSEQUENT AMENDMENTS THEREOF.
8. THE CONTRACTOR SHALL OBTAIN THE PROPER HYDRANT PERMIT(S), AND PAY ANY APPLICABLE FEES, FOR ANY APPROVED HYDRANT USAGE DEEMED NECESSARY FOR WORK UNDER THIS IMPROVEMENT. PERMITS MUST BE OBTAINED FROM THE JACKSON TOWNSHIP FIRE DEPARTMENT PRIOR TO CONTACTING THE DIVISION OF WATER PERMIT OFFICE (645-7330). THE CONTRACTOR SHALL ADHERE TO ALL RULES & REGULATIONS GOVERNING SAID PERMIT AND MUST HAVE THE ORIGINAL PERMIT ON SITE ANYTIME IN WHICH THE HYDRANT IS IN USE.
9. ALL WATER MAINS SHALL BE CLEANED AND FLUSHED, AND ANY WATER MAIN 12-INCH AND LARGER MUST BE PROPERLY PIGGED, IN ACCORDANCE WITH SECTION 801.13 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
10. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.14 OF THE CITY OF COLUMBUS SPECIFICATIONS, WITH THE FOLLOWING EXCEPTIONS: 150 PSI OF PRESSURE SHALL BE MAINTAINED FOR AT LEAST TWO HOURS IN ANY TESTED SECTION, THE CITY MAY NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS REGARDLESS OF THE AMOUNT OF LEAKAGE. EACH VALVED SECTION OF WATER MAIN SHALL BE TESTED INDEPENDENTLY OF ONE ANOTHER. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, PRESSURE TEST SHALL BE CONDUCTED WITH ALL WATCH VALVES OPEN AND HYDRANT FOOT VALVES CLOSED. ANY TESTING PERFORMED AGAINST EXISTING VALVES SHALL BE AT THE CONTRACTOR'S RISK AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CITY. IF SATISFACTORY RESULTS CANNOT BE OBTAINED AGAINST AN EXISTING VALVE, THE NEW LINE SHALL BE DISCONNECTED FROM THE EXISTING VALVE, PLUGGED AND RETESTED. DISCONNECTION FROM THE EXISTING WATER MAIN AND ANY REPAIRS NECESSARY BECAUSE OF DAMAGE CAUSED TO THE EXISTING LINES, VALVES AND SERVICE CONNECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.
11. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 801.15 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF A.W.W.A. C-651. WHEN THE WATER MAINS ARE READY FOR DISINFECTION, THE CITY OF GROVE CITY SHALL SUBMIT A WRITTEN REQUEST FOR CHLORINATION OF THE MAINS THAT NEED DISINFECTED. THREE (3) SETS OF "AS-BUILT" PLANS (FULL SIZE SHEETS ONLY), THE AS-BUILT SURVEY COORDINATES, WATER SERVICE REPORTS AND A PRESSURE TEST TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER MAINS CONSTRUCTED UNDER THIS PLAN. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY OF GROVE CITY THAT THE WATER MAIN IS READY FOR DISINFECTION.
12. ANY SECTION OF WATER MAIN THAT IS LONGER THAN 20 FEET IN LENGTH SHALL BE CHLORINATED. HAND SWABBING METHODS WILL ONLY BE PERMITTED FOR SECTIONS LESS THAN OR EQUAL TO 20 FEET IN LENGTH. USE UNSCENTED HOUSEHOLD BLEACH FOR HAND SWABBING OF PIPE AND FITTINGS.
13. ONLY ONE CONNECTION TO AN EXISTING WATER MAIN IS PERMITTED BEFORE DISINFECTION OF A NEW WATER MAIN HAS BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THE MAIN HAS BEEN DISINFECTED.
14. WHERE INDICATED ON THE PLANS, THE EXISTING WATER MAIN SHALL BE ABANDONED; AND ANY EXISTING WATER SERVICE LINES OFF THIS MAIN SHALL BE TRANSFERRED TO THE NEW WATER MAIN. PRIOR TO ABANDONMENT OF THE EXISTING WATER MAIN, THE PROPOSED WATER MAIN SHALL BE PIGGED (IF REQUIRED), TESTED, CHLORINATED AND PUT IN SERVICE AND THEN THE EXISTING WATER SERVICE LINES SHALL BE TRANSFERRED. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL PROPERTIES DURING CONSTRUCTION OF THE NEW WATER MAIN AND NOTIFY ALL CUSTOMERS AFFECTED BY THE TRANSFER OF WATER SERVICE LINES TO ENSURE THAT ALL EXISTING WATER SERVICE LINES ARE TRANSFERRED TO THE NEW MAIN. NO WATER MAIN SHALL BE ABANDONED UNTIL THE NEW WATER MAIN HAS BEEN PUT IN SERVICE. ALL AFFECTED WATER SERVICE LINES HAVE BEEN TRANSFERRED; AND THE EXISTING WATER MAIN TO BE ABANDONED HAS BEEN SHUT DOWN FOR 24 HOURS. ALL VISIBLE VALVE BOXES, FIRE HYDRANTS, AND WATER TAP BOXES ON THE WATER MAIN TO BE ABANDONED, WHICH WILL NO LONGER BE IN SERVICE, SHALL BE REMOVED. ALL WATER MAINS TO BE ABANDONED SHALL BE MADE WATER TIGHT. THE REQUIRED SURFACE RESTORATION SHALL BE PAID FOR UNDER THE APPROPRIATE BID ITEM(S).
15. ALL WATER METERS ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER. ALL METER PITS MUST CONFORM TO STANDARD DRAWING L-7103 FOR 5/8" THROUGH 1" METERS OR L-6317 A, B, C, D, & E FOR 1-1/2" OR LARGER METERS.
16. NO WATER SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY WATER TAP, UNCHL WATER MAINS HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER. WHEN A 3-INCH OR LARGER TAP IS TO OCCUR ON A 20-INCH OR LARGER WATER MAIN, THE CONTRACTOR SHALL NOTIFY THE DIVISION OF WATER OPERATIONS CONTROL CENTER AT (614)-645-7168 TWENTY-FOUR (24) HOURS IN ADVANCE OF PERFORMING THE TAP.
17. WATER TAP BOXES SHALL BE PLACED 1' FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET INSIDE OR OUT OF EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L-9901 FOR ADDITIONAL INFORMATION.
18. WHEN PERFORMING WATER SERVICE LINE TRANSFERS, THE CONTRACTOR SHALL FLUSH THE WATER TAP PRIOR TO CONNECTING TO THE EXISTING SERVICE LINE. THE DISPOSITION OF ALL OTHER EXISTING SERVICES SHOWN ON THE PLANS AND NOT INDICATED AS TRANSFERS SHALL BE COORDINATED WITH THE CITY PRIOR TO ANY CONNECTION.
19. MAINTAIN EIGHTEEN (18) INCHES VERTICAL AND TEN (10) FEET HORIZONTAL SEPARATION BETWEEN ANY SANITARY OR STORM SEWER PIPING AND ALL PROPOSED WATER MAINS.
20. WHEN CROSSING THE EXISTING WATER MAIN, AND LOW STRENGTH MORTAR (ITEM 613) IS TO BE USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE SIZE NO. 57 CRUSHED CARBONATE STONE (CCS) 1 FOOT BELOW TO 1 FOOT ABOVE THE EXISTING WATER MAIN.
21. IF DURING EXCAVATION, THE POLYETHYLENE ENCASEMENT ON THE EXISTING WATER MAIN BECOMES DAMAGED, THE CONTRACTOR SHALL REPAIR THE POLYETHYLENE ENCASEMENT PER MANUFACTURER'S SPECIFICATIONS AND CITY STANDARD DRAWINGS L-1003 AND L-1004. AT THEIR OWN EXPENSE, ENSURE THAT THE ENTIRE EXPOSED AREA IS COVERED WITH NEW POLYETHYLENE ENCASEMENT AND SECURELY TAPED. PRIOR TO BACKFILLING.
22. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE OHIO ADMINISTRATIVE CODE CHAPTER 3745-83-02 WATER DISRUPTION OF SERVICE RULE. EXCAVATE PITS SUFFICIENTLY BELOW THE AREA TO BE CONNECTED TO IN ORDER TO MAINTAIN WATER LEVELS BELOW THE WATER MAIN. IF WATER FROM THE PIT ENTERS THE EXISTING MAIN, CONTACT DIVISION OF WATER IMMEDIATELY. ENSURE THAT SUFFICIENTLY SIZED PUMPS ARE UTILIZED TO REMOVE WATER FROM THE TRENCH AND BACKUP PUMPS ARE KEPT ON SITE FOR REDUNDANCY.
23. "SURVEY COORDINATES" SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING, AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES SHALL BE OBTAINED FOR THE COMPLETED WATER MAIN CONSTRUCTION AND SHALL INCLUDE ALL VALVES, TEES, CROSSINGS, BEAMS, HORIZONTAL DEFLECTIONS, PLUGS, REDUCERS, TAPPING SLEEVES, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, AND CASING PIPE TERMINI. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200 FEET WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.
24. ALL SURVEY COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS, AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE (NSRS2007) ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE, SOUTH COORDINATE SYSTEM, SOUTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING, ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDRETH (N XXXXXXXX, E XXXXXX.XX, ELEV. XXX.XX). ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 1.0 FOOT HORIZONTAL AND A TENTH OF A FOOT (0.10) OR LESS VERTICAL.
25. THE COORDINATES SHALL BE DOCUMENTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE IN DIGITAL SPREADSHEET FORM AND SHALL INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING, AND ELEVATION. COORDINATES SHALL BE SUBMITTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE ON A BI-WEEKLY BASIS. COORDINATES SHALL ALSO BE REQUIRED TO BE SUBMITTED TO THE DIVISION OF WATER AS PART OF THE REQUEST FOR CHLORINATION.
26. LUMP SUM PAYMENT IS FULL COMPENSATION FOR ALL WORK INVOLVED IN OBTAINING AND DOCUMENTING THE SURVEY COORDINATES AS DESCRIBED IN THIS SPECIFICATION.
27. ALL WATER MAIN VALVE BOXES, WATER TAP BOXES, TEST STATIONS, PITOMETER TAP STRUCTURES, METER PIT COVERS, AND OTHER SURFACE UTILITY STRUCTURES WITHIN THE DISTURBED AREA SHALL BE ADJUSTED TO GRADE. ANY OF THESE STRUCTURES LOCATED WITHIN DRIVEWAYS, OR OTHER TRAVELED AREAS, WHETHER EXISTING OR PROPOSED, SHALL BE EQUIPPED WITH A TRAFFIC RATED, HEAVY DUTY VALVE BOX AND/OR COVER IN ACCORDANCE WITH THE STANDARD DRAWINGS. EXISTING WATER TAP BOXES TO REMAIN THAT ARE ENCOUNTERED WITHIN THE PROJECT LIMITS SHALL BE CLEANED OUT, CENTERED OVER THE CURB STOP, AND ADJUSTED TO THE PROPOSED GRADE.
28. WHERE NEW CONDUIT IS PROPOSED TO CROSS AN EXISTING OR PROPOSED WATER MAIN OR WATER TAP/SERVICE LINE, A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE CONDUIT AND THE WATER MAIN OR TAP/SERVICE LINE. A MINIMUM OF 3-FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) IS REQUIRED AT LOCATIONS WHERE THE CONDUIT IS PARALLEL TO THE WATER MAIN AND AT LOCATIONS WHERE THE CONDUIT IS A THRUST BLOCKS.

29. A MINIMUM OF 3 FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) SHALL BE MAINTAINED BETWEEN ALL EXISTING WATER MAINS AND FOUNDATIONS FOR POLES, PULL BOXES, PUSH BUTTON PEDESTALS, AND ANY OTHER MISCELLANEOUS ELECTRICAL STRUCTURE.
30. A MINIMUM OF 4 FEET OF COVER IS REQUIRED PRIOR TO PRESSURE TESTING ANY WATER MAIN. A SUFFICIENT AMOUNT OF BACKFILL SHALL BE INSTALLED TO PROVIDE THE ADEQUATE RESTRAINT IN AREAS WHERE REQUIRED.
31. THE PROPOSED WATER MAIN SHALL BE LOCATED A MINIMUM DISTANCE OF TWENTY (20) FEET AWAY FROM ANY STRUCTURE, OVERHANG OR FOOTER.
32. ALL VALVE BOXES, WATER TAP BOXES, AND FIRE HYDRANTS SHALL BE LOCATED WITHIN THE EASEMENT AREA.
33. THE DEVELOPER SHALL COMPLETE THE CONSTRUCTION OF THE PROPOSED 8-INCH WATER MAIN WITHIN TWO (2) YEARS AFTER THE COMPLETION OF PHASE I.
34. THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT NO WATER CUSTOMER WILL HAVE THEIR SERVICE DISRUPTED MORE THAN TWO (2) TIMES THROUGHOUT THE DURATION OF THIS PROJECT.
35. FIRE HYDRANT RELOCATIONS SHALL CONFORM TO APPLICABLE SECTIONS OF ITEM 809 OF THE COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WORK SHALL CONSIST OF REMOVING THE EXISTING HYDRANT, INSTALLING NEW 6" PIPE AND FITTING AS REQUIRED TO LOCATE THE FIRE HYDRANT 2 FEET FROM BACK OF PROPOSED CURB OR 8 FEET OFF EDGE OF PAVEMENT. RESETTling HYDRANT AND BLOCKING AS REQUIRED. ALL 6" PIPE SHALL BE INSTALLED AT 4'-0" MINIMUM COVER. HYDRANT EXTENSIONS SHALL BE PROVIDED PER ITEM 810, AS REQUIRED. RELOCATED FIRE HYDRANTS SHALL BE ADJUSTED TO PROPER GRADE AND FACED IN THE PROPER DIRECTION. WHEN A HYDRANT IS RELOCATED FIFTEEN (15) FEET OR MORE FROM THE "TYPICAL" VALVE LOCATION (SEE L-6409 & L-6637), AN ADDITIONAL VALVE SHALL BE INSTALLED, AND RESTRAINED, WITHIN TWO (2) FEET OF THE RELOCATED HYDRANT. PAYMENT IS TO BE INCLUDED UNDER ITEM 809, FIRE HYDRANT RELOCATED.
36. RELOCATED FIRE HYDRANTS SHALL BE PUT BACK IN SERVICE AS SOON AS POSSIBLE. NO TWO (2) ADJACENT FIRE HYDRANTS SHALL BE TAKEN OUT OF SERVICE CONCURRENTLY.
37. IF A LEAD WATER TAP IS ENCOUNTERED AND IS NEITHER DAMAGED NOR PART OF A PLANNED RELOCATION/REPLACEMENT, THE CONTRACTOR SHALL REPORT THE PRESENCE OF THE LEAD TAP TO THE DIVISION OF WATER DISTRIBUTION MAINTENANCE GROUP AT 614-645-7788.
38. IF A LEAD TAP IS EITHER DAMAGED DURING CONSTRUCTION OR IS PART OF A PLANNED WATER TAP RELOCATION/REPLACEMENT, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:
 - IMMEDIATELY CONTACT LEW FLEMISTER, DIVISION OF WATER, (614-645-7028), TO REQUEST THE SHUT OFF OF THE EXISTING CURB STOP. IF LEW CANNOT BE REACHED, CONTACT THE DIVISION OF WATER DISTRIBUTION ENGINEERING OFFICE AT 614-645-7677 TO REQUEST THE SHUTOFF
 - CONTRACTOR SHALL EXPOSE THE OWNERS' SIDE OF THE WATER SERVICE TO CONFIRM THE MATERIAL. THE INSPECTOR SHALL BE PRESENT FOR THIS.
 - IF THE CUSTOMER'S PRIVATE SERVICE MATERIAL IS LEAD, STOP WORK AND NOTIFY THE DIVISION OF WATER DISTRIBUTION ENGINEERING OFFICE (614-645-7677) IMMEDIATELY. IF THE MATERIAL IS NOT LEAD, THE CONTRACTOR SHALL REPLACE THE LEAD TAP (FROM EXISTING CORPORATION) STOP TO CURB STOP) AND REINSTATE SERVICE TO THE CUSTOMER. PARTIAL REPAIRS OF THE LEAD TAP ARE NOT PERMITTED.
 - REFER TO DIVISION OF WATER STANDARD DRAWINGS L-7102C AND L-9901 FOR INFORMATION ON WATER TAP RELOCATIONS, PLACING NEW CURB STOPS, AND RELOCATING CURB BOXES.

39. ANY WORK ON THE PRIVATE WATER SERVICE LINE (BETWEEN CURB STOP AND METER) WILL REQUIRE ADDITIONAL INSPECTION BY THE DIVISION OF WATER (FOR 2-INCH AND SMALLER SERVICE LINES) OR THE UTILITY PERMIT OFFICE (FOR 3-INCH AND LARGER SERVICE LINES). FOR 2-INCH AND SMALLER WATER SERVICE LINES, CALL 614-645-8276, AND FOR 3-INCH AND LARGER WATER SERVICE LINES, CALL 614-645-8119, PRIOR TO 1:00 P.M. FOR SAME DAY INSPECTION.
40. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR COMPLIANCE WITH ANY OF THE REQUIREMENTS INDICATED ON THE PLANS. ALL PAYMENTS SHALL BE DEEMED TO BE INCLUDED AMONG THE VARIOUS ITEMS, AS BID UPON, UNLESS OTHERWISE SPECIFICALLY PROVIDED.
41. THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UTILITY. THE CITY OF COLUMBUS AND/OR THE ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OF THE LOCATIONS OR THE DEPTHS OF THE UNDERGROUND FACILITIES WHETHER SHOWN ON THE PLANS OR NOT.
42. SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE LUMP SUM PRICE BID.
43. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL ADJACENT ROADS, LANDS, AND STREAMS. REFER TO CMSIC ITEM 207, TEMPORARY SOIL EROSION AND SEDIMENT CONTROL. COST OF THIS WORK IS TO BE INCLUDED IN THE LUMP SUM PRICE BID.
44. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT 1) ALL POINTS WHERE PROJECT WATERS LEAVE THE LIMITS OF THE PROJECTS WHERE PROJECT WATERS ENTER A STREAM THAT TRAVERSES THE PROJECT; AND 3) ALL POINTS WHERE PROJECT WATERS ENTER PORTIONS OF COMPLETED UNDERGROUND PIPING.
45. ACCEPTED METHODS OF PROVIDING SEDIMENT/EROSION CONTROL INCLUDE, BUT ARE NOT LIMITED TO: HAY/STRAW BALES, SEDIMENT BASINS, SILT FENCE, AND TEMPORARY GROUND COVER.
46. ALL DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR 7 DAYS OR MORE SHALL BE SEEDED, OTHER SEDIMENT CONTROLS WHICH ARE INSTALLED UNTIL THE VEGETATION ON THE AREA IS ESTABLISHED.
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT CONTROL DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
48. ALL TRENCHES INSIDE THE RIGHT-OF-WAY BUT OUTSIDE THE AREA OF INFLUENCE OF THE PAVEMENT SHALL BE BACKFILLED WITH COMPACTED BACKFILL MEETING THE REQUIREMENTS OF ITEM 911 OF THE CMSIC. THE BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO WITHIN SIX INCHES OF EXISTING GROUND, AS APPLICABLE. THE COST OF COMPACTED BACKFILL SHALL BE INCLUDED IN THE LUMP-SUM PRICE BID.
49. ALL TRENCHES UNDER PAVEMENT OR WITHIN THE AREA OF INFLUENCE OF THE PAVEMENT SHALL BE BACKFILLED WITH GRUNDED AGGREGATE MEETING THE REQUIREMENTS OF ITEM 912 OF THE CMSIC. COMPACTED GRANULAR BACKFILL SHALL BE PLACED AND COMPACTED AS SET FORTH UNDER 912.03. THE BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO THE TOP OF THE PAVEMENT SUBGRADE OR TO WITHIN SIX INCHES OF EXISTING GROUND, AS APPLICABLE. THE COST OF COMPACTED GRANULAR BACKFILL SHALL BE INCLUDED IN THE LUMP-SUM PRICE BID.
50. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTIONS MAY BE GRANTED BY THE ADMINISTRATOR OF CONSTRUCTION INSPECTION WHERE "SHORT" DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF COLUMBUS AND URBANCREST.
51. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
52. ALL AREAS, INSIDE OR OUTSIDE THE PUBLIC RIGHT-OF-WAY, THAT ARE DISTURBED BY THIS PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION, PER ITEM 607 (FENCE), ITEM 659 (SEEDING AND MULCHING) OR OTHER APPLICABLE SPECIFICATION.
53. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
54. EXISTING UTILITY POLES WITHIN THE INFLUENCE OF THE WATER MAIN TRENCH SHALL BE SECURED BY THE UTILITY OWNER PRIOR TO ANY EXCAVATION IN THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE UTILITY COMPANY.
55. IT IS THE OBLIGATION OF THE BIDDER TO MAKE HIS OWN INVESTIGATION OF SUBSURFACE CONDITIONS PRIOR TO SUBMISSION HIS BID. SUCH SOIL TESTS AND INVESTIGATIONS SHALL BE AT THE BIDDER'S EXPENSE, I.E., AT NO COST TO THE CITY OR TO THE ENGINEER.

56. INTERRUPTION OF WATER SERVICE: THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS, BUT NOT MORE THAN 72 HOURS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE HELD TO A MINIMUM AND SHALL BE APPROVED BY THE CITY OF GROVE CITY.
57. EXISTING VALVES: ALL EXISTING VALVES SHALL BE OPERATED BY CITY OF COLUMBUS, DIVISION OF WATER PERSONNEL ONLY.
58. HAND SWABBING: THE CONTRACTOR SHALL HAND SWAB ALL PIPES AND FITTINGS THAT ARE NOT OTHERWISE DISINFECTED. THE AMOUNT OF CHLORINE TO BE USED DURING HAND SWABBING OPERATIONS WILL BE DETERMINED BY THE CITY OF GROVE CITY.
59. BLOCKING: ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH CONCRETE BLOCKING PER THE CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN A PLASTIC SHEETING PRIOR TO PLACING CONCRETE.
60. EXISTING PLUGS, CAPS, ETC.: PLUGS AND CAPS REMOVED FROM EXISTING WATERLINES SHALL BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT, 3282 VENTURA BLVD., GROVE CITY, OHIO, UNLESS OTHERWISE DIRECTED BY THE CITY. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS DELIVERY.
61. FIRE HYDRANT REPLACED OR RELOCATED: NO EXISTING FIRE HYDRANTS TO BE REPLACED OR RELOCATED SHALL BE REMOVED OR TAKEN OUT OF SERVICE UNTIL THE NEW WATERLINES ARE IN SERVICE AND THE NEW FIRE HYDRANTS ARE ACCEPTED BY THE JACKSON TOWNSHIP FIRE DEPARTMENT.
62. WATER SERVICES: WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP TO ITS TERMINUS POINT WITH CUPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.
63. POLYETHYLENE ENCASEMENT: CONTRACTOR SHALL WRAP ALL DUCTILE IRON PIPE WITH TUBE STYLE 8 MIL LINEAR LOW DENSITY POLYETHYLENE (LLDPE) FILM MADE FROM VIRGIN POLYETHYLENE ONLY (NO RECYCLED MATERIAL) PER AWWA C-105. THE COLOR SHALL BE BLACK WITH NOMINAL 2% CARBON BLACK UV INHIBITOR AND PRINTED PER THE AWWA C-105 STANDARD. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE "POLYETHYLENE ENCASEMENT - INSTALLATION GUIDE" WRITTEN BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA).

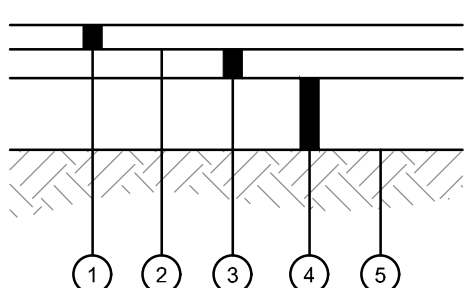
64. ALL LUMPS OF CLAY, MUD, CINDERS, ETC., ON THE PIPE SURFACE SHALL BE REMOVED BEFORE THE PIPE IS COVERED WITH POLYETHYLENE. WHEN LIFTING POLYETHYLENE-ENCASED PIPE USE A FABRIC TYPE SLING OR PADDED CABLE. JOINTS SHALL BE COVERED AND TAPED. FOLD EXCESS SLACK OVER THE TOP OF THE PIPE AND TAP EVERY THREE (3) FEET. SMALL HOLES OR TEARS SHALL BE REPAIRED WITH A PIECE OF TAPE PLACED OVER THE HOLE. LARGE HOLES OR TEARS SHOULD BE REPAIRED BY TAPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE.
65. APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS SHALL ALSO BE WRAPPED. FOR SERVICE TAPS, WRAP TWO/THREE LAYERS OF TAPE COMPLETELY AROUND THE POLYETHYLENE-ENCASED PIPE TO COVER THE AREA WHERE TAPPING MACHINE WILL CONTACT THE PIPE. INSTALL CORPORATION STOP DIRECTLY THROUGH THE TAPE AND POLYETHYLENE. WRAP COPPER SERVICE AT LEAST THREE FEET (3') BACK FROM INSTALLATION WITH TAPE AND ADDITIONAL POLYETHYLENE FILM TO PREVENT ELECTROLYSIS.
66. ALL WORK NECESSARY TO FURNISH AND INSTALL THE POLYETHYLENE ENCASEMENT SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 801.



- 1 1/2" COC ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22
- COC ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 2 1/2" COC ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) PG64-22
- 10" COC ITEM 304 AGGREGATE BASE
- WOVEN GEOTEXTILE FABRIC, COC ITEM 712.09 TYPE D
- SUBGRADE COMPACTION, REFERENCE COC ITEM 204 AND SOILS REPORT

HEAVY DUTY ASPHALT PAVEMENT DETAIL

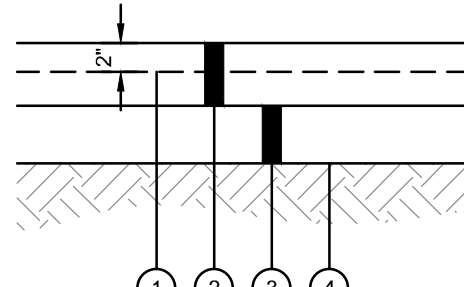
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- 1 1/2" COC ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22
- COC ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 1 1/2" COC ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) PG64-22
- 8" COC ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE COC ITEM 204 AND SOILS REPORT

STANDARD DUTY ASPHALT PAVEMENT DETAIL

N.T.S.



- 6X6 W4XW4 WELDED WIRE REINFORCEMENT
- 8" COC ITEM 452 NONREINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
- 6" COC ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE COC ITEM 204 AND SOILS REPORT

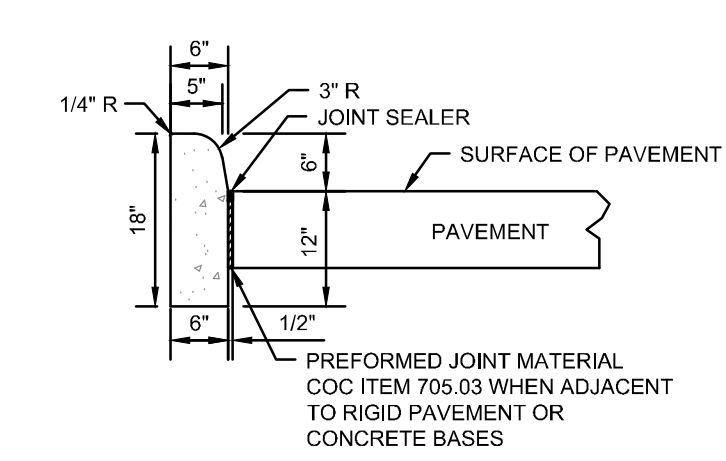
HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

PAVEMENT DESIGN NOTE:

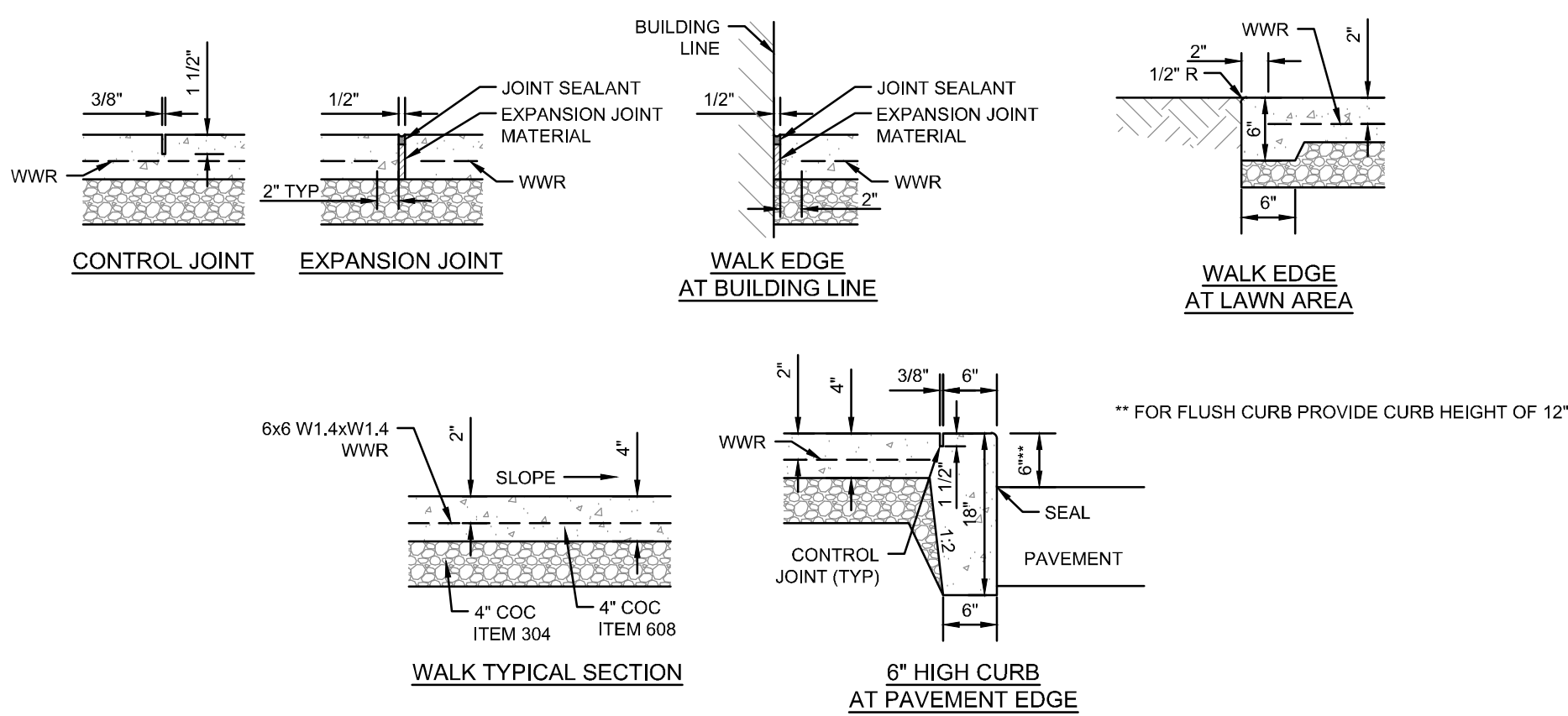
PAVEMENT SECTIONS ARE SOURCED FROM A DOCUMENT ENTITLED, "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT", BEING DATED 9/16/24, WITH NO CURRENT REVISIONS. TOTALING THIRTY-THREE (33) PAGES, AS PREPARED BY GEOTECHNICAL CONSULTANTS INC.

THE KLEINGERS GROUP IS NOT RESPONSIBLE FOR THE DESIGN OF PAVEMENT SECTIONS.



BARRIER CURB DETAIL

N.T.S.

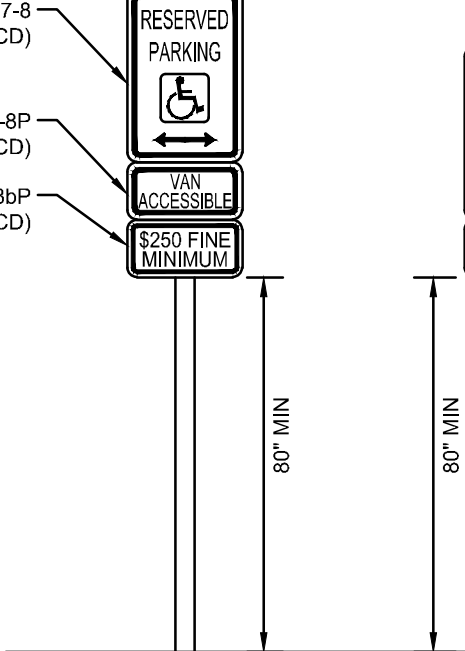


NOTES:

1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

EXTERIOR CONCRETE WALK DETAIL

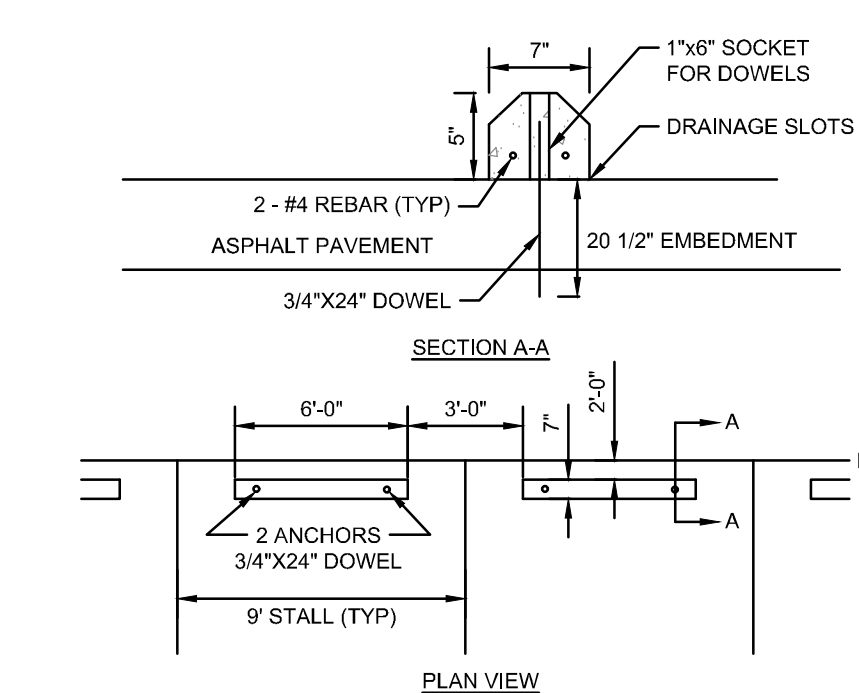
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- NOTE:
1. ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
 2. ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



PLAN VIEW

N.T.S.

PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.

STANDARD DRAWING LIST

CITY OF GROVE CITY

- C-GC-04
- C-GC-19
- C-GC-22
- C-GC-26
- C-GC-37
- C-GC-42A
- C-GC-43DW
- C-GC-57B
- C-GC-71A
- C-GC-72A
- C-GC-74
- C-GC-75A
- C-GC-77

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www.kleingers.com

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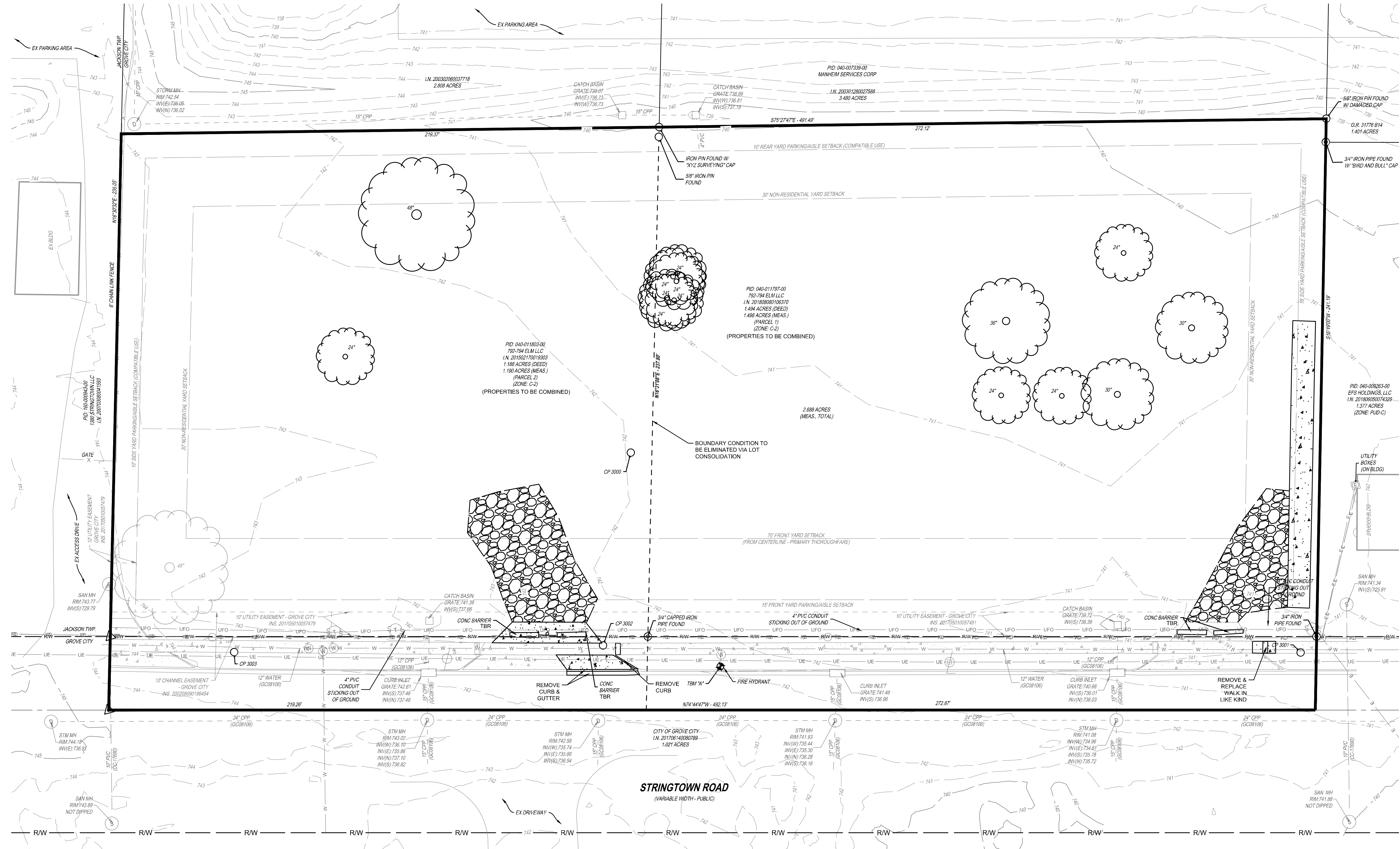
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06 SEPTEMBER 2024

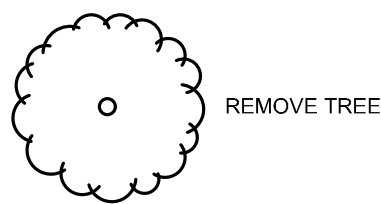
GENERAL NOTES & DETAILS

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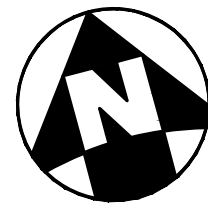
DEMOLITION LEGEND

- REMOVE CONCRETE
- REMOVE GRAVEL
- TBR TO BE REMOVED



NOTE:

BASEMAP AND ELEVATION INFORMATION IS REFERENCED FROM A SURVEY ENTITLED, "ALTANSPI'S LAND TITLE SURVEY, STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 469," BEING DATED APRIL 12, 2024, WITH NO CURRENT REVISIONS, TOTALING ONE (1) SHEET, AS PREPARED BY AMERICAN STRUCTUREPOINT, INC.



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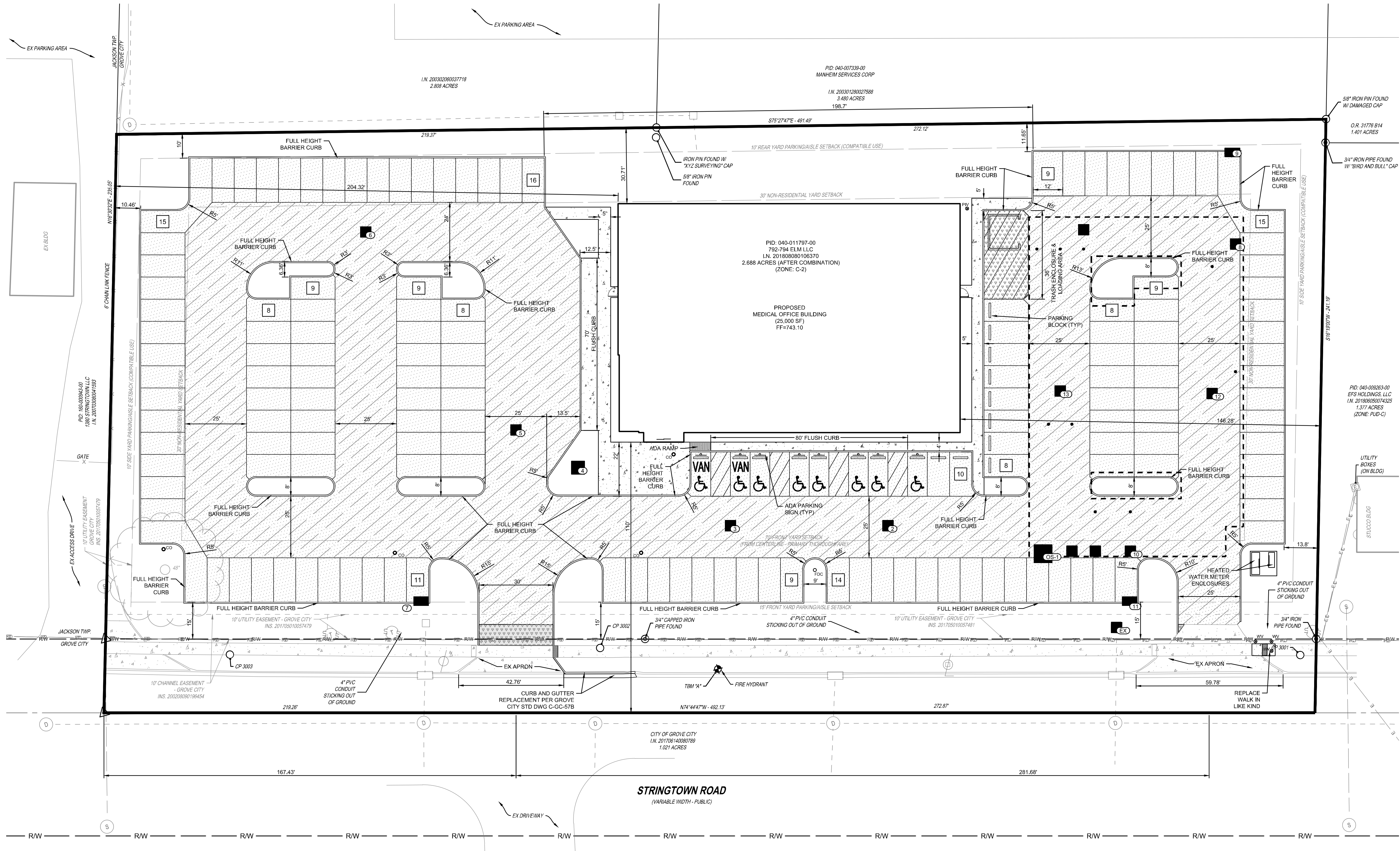
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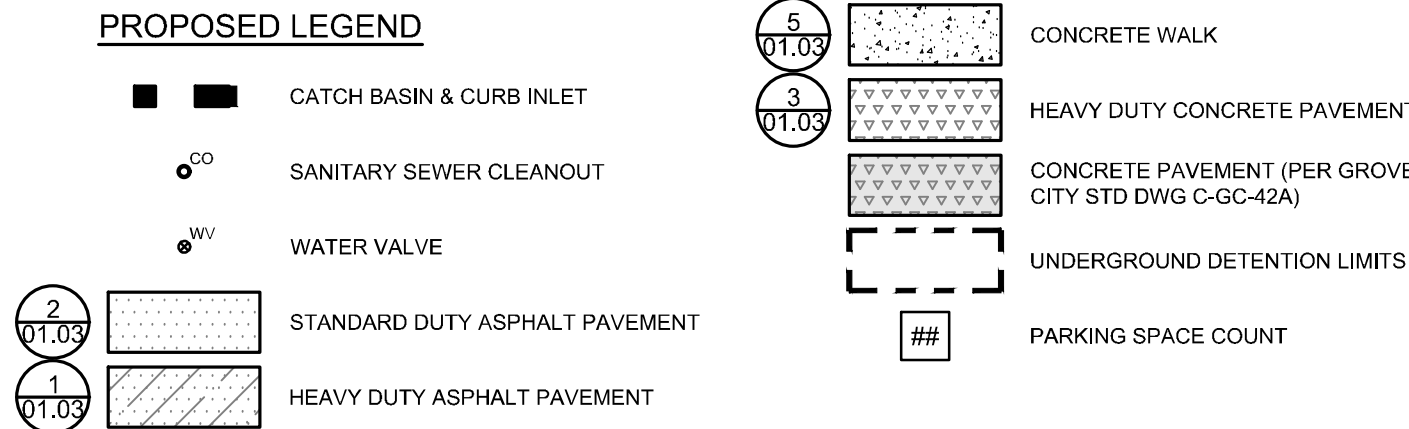
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DEMOLITION PLAN

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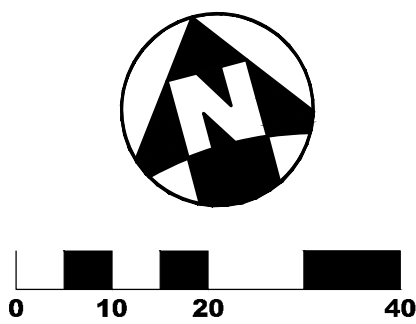


PROPOSED LEGEND



NOTES

- ALL RADII ARE 4' UNLESS OTHERWISE NOTED
- ALL PARKING SPACES MEASURE 9' WIDE BY 18' LONG UNLESS OTHERWISE DEPICTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE
- ALL ADA PARKING SPACES ARE 8' WIDE BY 18' LONG UNLESS OTHERWISE DEPICTED.
- ALL PARKING SETBACK MEASUREMENTS ARE TAKEN FROM EDGE OF PAVEMENT AND/OR FACE OF CURB TO PROPERTY LINE.
- ALL INTERIOR PARKING MEASUREMENTS ARE TAKEN FROM FACE OF CURB TO FACE OF CURB.
- OVERHEAD UTILITIES ALONG DEVELOPMENT FRONTAGE, AS WELL AS ANY ASSOCIATED POLEMOUNTINGS, SHALL BE RAISED TO A HEIGHT SUFFICIENT TO ALLOW FOR SERVICE AND EMERGENCY VEHICLE INGRESS/EGRESS.



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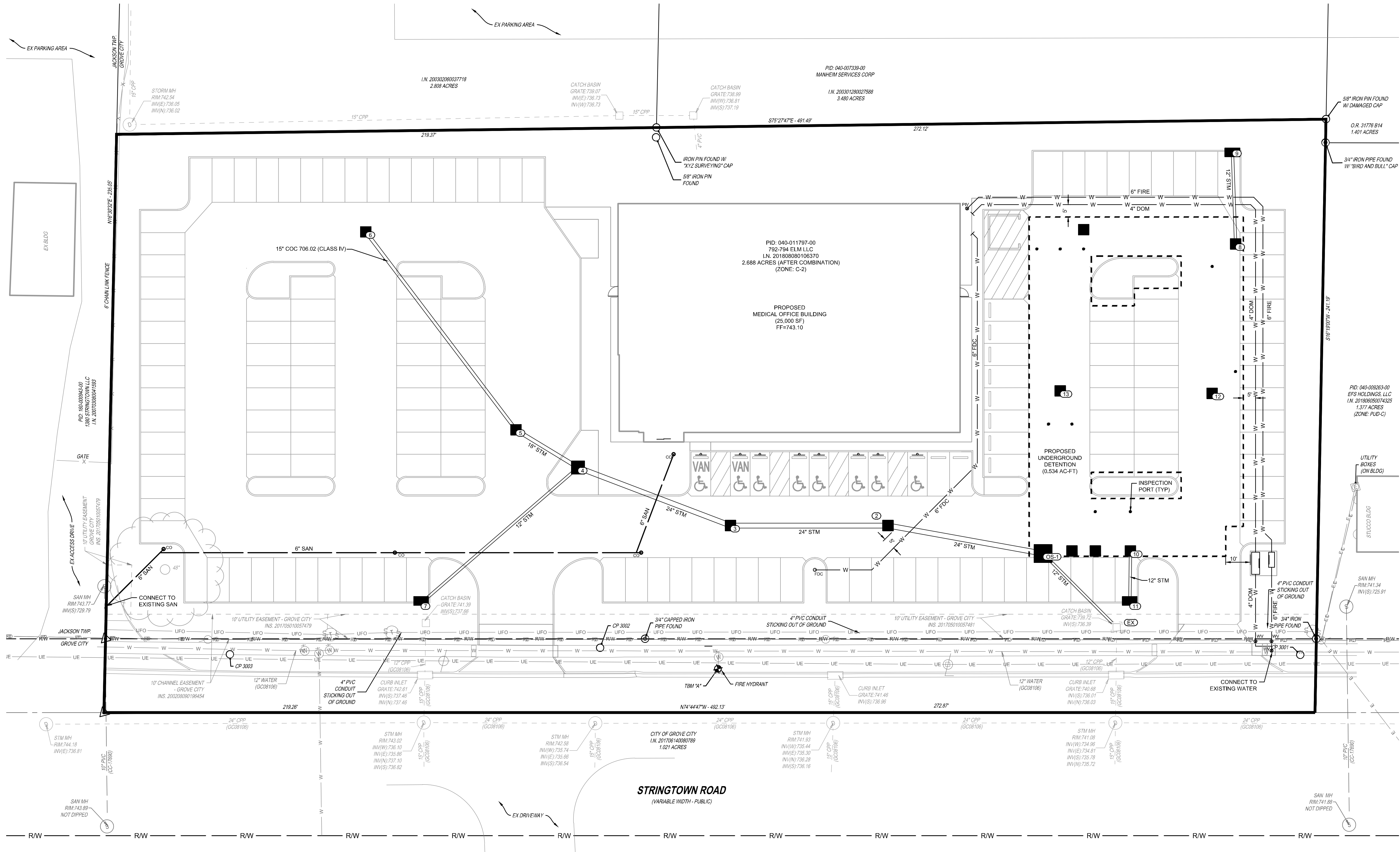
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LOCATION PLAN

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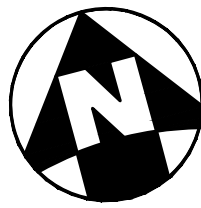


PROPOSED LEGEND

- STM STORM SEWER PIPE
- CATCH BASIN
- CURB INLET
- SAN SANITARY SEWER PIPE
- SAN MH SANITARY SEWER CLEANOUT
- WAT WATERLINE PIPE
- WV WATER VALVE
- PV POST INDICATOR VALVE
- FD REMOTE FIRE DEPARTMENT CONNECTION

UTILITY NOTES

- PRIVATE WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED CITY OF COLUMBUS WATER SERVICE PLAN.
- STORM CONDUIT BETWEEN STRUCTURES 6 & OS-1, 7 & 4, 9 & 8, AND 11 & 10 SHALL BE SIZED FOR 100 YEAR FULL FLOW TO KEEP MAJOR FLOOD ROUTE BELOW BUILDING FINISHED FLOOR.
- WATER/SANITARY SERVICE SIZES, LENGTHS, AND ALIGNMENTS TO/FROM BUILDING ARE APPROXIMATE AND SHALL BE CONFIRMED BY MEP BASED ON ANTICIPATED DEMAND AND FIXTURE COUNTS. THE MINIMUM SLOPE OF SANITARY SERVICE LATERALS SHALL BE ONE-QUARTER INCH PER LINEAL FOOT.
- OVERHEAD UTILITIES ALONG DEVELOPMENT FRONTAGE, AS WELL AS ANY ASSOCIATED POLES/MOUNTINGS, SHALL BE RAISED TO A HEIGHT SUFFICIENT TO ALLOW FOR SERVICE AND EMERGENCY VEHICLE INGRESS/EGRESS.



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06 SEPTEMBER 2024

UTILITY PLAN

C04.01

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT³, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE
 - THE TEST DERIVED CRISP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M#3 43, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS
 - NO RUBBER TIERED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

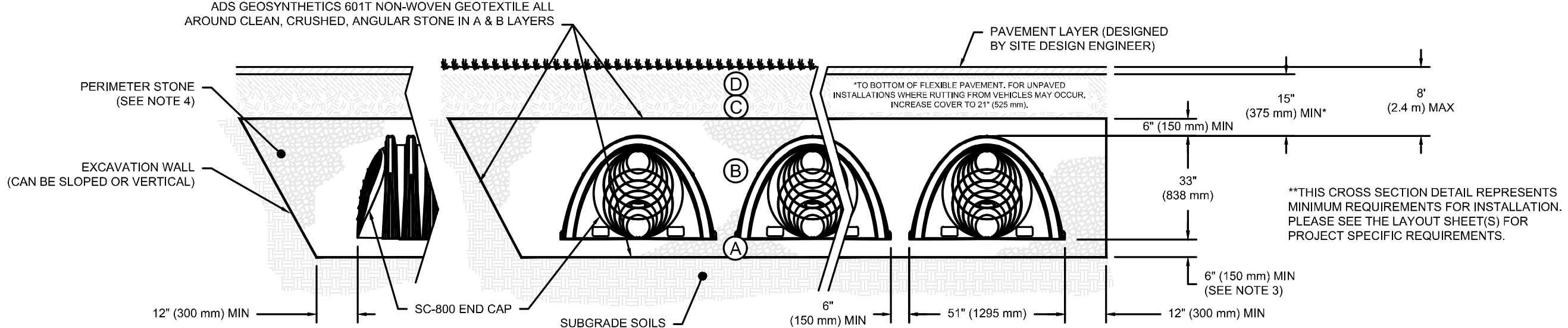
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL:	FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER GEOTECHNICAL DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL:	FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 100% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE:	FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵	NO COMPACTION REQUIRED.
A	FOUNDATION STONE:	FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

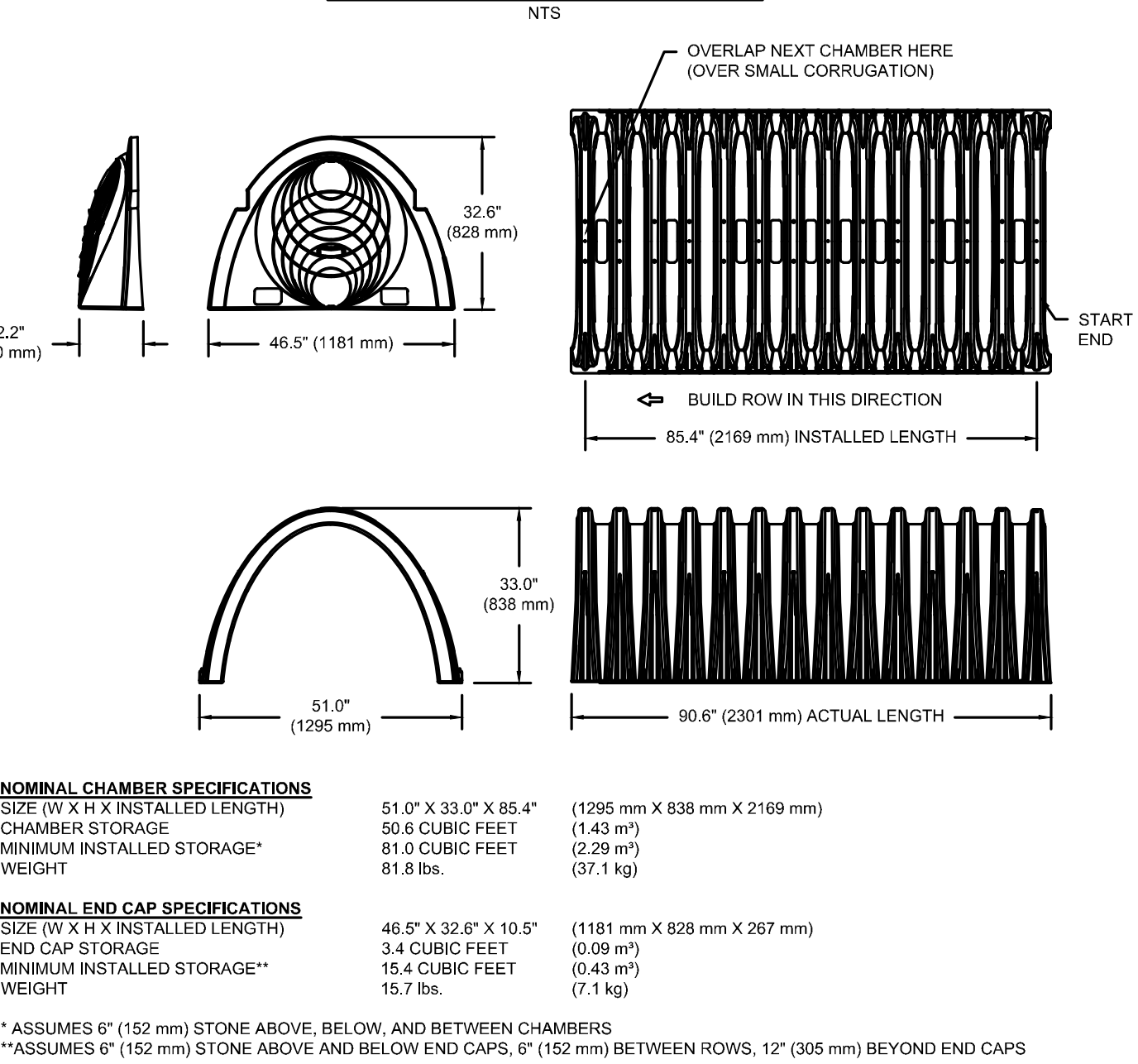
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE GEOTECHNICAL DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE GEOTECHNICAL DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT³. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

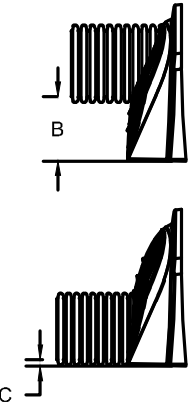
SC-800 TECHNICAL SPECIFICATION



PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC	---	---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC	---	---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC	---	---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC	---	---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE16BPC	---	---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC	---	---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	SOLID END CAP

NOTE: ALL DIMENSIONS ARE NOMINAL



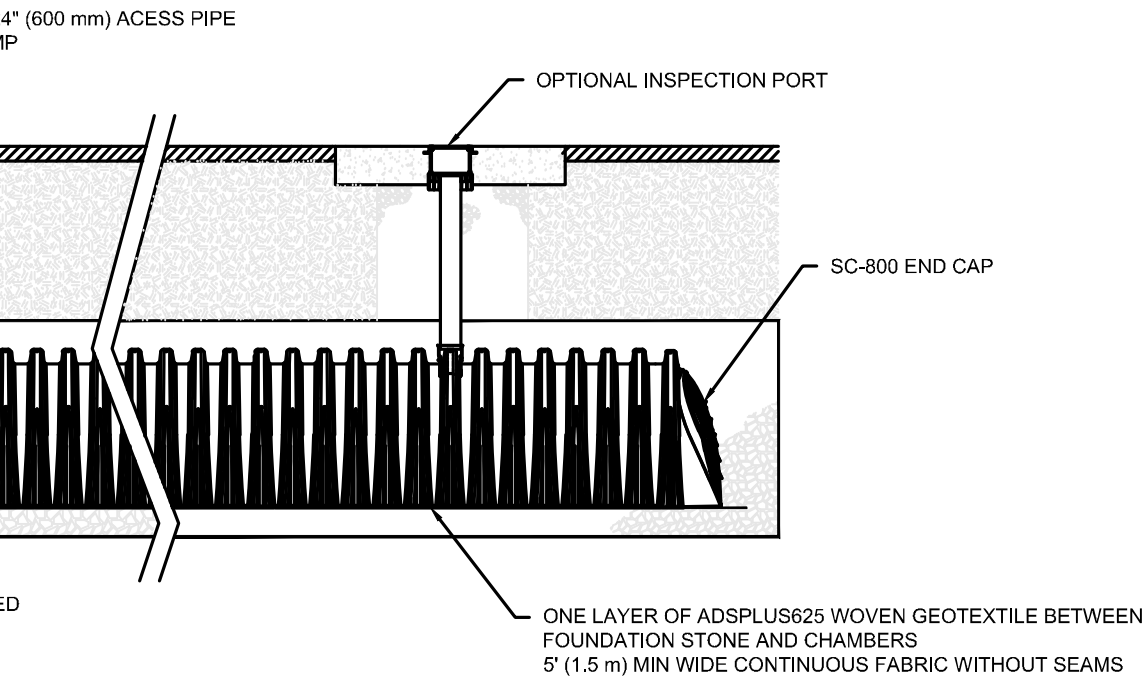
NOT TO SCALE

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROW ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

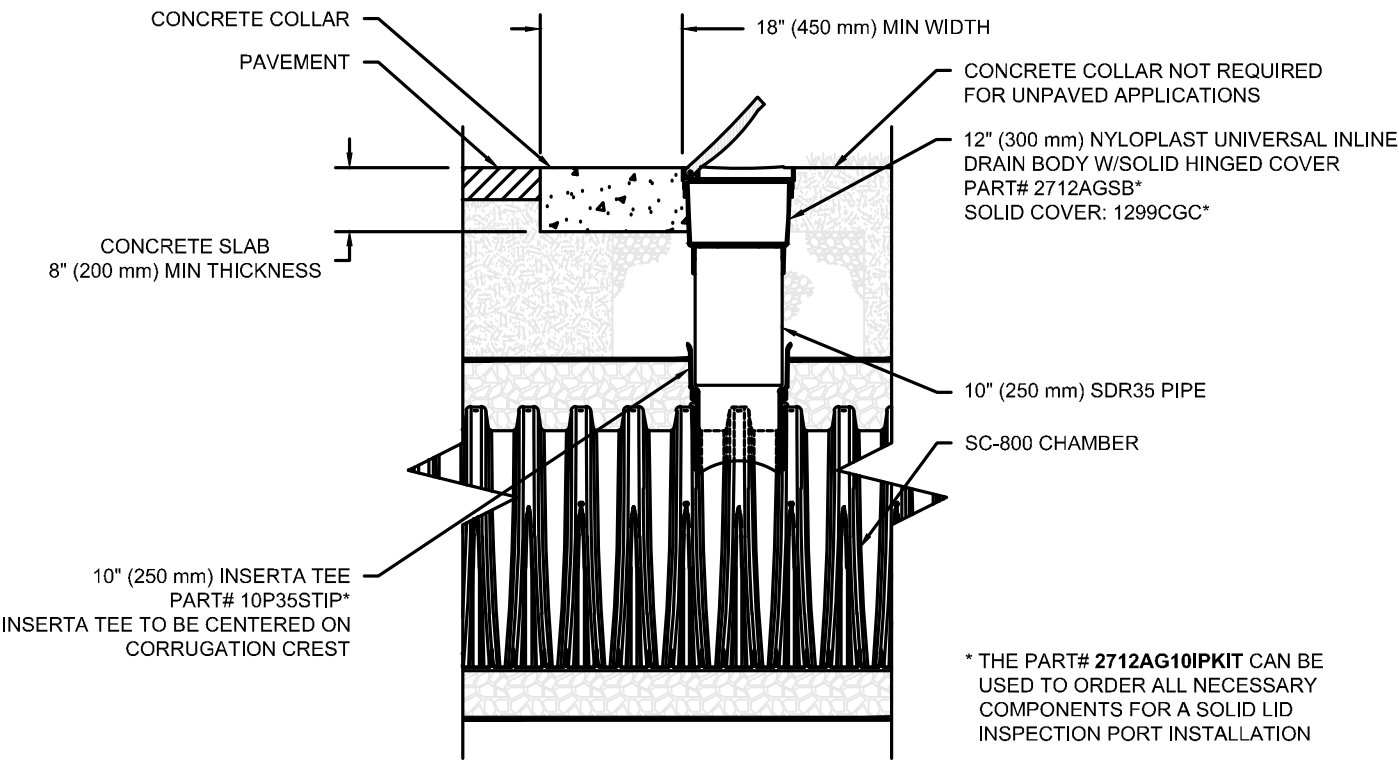
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-800 ISOLATOR ROW PLUS DETAIL

NTS



SC-800 10" (250 mm) INSPECTION PORT DETAIL

NTS

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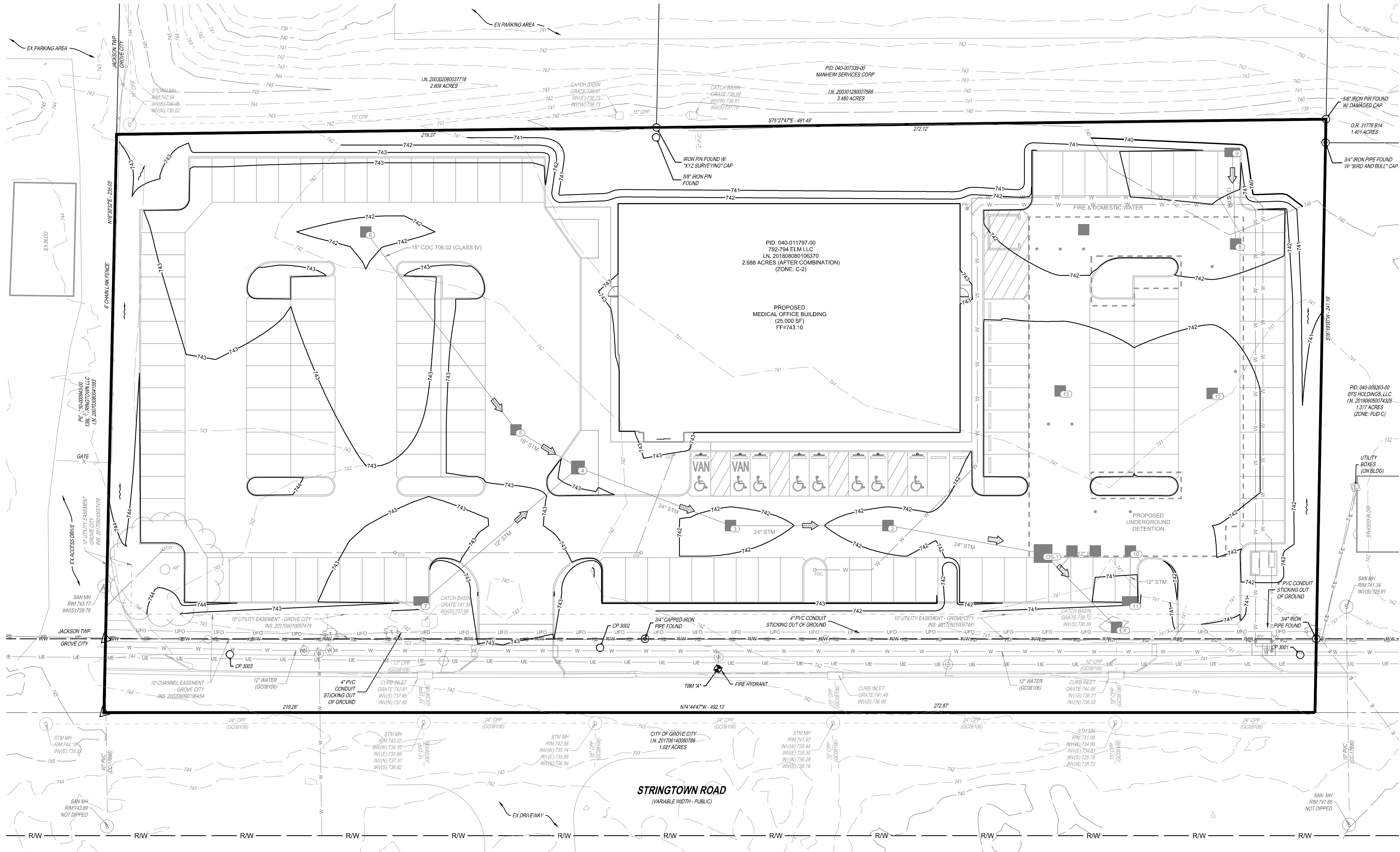
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240330.000

06 SEPTEMBER 2024

UNDERGROUND
DETENTION
DETAILS

C04.02

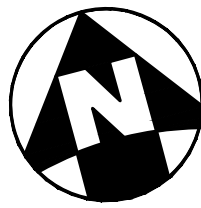


GRADING LEGEND

- 740 — EXISTING MAJOR CONTOUR
- 741 — EXISTING MINOR CONTOUR
- 740 — PROPOSED MAJOR CONTOUR
- 741 — PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- 100-YEAR FLOOD ROUTE

NOTES

- CROSS SLOPES WITHIN ADA AND PEDESTRIAN ACCESS ROUTES SHALL NOT EXCEED 1 UNIT VERTICAL TO 50 UNITS HORIZONTAL, AND RUNNING SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL.
- CROSS AND RUNNING SLOPES WITHIN ADA PARKING AREAS SHALL NOT EXCEED 1 UNIT VERTICAL TO 50 UNITS HORIZONTAL.



0 10 20 40



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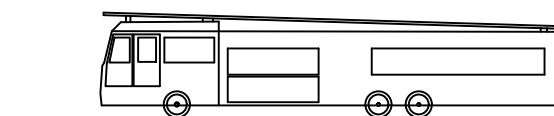
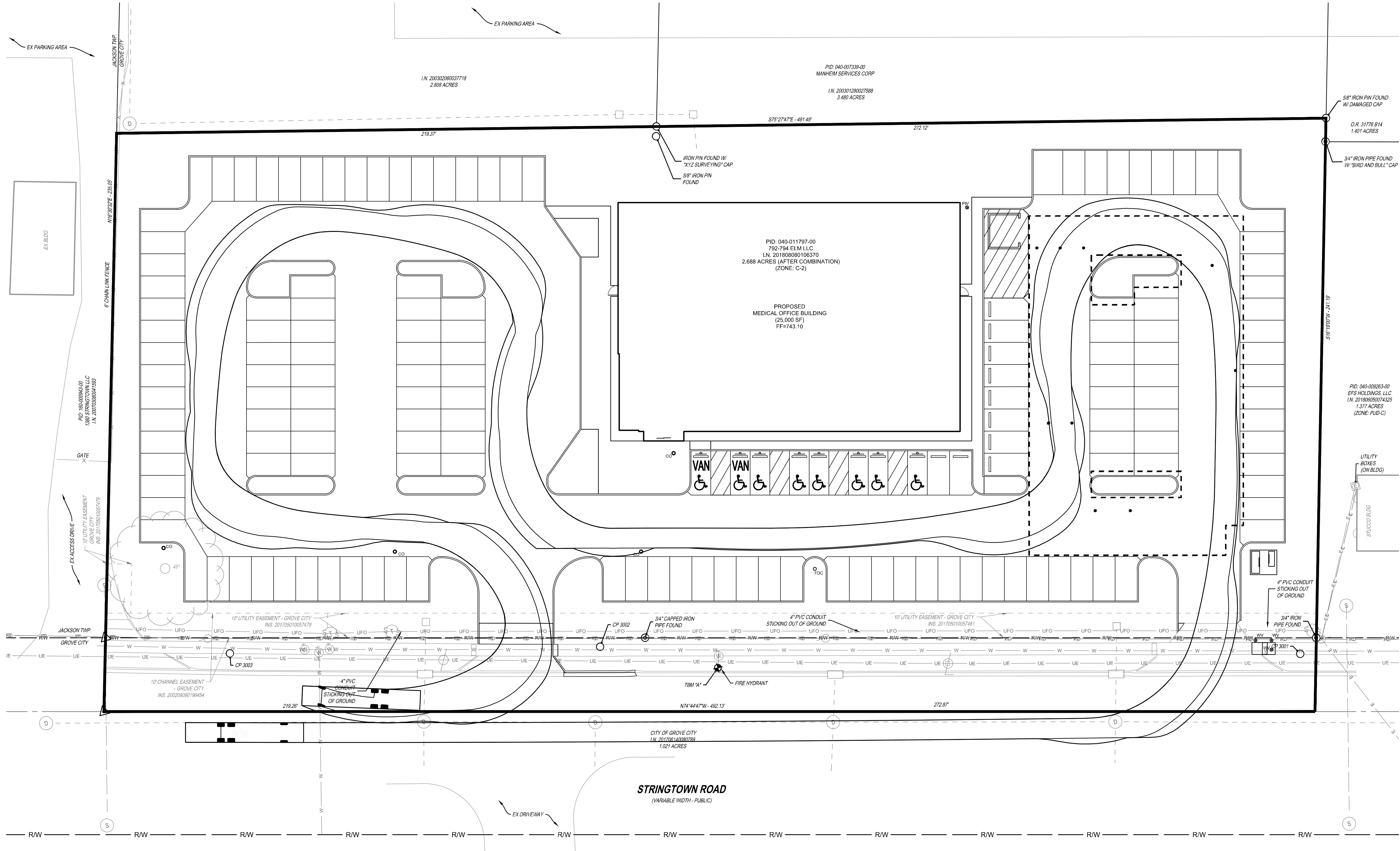
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01	09/27/24	FDP REVIEW #1

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06 SEPTEMBER 2024

GRADING PLAN

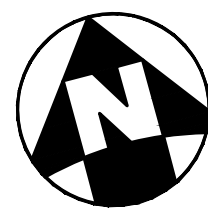
C05.01



PARAMETERS
CHAMP ANGLE 42 DEG. 425 TIRES
FRONT OVERHANG (6" BUMPER) 76"
FRONT OVERHANG (24" BUMPER) 94"
WHEELBASE 247"

CALCULATED RESULTS
INSIDE TURN RADIUS 21'-11"
CURB TO CURB 36'-9"
WALL TO WALL 6" BUMPER 40'-5"
WALL TO WALL 24" BUMPER 41'-8"
REAR OVERHANG SWING 35'-6"

JACKSON TOWNSHIP FIRE TRUCK



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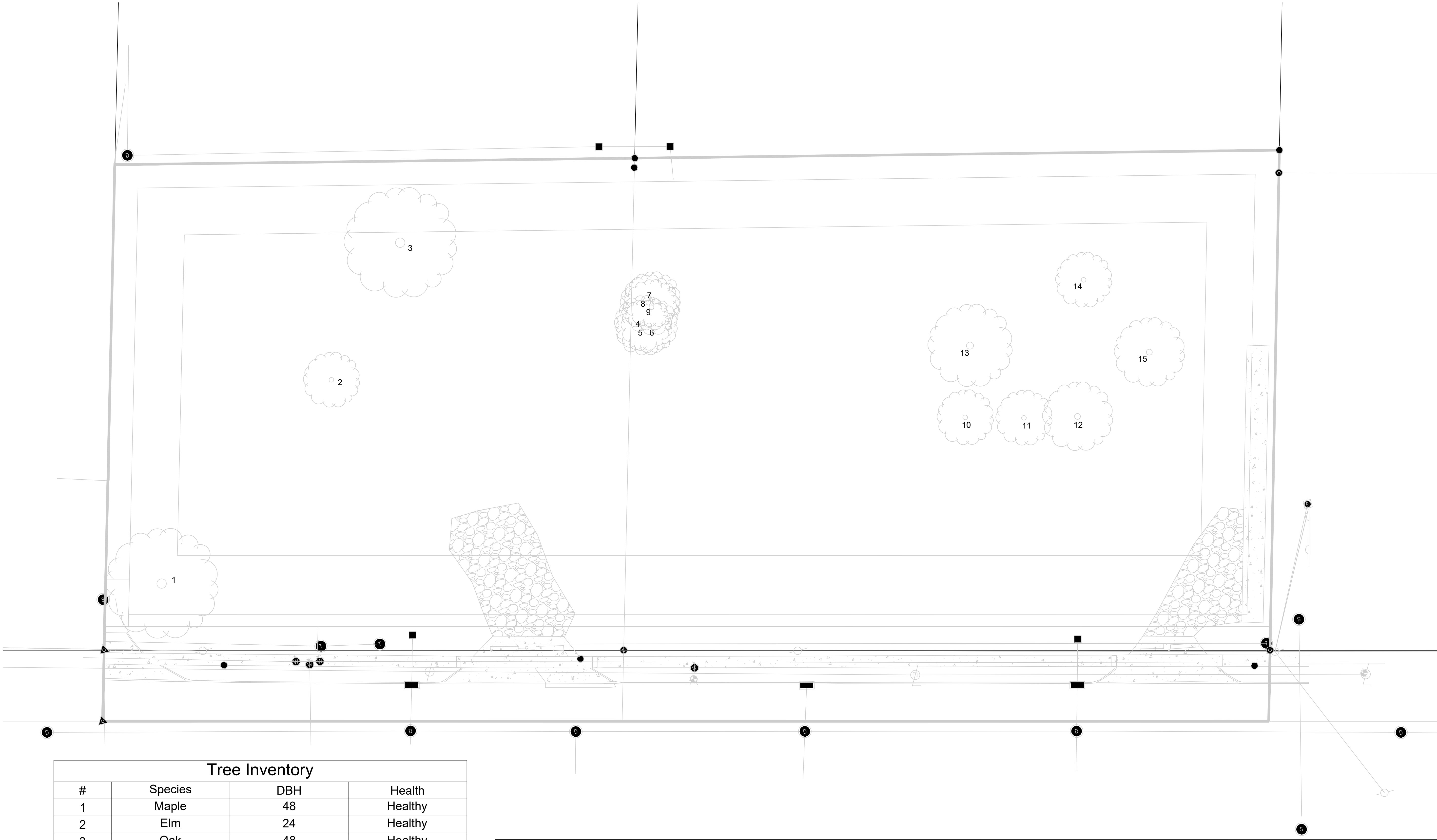
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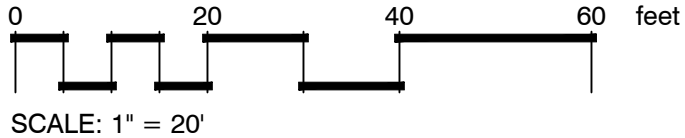
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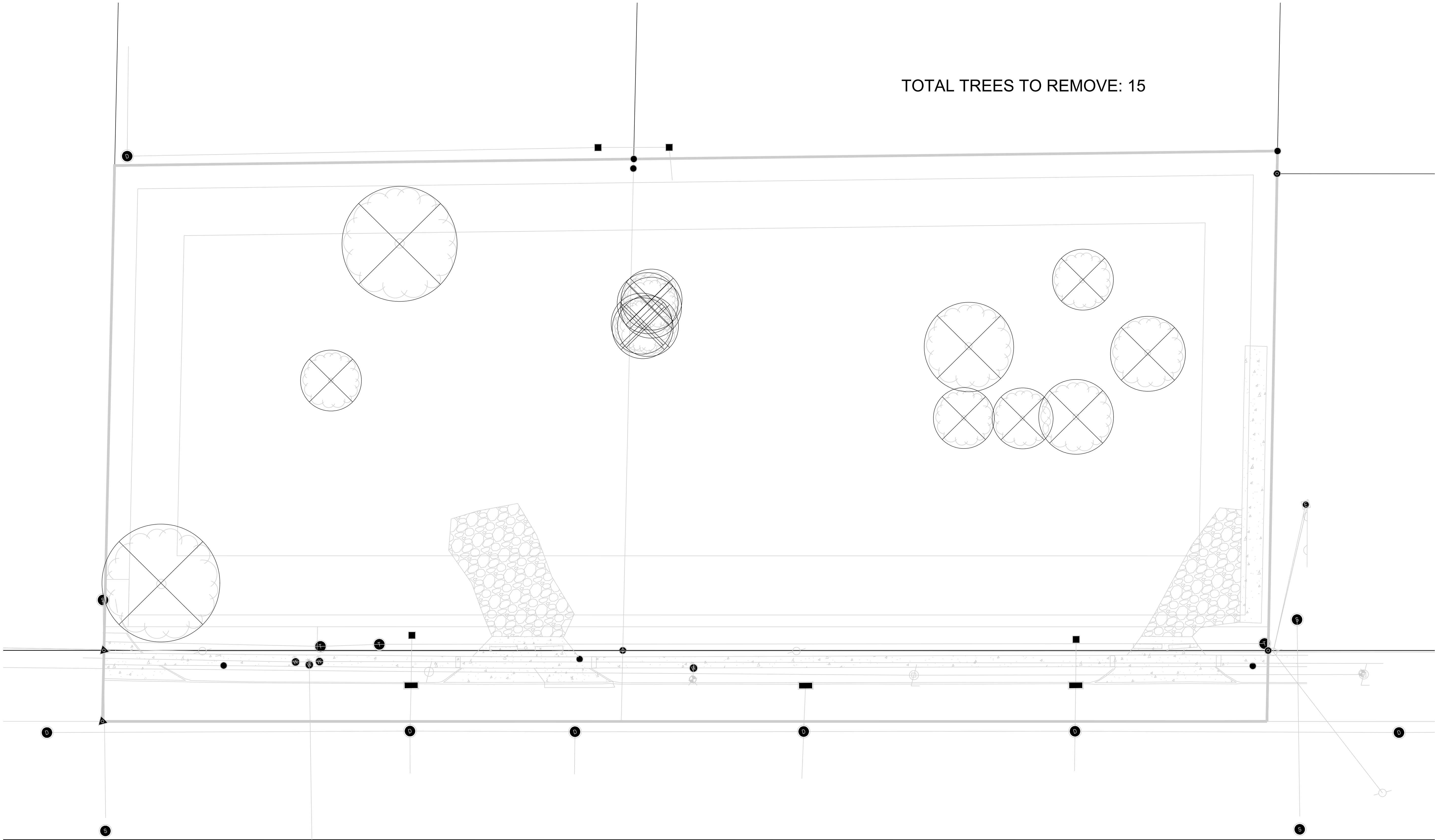
FIRE TRUCK
CIRCULATION
PLAN

C06.01



Tree Inventory			
#	Species	DBH	Health
1	Maple	48	Healthy
2	Elm	24	Healthy
3	Oak	48	Healthy
4	Willow	24	In Decline
5	Willow	24	In Decline
6	Willow	24	In Decline
7	Willow	24	In Decline
8	Willow	24	In Decline
9	Willow	24	In Decline
10	Maple	24	Healthy
11	Maple	24	In Decline
12	Maple	30	In Decline
13	Ash	36	In Decline
14	Maple	24	Healthy
15	Dawn Redwood	30	Healthy

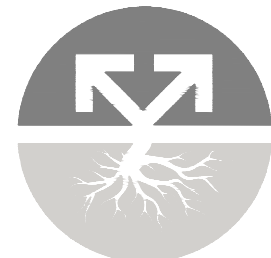




TOTAL TREES TO REMOVE: 15



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STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

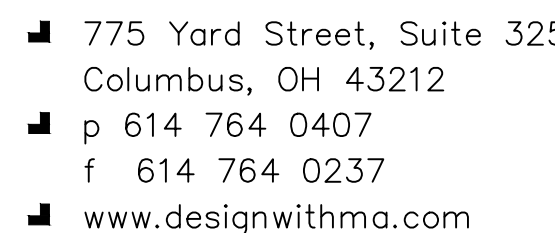
DATE:
09.06.24

SHEET NAME:

Tree Removal
Plan

SHEET NUMBER:

L102



1350 STRINGTOWN ROAD, GROVE CITY, OHIO

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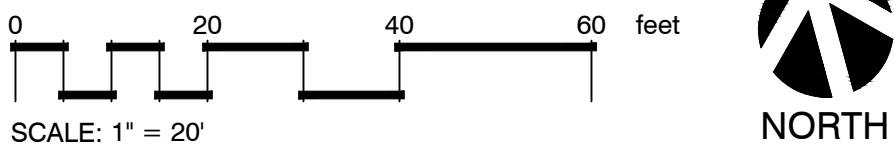
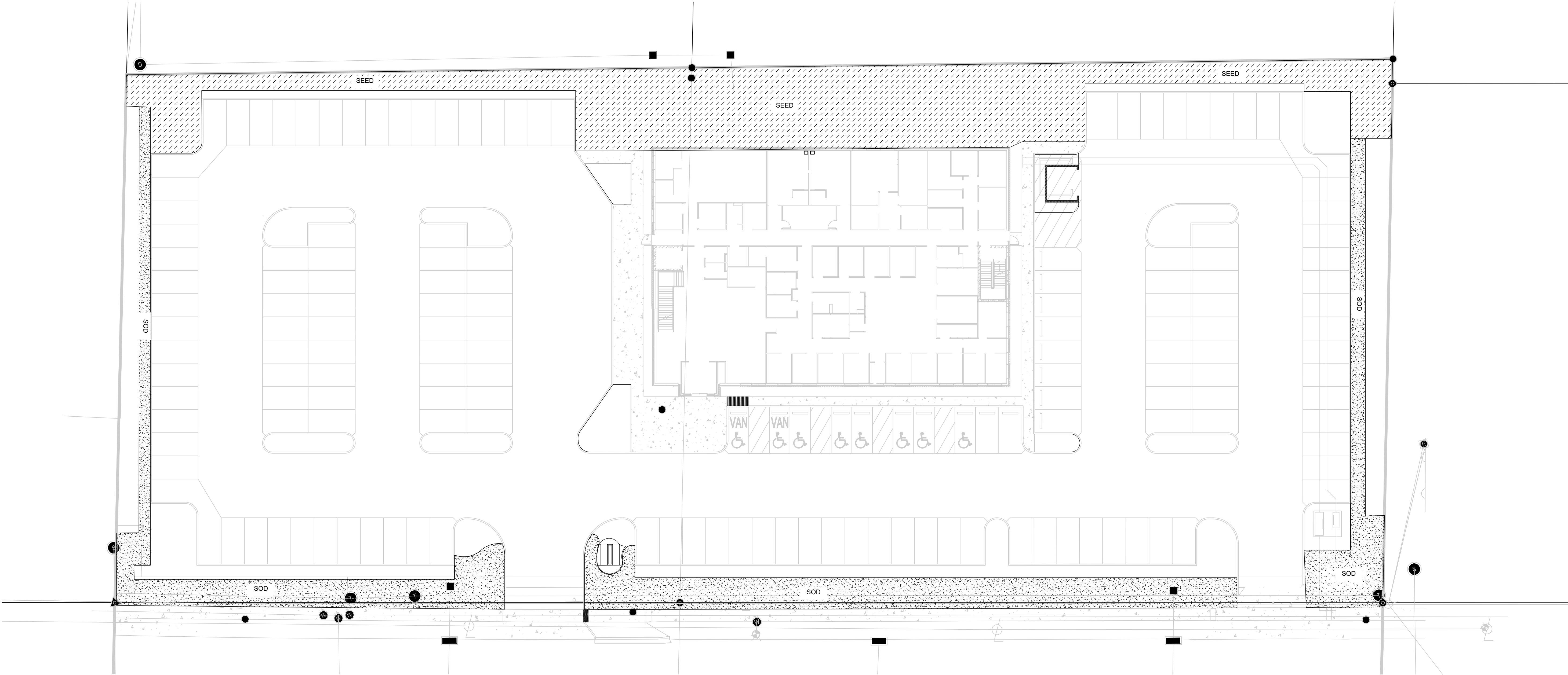
L103



Each island contains at least one 2* large or medium class tree.

Sod will be placed along Stringtown Rd. in areas disturbed by construction.





PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
AF	11	Redpointe® Maple / Acer rubrum 'Frank Jr.'	B & B	2"Cal	
AG	13	Goldspire Sugar Maple / Acer saccharum 'Goldspire'	B & B	2"Cal	
GI	6	Sunburst® Honey Locust / Gleditsia triacanthos inermis 'Suncole'	B & B	2"Cal	
GP	3	Princeton Sentry® Maidenhair Tree / Ginkgo biloba 'PNI 2720'	B & B	2"Cal	
LS	8	Slender Silhouette Sweet Gum / Liquidambar styraciflua 'Slender Silhouette'	B & B	2"Cal	
PA	14	Norway Spruce / Picea abies	B & B		6' HT MIN
TI	12	Green Giant Arborvitae / Thuja x 'Green Giant'	B & B		6' HT MIN
UC	12	Frontier Elm / Ulmus x 'Frontier'	B & B	2"Cal	
SHRUBS					
HJ	33	Little Lime® Panicle Hydrangeas / Hydrangea paniculata 'Jane'	5 gal	24" HT MIN	
JF	130	Sea Green Juniper / Juniperus chinensis 'Sea Green'	B & B	36" HT MIN	
JT	8	Taylor Eastern Redcedar / Juniperus virginiana 'Taylor'	B & B	4'-5" HT	
JX	6	Grey Owl Juniper / Juniperus x 'Grey Owl'	5 gal	18" HT MIN	
TT	46	Taunton's Anglo-Japanese Yew / Taxus x media 'Tauntonii'	B & B	24" HT MIN	
VA	24	Blue Muffin® Arrowwood Viburnum / Viburnum dentatum 'Christom'	3 gal	18" HT MIN	
PERENNIALS					
CK	76	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	2 gal		
GROUND COVERS					
LC	1,678	Creeping Lilyturf / Liriope spicata	Plug		8" o.c.
PERENNIAL					
HO	10	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	#1 Cont.		18" o.c.
NC	16	Cat's Pajamas Catmint / Nepeta x 'Cat's Pajamas'	#1 Cont.		18" o.c.
TURF					
TH	9,539 sf	Drought Tolerant Fescue Blend / Turf Hydroseed	SEED MIX		
TS	7,675 sf	Drought Tolerant Fescue Blend / Turf Sod	SOD		

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

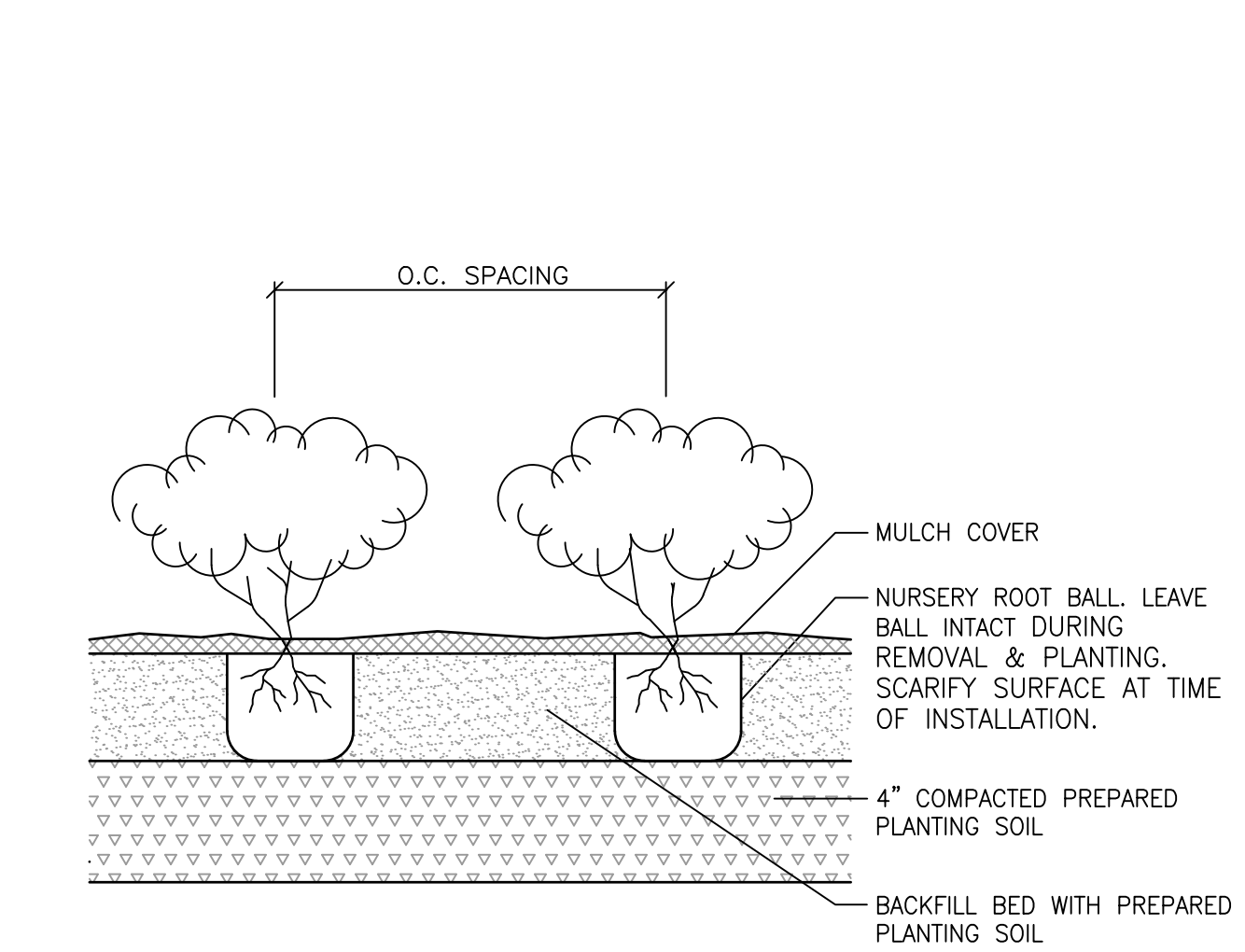
DATE:
09.06.24

SHEET NAME:

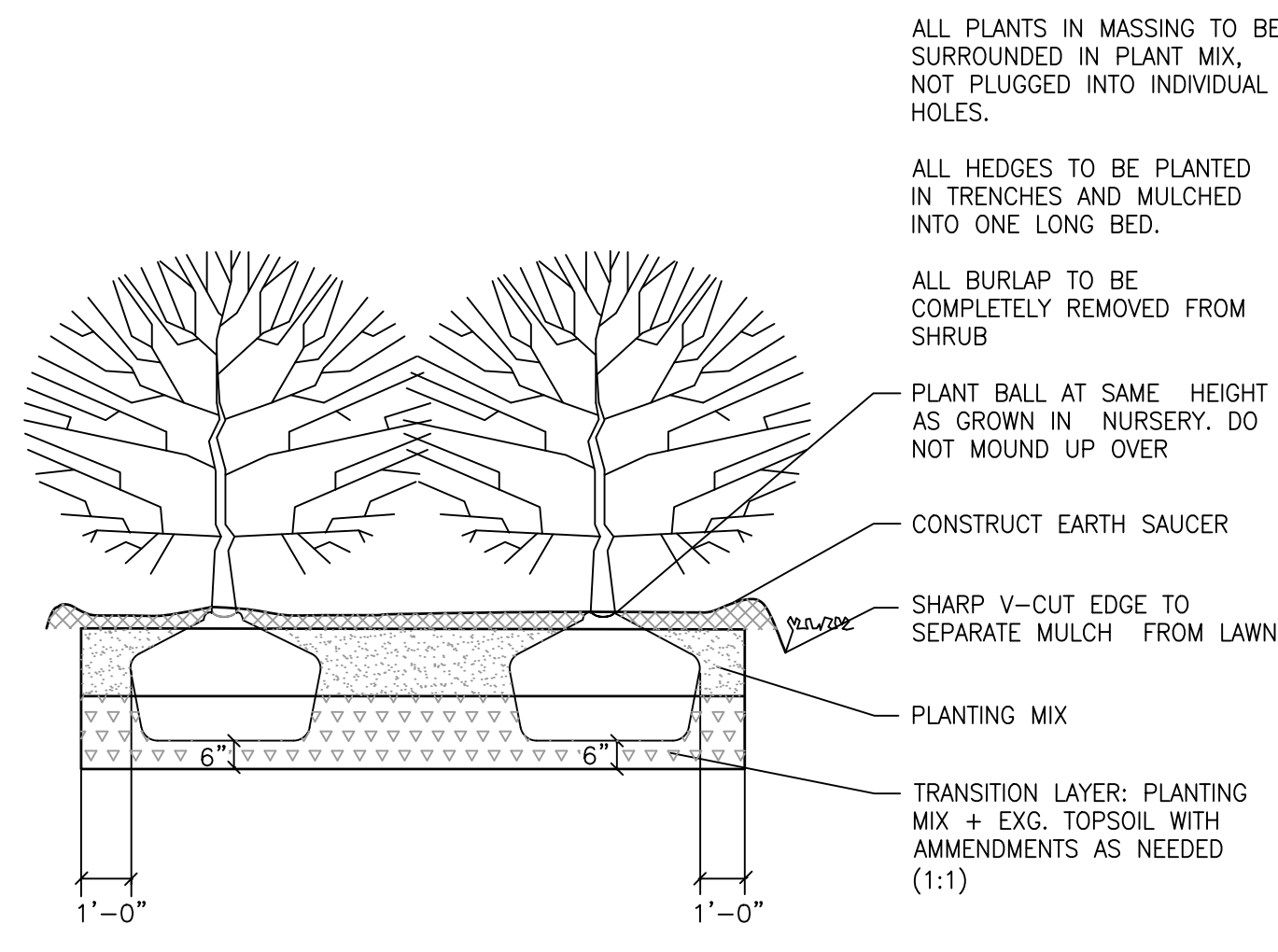
Seed and Sod
Plan

SHEET NUMBER:

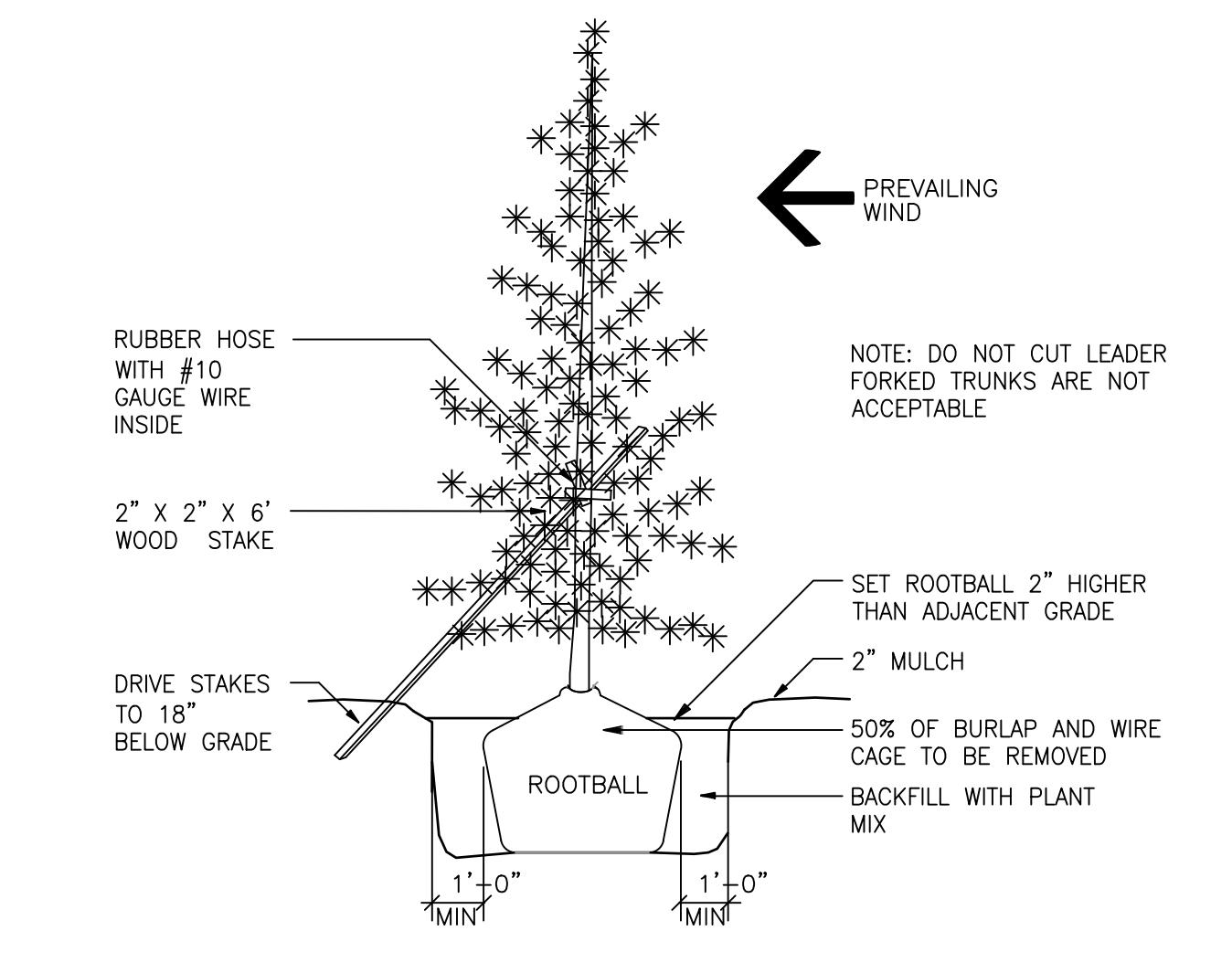
L104



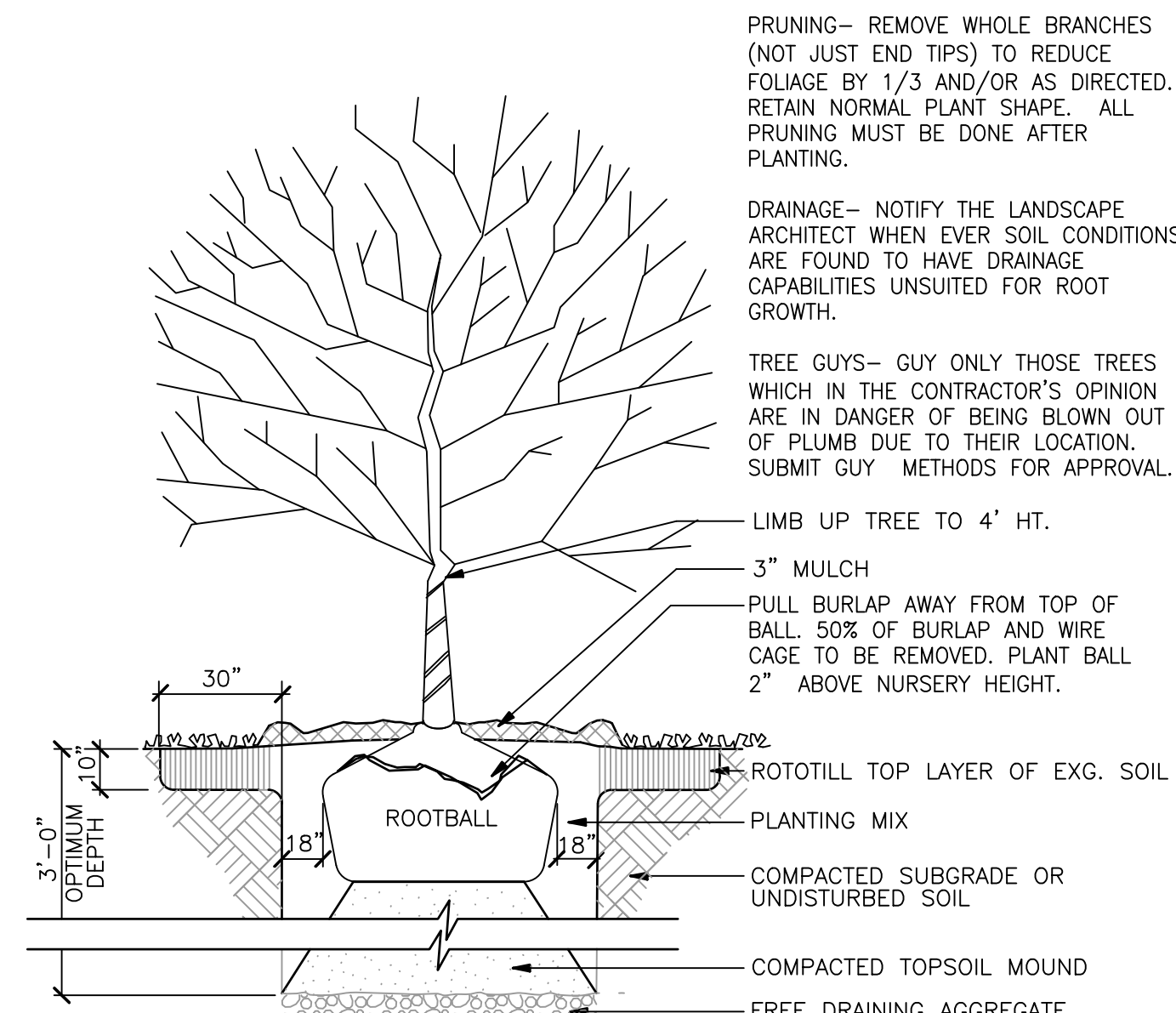
4 PERENNIAL AND GROUNDCOVER INSTALLATION
NTS P-NC-NCH-NCHC-02



3 SHRUB PLANTING GROUP
NTS P-NC-NCH-NCHC-03



2 EVERGREEN TREE PLANTING
NTS P-NC-NCH-NCHC-05



1 DECIDUOUS TREE PLANTING
NTS P-NC-NCH-NCHC-06

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C., AND EXPANSION JOINTS AT 30' O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6", ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

Received By:
Grove City Development
9/6/24



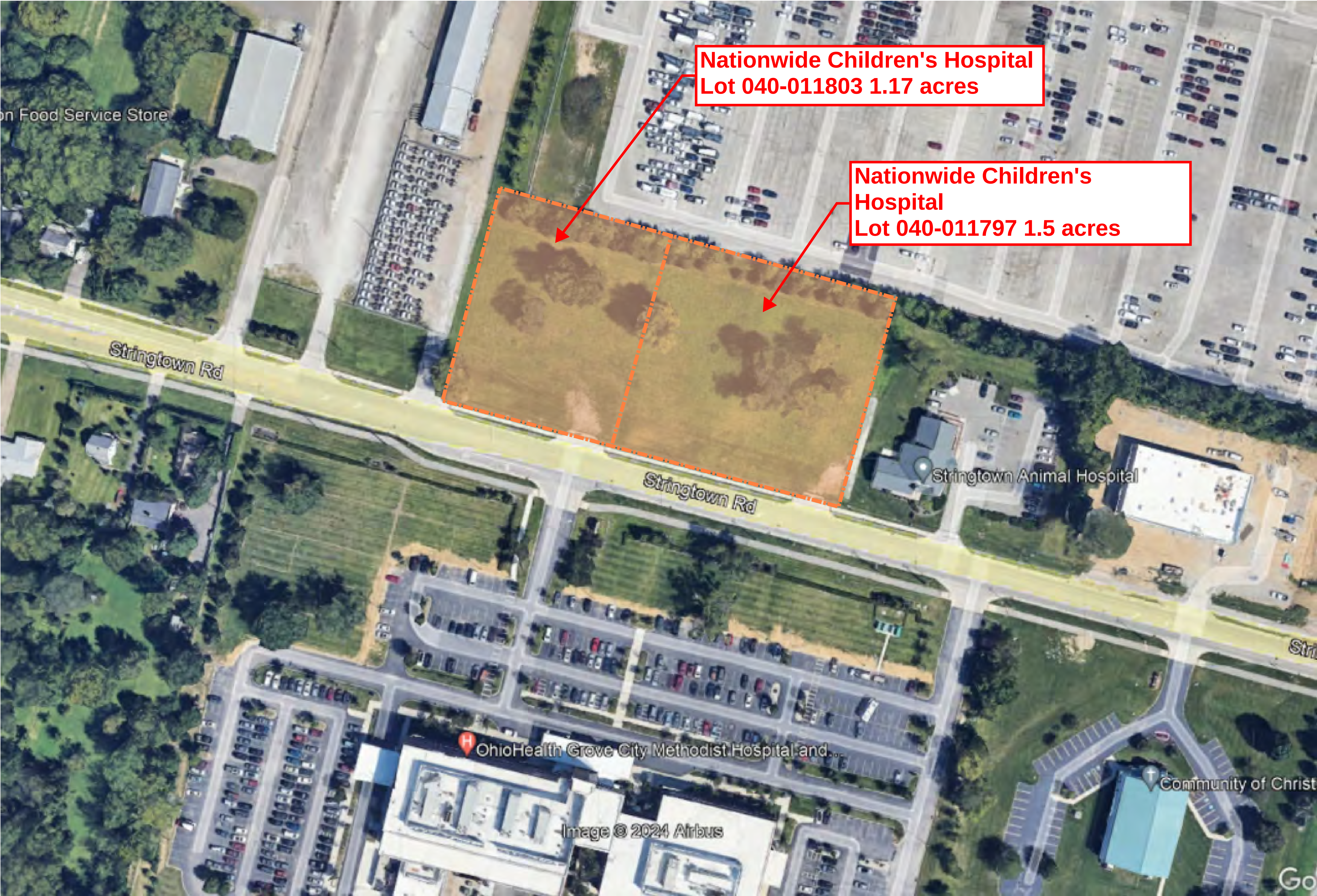
Grove City Close To Home

Nationwide Children's Hospital

9/05/2024



SITE LOCATION - STRINGTOWN ROAD



RENDERING - view of main entry



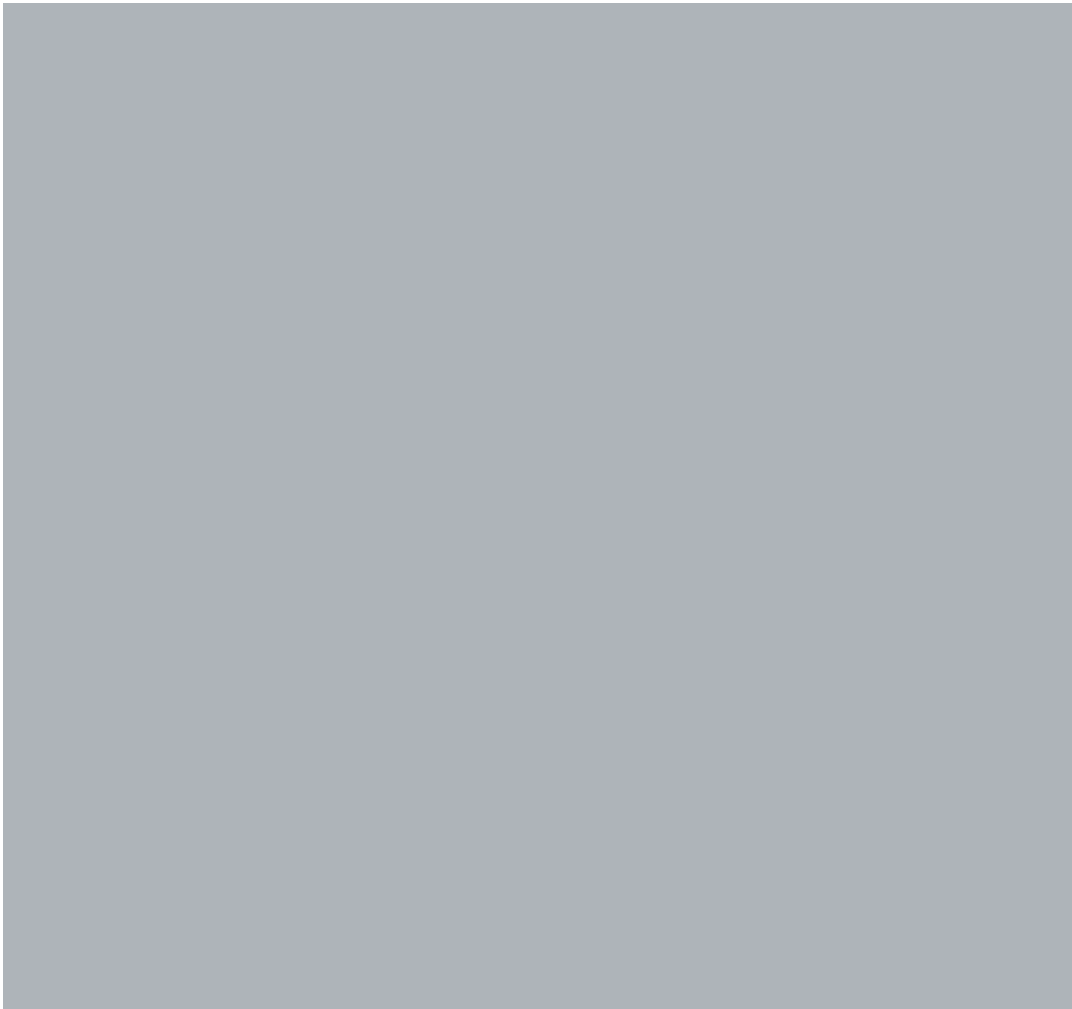
Exterior Materials



Glass - Low E Grey



Standing Seam Metal Roof, Canopy, Coping, Window Mullions - Kynar 500 Slate Grey



Metal screen wall - Kynar 500 Dove Grey

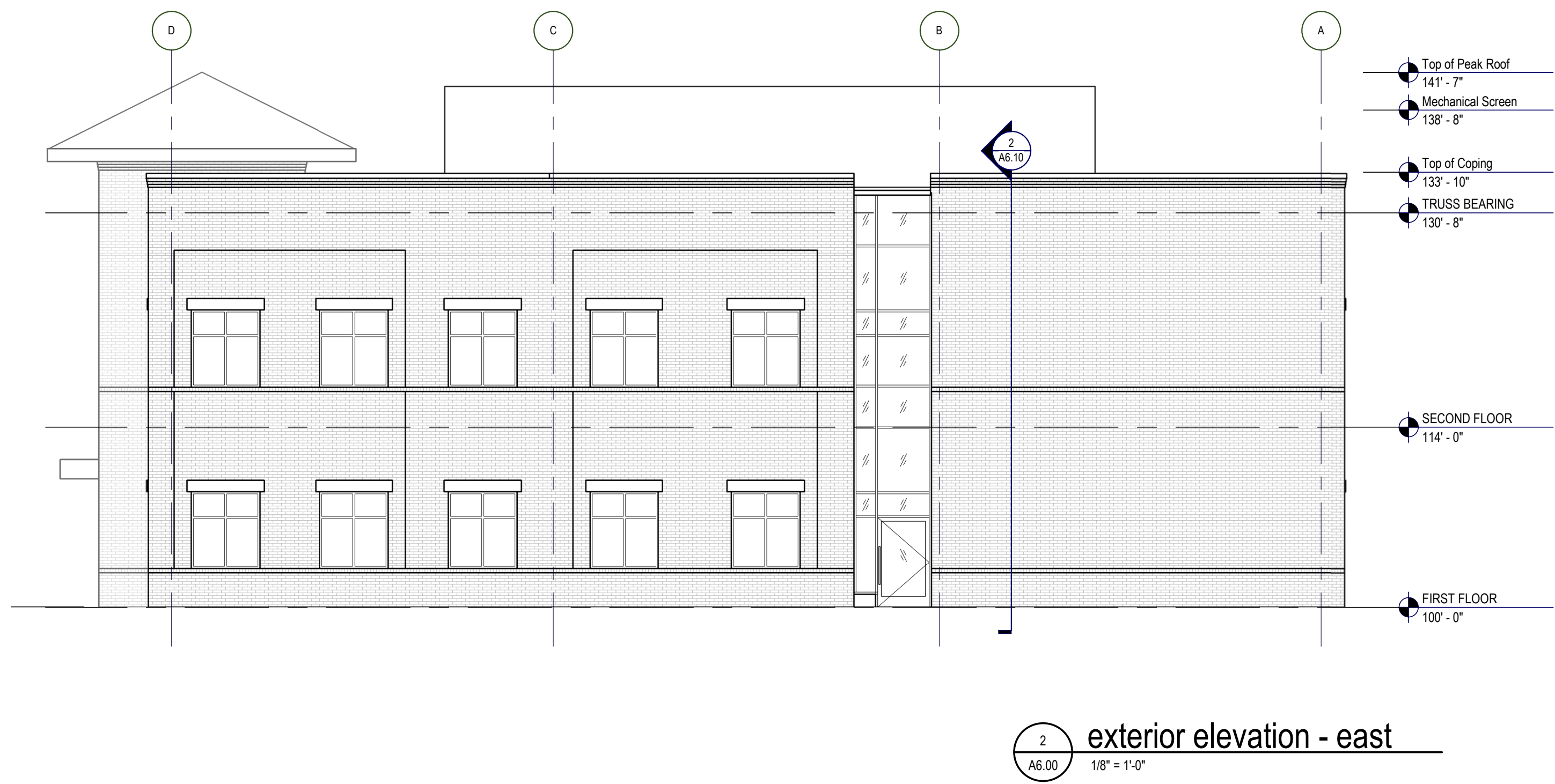
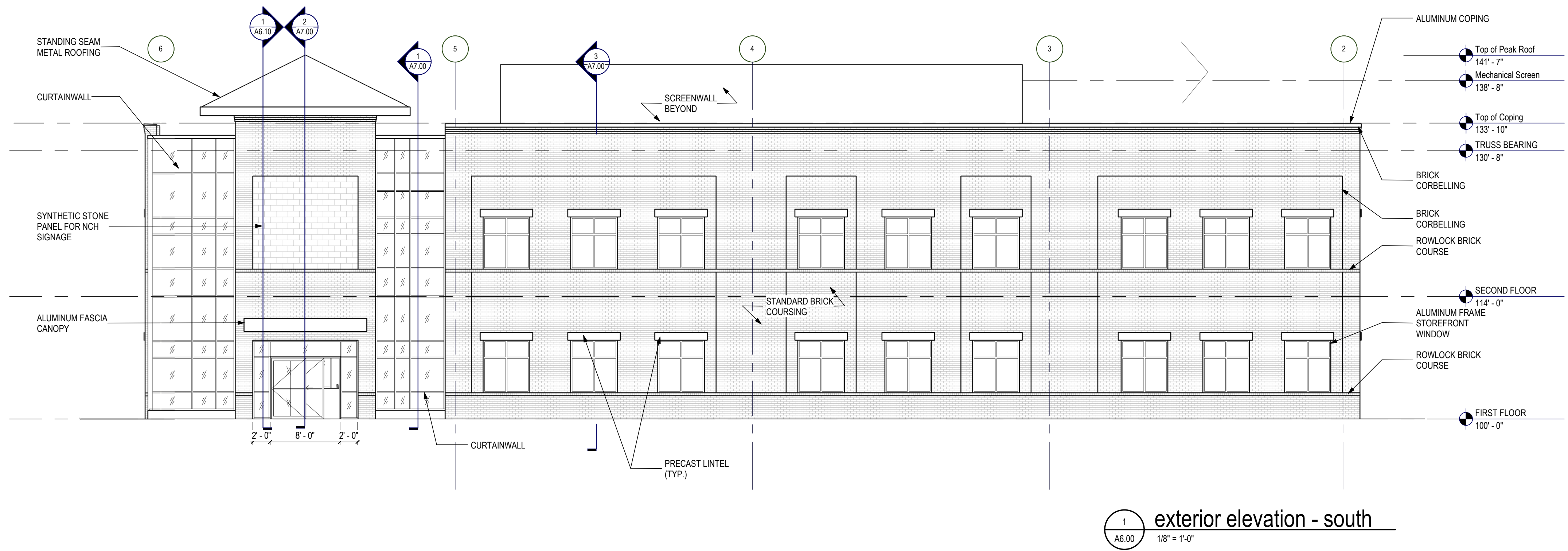


Brick - Glen Gery, Kenosha, Red Face Brick

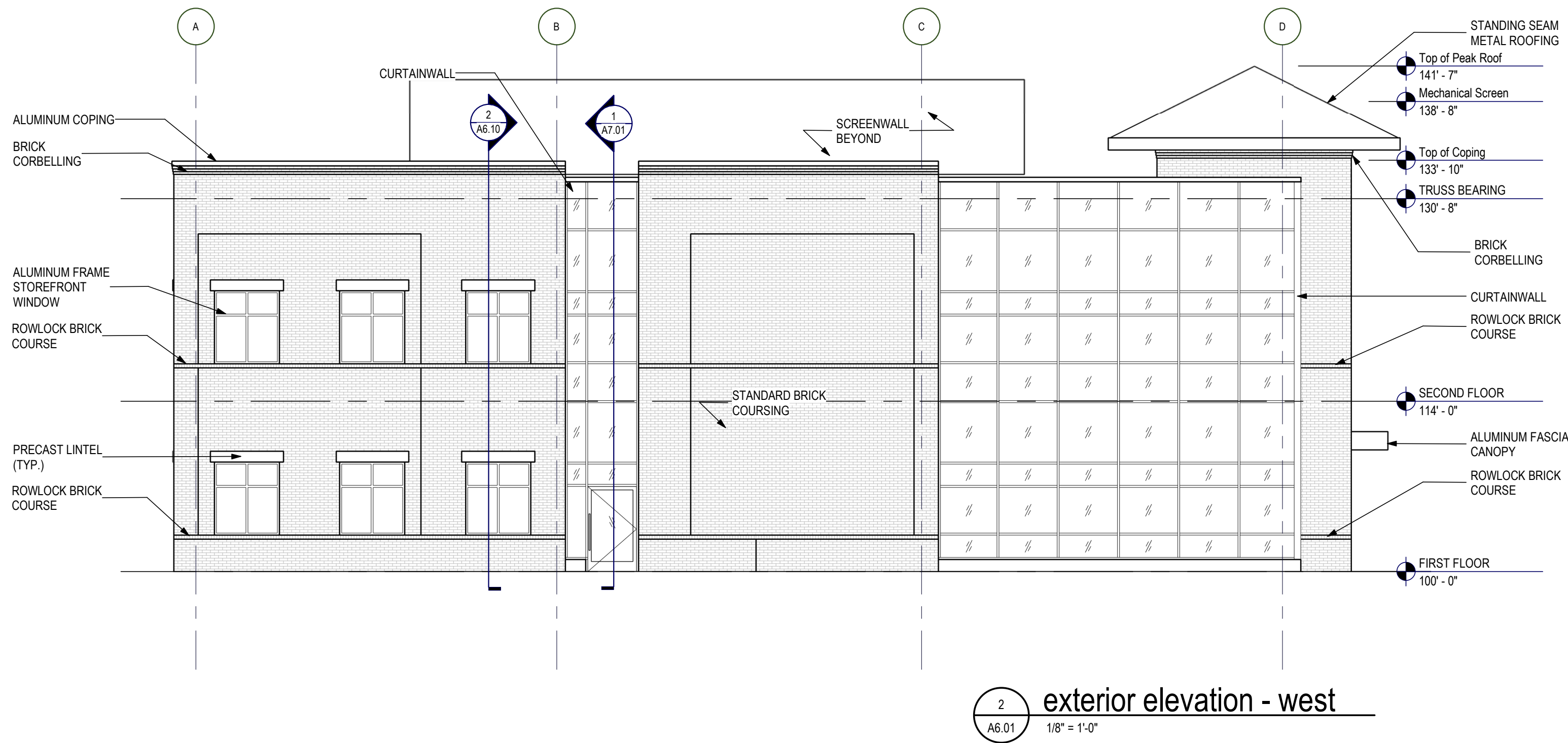
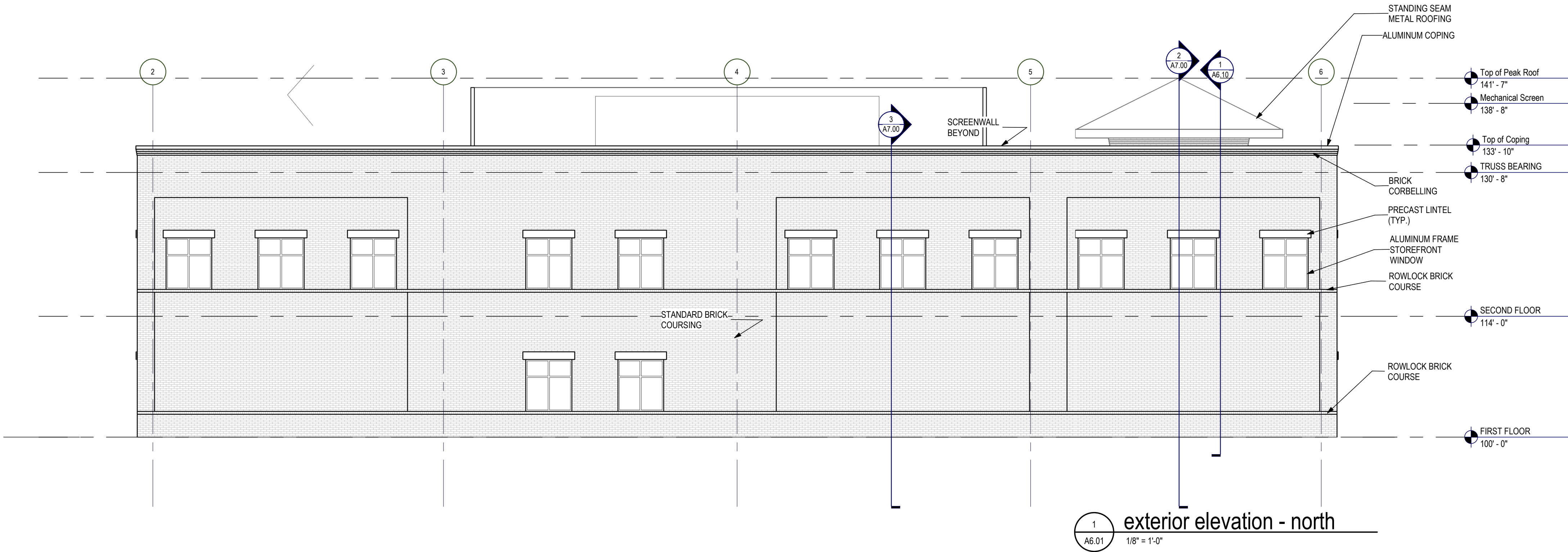


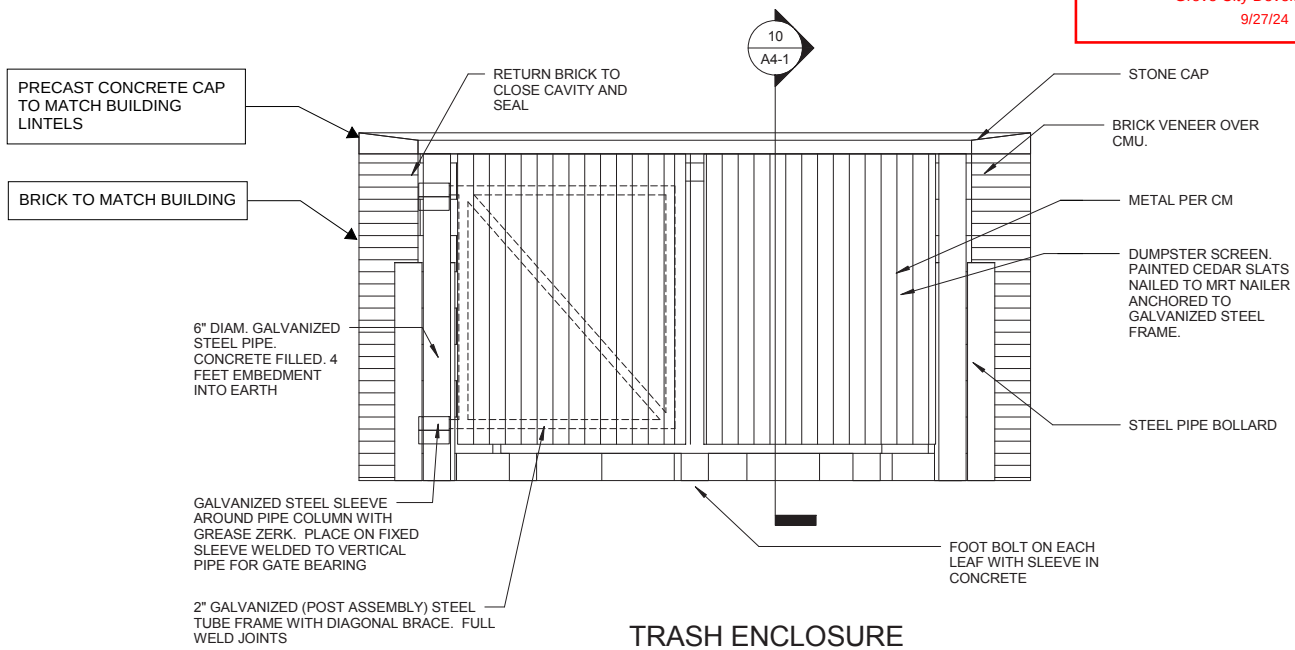
Cast Stone accent - Indiana White

Exterior Elevations

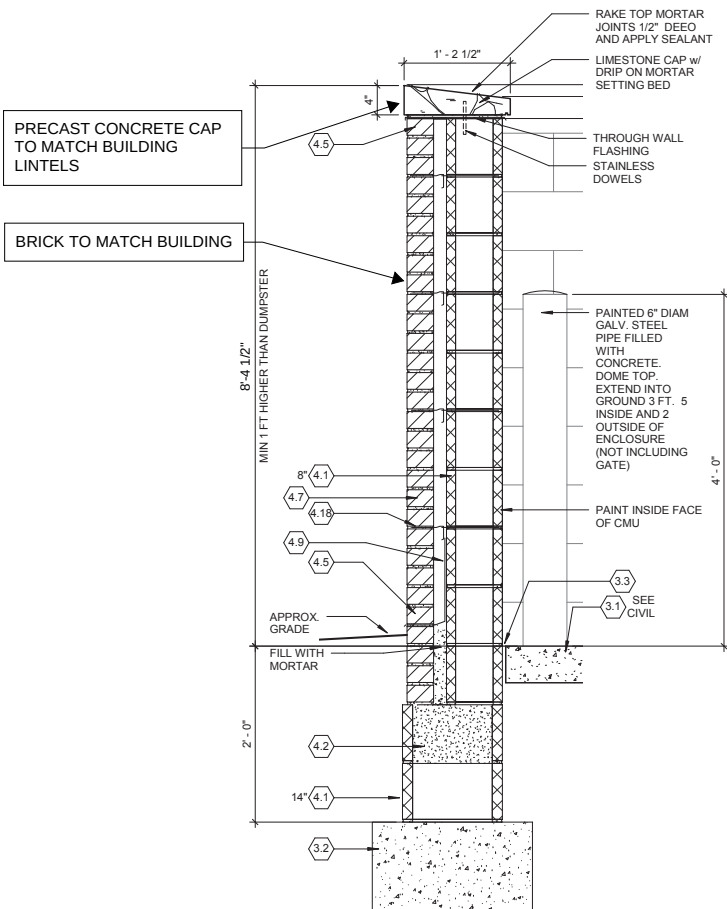


Exterior Elevation:





TRASH ENCLOSURE
FRONT | 9
A4-1



SCREEN WALL SECTION | 6
A5-1

NATIONWIDE CHILDREN'S HOSPITAL
GROVE CITY CLOSE TO HOME CENTER
TRASH DUMPSTER ENCLOSURE



COLUMBUS
CINCINNATI
DAYTON
LOUISVILLE

350 Worthington Rd., Suite H
Westerville, OH 43082
p ► 614.882.4311
f ► 614.882.4479
www.kleingers.com

September 27, 2024

Received By:
Grove City Development
09/27/24

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

ATTN: Mr. Dashiell Logan, AICP
Senior Planner

RE: NCH – Close to Home
Responses to Final Development Plan Review #1

Mr. Logan,

This letter is in response to your comment letter dated 09/20/24 for the above referenced application. The comments and responses below are numbered in accordance with the development related review items. Italicized text represents the original comment. Non-italicized text represents our responses.

General

1. *Please be advised that as proposed, the following variances would need to be obtained from the Board of Zoning Appeals, and Staff would be supportive of these variances:*

- a. *A variance from section 1135.12 to exceed the maximum permitted building height of 35 feet by 6' 8" for a maximum building height of 41' 7"*

To create a building with appropriate floor to floor heights for medical use, and to maintain the brand image created by Nationwide Children's Hospital in each of their Close to Home Centers across central Ohio, the applicant will need to apply for a variance from Section 1135.12 to exceed the permitted 35' building height. The building is approximately 41'-7" in height to the peak of the entry element.

- b. *A variance from Section 1131.09(49) to allow for parking spaces totaling 162 square feet, which is less than the minimum of 180 square feet required by code.*

The Nationwide Children's Hospital standard for parking spaces is 9'x18', which has worked well for this client. The applicant will apply for a variance from Section 1131.09(49) to allow for 162 square foot parking spaces.



- c. *A variance from Section 1145.16(a)(2) to exceed the maximum permitted square footage of a monument sign (50 square feet) by 10.67 square feet for a total of 60.67 square feet.*

The applicant understands the need for a variance from Section 1145.16(a)(2) to exceed the maximum permitted square footage of a monument sign (50 square feet) by 10.67 square feet for a maximum total of 60.67 square feet. The increase in square footage is reasonable to maximize visibility given the proximity of this sign to the substantial Grove City Methodist Hospital monument sign located directly across Stringtown Road.

- d. *A variance from Section 1145.169(e)(1) to exceed the maximum permitted height of a monument sign (8 feet) by 1 foot for a total height of 9 feet.*

The applicant understands the need for a variance from Section 1145.16(e)(1) to exceed the maximum permitted height of a monument sign (8 feet) by 1 foot for a total height of 9 feet. The 1-foot increase in height is needed to accommodate the 1-foot-high banner that indicates the facility is also an Urgent Care Center for medical issues that require immediate attention, especially for families who have not utilized this facility previously for this type of treatment.

Landscaping

2. *Please be advised that while some parking lot landscape islands are less than the 8 feet by 36 feet requirement of code, City Council can approve deviations to Section 1136 of code through the Development plan, and a variance will not be required.*

No response required.

3. *Two 18" deciduous shrubs are to be planted for each 40 linear feet of vehicular use area along the northern property line. Code requires 25 deciduous shrubs along the northern edges of the parking areas, which are noted on the plan sheets as being required but are not shown on the landscape plan.*

Per initial meeting with the City, these will not be required because of the existing mounding and evergreen planting on the property to the north. It was agreed supplementation of the existing screening with evergreen trees only to fill in the gaps would be acceptable.

4. *Per Section 1136.11 of code, sod will need to be placed along the site's Stringtown Road frontage in areas disturbed during construction.*

The zoning notes have been amended to include sod replacement along Stringtown Road

5. *Section 1136.08 of code requires that supplemental landscaping be planted around the perimeter of the dumpster enclosure. This landscaping is to be 36" minimum in height plantings at 5'- 0" maximum spacing around the enclosed portion of the perimeter screen.*

The dumpster is screened with a masonry wall. It is entirely surrounded by asphalt or concrete walk with no plant bed.



6. *The plant schedule includes junipers in the tree count, which are not considered trees. If these junipers are being used towards the total tree count on site, they will need to be replaced with a tree species.*

Fairview Junipers have been replaced with Green Giant Arborvitaes on the plans.

7. *Update the plant schedule to include tree size at installation (minimum 2" caliper) and height of shrubs at the time of installation. Please be advised that shrubs are to be a minimum of 24" at the time of installation if planted around the building, and 36" in height if used to screen parking spaces. Any shrubs around the perimeter can be 18" in height at the time of installation.*

The plant sizes at time of planting have been updated on the plant schedule.

8. *Section 1136.09(a)(3) of Code requires permanent shrubs be planted around the base of the monument sign, in addition to perennials and annuals.*

The evergreen shrubs have been added to the plan around the monument sign.

9. *Update plans to note areas that are to be seeded or sodded. Please be advised that when using seed, loose straw cannot be used to cover the seed, and Penn or hydro mulch should be used. If using straw matting, please note that the plastic must be removed by the contractor after seed has germinated, even if biodegradable.*

The plan will be updated to indicate seed or sod and no straw will be used for seeded areas.

10. *Confirm that the overhead power lines do not conflict with the location of trees as shown on the Landscape Plan.*

Trees are an upright, pyramidal form and far enough away from existing power lines to not conflict.

11. *Update the tree planting typical to state that 50% of all burlap and wire cage is to be removed prior to planting of evergreen and deciduous trees.*

Details will be updated to indicate that 50% of all burlap and wire cage is to be removed.

12. *A note should be added to the plan sheets stating that all service structures are to be screened per section 1136.08 of code.*

The zoning notes have been amended to indicate screening of service structures.



Engineering & Utilities

- 13. The FDC should be remote from the building, and located within 75 feet of a public hydrant.*

The fire department connection has been relocated to a remote location to achieve the minimum required proximity to a public fire hydrant.

- 14. All existing utilities should include the plan number*

Utilities with associated record plans on file with the City have been relabeled with the plan number.

- 15. Add bearing to all the property distances, typical of all applicable sheets.*

Bearings and distances have been added to the property line labels.

- 16. Show corporate lines and township limits on the Vicinity Map and carry through the plan sheets*

Corporate lines and corporation titles are indicated on the index map as well as all other plan sheets.

- 17. Show the existing site contours on the existing conditions plan sheet 4/9.*

Existing contours and labels have been added to Sheet C02.01.

- 18. Include the adjacent parking areas and buildings on the existing conditions plan sheet 4/9.*

The immediately adjacent buildings and parking areas to the west, east, and north have been included on the plan sheets per aerial imagery.

Stormwater

- 19. Please see the attached Stormwater Report for comments generated during the review*

The memo and calculations have been revised to account for the existing tributary divide through the site. Post development flows to the Stringtown Road infrastructure do not exceed those in pre-development conditions. Flows for the entirety of the site do not exceed those allowable for the critical year analysis conducted within the memo. Additional coordination will be needed with the City of Grove City during construction plan review, however, for the perimeter areas currently bypassing detention. This correspondence has been initiated, though, and we will ensure compliance with any new directives given. Offsite areas from the west and east that will bypass the detention system have also been delineated on the Local Area Drainage Map for the purpose of ensuring swales can handle the anticipated surface runoff.



Additional Comments

- 20. Elevations should be provided for the dumpster enclosure. Per code, this enclosure is to be one foot taller than the dumpster (not to exceed 8' 0") and be finished with brick or stone to match the materials used on the primary structure.*

The design team will indicate screen walls that utilize the same brick as the building and include a precast concrete wall cap to match lintels on the building. The walls will be designed to be not less than 1' taller than the anticipated trash/recycling dumpster inside the enclosure. Additional information is enclosed.

- 21. Update the fire apparatus maneuverability exhibit to use the attached Jackson Township Fire Department template.*

The truck turning plan sheet has been updated with the Jackson Township Fire Department template.

- 22. Provide the measurement along the back of the building from the East to West parking lot.*

The requested measurement has been added.

- 23. The base of the proposed monument sign must be made of brick or stone, matching the materials used on the primary structure.*

The monument sign to be located at the primary entrance to the site will be constructed using the same brick, precast concrete, and metal materials that will be utilized for the building. Additional information is enclosed.

- 24. Provide specs for proposed site lighting fixtures, including the type, manufacturer and finish color.*

Lighting fixture specifications are included for City review. They will be mounted on 25' tall poles and will be dark bronze in color

- 25. Add a note to the plans that all parking lot striping will be white.*

The note has been included with the other general notes located on Sheet C03.01

- 26. Update the signature block to read "Director of Public Service" and "Reviewed for the City of Grove City".*

The signature block has been updated as requested.



Please be advised that the following comment does not need to be addressed along with the Development Plan, but will need to be addressed as part of the Site Improvement Plan review process

27. A water service plan will need to be submitted to and approved by the City of Columbus Division of Water. During the construction plan review, please include comments from Columbus in submissions to Grove City.

No response required.

Please review this information and let us know if it is acceptable. Please also do not hesitate to contact me with any questions, concerns, or comments. Thank you in advance for your attention to this matter.

Sincerely,

THE KLEINGERS GROUP

Brendan M. Fleming, PE
Senior Civil Project Engineer

cc: FILE

Nationwide Children's Hospital has selected a site on Stringtown Road in Grove City as the next location for a Nationwide Children's Hospital Close To Home Center. The location is ideal for the community, as it is directly across Stringtown Road from the OhioHealth Grove City Hospital, creating a health destination for the residents of Grove City and the surrounding communities.

The new Close To Home Center will be constructed as a two-story brick and glass building, and is anticipated to be approximately 25,000sf. The building is located central to the site, and will provide separation between the visitor parking on the west side of the building, and staff parking with service access on the east side.

Inside the building, visitors will be welcomed into a two-story entry lobby with waiting space on both the first and second floors. An Urgent Care department with fourteen Exam/Treatment spaces will be conveniently located adjacent to the entry lobby for quick access to care, and a small Clinical Lab and two Imaging Rooms are located next to the Urgent Care to provide complete care for patients visiting the Close To Home Center. The second floor of the building will contain the Clinical Therapies Department, which includes a pediatric physical therapy gym, a sports therapy gym, and speech therapy spaces.

This new Close To Home Center will be provide top tier pediatric care in the Grove City, and serve to provide that care within the community....literally close to home....for patients who do not need to visit the Nationwide Children's Hospital main campus.

PLOT SCALE: 1"=1224'-2.59 PM EDITED BY: DBISCHOFF DRAWING FILE: C:\2024\00549.D, DRAWINGS\SURVEY\2024\00549.D, SV: 2024-04-11 LTS.DWG



VICINITY MAP
NO SCALE

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 469

GENERAL PROPERTY INFORMATION

Owners of Record: 792-794 Elm LLC

Current Tax PIDs: 040-011797 (Parcel 1)
040-011803 (Parcel 2)

Current Tax District: 040 - City of Grove City

Current Deed Reference: I.N. 201808080106370 (Parcel 1)
I.N. 201502170019303 (Parcel 2)

Current Site Address: 1350 Stringtown Road, Grove City, OH (Parcel 1)
1370 Stringtown Road, Grove City, OH (Parcel 2)

BASIS OF BEARINGS

Bearings described hereon are based on North 74 degrees 44 minutes 47 seconds West for the centerline of Stringtown Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL 1: 1350 Stringtown Road

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being 5.01 acres immediately adjacent to and east of a tract of land of William F. Korting and Louise M. Korting containing 4.007 acres and running in a general northerly and southerly direction of the following described premises:

Situated in the County of Franklin, in the State of Ohio and in the Township of Jackson, being part of Survey No. 469, Virginia Military District, bounded and described as follows:

Being a part of a certain tract of land sold be J.B. Mitchell, Executor of Isaiah Price, deceased, to James Corry, Beginning at a stone being the corner of a piece of land sold by James Corry to Conrad Feyh on March 1, 1878, in the southeast corner of said Feyh's Land, thence north on Feyh's east line N. 16 1/2 degrees E, 62-16/100 poles to the north line of said premises conveyed to James Corry by J.B. Mitchell as aforesaid to a stone in the north line, thence east on north line S. 76 degrees 15' E. 13-56/100 poles to the northwest corner of Smiths 5 acre lot S. 13 degrees 45' W. 14-85/100 poles to a stake thence along the south line of said 5 acre tract, S. 76 degrees 15' E. 53-85/100 poles to a stake southeast corner to said 5 acre tract, thence along the west line of land sold by said Executor of Isaiah Price to Mary Price S. 4 degrees 35' W. 49-25/100 poles to a stake or stone in the center of the road, thence along the center line of said Road N. 75 degrees 10' W. 78-12/100 poles to the place of beginning, containing 23 acres more or less.

EXCEPTING THEREFROM:

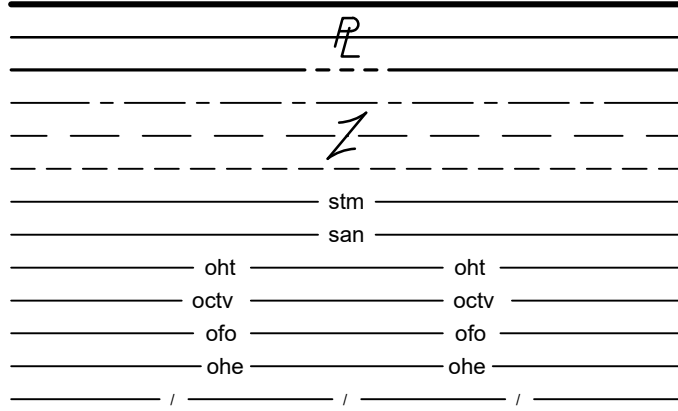
As Recorded in Instrument Number 200301280027588.

A tract of land lying in Jackson Township, Franklin County, in the State of Ohio and being part of a 5.01 acre tract owned by Aretta M. Estep as recorded in O.R. 032333, Page B-12 in the Franklin County records and being a part of survey No. 469, Virginia Military District and more particularly described by metes and bounds as follows:

Beginning for reference at an existing railroad spike in the Centerline of Stringtown Road (said point being North 73 degrees 45 minutes 30 seconds West 1347.89 feet from a railroad spike at the centerline Intersection of Stringtown Road and State Route 104 and said point also being North 73 degrees 45 minutes 30 seconds West 281.84 feet from an existing railroad spike at the Southwest corner of Lot 1 of Miller's Stringtown Road Addition as recorded in Plat Book 24, Page 5 in the Franklin County records;

Thence North 17 degrees 14 minutes 55 seconds East along the line between the Kathleen M. Bailey property (Inst. No. 199901040001239) 231.24 feet (passing an existing iron pin at 29.84 feet) to an existing iron pipe with cap at the Northwest corner of the aforementioned Bailey property;

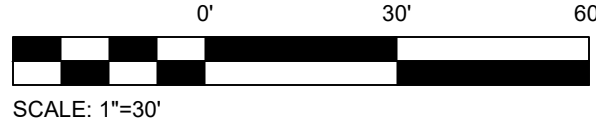
Thence North 17 degrees 19 minutes 18 seconds East along the line between the Manheim Services Corporation property as transferred on May 2, 2001 and the aforementioned Estep property 9.45 feet to a 5/8 inch rebar set with cap for the True Point of Beginning;



Existing Boundary
Property Line
Right of Way
Centerline
Lot Line
Easement
Storm Sewer
Sanitary Sewer
Overhead Telephone
Overhead Cable
Overhead Fiber
Overhead Electric
Fence

Curb Inlet
Drainage Inlet Round
Drainage Inlet Square
Electric Meter
Fire Hydrant
Iron Pin/Pipe & Cap Found (see note)
Iron Pin/Pipe Found (see note)
Iron Pin Set (5/8"x30" with cap "ASI FIRM 1648")

Light Pole
Mag Nail Found
Sanitary Manhole
Sign
Storm Manhole
Telephone Manhole
Telephone Pole
Tree
Water Valve



Received By:
Grove City Development
09/27/24

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land lying in Jackson Township, Franklin County, in the State of Ohio and being part of a 3.996 acre tract owed by Marjorie L. Upp as recorded in O.R. 00822 F11 and O.R. 11528 E17 and O.R. 30945 C14 in the Franklin County records and also being part of a 23 acre tract formerly deeded to Jacob Shoaf (D.B. 443, Page 632) and a part of survey No. 469, Virginia Military District and more particularly described by metes and bounds as follows:

Beginning for reference at an existing railroad spike in the centerline of Stringtown Road said point being North 73 degrees 45 minutes 30 seconds West 1347.89 feet from a railroad spike at the centerline intersection of Stringtown Road and State Route 104, (laic point also being the Southeast corner of a tract of land owned by Aretta M. Estep as recorded in O.R. 032333 B12 in the Franklin County records);

Thence continue along said centerline of Stringtown Road North 73 degrees 45 minutes 30 seconds West 272.85 feet to a railroad spike set at the Southwest corner of the Estep property and the Southeast corner of the Marjorie Upp property;

Thence leaving said centerline North 17 degrees 24 minutes 31 seconds East along the line between the Estep property and the Upp property 237.05 feet (passing an existing iron pin at 29.36 feet) to a 5/8 inch rebar set with cap for the True Point of Beginning;

Thence leaving the Estep property and following a new division line across the Upp property North 74 degrees 31 minutes 32 seconds West 219.41 feet to a 5/8 inch rebar set with cap in the West line of the Upp property (said point also being in the East line of the Basil G. & Kathleen G. Nimmo property as recorded in D.B. 1743, Page 467);

Thence North 17 degrees 25 minutes 33 seconds East along the East line of the said Nimmo property 557.96 feet to an existing 1 1/2 inch iron pipe at the Northwest corner of the Nimmo property, said point being in the South line of the Manheim Services Corporation property (transfer date 5/2/01);

Thence South 74 degrees 32 minutes 08 seconds East along the South line of the Manheim property and the North line of the Upp property 219.25 feet to a 5/8 inch rebar set with cap;

Thence South 17 degrees 24 minutes 31 seconds West along the West line of the Estep property 558.00 feet to the Point of Beginning.

Containing 2.808 acres all in Franklin County, Ohio.

Base line for bearings in the above mentioned survey and legal description is North 73 degrees 45 minutes 30 seconds West (centerline of Stringtown Road) as shown on the recorded plat of Miller's Stringtown Road Addition in Plat Book 24, Page 5 in the Franklin County records.

Survey made during July, 2002 by David E. Slagle, P.S. No. 7408.

Parcel No. 040-011803-00

1. This plat of an **ALTA/NSPS LAND TITLE SURVEY** is based upon the First American Title Insurance Company commitment for title insurance having Commitment No. 77173445 and the effective date of January 19, 2024 at 6:59 am issued by Valmer Land Title Agency, LLC.

2. No comment is made regarding the following Exceptions in Schedule BII of the commitment for title insurance: Item 1 through Item 9, Item 11 through Item 16, and Item 18 through Item 19.

3. The following notes are keyed the Exceptions in Schedule B - Section II of the above reference commitment for title insurance and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what rights exist or do not exist as described in the below documents.

Item 10: Annexation Ordinance C-18-16 to accept the annexation of 22.6+ Acres located at 1345, 1351, and 1393 Stringtown Road of record in Instrument Number 201603170031785, Recorder's Office, Franklin County, Ohio.

Surveyor's Notes: Affects subject property and is shown on survey (as to Parcel 1 & 2).

Item 17: Permanent Utility Easement to the City of Grove City, Ohio of record in Instrument Number 201705010057481, Recorder's Office, Franklin County, Ohio.

Surveyor's Notes: Affecting subject property and is shown on the survey (as to Parcel 1).

Item 20: Easement for Channel Purposes to the City of Grove City, Ohio of record in Instrument Number 200208090196454, Recorder's Office, Franklin County, Ohio.

Surveyor's Notes: Affecting subject property and is shown on the survey (as to Parcel 2).

Item 21: Permanent Utility Easement to the City of Grove City, Ohio of record in Instrument Number 201705010057479, Recorder's Office, Franklin County, Ohio.

Surveyor's Notes: Affecting subject property and is shown on the survey (as to Parcel 2).

4. The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.

5. This plat of an **ALTA/NSPS LAND TITLE SURVEY** represents the conditions of the site on: March 19, 2024 (date of latest field activity) and March 19, 2024 (date of original field activity).

6. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39049C0318K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).

8. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location, and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork are shown on the survey. See below for specific notes.

- 6' Chainlink Fence up to 0.58' East of the West Property line of Parcel 2.
- Parking Lot up to 1.18' East of the West Property line of Parcel 2.
- Driveway up to 37.26' East of the West Property line of Parcel 2.

9. Parcel 1 is adjacent to Stringtown Road (public). The subject property has direct physical access to Stringtown Road via 1 drive access. Parcel 2 is adjacent to Stringtown Road (public). The subject property has direct physical access to Stringtown Road via 1 drive access.

10. Discussion of Certain ALTA Table A Items:

Item 6: No zoning information provided by client.

Item 7: No buildings currently exist on the subject property.

Item 9: There are currently no delineated parking spaces on the subject property.

Item 11: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.

Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.

Item 16: No observed evidence of building construction or earth moving work currently exists on site.

Item 17: The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.

Item 18: The undersigned is not aware of any offsite easements or servitudes.

11. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

12. This Plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

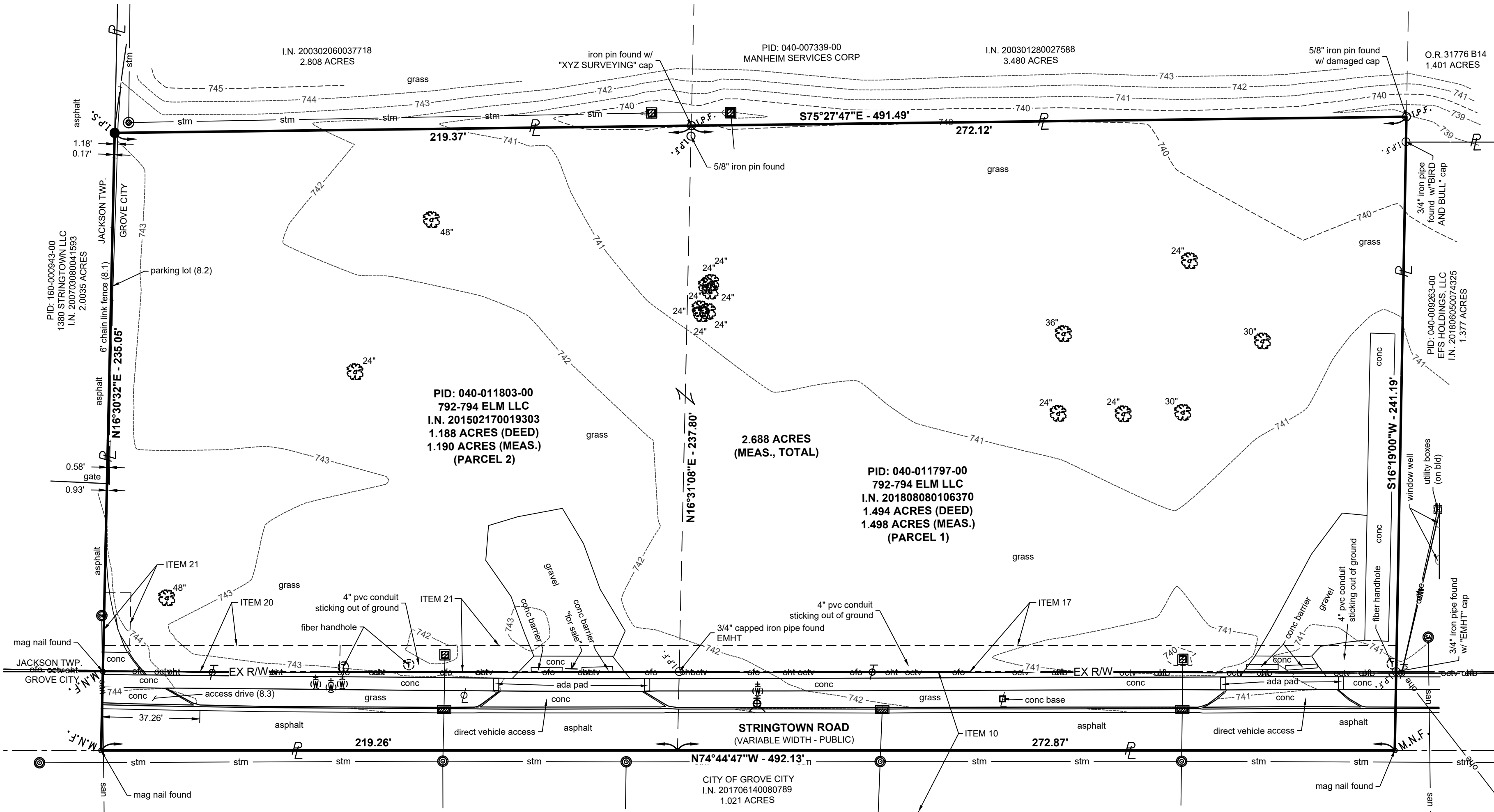
To: Nationwide Children's Hospital; First American Title Insurance Company; ValMer Land Title Agency, LLC; and all of their respective successors and/or assigns as their interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on March 20, 2024 and March 19, 2024 (date of latest field activity).

Date of Plat or Map: April 12, 2024

This document is not valid unless imprinted with a land surveyor's seal.

Dalton L. Bischoff Date
Professional Land Surveyor 8874



PREPARED FOR:
NATIONWIDE CHILDREN'S HOSPITAL

AMERICAN
STRUCTUREPOINT INC.
2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231
TEL: 614.901.2233 | FAX: 614.901.2236
www.structurepoint.com

ALTA/NSPS LAND TITLE SURVEY
FOR
NCH STRINGTOWN ROAD
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

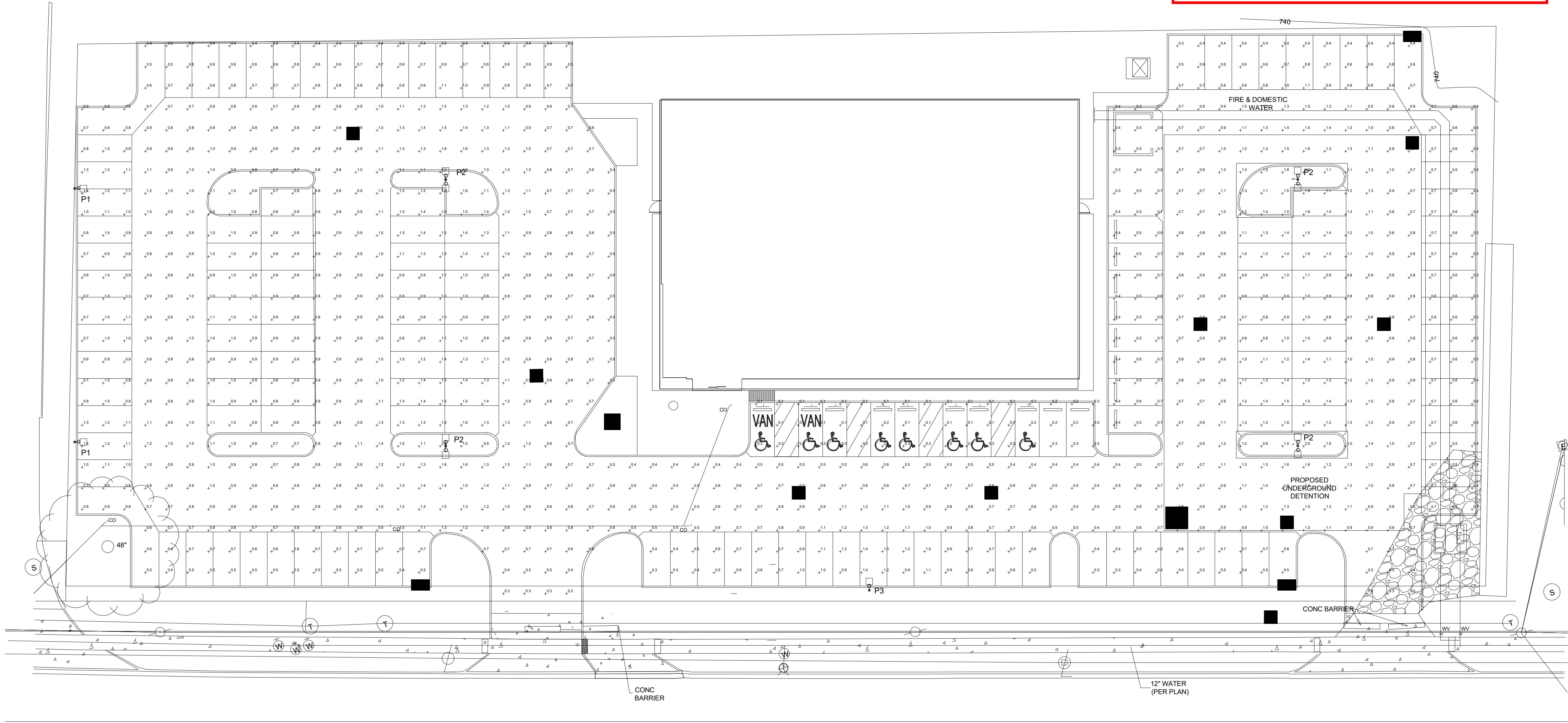
DATE:	04/12/2024
DRAWN BY:	JBV
CHECKED BY:	DLB
JOB NUMBER:	2024.00549

1 of 1

Received By:
Grove City Development
9/6/24



775 Yard Street, Suite 325
Columbus, OH 43212
p 614 764 0407
f 614 764 0237
www.designwithma.com



PHOTOMETRIC TABLE				
AVERAGE	MAXIMUM	MINIMUM	MAX MIN	AVG MIN
0.8000	2.0000	0.1000	20.0:1	8.0:1

ELECTRICAL SITE PHOTOMETRICS
1" = 20'-0"

UNPUBLISHED SET

NCH - CLOSE TO HOME

1350 STRINGTOWN ROAD, GROVE CITY, OHIO

PRELIMINARY
NOT FOR
CONSTRUCTION

24110

8 AUG 2024

ELECTRICAL SITE
PHOTOMETRICS

ES102

Curvilinear

FEATURES

- TIR Optics
- Patented low profile luminaire
- Available in 595nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 4W, 5QM, 5QN, 5R, 5W distributions
- 0 - 10V dimming drivers standard
- IP66 optic assembly



See Certification Specifications

3000K and warmer CCTs only



RELATED PRODUCTS

Ouro

Pavilion

PGL8

SPECIFICATIONS

CONSTRUCTION

- One piece non die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief
- Arm is circular cut for specified round pole

CONSTRUCTION (CONTINUED)

- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate

OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- Optional BackLight Control for complete control of unwanted backlight.
- IP66 Optical assembly
- Type 1, 2, 3, 4, 4W, 5QM, 5QN, 5R, and 5W standard distributions Custom available
- 3000K, 4000K, 5000K standard CCT. Amber and custom available
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts
DF for 208, 240, 480 Line volts
- Wiring: 14GA wires rated 150°C

CONTROLS

- Standard photocell and 7 pin receptacle

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- RoHS compliant
- IDA approved, 3000K and warmer CCTs only
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY

- 5 year warranty

KEY DATA

KEY DATA	
Lumen Range	1,286–10,424
Wattage Range	28–84
Efficacy Range (LPW)	43.1–130.6
Reported Life (Hours)	L70/60,000
Weight	27 lbs 12.24 kg
EPS Front View / Side View	.09 / 0.9

DATE:LOCATION:

TYPE:PROJECT:

CATALOG #:

ORDERING GUIDE

Example: 1A-CC17A2-36L-465-3K7-3-HDL-BLT-UNV-2.38

CATALOG #

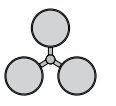
HOUSING

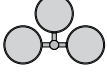
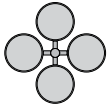
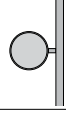
Mounting		Fixture Housing		Current		CCT/CRI		Distribution		Lens	
1A	Single Arm Mount	CC17A2	Three Groove (Arm)	36L - 225	3,000lm	AM ¹	Amber-595nm Peak	FR	Type I/Front Row	Blank	No Lens
		CC17P2	Three Groove (Post Top)	36L - 465	6,000lm	3K7	3000K, 70 CRI	2	Type II	CLR	Clear Lens
1W	Wall Mount			36L - 730	9,000lm	4K7	4000K, 70 CRI	3	Type III	HDL ²	Lightly Diffused Lens
HSF	Horizontal Slipfitter			Equivalent		5K7	5000K, 70 CRI	4	Type IV	PL	Polycarbonate Lens
PT	Post Top Tenon Mount			CC17-E35 = 36L-465				4W	Type IV Wide		
FM	Flush mount Post Top							5QM	Type V Square Medium		
								5QN	Type V Square Narrow		
								5R	Type V Rectangular		
								5W	Type V Wide (Round)		

Fixture Finish		Voltage		Options		Pole Shape/Section	
BLS	Black Gloss Smooth	UNV	120-277V	REV ⁴	Accent Reveal	2.38	2.38" OD
BLT	Black Matte Textured	347	347V	CCS	Single Groove	3.25	3.25" OD
DBS	Dark Bronze Gloss Smooth	480	480V	SF	Single Fuse	3.50	3.50" OD
DBT	Dark Bronze Matte Textured			DF	Double Fuse	4.00	4.00" OD
GTT	Graphite Matte Textured			BC ³	Back Light Control	5.00	5.00" OD
LGS	Light Grey Gloss Smooth			7PR	7-Pin Photocell Receptacle	SQ	Square
LGT	Light Grey Matte Textured			PC	Button Photocell	SVSF ^{6,7}	Vertical Slipfitter Mount Square for 2" pipe tenon, (2.375" O.D.)
PSS	Platinum Silver Gloss Smooth					VSF ^{6,7}	Vertical Slipfitter Mount for 2" pipe tenon, (2.375 O.D.) ^{6,7}
VGT	Verde Green Matte Textured						
WHS	White Gloss Smooth						
WHT	White Matte Textured						
Color Option							
CC ⁵	Custom Color						

- Notes:
- 1 Turtle friendly
- 2 Diffuse Lens available for Type 3 and 5W only
- 3 Not available for Type 5
- 4 Not available for CCS. Available in 6 standard fixture finishes. Specify finish, example: REV/BL
- 5 Consult factory for custom color, marine and corrosive finish options
- 6 See page 3 for mounting configuration
- 7 For multiple mount, reference to Mounting Configuration Diagram

PRODUCT EXCEPTIONS & DETAILS

Configuration				EPA
	1A	1 Arm Side Mount		0.9
	2B	2 Arm Side Mount		1.8
	2L	2 Arm Side Mount		1.6
	3T	3 Arm Side Mount		2.5

Configuration				EPA
	3Y*	3 Arm Side Mount		2.5
	4C	4 Arm Side Mount		2.46
	1W	Single Wall Mount		n/a
	HSF	Horizontal Slipfitter		n/a

Configuration				EPA
	FM	Flush Mount		1.0
	PT	Post Tenon Mount		1.0

NOTE: EPA is for Fixture only

MOUNTING OPTIONS

SUPPORT ARM:

- Die-cast, low copper aluminum alloy, with splice access cover
- Die-cast pole adaptor and an internal reinforcing plate are provided with a wire strain relief
- The arm adapter is square or circular cut for specified pole size and shape
- For field wire connections, a terminal block is mounted in the arm cavity and accessible behind the splice access cover. The block accepts #14 to #8 wire sizes and is factory prewired to the electrical module's quick-disconnect plug inside the electrical compartment

OPTIONAL VERTICAL SLIPFITTER (VSF/SVSF):

- Internally accessible slip-fitter attaches to a 2-3/8" x 4" long tenon and allows hands-free wiring and maintenance
- Available for round and square poles



- For VSF arm configurations, please use 4". Mounting option on fixture ordering configuration. The optional VSF/SVSF will need to be ordered separately.

- SVSF use square configuration.

Ordering example for round:

- 2 A/CC17A2/54L-500/35K8/3/CLR/**4.00**/UNV/BLT

- 1 VSF-2SB

Ordering example for square:

- 2 1A/CC17A2/54L-500/35K8/3/CLR/**SQ**/UNV/BLT

- 1 SVSF-2SB

VSF	SVSF
VSF-1A	SVF-1A
VSF-2B	SVF-2B
VSF-2L	SVSF-2L
VSF-3T	SVSF-3T
VSF-3Y	SVSF-3Y
VSF-4C	SVSF-4C

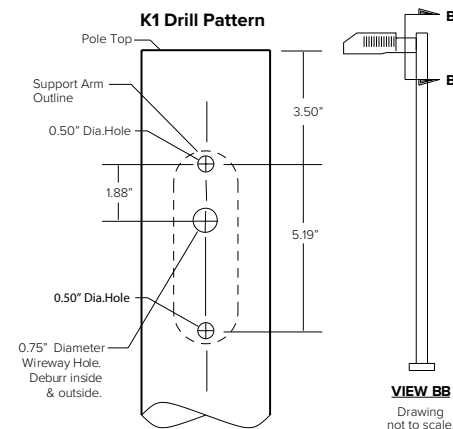
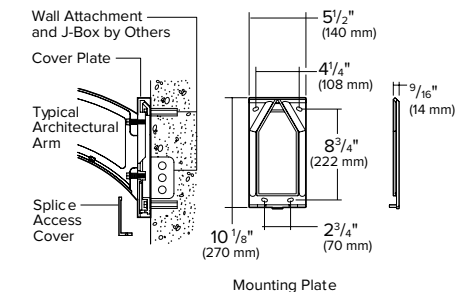
WALL MOUNT

1W

- A cast mounting plate of 356 alloy, low-copper (<0.6% Cu) aluminum, is mounted to the wall with bolts (by others). Fixture and arm are mounted to a cast 356 alloy aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate, and secured with stainless steel screws provided. After mounting to the wall, field splices are made at the opening in the cover plate, then covered by a cast 356 alloy aluminum plate that blends with the cover plate design. Complete fixture-arm-cover plate assembly can therefore be mounted before field splices are made. Cover plate is finished to match arm and fixture powder coat color

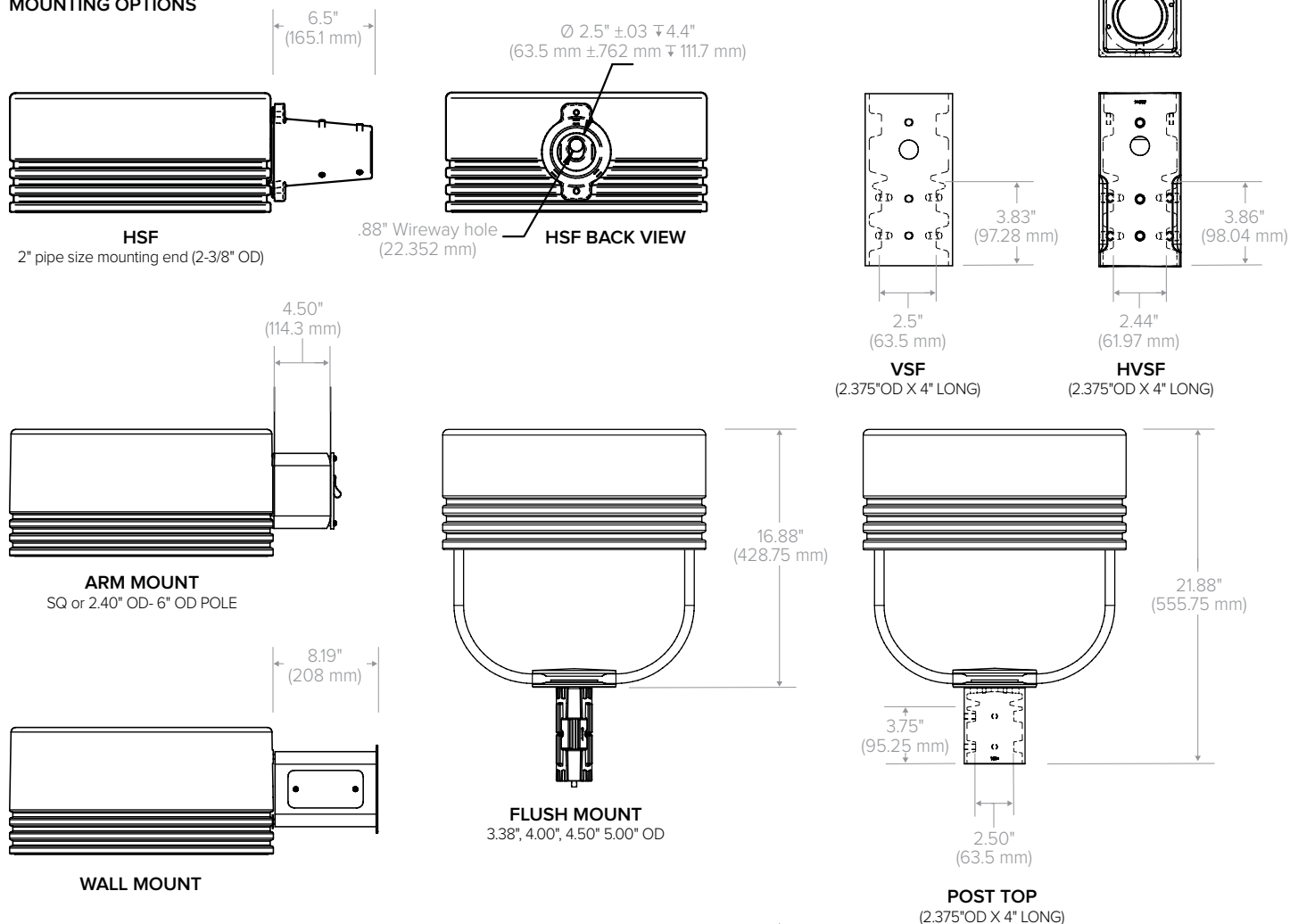
- Optional Wall Mount: (CC is illustration the same for all site area?)

- Optional, cast aluminum mounting plate attaches to a wall over a junction box and the speed mount is bolted to the cover plate. To complete the wiring, the luminaire assembly slides over the mounting plate.



PRODUCT EXCEPTIONS & DETAILS (CONTINUED)

MOUNTING OPTIONS

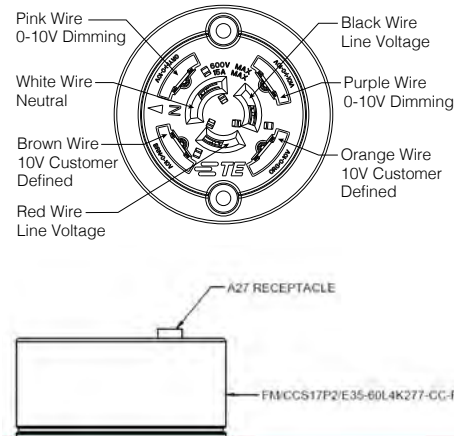


PRODUCT EXCEPTIONS & DETAILS (CONTINUED)

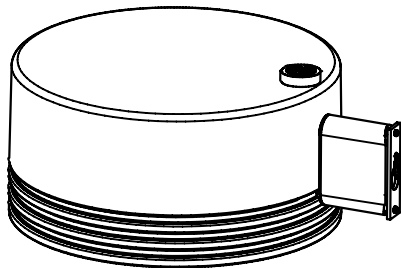
CONTROLS

7PR

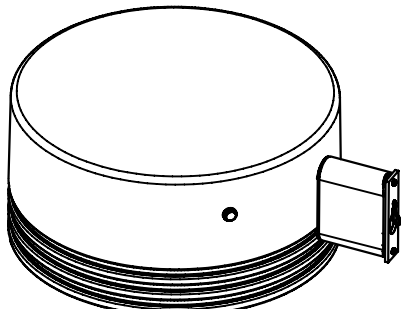
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.
- Standard customer operation modes:
 - Traditional on/off photoelectric control.
 - 5-pin wireless photoelectric control for added dimming feature.
 - 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.



7-PIN RECEPTACLE



BUTTON PHOTOCELL



DIMMING:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver.
- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V, user-defined control devices.
- Optional factory programmed dimming profile.

ASTRODIM

- AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times. Please contact factory for feasibility.

OPTIONAL FUSING:

- SF for 120, 277, and 347 Line volts
- DF for 208, 240, and 480 Line volts
- High temperature fuse holders factory installed inside the fixture housing.
- Fuse is included.

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

DELIVERED LUMENS

NO LENS

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
36L	3,000	225	FR	3431	0	0	0	121.2	3514	0	0	0	124.1	3698	0	0	0	130.6
			FR-BC	1836	0	0	0	64.8	1880	0	0	0	66.4	1978	0	0	0	69.9
			2	3212	1	0	1	113.4	3290	1	0	1	116.2	3461	1	0	1	122.3
			2-BC	1442	0	0	0	50.9	1477	0	0	0	52.2	1554	0	0	0	54.9
			3	3220	1	0	1	113.7	3298	1	0	1	116.5	3470	1	0	1	122.6
			3-BC	1438	0	0	0	50.8	1473	0	0	0	52.0	1550	0	0	0	54.7
			4	3163	0	0	1	111.7	3240	0	0	1	114.4	3409	0	0	1	120.4
			4-BC	1764	0	0	1	62.3	1807	0	0	1	63.8	1901	0	0	1	67.1
			4W	3061	1	0	1	108.1	3135	1	0	1	110.8	3299	1	0	1	116.5
			4W-BC	1286	0	0	0	45.4	1318	0	0	0	46.5	1386	0	0	0	49.0
			5R	3245	2	0	2	114.6	3324	2	0	2	117.4	3497	2	0	2	123.5
			5QM	3316	2	0	0	117.1	3396	2	0	0	120.0	3573	2	0	0	126.2
			5QN	3374	2	0	0	119.2	3456	2	0	0	122.1	3636	2	0	0	128.4
			5W	3178	2	0	1	112.2	3255	2	0	1	115.0	3425	2	0	1	121.0
	6,000	465	FR	6443	1	0	0	120.7	6599	1	0	0	123.6	6944	1	0	1	130.1
			FR-BC	3447	0	0	0	64.6	3531	0	0	0	66.1	3715	0	0	0	69.6
			2	6031	1	0	1	113.0	6177	1	0	1	115.7	6499	1	0	1	121.8
			2-BC	2708	0	0	0	50.7	2774	0	0	0	52.0	2918	0	0	0	54.7
			3	6046	1	0	2	113.3	6193	1	0	2	116.0	6516	1	0	2	122.1
			3-BC	2701	0	0	1	50.6	2766	0	0	1	51.8	2910	0	0	1	54.5
			4	5939	1	0	2	111.3	6083	1	0	2	114.0	6401	1	0	2	119.9
			4-BC	3312	0	0	1	62.1	3393	0	0	1	63.6	3570	0	0	1	66.9
			4W	5748	1	0	2	107.7	5888	1	0	2	110.3	6195	1	0	2	116.1
			4W-BC	2416	0	0	1	45.3	2474	0	0	1	46.3	2603	0	0	1	48.8
			5R	6093	3	0	3	114.2	6241	3	0	3	116.9	6567	3	0	3	123.0
			5QM	6226	2	0	1	116.6	6377	3	0	1	119.5	6710	3	0	1	125.7
			5QN	6336	2	0	0	118.7	6490	2	0	0	121.6	6828	3	0	0	127.9
			5W	5967	3	0	1	111.8	6112	3	0	1	114.5	6431	3	0	1	120.5
	9,000	730	FR	9673	1	0	1	115.1	9907	1	0	1	117.9	10424	1	0	1	122.2
			FR-BC	5175	0	0	0	61.6	5300	0	0	0	63.1	5577	0	0	0	65.8
			2	9054	1	0	2	107.7	9273	1	0	2	110.3	9757	2	0	2	114.7
			2-BC	4065	0	0	0	48.4	4164	0	0	0	49.5	4381	0	0	0	51.7
			3	9077	1	0	2	106.8	9297	1	0	2	110.0	9782	1	0	2	114.8
			3-BC	4054	0	0	1	48.2	4152	0	0	1	49.4	4369	0	0	1	51.6
			4	8916	1	0	2	106.1	9133	1	0	2	108.6	9609	1	0	2	115.3
			4-BC	4973	0	0	2	59.2	5093	0	0	2	60.6	5359	0	0	2	64.6
			4W	8630	1	0	2	102.7	8839	1	0	2	105.1	9300	1	0	2	111.6
			4W-BC	3626	0	0	1	43.1	3714	0	0	1	44.2	3908	0	0	1	47.1
			5R	9148	3	0	3	108.8	9369	3	0	3	111.5	9858	3	0	3	118.3
			5QM	9347	3	0	1	111.2	9574	3	0	1	113.9	10073	3	0	1	120.9
			5QN	9512	3	0	0	113.2	9743	3	0	0	115.9	10251	3	0	0	122.9
			5W	8958	3	0	2	106.6	9175	3	0	2	109.2	9654	3	0	2	116.2

CRI Lumen Multiplier		
CCT	80 CRI	90 CRI
3000K	0.9119	0.7033
4000K	0.8941	N/A

Amber	
CCT	Multiplier
5000K	1
AM	0.1727

2700K Multiplier	
CCT	Multiplier
5000K	1
2700K	0.897

CC17A2/P2

ARCHITECTURAL AREA/SITE

DELIVERED LUMENS (CONTINUED)

CLR LENS

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
36L	3,000	225	FR	3051	0	0	0	107.8	3125	0	0	0	110.4	3288	0	0	0	116.1
			FR-BC	1632	0	0	0	57.7	1672	0	0	0	59.1	1759	0	0	0	62.1
			2	2856	1	0	1	100.9	2925	1	0	1	103.3	3078	1	0	1	108.7
			2-BC	1282	0	0	0	45.3	1313	0	0	0	46.4	1382	0	0	0	48.8
			3	2863	1	0	1	101.1	2932	1	0	1	103.6	3085	1	0	1	109.0
			3-BC	1279	0	0	0	45.2	1310	0	0	0	46.3	1378	0	0	0	48.7
			4	2812	0	0	1	99.3	2881	0	0	1	101.8	3031	0	0	1	107.1
			4-BC	1569	0	0	0	55.4	1607	0	0	0	56.7	1690	0	0	1	59.7
			4W	2722	1	0	1	96.2	2788	1	0	1	98.5	2933	1	0	1	103.6
			4W-BC	1144	0	0	0	40.4	1172	0	0	0	41.4	1233	0	0	0	43.5
			5R	2885	2	0	2	101.9	2955	2	0	2	104.4	3109	2	0	2	109.8
			5QM	2948	1	0	0	104.1	3020	1	0	0	106.7	3177	2	0	0	112.2
			5QN	3000	2	0	0	106.0	3073	2	0	0	108.6	3233	2	0	0	114.2
	6,000	465	5W	2826	2	0	1	99.8	2894	2	0	1	102.2	3045	2	0	1	107.6
			FR	5729	1	0	0	107.3	5868	1	0	0	109.9	6174	1	0	0	115.7
			FR-BC	3065	0	0	0	57.4	3140	0	0	0	58.8	3303	0	0	0	61.9
			2	5363	1	0	1	100.5	5493	1	0	1	102.9	5779	1	0	1	108.3
			2-BC	2408	0	0	0	45.1	2466	0	0	0	46.2	2595	0	0	0	48.6
			3	5376	1	0	2	100.7	5507	1	0	2	103.2	5794	1	0	2	108.5
			3-BC	2401	0	0	0	45.0	2459	0	0	0	46.1	2588	0	0	1	48.5
			4	5281	1	0	2	98.9	5409	1	0	2	101.3	5691	1	0	2	106.6
			4-BC	2945	0	0	1	55.2	3017	0	0	1	56.5	3174	0	0	1	59.5
			4W	5111	1	0	2	95.8	5235	1	0	2	98.1	5508	1	0	2	103.2
			4W-BC	2148	0	0	1	40.2	2200	0	0	1	41.2	2315	0	0	1	43.4
			5R	5418	3	0	3	101.5	5549	3	0	3	104.0	5839	3	0	3	109.4
			5QM	5536	2	0	1	103.7	5670	2	0	1	106.2	5966	2	0	1	111.8
			5QN	5634	2	0	0	105.5	5771	2	0	0	108.1	6072	2	0	0	113.7
	9,000	730	5W	5306	3	0	1	99.4	5435	3	0	1	101.8	5718	3	0	1	107.1
			FR	8601	1	0	1	102.3	8809	1	0	1	104.8	9269	1	0	1	110.3
			FR-BC	4602	0	0	0	54.7	4713	0	0	0	56.1	4959	0	0	0	59.0
			2	8050	1	0	2	95.8	8246	1	0	2	98.1	8676	1	0	2	103.2
			2-BC	3615	0	0	0	43.0	3702	0	0	0	44.0	3896	0	0	0	46.3
			3	8071	1	0	2	96.0	8267	1	0	2	98.3	8698	1	0	2	102.4
			3-BC	3605	0	0	1	42.9	3692	0	0	1	43.9	3885	0	0	1	46.2
			4	7928	1	0	2	94.3	8121	1	0	2	96.6	8544	1	0	2	101.6
			4-BC	4422	0	0	1	52.6	4529	0	0	1	53.9	4765	0	0	2	56.7
			4W	7673	1	0	2	91.3	7859	1	0	2	93.5	8269	1	0	2	98.4
			4W-BC	3224	0	0	1	38.4	3303	0	0	1	39.3	3475	0	0	1	41.3
			5R	8134	3	0	3	96.8	8331	3	0	3	99.1	8766	3	0	3	104.3
			5QM	8311	3	0	1	98.9	8513	3	0	1	101.3	8957	3	0	1	106.6
			5QN	8458	3	0	0	100.6	8663	3	0	0	103.1	9115	3	0	0	108.4
			5W	7966	3	0	2	94.8	8159	3	0	2	97.1	8584	3	0	2	102.1

DELIVERED LUMENS (CONTINUED)

PL LENS

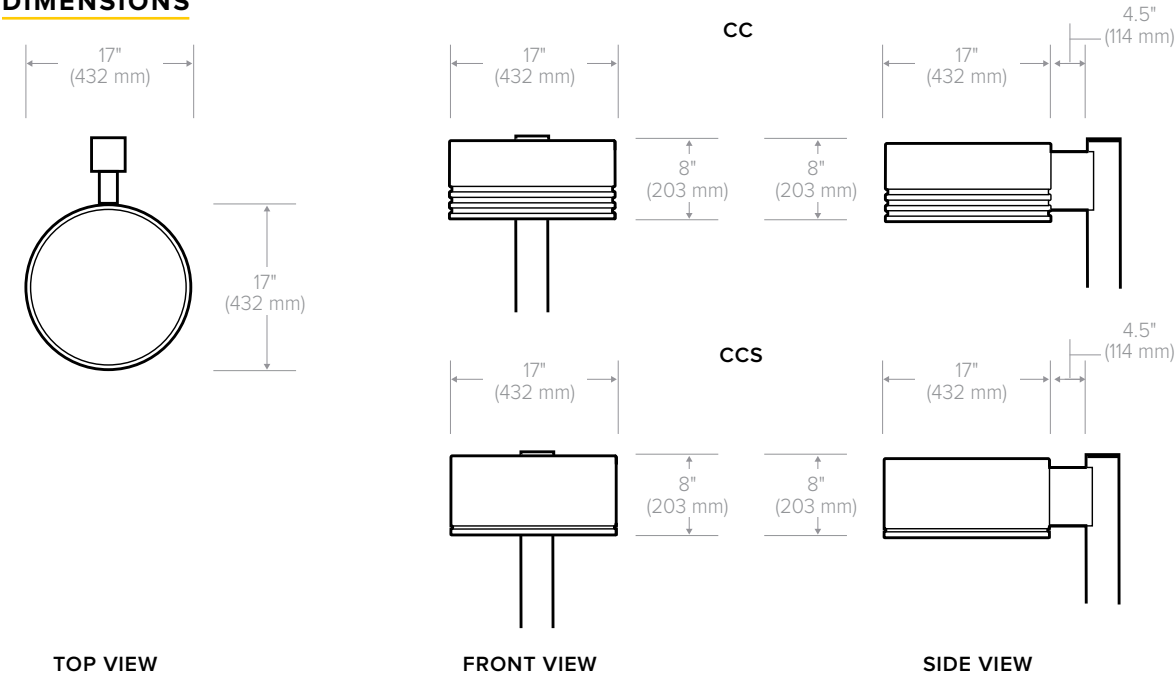
LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
36L	3,000	225	FR	2799	0	0	0	98.9	2867	0	0	0	101.3	3016	0	0	0	106.5
			FR-BC	1497	0	0	0	52.9	1534	0	0	0	54.2	1614	0	0	0	57.0
			2	2620	1	0	1	92.5	2683	1	0	1	94.8	2823	1	0	1	99.7
			2-BC	1176	0	0	0	41.5	1205	0	0	0	42.6	1268	0	0	0	44.8
			3	2626	1	0	1	92.8	2690	1	0	1	95.0	2830	1	0	1	100.0
			3-BC	1173	0	0	0	41.4	1201	0	0	0	42.4	1264	0	0	0	44.7
			4	2580	0	0	1	91.1	2643	0	0	1	93.3	2780	0	0	1	98.2
			4-BC	1439	0	0	0	50.8	1474	0	0	0	52.1	1551	0	0	0	54.8
			4W	2497	1	0	1	88.2	2558	1	0	1	90.3	2691	1	0	1	95.1
			4W-BC	1049	0	0	0	37.1	1075	0	0	0	38.0	1131	0	0	0	39.9
			5R	2647	1	0	1	93.5	2711	2	0	2	95.8	2852	2	0	2	100.8
			5QM	2705	1	0	0	95.5	2770	1	0	0	97.8	2915	1	0	0	103.0
			5QN	2752	2	0	0	97.2	2819	1	0	0	99.6	2966	2	0	0	104.8
			5W	2592	2	0	1	91.6	2655	2	0	1	93.8	2793	2	0	1	98.7
	6,000	465	FR	5256	1	0	0	98.5	5383	1	0	0	100.8	5664	1	0	0	106.1
			FR-BC	2812	0	0	0	52.7	2880	0	0	0	54.0	3030	0	0	0	56.8
			2	4919	1	0	1	92.2	5039	1	0	1	94.4	5301	1	0	1	99.3
			2-BC	2209	0	0	0	41.4	2262	0	0	0	42.4	2380	0	0	0	44.6
			3	4932	1	0	2	92.4	5051	1	0	2	94.6	5315	1	0	2	99.6
			3-BC	2203	0	0	0	41.3	2256	0	0	0	42.3	2374	0	0	0	44.5
			4	4845	1	0	2	90.8	4962	1	0	2	93.0	5221	1	0	2	97.8
			4-BC	2702	0	0	1	50.6	2767	0	0	1	51.8	2912	0	0	1	54.5
			4W	4689	1	0	2	87.8	4803	1	0	2	90.0	5053	1	0	2	94.7
			4W-BC	1970	0	0	1	36.9	2018	0	0	1	37.8	2123	0	0	1	39.8
			5R	4970	2	0	2	93.1	5091	2	0	2	95.4	5356	3	0	3	100.3
			5QM	5079	2	0	1	95.1	5202	2	0	1	97.4	5473	2	0	1	102.5
			5QN	5168	2	0	0	96.8	5294	2	0	0	99.2	5570	2	0	0	104.3
			5W	4867	3	0	1	91.2	4985	3	0	1	93.4	5245	3	0	1	98.3
	9,000	730	FR	7890	1	0	1	93.9	8081	1	0	1	96.1	8503	1	0	1	101.1
			FR-BC	4221	0	0	0	50.2	4324	0	0	0	51.4	4549	0	0	0	54.1
			2	7385	1	0	2	87.9	7564	1	0	2	90.0	7959	1	0	2	94.7
			2-BC	3316	0	0	0	39.4	3396	0	0	0	40.4	3574	0	0	0	42.5
			3	7404	1	0	2	88.1	7583	1	0	2	90.2	7979	1	0	2	94.3
			3-BC	3307	0	0	1	39.3	3387	0	0	1	40.3	3564	0	0	1	42.4
			4	7273	1	0	2	86.5	7449	1	0	2	88.6	7838	1	0	2	93.2
			4-BC	4056	0	0	1	48.3	4155	0	0	1	49.4	4371	0	0	1	52.0
			4W	7039	1	0	2	83.7	7210	1	0	2	85.8	7586	1	0	2	90.2
			4W-BC	2958	0	0	1	35.2	3030	0	0	1	36.0	3188	0	0	1	37.9
			5R	7461	3	0	3	88.8	7642	3	0	3	90.9	8041	3	0	3	95.7
			5QM	7624	3	0	1	90.7	7809	3	0	1	92.9	8216	3	0	1	97.7
			5QN	7759	3	0	0	92.3	7947	3	0	0	94.5	8362	3	0	0	99.5
			5W	7307	3	0	2	86.9	7484	3	0	2	89.0	7875	3	0	2	93.7

DELIVERED LUMENS (CONTINUED)

HDL LENS

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
36	3,000	225	3	2117	1	0	1	74.8	2168	1	0	1	76.6	2281	1	0	1	80.6
			5W	2089	1	0	1	73.8	2139	1	0	1	75.6	2251	1	0	1	79.5
	6,000	465	3	3974	1	0	1	74.5	4071	1	0	1	76.3	4283	1	0	1	80.2
			5W	3922	2	0	1	73.5	4018	2	0	1	75.3	4227	2	0	1	79.2
	9,000	730	3	5967	2	0	1	71.0	6111	2	0	1	72.7	6430	2	0	1	77.6
			5W	6008	2	0	1	71.5	6154	2	0	1	73.2	6475	2	0	1	77.9

DIMENSIONS



CC17A2/P2

ARCHITECTURAL AREA/SITE PHOTOMETRY

CC17x2-36L-730-4K7-FR

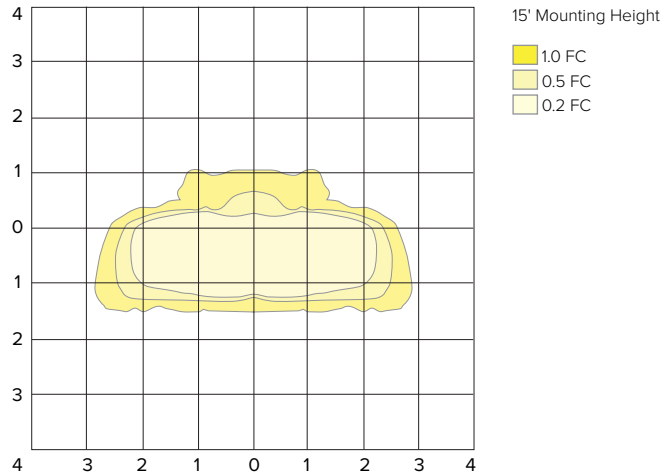
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9908
Watts	84.1
Efficacy	117.8
IES Type	I
BUG Rating	B1-U0-G1
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8933	90.2%
Downward House Side	975	9.8%
Downward Total	9908	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9908	100%

ISOFOOT CANDLE PLOT



CC17x2-36L-730-4K7-2

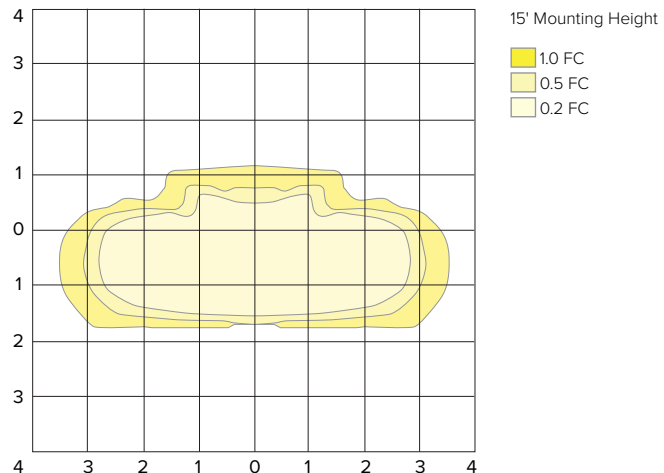
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9273
Watts	84.1
Efficacy	110.3
IES Type	II
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7737	83.4%
Downward House Side	1536	16.6%
Downward Total	9273	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9273	100%

ISOFOOT CANDLE PLOT



CC17x2-36L-730-4K7-3

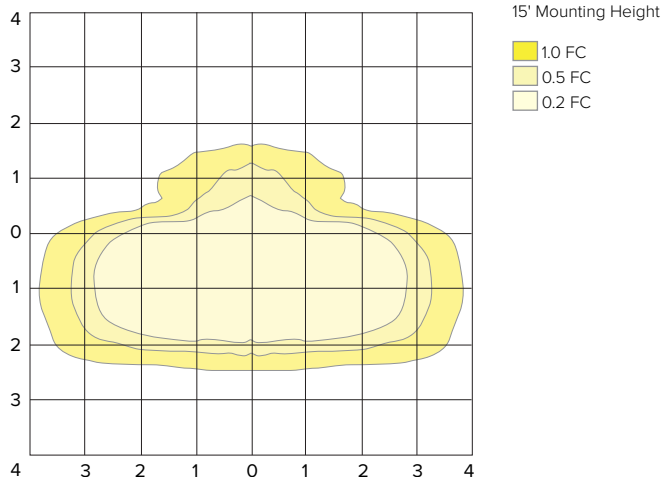
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9297
Watts	84.52
Efficacy	110.0
IES Type	III
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7944	85.4%
Downward House Side	1353	14.6%
Downward Total	9297	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9297	100%

ISOFOOT CANDLE PLOT



CC17A2/P2

ARCHITECTURAL AREA/SITE
PHOTOMETRY

CC17x2-36L-730-4K7-4

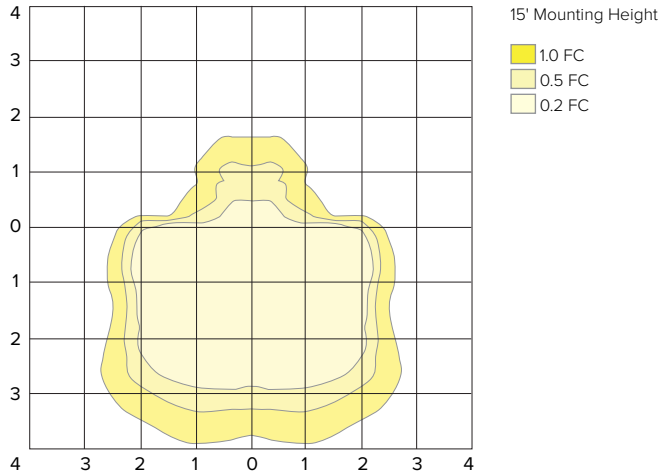
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9134
Watts	84.1
Efficacy	108.6
IES Type	IV
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8225	90.0%
Downward House Side	909	10.0%
Downward Total	9134	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9134	100%

ISOFOOT CANDLE PLOT



CC17x2-36L-730-4K7-4W

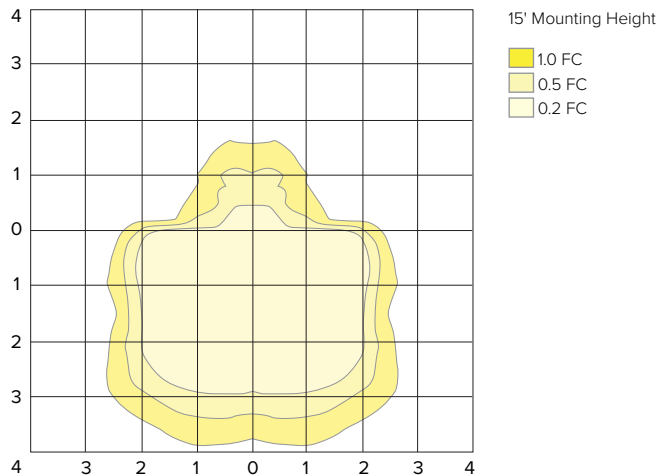
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	8839
Watts	84.1
Efficacy	105.1
IES Type	IV
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7705	87.2%
Downward House Side	1134	12.8%
Downward Total	8839	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8839	100%

ISOFOOT CANDLE PLOT



CC17x2-36L-730-4K7-5R

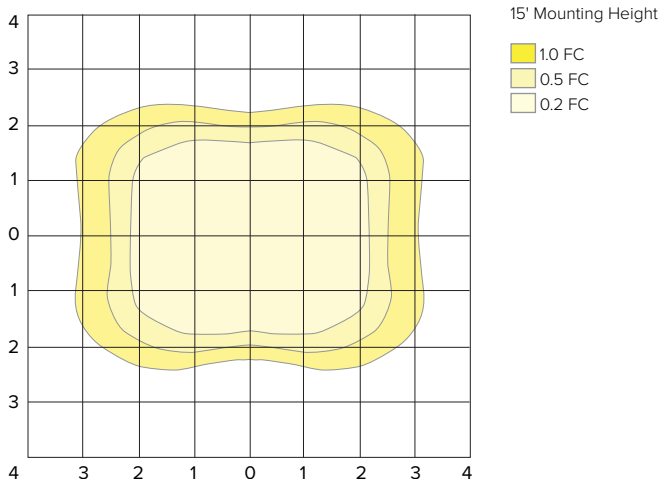
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9370
Watts	84.1
Efficacy	111.4
IES Type	III
BUG Rating	B3-U0-G3
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4685	50.0%
Downward House Side	4685	50.0%
Downward Total	9370	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9370	100%

ISOFOOT CANDLE PLOT



CC17A2/P2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

CC17x2-36L-730-4K7-5QM

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9575
Watts	84.1
Efficacy	113.9
IES Type	VS
BUG Rating	B3-U0-G1
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4788	50.0%
Downward House Side	4788	50.0%
Downward Total	9575	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9575	100%

CC17x2-36L-730-4K7-5QN

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9743
Watts	84.1
Efficacy	115.9
IES Type	VS
BUG Rating	B3-U0-G0
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4872	50.0%
Downward House Side	4872	50.0%
Downward Total	9743	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9743	100%

CC17x2-36L-730-4K7-5W

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9175
Watts	84.1
Efficacy	109.1
IES Type	VS
BUG Rating	B3-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

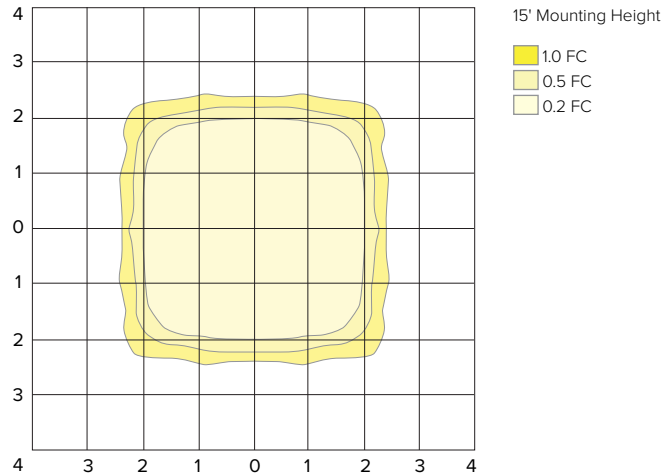
Zone	Lumens	% Luminaire
Downward Street Side	4588	50.0%
Downward House Side	4588	50.0%
Downward Total	9175	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	9175	100%

DATE: _____ LOCATION: _____

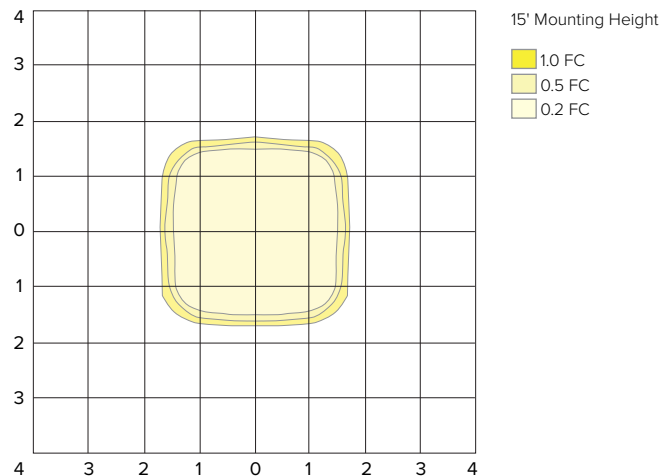
TYPE: _____ PROJECT: _____

CATALOG #: _____

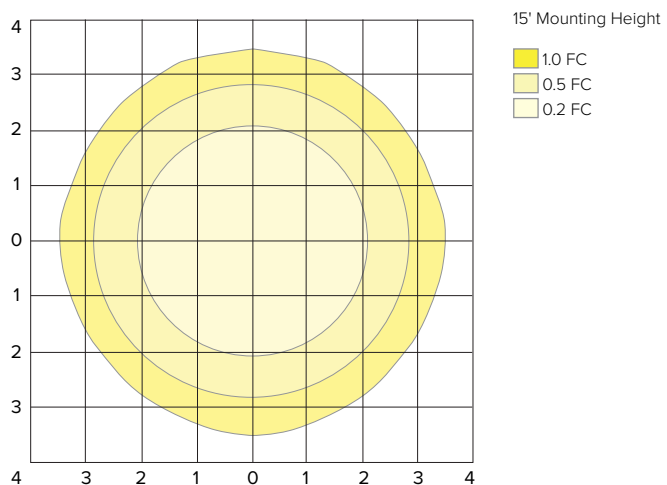
ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT

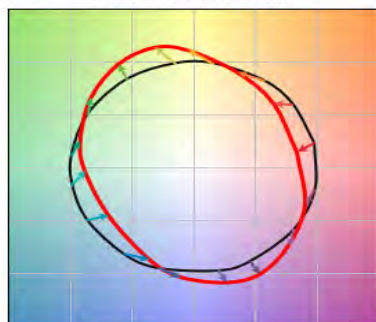


ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC

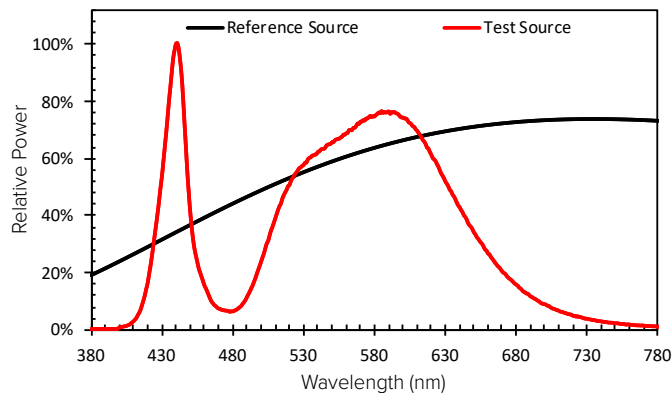


— Reference Illuminant — Test Source

TEST SOURCE

R _f	68
R _a	99
CCT(K)	3947
D _{uv}	0.0004
x	0.3831
y	0.3793
CIE R _a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

LED #	System Watts	Current	Line Voltage		Amps AC						Min Power Factor	Max. THD (%)	Dimming				
			VAC	Hz	120	208	240	277	347	480			Dimming Range	Source Current Out		Absolute Voltage	
														Min	Max	Min	Max
36L	28.3	225 mA	120-480	50/60	0.24	0.14	0.12	0.10	0.08	0.06	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	53.4	465 mA			0.44	0.26	0.22	0.19	0.15	0.11							
	84.1	730 mA			0.70	0.40	0.35	0.30	0.24	0.18							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)

HOURS	0	25,000	36,000	50,000	100,000	Reported L70
Projected Lumen Maintenance	100%	97.1%	95.6%	93.7%	87.3%	>60000

CRI Lumen Multiplier		
CCT	80 CRI	90 CRI
3000K	0.9119	0.7033
4000K	0.8941	N/A

Amber	
CCT	Multiplier
5000K	1
AM	0.1727

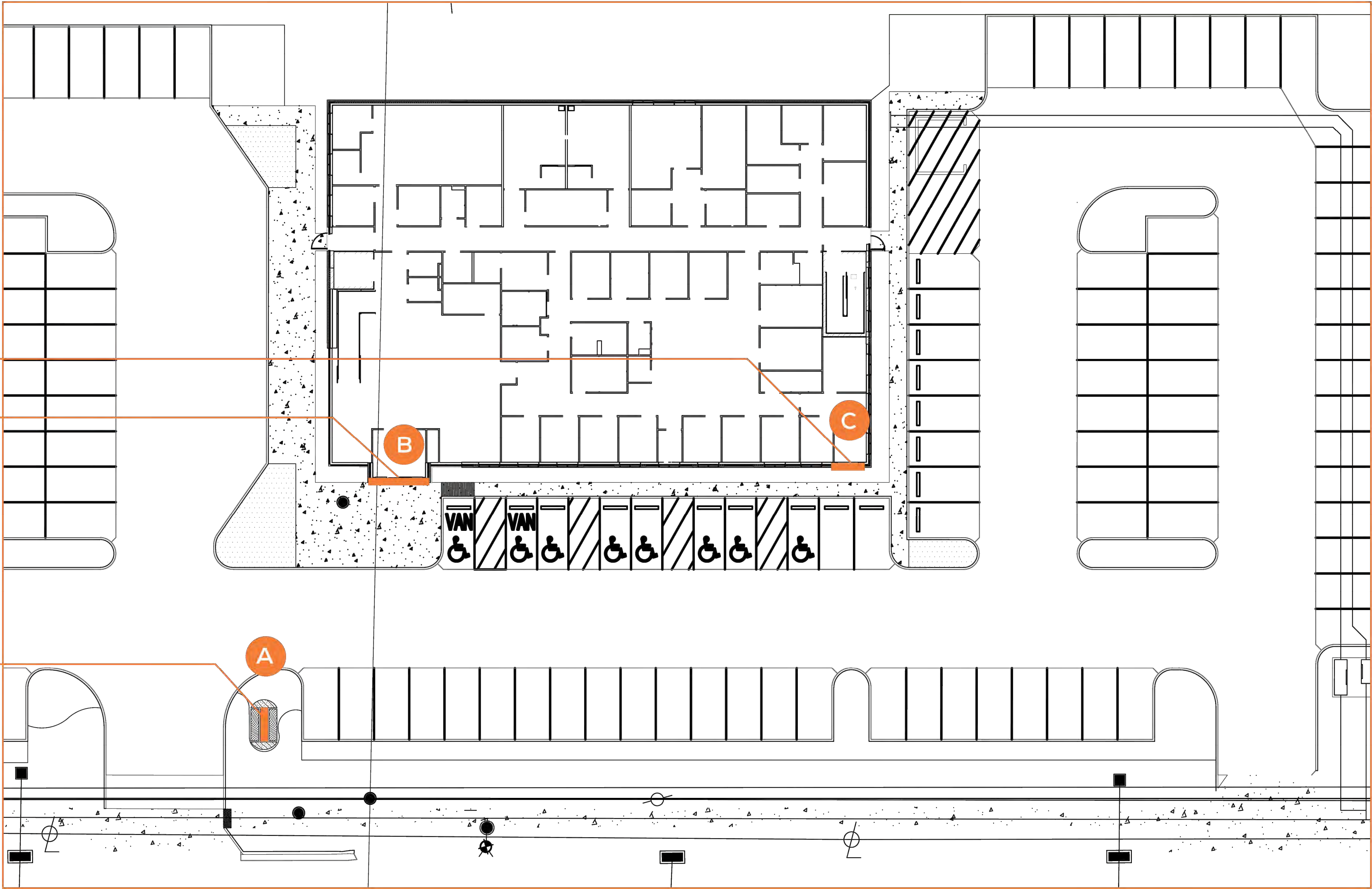
2700K Multiplier	
CCT	Multiplier
5000K	1
2700K	0.897

Received By:
Grove City Development
9/6/24

Address Sign

On-Building Logo

Monument Sign

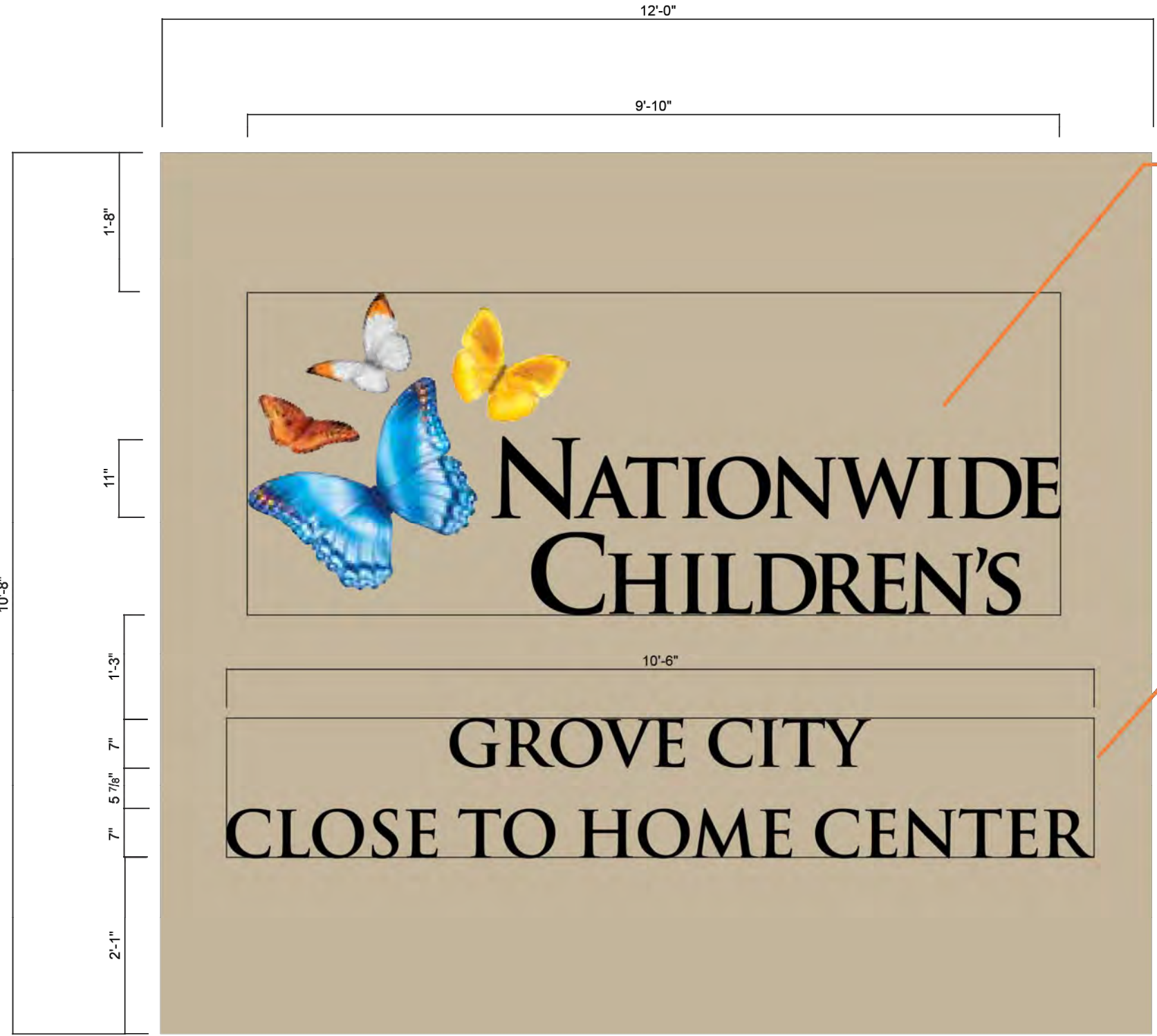




A Monument Sign Elevation

2'-0" TALL BRICK
BASE - BRICK WILL
MATCH BUILDING

NATIONWIDE CHILDREN'S HOSPITAL
GROVE CITY CLOSE TO HOME CENTER
MONUMENT SIGN AT STRINGTOWN ROAD



34.5 SF

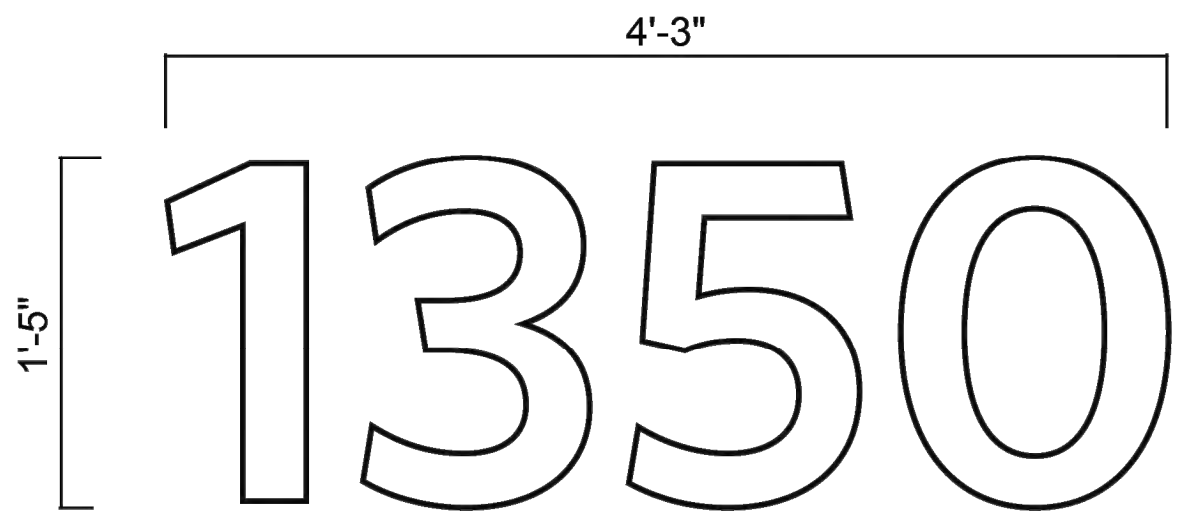
Fabrication Notes:

Butterflies - Aluminum channel letters with acrylic faces, digitally printed butterflies applied first surface, face illuminated with LEDs.

Nationwide Children's Copy- Aluminum channel letters, with solid face with acrylic backs, halo illuminated with LEDs.

17.5 SF

Grove City Close To Home Copy - 3/4" non illuminated acrylic letters, pin mounted flush to surface.

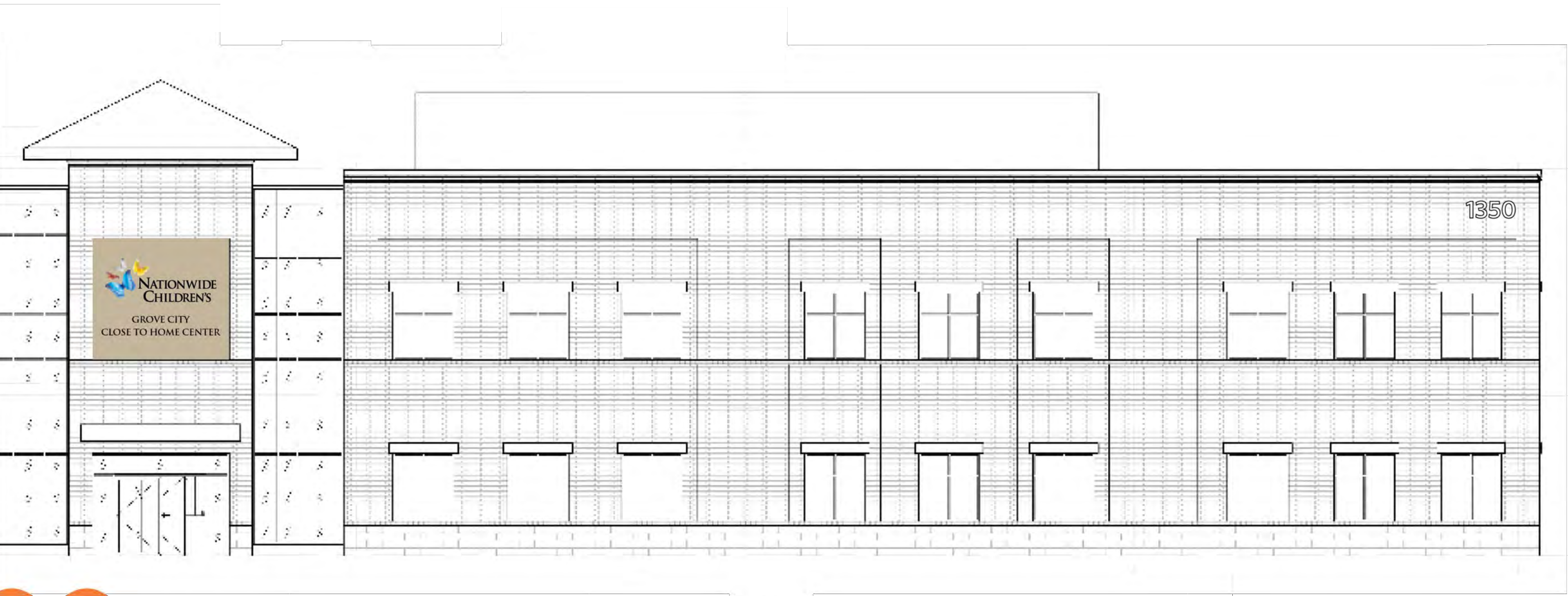


Fabrication Notes:

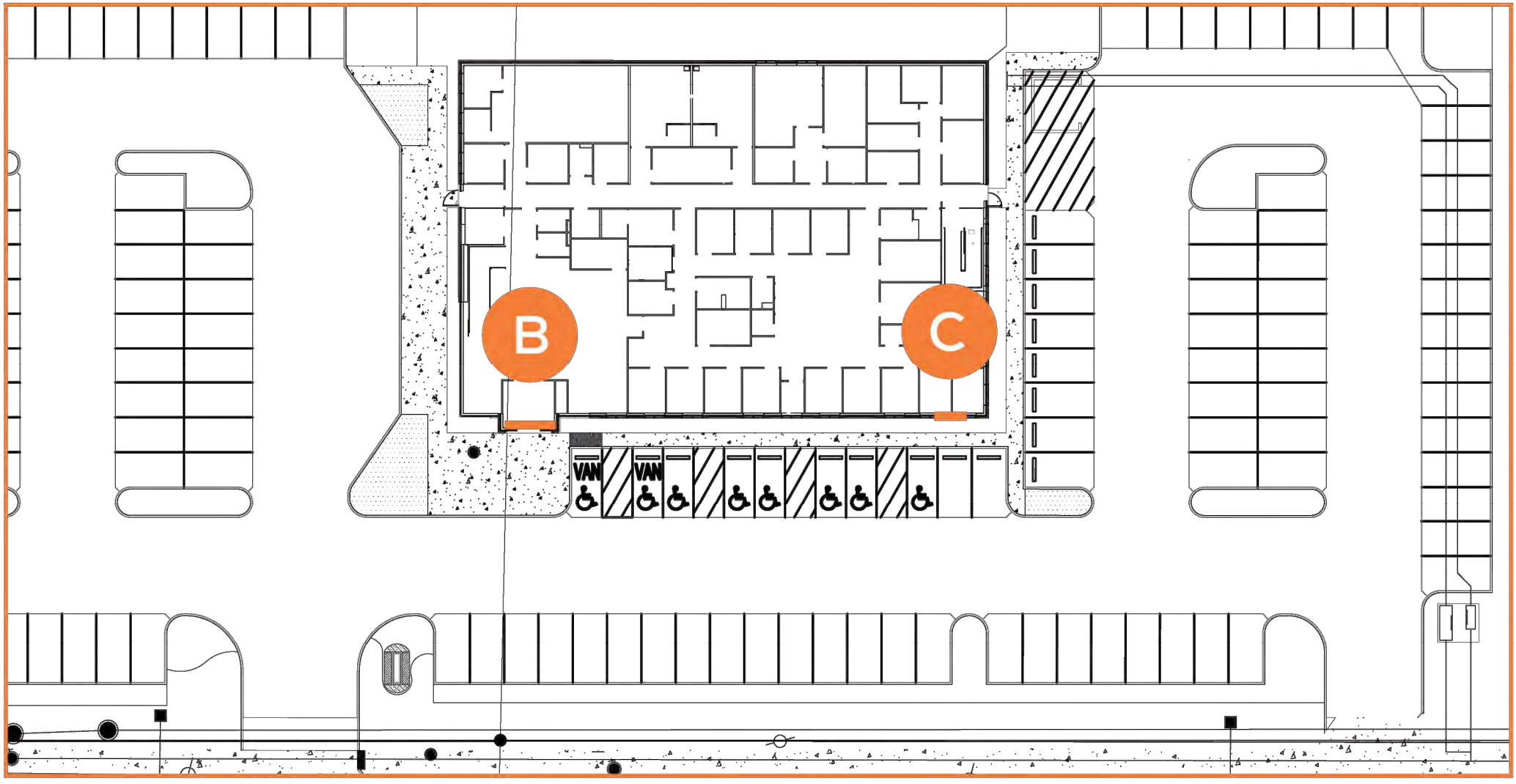
Address - 3/4" acrylic letters pin mounted flush.

B On-Building Logo Dimensions

C Address Dimensions



B C On-Building & Address Sign Elevation



Placement Plan

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

DATE:
09.05.24

SHEET NAME:

On-Building Logo
And Address Sign

SHEET NUMBER:

AS103

Date: 10/16/21
24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-48-
1st Reading: 10/21/24
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-48-24

A RESOLUTION TO WAIVE CERTAIN PROVISIONS OF SECTION 1101.07(b) OF THE CODIFIED ORDINANCES FOR BLUEGRASS PARK MEDICAL OFFICE BUILDING AS ADOPTED BY RESOLUTION CR-42-23

WHEREAS, on November 20, 2023, with Resolution CR-42-23, a Development Plan was approved for Bluegrass Park Medical Office Building on Hoover Road; and

WHEREAS, in accordance with Section 1101.07(b) certain deadlines must be met to retain approval of this Development Plan; and

WHEREAS, a request to extend the construction deadline for a period of one (1) year has been received from the developer due to ongoing real estate negotiations and the timelines regarding the submission of construction plans, grading plans and specifications

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The deadline for submitting construction plans, grading plans and specifications for the first phase and beginning construction shall be extended by one (1) year giving a deadline of November 4, 2025.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form

Stephen J. Smith, Director of Law

Date: 09/30/24
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-38-24
1st Reading: 10/07/24
Public Notice: 10/08/24
2nd Reading: 10/21/24
Passed: _____
Codified: Code No:
Passage Publication: _____

ORDINANCE C-38-24

AN ORDINANCE TO ACCEPT THE GROVE CITY THOROUGHFARE MAP

WHEREAS, the need exists to identify present and proposed streets as thoroughfares for the purpose of planning the growth and development of Grove City; and

WHEREAS, the Thoroughfare Map is a flexible planning document that will serve as a guide for the city to evaluate future development and growth.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The attached drawing entitled "City of Grove City Thoroughfare Map" attached hereto as Exhibit A, is hereby accepted as such and is hereby adopted by reference.

SECTION 2. The Map attached hereto as Exhibit A shall supersede and replace Ordinance C-15-19.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk President of Council

Passed:
Effective:

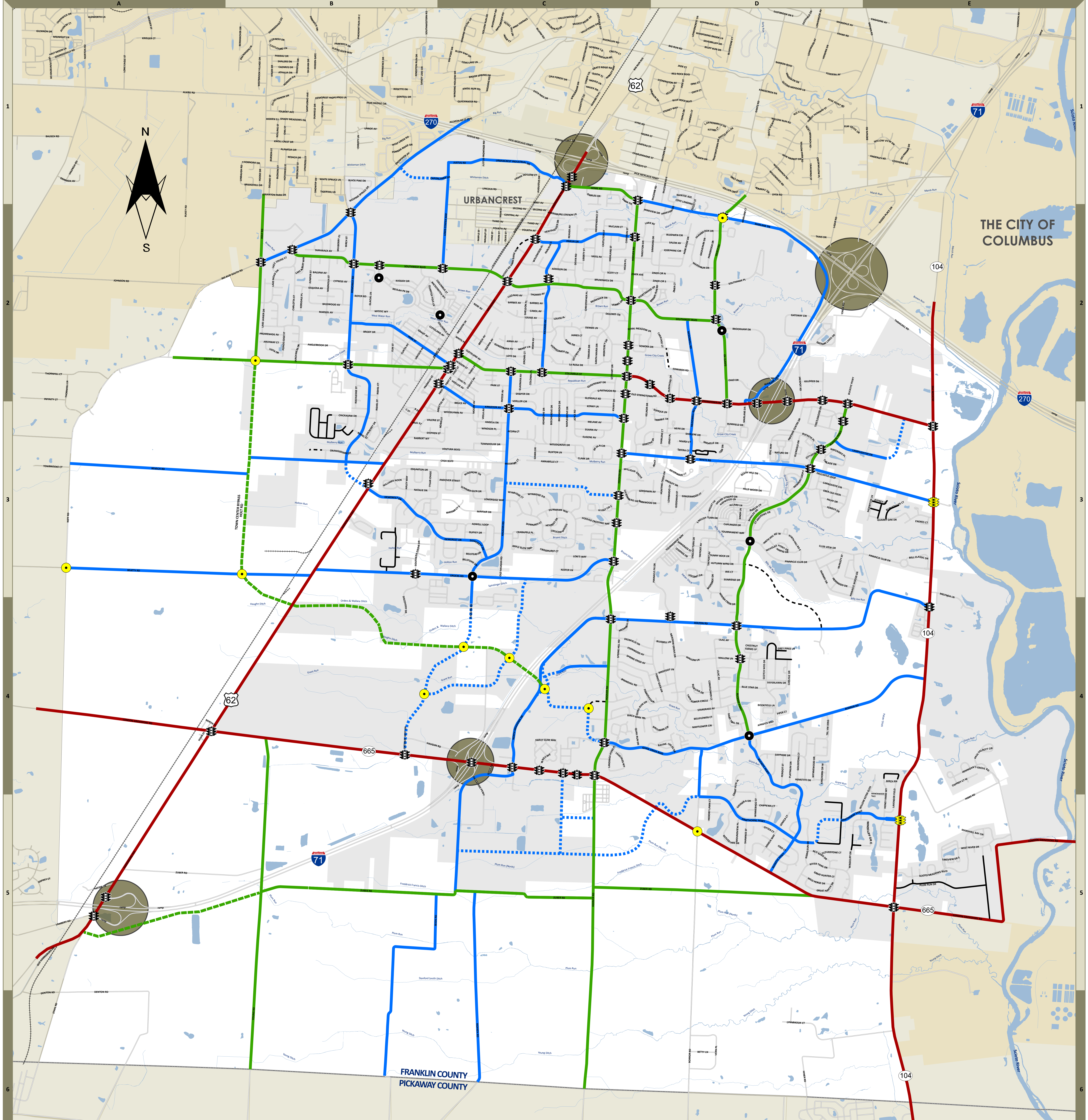
Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law



THOROUGHFARE CLASSIFICATIONS AND CHARACTERISTICS

Date: 9/19/2024

The Grove City Thoroughfare Map is a long-range planning tool displaying existing and planned roads by functional classification. Roads are classified by their general purpose, to provide mobility throughout the city. The Thoroughfare Map is guided by recommendations for the transportation network outlined in the GroveCity2050 Community Plan.

The GroveCity2050 Community Plan provides a framework to ensure existing and future infrastructure is designed in anticipation of forecasted growth, while integrating multiple modes of transportation to create a transportation network responsive to a roadway's context and surrounding land uses while maintaining Grove City's desired character. Roadway characteristics may be modified from the requirements defined in the city's Standard Drawings noted below.

Principal Arterial - 20,000 Average Daily Traffic (ADT) and up:

Existing Proposed

- Carries the highest traffic volumes;
- Provides connectivity between commercial centers within the city and outlying areas;
- Provides continuity for major rural corridors to accommodate trips entering, leaving and movements through the city;
- Refer to Grove City Standard Drawing No. C-GC-64 for minimum requirements.

Minor Arterial - 7,500 to 19,999 Average Daily Traffic (ADT):

Existing Proposed

- Provides connections to Principal Arterial roadways;
- Distributes traffic without penetrating neighborhoods;
- Refer to Grove City Standard Drawing No. C-GC-63 for minimum requirements.

Collector - 2,500 to 7,499 Average Daily Traffic (ADT):

Existing Proposed

- Provides access and traffic circulation within residential neighborhoods, commercial and industrial areas;
- Collects traffic from local streets and disperses them to the arterial system;
- Refer to Grove City Standard Drawing No. C-GC-62 for minimum requirements.

Local - 2,499 Average Daily Traffic (ADT) and below:

Existing Approved Proposed

- Provides direct access to other roadways in the system;
- Refer to Grove City Standard Drawing No. C-GC-61 and C-GC-60 for minimum requirements.

- Roundabout (Existing)
- Roundabout (Proposed)
- Signal (Existing)
- Signal (Potential)
- Interchange

The City of Grove City
THOROUGHFARE MAP

LEGISLATION:
Ordinance: C-xx-24
Passed: --, --, 2024
Effective: --, --, 2024

Date: 09/30/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Rauch
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-40-24
1st Reading: 10/07/24
Public Notice: 10/08/24
2nd Reading: 10/21/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-24

AN ORDINANCE TO AMEND EXHIBIT “A” OF THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM AS APPROVED BY C-31-18

WHEREAS, on July 2, 2001, the Council of the City of Grove City approved a Town Center Community Revitalization Grant Program with Ordinance C-43-01; and

WHEREAS, on March 1, 2010, Exhibit “A” was updated and replaced with the approval of Ordinance C-03-10; and

WHEREAS, on May 20, 2013, the Council repealed and replaced Ordinance C-03-10 with Ordinance C-29-13 to expand and define eligible projects and fund dispersal procedures; and

WHEREAS, on May 21, 2018, Council repealed and replaced Ordinance C-29-13 with Ordinance C-31-18 to expand the program boundaries to more closely match the area identified as the Town Center Core in the GroveCity2050 Community Plan and to improve the aesthetics of the southern gateway into the Town Center; and

WHEREAS, it is the desire of the City to amend the TCCR Grant Program to add an “Awning Program”

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Exhibit “A” of Ordinance No. C-31-18 is hereby amended to include the “Awning Program” as part of the Town Center Commercial Revitalization Grant Program as set out in Exhibit “A”, attached hereto and made a part hereof.

SECTION 2. This ordinance shall go into effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this Ordinance
is correct as to form.

Stephen J. Smith, Director of Law

TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM - "AWNING PROGRAM"

Purpose: The Town Center Commercial Revitalization Grant Awning Program is designed to assist business and property owners with improving commercial buildings for the betterment of Grove City. The program allows building owners a one (1) time opportunity to replace, update, or repair awnings and continue to uphold the vision of the Town Center Framework Plan and Town Center Commercial Revitalization Grant Program.

Program Description: Awning Program money is provided as a reimbursement and grant of 100% of private investment up to a maximum of \$5,000 for awning projects and is based on the property's location within the program's Town Center Core boundaries. The property shall refer to all building(s) associated with a single parcel number. The reimbursement amount will be based on the submitted quote(s) contained within and set as part of the approved grant application.

Eligible Geography: Commercial properties located along Broadway in the Town Center Core as approved with Ordinance C-31-18.

Eligible Projects: Eligible Projects include adding new awnings, awning replacing, and cleaning and repairing existing awnings. Awnings must meet zoning code regulations regarding awning signs.

Eligible Participants: Owners and/or tenants of buildings and properties primarily used to conduct business, non-profit, or not-for-profit activities within the program's boundaries may apply for a TCCR grant. Ineligible businesses include national chains, check cashing, sexually oriented businesses, governmental or quasigovernmental agencies, and other businesses determined by the city to be contrary to the goals and objectives of community plans. Eligibility of non-profit, not-for-profit organizations shall be determined by proof of 501(c) status. Portions of buildings occupied by ineligible businesses may make the building ineligible for program funds. Eligibility of participants is at the sole discretion of the City.

Program Timeframe: Eligible properties will have a one (1) time opportunity to participate in the "Awning Program." The awning project must be completed by December 31, 2025.

Date: 10/16/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-46-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-46-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH PLATTENBURG & ASSOCIATES FOR ANNUAL FINANCIAL AUDITS

WHEREAS, the Ohio Auditor of State has performed the City's annual financial audit for the past several years; and

WHEREAS, the Ohio Auditor of State issued a Request for Proposal to select an Independent Public Accountant to perform Grove City's financial audits for the annual fiscal periods ending December 31, 2024, through December 31, 2028; and

WHEREAS, on September 30, 2024, the Ohio Auditor of State awarded the contract to audit the City of Grove City to Plattenburg & Associates, Inc.; and

WHEREAS, the agreement exceeds twelve months, it must be approved by Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. City Council hereby authorizes the City Administrator to enter into an agreement with Plattenburg & Associates to perform the City's annual financial audits for fiscal periods ending December 31, 2024, through December 31, 2028, as set forth in "Exhibit A".

SECTION 2. This ordinance shall take effect at the earliest date permitted by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

"Exhibit A"

OHIO AUDITOR OF STATE KEITH FABER



65 East State Street
Columbus, Ohio 43215
IPACorrespondence@ohioauditor.gov
(800) 282-0370

MEMORANDUM OF AGREEMENT

This agreement is entered into as of the ____ day of _____, _____, by and between Plattensburg & Associates, Inc. an independent public accountant (IPA), **KEITH FABER**, Auditor of State of Ohio (Auditor) and City of Grove City, Franklin County (Public Office) WITNESSETH:

Whereas, the Auditor of State on 8/15/2024, issued a Request for Proposals for an engagement related to City of Grove City, including any components and other requirements stated in the Request for Proposal, pursuant to Sections 117.11 and 117.115 Revised Code, for fiscal periods January 1, 2024 through December 31, 2028.

Whereas, IPA responded to the Request for Proposals with a formal proposal wherein they indicated their willingness to perform the engagement related to the Public Office in accordance with the items and conditions set forth in the Request for Proposals; and

Whereas, the Auditor of State, in consultation with the Public Office, has determined the IPA has submitted the proposal most advantageous to the Auditor and Public Office;

NOW, THEREFORE, IPA and Public Office do mutually agree as follows:

1. This Memorandum of Agreement, the Request for Proposals, the Proposal of the IPA and any written documents supplementing, amending, or incorporating the Request for Proposal, the Proposal of the IPA, and the Memorandum of Agreement constitute the integrated written agreement of the parties, to be known as the "Contract";
2. The IPA shall, in consideration of the payments specified in the Proposal, and subject to the requirements of the Contract, perform the specified engagement related to the Public Office;
3. Public Office will provide the IPA with such payments, services, and support as are specified in the Request for Proposals; and
4. The Auditor will provide the IPA with such services and support as are specified in the Request for Proposals; and
5. If applicable, pursuant to the agreement of the parties a subcontractor with respect to the Contract will be as stated below. Further, pursuant to the RFP Terms of Engagement and this Contract, the IPA shall be and remain solely responsible to the Public Office and Auditor for the acts the IPA performs or faults of any subcontractor and of any subcontractor's officers, agents or employees, who are deemed to be agents or employees of the IPA to the extent of the subcontract. Each subcontractor shall jointly and severally agree that neither the Public Office nor the Auditor is obligated to pay or to be liable for the payment of any sums due the subcontractor.

Subcontractor Name N/A

Address N/A

Number of Hours	Rate Per Hour	Total Subcontract
0	\$0.00	\$0.00

IN WITNESS WHEREOF, Auditor, Public Office and IPA have executed this agreement.

<u>Legislative Authority or Designee for City of Grove City</u>	<u>Date</u>
---	-------------

<u>Plattenburg & Associates, Inc.</u>	<u>Date</u>
---	-------------

APPROVAL:

<u>Compliance, Auditor of State Office of KEITH FABER, Auditor of State of Ohio In Accordance with Sections 117.11 & <u>117.115</u> Revised Code (Not valid unless approved by AOS Representative)</u>	<u>Date</u>
--	-------------

OHIO AUDITOR OF STATE KEITH FABER



65 East State Street
Columbus, Ohio 43215
IPACorrespondence@ohioauditor.gov
(800) 282-0370

Certification of Compliance with Procurement Requirements

This is to certify that, to the best of my knowledge and belief as the appropriate official of the

City of Grove City, Franklin County, we have complied with all applicable
federal, state and local procurement requirements in the selection of the firm

Plattenburg & Associates, Inc. to perform the audit of the

City of Grove City, Franklin County, which is the subject of the
accompanying contract.

City of Grove City, Franklin County

Date

Please type/print Name and Title:

**CITY OF GROVE CITY
FRANKLIN COUNTY
REQUEST FOR PROPOSALS**

**SCHEDULE OF PROFESSIONAL FEES AND EXPENSES
TO SUPPORT THE TOTAL ALL-INCLUSIVE FIXED FEE
FOR ENGAGEMENT SERVICES**

Name of Firm:

Plattenburg & Associates, Inc.

Certification:

I hereby certify that I am entitled to represent Plattenburg, CPAs, and empowered to submit this bid and authorized to sign a contract with City of Grove City.



**David C. Minich, CPA
Government Services Partner
Plattenburg & Associates, Inc.**

Total All-inclusive Fixed Fee:

Fiscal period ending 2024	30,100
Fiscal period ending 2025	30,100
Fiscal period ending 2026	30,100
Fiscal period ending 2027	32,200
Fiscal period ending 2028	<u>32,200</u>
 Total for fiscal periods 2024-2028	 <u><u>\$154,700</u></u>

**CITY OF GROVE CITY
FRANKLIN COUNTY
REQUEST FOR PROPOSALS**

**SCHEDULE OF PROFESSIONAL FEES AND EXPENSES
TO SUPPORT THE TOTAL ALL-INCLUSIVE FIXED FEE
FOR ENGAGEMENT SERVICES**

City of Grove City

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
Partner	90		
Partner	135		
Senior Manager	190		
In-Charge Auditor/Staff	285		
Other (Specify): _____			
Out of Pocket Expenses	_____	_____	_____
Total for period ending 2024	<u>700</u>	\$43.00	<u>\$30,100</u>

	<u>Hours</u>	<u>Average Hourly Rate</u>	<u>Total</u>
Fiscal period ending 2024	700	43.00	30,100
Fiscal period ending 2025	700	43.00	30,100
Fiscal period ending 2026	700	43.00	30,100
Fiscal period ending 2027	700	46.00	32,200
Fiscal period ending 2028	<u>700</u>	<u>46.00</u>	<u>32,200</u>
Total for fiscal periods 2024-2028	<u>3,500</u>		<u>\$154,700</u>

Date: 10-16-24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-47-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-47-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH GIS SOFTWARE SERVICES

WHEREAS, the current GIS software system has reached the end of its current agreement, and

WHEREAS, the new agreement is now a three-year agreement, and

WHEREAS, the City uses this software for the foundation of all its mapping data.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY,
STATE OF OHIO, THAT:

SECTION 1. City Council hereby authorizes the City Administrator to enter into an agreement with
ESRI, as set forth in Exhibit A.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



July 18, 2024

Mr. Todd Hurley
City of Grove City
4035 Broadway
Grove City, OH 43123-3001

Dear Todd,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.
- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.
- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.
- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.
- The organization will provide an annual report of installed Esri software to Esri.
- Esri software and updates that the organization is licensed to use will be automatically available for downloading.
- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

"THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.
3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.
4. Send the purchase order and agreement to the address, email or fax noted below:

Esri
Attn: Customer Service SG-EA
380 New York Street
Redlands, CA 92373-8100

e-mail: service@esri.com
fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Jack Halper



Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

*To expedite your order, please attach a copy of
this quotation to your purchase order.
Quote is valid from: 7/18/2024 To: 10/16/2024*

Quotation # Q-509403

Date: August 6, 2024

Customer # 267525 Contract # ENTERPRISE
AGREEMENT

City of Grove City
Information Systems Dept
4035 Broadway
Grove City, OH 43123-3001

ATTENTION: Todd Hurley
PHONE: (614) 277-1725
EMAIL: thurley@grovecityohio.gov

Material	Qty	Term	Unit Price	Total
168178	1	Year 1	\$40,900.00	\$40,900.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 2	\$40,900.00	\$40,900.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 3	\$40,900.00	\$40,900.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
Subtotal:				\$122,700.00
Sales Tax:				\$0.00
Estimated Shipping and Handling (2 Day Delivery):				\$0.00
Contract Price Adjust:				\$0.00
Total:				\$122,700.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Angie Bramer	Email: abramer@esri.com	Phone: (909) 793-2853 x8378
The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.		

Esri Use Only:

Cust. Name _____

Cust. # _____

PO # _____

Esri Agreement # _____



SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-2)

This Agreement is by and between the organization identified in the Quotation ("**Customer**") and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities**Desktop Software and Extensions (Single Use)**

ArcGIS Desktop Advanced

ArcGIS Desktop Standard

ArcGIS Desktop Basic

ArcGIS Desktop Extensions: ArcGIS 3D Analyst,
ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS
Schematics, ArcGIS Workflow Manager, ArcGIS Data
Reviewer

Enterprise Software and Extensions

ArcGIS Enterprise (Advanced and Standard)

ArcGIS Monitor

ArcGIS Enterprise Extensions: ArcGIS 3D Analyst,
ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS
Workflow Manager, ArcGIS Data Reviewer

Enterprise Additional Capability Servers

ArcGIS Image Server

Developer Tools

ArcGIS Runtime Standard

ArcGIS Runtime Analysis Extension

Limited Quantities

One (1) Professional subscription to ArcGIS Developer

Two (2) ArcGIS CityEngine Single Use Licenses

100 ArcGIS Online Viewers

100 ArcGIS Online Creators

17,500 ArcGIS Online Service Credits

100 ArcGIS Enterprise Creators

3 ArcGIS Insights in ArcGIS Enterprise

3 ArcGIS Insights in ArcGIS Online

10 ArcGIS Location Sharing User Type Extension (Enterprise)

10 ArcGIS Location Sharing User Type Extension (Online)

9 ArcGIS Advanced Editing User Type Extension (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	3
Number of Tier 1 Help Desk individuals authorized to call Esri	3
Maximum number of sets of backup media, if requested*	2
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Telephone: _____

Address: _____

Fax: _____

City, State, Postal Code: _____

E-mail: _____

Country: _____

Quotation Number (if applicable): _____

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
 - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
 - (2) Order number
 - (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

Date: 10/16/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-48-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-48-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE THE AMENDED AND RESTATED CENTRAL OHIO HEALTH CARE CONSORTIUM JOINT-INSURANCE AGREEMENT

WHEREAS, City Council approved entering into a contract with the Central Ohio Health Care Consortium (“COHCC”) by way of Ordinance C-40-94 and subsequently every three years with the last being by C-79-21; and

WHEREAS, the current Agreement expires on December 31, 2024, and the City needs to approve the new Agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, AND STATE OF OHIO, THAT:

SECTION 1. The City Administrator is hereby authorized to execute the Central Ohio Health Care Consortium Joint Self-Insurance Agreement, for the period of January 1, 2025, to December 31, 2027, as attached hereto as Exhibit A.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Exhibit A

AMENDED AND RESTATED CENTRAL OHIO HEALTH CARE CONSORTIUM JOINT SELF-INSURANCE AGREEMENT

2025-2027

WHEREAS, Section 9.833 of the Ohio Revised Code permits any POLITICAL SUBDIVISION that provides health care benefits for its officers or employees to join in any combination with other POLITICAL SUBDIVISIONS to establish and maintain a joint self-insurance program to provide health care benefits pursuant to a written agreement (the “AGREEMENT”); and

WHEREAS, effective January 1, 1992, a number of POLITICAL SUBDIVISIONS joined together to form the Central Ohio Health Care Consortium Joint Self-Insurance Agreement with other POLITICAL SUBDIVISIONS and established a joint self-insurance program (the “Original Agreement”) to provide health care benefits for their officers and/or employees; and

WHEREAS, the Original Agreement was restated on July 1, 1994, through the implementation and execution of Amendment No. 1 to Central Ohio Health Care Consortium Joint Self-Insurance Agreement (“Amendment No. 1”); and

WHEREAS, in 1997, the MEMBERS of the POOL adopted Amendment No. 2 to Amendment No. 1 (“Amendment No. 2”), pursuant to which Sections 3.06(a) and 8.01(b) of Amendment No. 1 were amended; and

WHEREAS, in 2000, the MEMBERS further amended Amendment No. 1 and Amendment No. 2 by replacing existing Section 6.03 with a new provision regarding the POOL CONTRIBUTION FACTOR; and

WHEREAS, in 2003, the MEMBERS further amended Amendments No. 1 and No. 2 by modifying Section 7.01 Monthly Payments and Section 7.04 Assessments adding “Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof”; and

WHEREAS, in 2006, the MEMBERS further amended Amendments No. 1 and No. 2 by modifying Section 3.05 and making other minor clarification modifications; and

WHEREAS, in 2009, the MEMBERS amended Amendments No. 1 and No. 2 by modifying Section 4.03 to add the BOARD office of Treasurer; by modifying Section 4.03 to add the Treasurer to the Executive Committee; by modifying Section 4.05 to create a FINANCE COMMITTEE; and by modifying Section 4.03 to eliminate the term limitation for BOARD Chairman; and

WHEREAS, in 2016, the MEMBERS amended and restated the AGREEMENT, effective as of January 1, 2016 (the “2016 RESTATED AGREEMENT”), to incorporate all prior and current amendments into one document and to modify the AGREEMENT to: (1) create a mandatory reserve and specify the method to determine and create the mandatory funding level; and (2) establish October 1st as the MEMBER withdrawal deadline; and

WHEREAS, in 2018, the MEMBERS again amended and restated the AGREEMENT, effective as of January 1, 2019 (the “2019 RESTATED AGREEMENT”), to provide the operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning January 1, 2019 and ending December 31, 2021; and

WHEREAS, in 2021, the MEMBERS again desire to amend and restate the AGREEMENT, effective as of January 1 2022, to provide the current operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning January 1, 2022, making the changes identified herein.

WHEREAS, in 2024, the Members again desire to amend and restate the AGREEMENT, effective as of January 1, 2025, to provide the current operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning, January 1, 2025, making the changes identified herein.

NOW, THEREFORE, the undersigned agree as follows:

ARTICLE ONE NAME

Section 1.01. Name. The unincorporated joint self-insurance program known as the Central Ohio Health Care Consortium (the “POOL”) is hereby continued as stated herein.

Section 1.02. Duration. The POOL shall have a perpetual duration and shall continue until terminated pursuant to this AGREEMENT. Health benefits coverage hereunder for original MEMBERS initially commenced on January 1, 1992, immediately upon the termination of the health care coverage that previously was provided by Central Benefits Mutual Insurance Company.

Section 1.03. Legal Status. The POOL shall be deemed to be a legal entity, separate and apart from its MEMBERS, formed for the public purpose of enabling its MEMBERS to obtain insurance, to create a joint self-insurance program, and to provide for the joint administration of POOL as well as the FUNDS of the POOL.

Section 1.04. Effective Date. This AGREEMENT amends and completely supercedes the existing Central Ohio Health Care Consortium Joint Self-Insurance Agreement (the “2019 RESTATED AGREEMENT”). This restated AGREEMENT shall become effective as of January 1, 2025.

ARTICLE TWO DEFINITIONS

Section 2.01. Act. “ACT” means Section 9.833 of the Ohio Revised Code (“ORC”) and any successor statute thereto, as amended from time to time.

Section 2.02. Administrator. “ADMINISTRATOR” means the entity designated to supervise the administration of the POOL and to perform such other duties as are set forth in any applicable Administration Agreement.

Section 2.03. Agreement. “AGREEMENT” means this Amended and Restated Central Ohio Health Care Consortium Joint Self-Insurance Agreement and all counterparts hereto, as amended from time to time.

Section 2.04. Board. “BOARD” means the Board of Directors of the POOL.

Section 2.05. Contribution(s). “CONTRIBUTION(S)” means any amounts paid by a MEMBER to any FUND.

Section 2.06. Fund. “FUND” or “FUNDS” means those amounts paid by MEMBERS pursuant to Articles Six and Seven of this AGREEMENT.

Section 2.07. Member. “MEMBER” means a POLITICAL SUBDIVISION that is a party to this AGREEMENT and that has not withdrawn from or been terminated from participation in the POOL.

Section 2.08. Political Subdivision. “POLITICAL SUBDIVISION” has the same meaning given to it by the ACT.

Section 2.09. Pool Contribution Factor. “POOL CONTRIBUTION FACTOR” has the meaning as defined in Section 6.03 hereof.

Section 2.10. Scope of Coverage. “SCOPE OF COVERAGE” means the coverage, limits and deductibles set forth in Section 4.07 hereof.

Section 2.11. Surplus Funds. “SURPLUS FUNDS” means the amount by which the FUNDS available to operate the POOL for any year or years exceed all of the costs, liabilities (including claim liabilities, claim reserves and reserves for terminal liability) and expenses of operating the POOL.

Section 2.12. Term. “TERM” means a three-year contract period entered into by the MEMBERS beginning January 1 of any of the following years: 2010, 2013, 2016, 2019, 2022, 2025, 2028.

Section 2.13. Vested and Non-Vested Members. “VESTED MEMBER” means any MEMBER who (1) was an original MEMBER of the POOL (*i.e.*, as of January 1, 1992) as well as (2) any MEMBER after such MEMBER has completed one full three-year TERM. “NON-VESTED MEMBER” means any MEMBER who is not a VESTED

Section 2.14. Terms Defined Elsewhere.

ACTUARY	Section 4.07(s)
BENEFITS COMMITTEE	Section 4.05(b)
CERTIFIED PUBLIC ACCOUNTANT or CPA	Section 4.07(s)
DIRECTOR	Section 3.04(c)
ELECTION	Section 3.05(c)
EXPECTED COSTS	Section 7.01
FINANCE COMMITTEE	Section 4.05(a)
FUNDING RATE	Section 7.01
INCURRED BUT NOT REPORTED or IBNR	Section 6.04
POOL	Section 1.01
SECOND ELECTION	Section 3.05(d)
SMALL MEMBER GROUP	Section 6.03
2016 RESTATED AGREEMENT	Recitals
2019 RESTATED AGREEMENT	Section 1.04
2022 RESTATED AGREEMENT	Section 1.04
2025 RESTATED AGREEMENT	Section 1.04

**ARTICLE THREE
MEMBERSHIP**

Section 3.01. Qualification. An applicant seeking membership in the POOL must meet all of the qualifications required by the ACT and, in the case of a NON-VESTED MEMBER, must demonstrate to the satisfaction of the BOARD the financial ability to pay all CONTRIBUTIONS.

Section 3.02. Application. All applicants to become MEMBERS shall apply for membership in any manner and on any form approved by or acceptable to the BOARD.

Section 3.03. Effective Time of Membership. An applicant shall become a MEMBER at the time that a duly authorized officer of the applicant executes, and a duly authorized officer of the POOL accepts, this AGREEMENT on behalf of the POOL. No applicant shall be permitted to become a MEMBER unless it provides written documentation satisfactory to the BOARD, in its sole judgment, that the applicant has the requisite capacity and authority, and has obtained all required approvals, to execute this AGREEMENT and to perform all of its obligations hereunder.

Section 3.04. Duties of Members. Each MEMBER agrees to do or cause to be done all of the following:

(a) to cooperate with and institute all loss prevention procedures and guidelines developed by the BOARD or the ADMINISTRATOR;

(b) to adopt and institute wellness program components or options as identified by the BOARD or the ADMINISTRATOR;

(c) to designate a representative of the MEMBER (a "DIRECTOR") to serve on the BOARD, and to cause that DIRECTOR to attend all monthly and special meetings of the BOARD;

(d) to provide the ADMINISTRATOR access to the records of the MEMBER during normal business hours, upon 24 hours' prior written notice and only for the purpose of conducting necessary services related to the operation of the POOL and for no other purpose;

(e) to permit the ADMINISTRATOR and any agent or attorney of the ADMINISTRATOR or the POOL to represent the MEMBER in investigating, litigating and settling any claim made against the POOL or the MEMBER that is within the SCOPE OF COVERAGE provided by the POOL; and

(f) to promptly pay when and as due all CONTRIBUTIONS, assessments and uncovered losses (as described in Sections 7.02 and 7.03), if any, required under this AGREEMENT.

Section 3.05. Terms of Membership.

(a) Each original VESTED MEMBER of the POOL committed to remain a MEMBER for three years, until December 31, 1994. Thereafter, the MEMBERS agreed to continue the POOL for three successive three-year terms (each such three-year period hereunder, a "TERM"). In 2003, the MEMBERS agreed to continue the POOL for successive three-year TERMS indefinitely.

(b) The MEMBERS intend that the POOL shall continue in effect indefinitely for succeeding three-year TERMS, subject to the continual election of MEMBERS to remain participants in the POOL as provided below.

(c) On or before October 1, of the last year of the current TERM, each MEMBER of the POOL shall indicate in writing to the BOARD whether or not it intends to continue its participation beyond the current TERM (the "ELECTION"). At least two MEMBERS must elect to continue their participation for the POOL to continue. If less than two MEMBERS elect to continue, the POOL shall terminate effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 of the last year of the current TERM, and the BOARD shall be responsible for winding up and dissolving the affairs of the POOL.

(d) If, at the ELECTION, MEMBERS representing more than one-third (1/3) of the total number of employees and officers of MEMBERS insured by the POOL at the time of the ELECTION opt to leave the POOL at the end of the applicable TERM, the MEMBERS who initially elected to continue their participation in the POOL shall be given another opportunity to indicate in writing whether they desire to continue in the POOL beyond the current TERM (the "SECOND ELECTION"). The SECOND ELECTION shall be made by each remaining MEMBER on or before November 1, and at least two MEMBERS must elect during the SECOND ELECTION to continue their participation beyond the current TERM in order for the POOL to continue. If less than

two MEMBERS elect during the SECOND ELECTION to continue, the POOL shall terminate effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 of the last year of the current TERM, and the BOARD shall be responsible for winding up and dissolving the affairs of the POOL.

(e) If two or more MEMBERS elect to continue, either at the ELECTION or SECOND ELECTION, all such MEMBERS shall be required to participate for another three-year TERM; provided, however, that any such continuing MEMBER may voluntarily withdraw at the end of any year within that subsequent TERM upon compliance with the withdrawal provisions of Section 8.01 herein. The rights of MEMBERS to share in the SURPLUS FUNDS of the POOL upon withdrawal are governed by Section 8.01 hereof.

Section 3.06. Terms of Membership for Non-Vested Member.

(a) Upon initial entry into the POOL, each NON-VESTED MEMBER shall be required to remain a MEMBER, and may not withdraw from the POOL, until the December 31st following the second anniversary of the MEMBER'S joining the POOL. A MEMBER'S rights to participate in and/or withdraw from the POOL for any subsequent TERM shall be governed by Section 3.05 hereof.

(b) Subject to Section 8.01 hereof, NON-VESTED MEMBERS shall be entitled to share in SURPLUS FUNDS of the POOL on the same basis as VESTED MEMBERS. NON-VESTED MEMBERS shall pay a surcharge and/or otherwise buy into such surplus on terms established by the BOARD.

ARTICLE FOUR BOARD OF DIRECTORS

Section 4.01. Establishment of Board. The POOL shall have a Board of Directors, which shall, among other duties, determine the general policy of the POOL. Each MEMBER shall be entitled to appoint one DIRECTOR to the BOARD.

Section 4.02. Term of Directorships. A person appointed by a MEMBER to serve as a DIRECTOR on the BOARD shall remain in office until the earlier of (1) the date the POOL receives evidence of the appointment of his or her successor or (2) the effective time of the withdrawal from or termination of the appointing MEMBER'S participation in the POOL.

Section 4.03. Officers and Executive Committee. The BOARD shall annually elect from the DIRECTORS of the BOARD a Chairman, a Vice-Chairman, a Secretary, and a Treasurer. The DIRECTORS receiving the largest number of votes for each office shall be elected.

The BOARD shall annually elect an executive committee to be comprised of the Chairman, the Vice-Chairman, the Secretary and the Treasurer of the POOL, and two other DIRECTORS. The two DIRECTORS receiving the largest number of votes for the

executive committee shall be elected. The executive committee may bind the BOARD only as to matters over which the BOARD has given express authorization.

Section 4.04. Meetings.

(a) Meetings of the BOARD shall be held monthly at such time as the Secretary shall prescribe. Such meetings may be held and attended in person or electronically through teleconference, video conference or other appropriate means. Unless waived, the Secretary shall give written or electronic notice to each DIRECTOR of the time, date, place, and format of each meeting, at least seven days prior to each meeting. This notice may, but is not required to, contain an agenda of items to be discussed. Any item of POOL business may be considered at the monthly meetings contained in the notice of the meeting.

(b) Special meetings may be called by the ADMINISTRATOR, the Chairman, or by a majority of the DIRECTORS. Only items listed for discussion in the notice of the special meeting may be considered. Unless waived, the Secretary shall give written or electronic notice to each DIRECTOR of the time, date, place, format and purposes of a special meeting at least three days prior to each meeting.

Section 4.05. Committees of the Board.

(a) The BOARD shall appoint a standing finance committee ("FINANCE COMMITTEE") consisting of as many DIRECTORS, proxies or other designees as the BOARD chooses and to be chaired by the Treasurer. The FINANCE COMMITTEE shall be responsible for the POOL's pricing policies and related matters.

(b) The BOARD shall also appoint a standing benefits committee ("BENEFITS COMMITTEE") consisting of as many DIRECTORS, proxies or other designees as the BOARD chooses and to be chaired by a member of the BENEFITS COMMITTEE as selected by its members. The BENEFITS COMMITTEE shall be responsible for evaluating benefit plan designs, wellness initiatives and related matters.

(c) The Chairman or BOARD may from time to time appoint ad hoc committees consisting of no fewer than five of the DIRECTORS. Membership of the ad hoc committees may be changed at any time by the Chairman or by the BOARD. An ad hoc committee may bind the BOARD only as to matters over which the BOARD has given such committee express authorization.

Section 4.06. Compensation. DIRECTORS shall be entitled to reimbursement of actual expenses incurred in the pursuit of POOL business and such other reasonable and lawful compensation as may be awarded from time to time by the BOARD.

Section 4.07. Powers and Duties. The BOARD is authorized and directed to carry out each and every act necessary, convenient or desirable to and for carrying out the purpose of this AGREEMENT and the POOL, including, but not limited to:

- (a) hiring the ADMINISTRATOR;
- (b) receiving MEMBERS' CONTRIBUTIONS;
- (c) administering the POOL and settling and paying, or causing the payment of, claims on behalf of the MEMBERS;
- (d) making and entering into contracts to conduct and operate the POOL, including, but not limited to, the execution of an administrative agreement with the ADMINISTRATOR;
- (e) employing agents and employees on behalf of the POOL;
- (f) establishing and adopting requirements for membership in the POOL, including, but not limited to, a potential member's commitment to certain wellness initiatives to be identified by the BOARD and/or the ADMINISTRATOR;
- (g) approving new MEMBERS;
- (h) terminating the participation of existing MEMBERS;
- (i) approving and amending the annual budget of the POOL;
- (j) resolving disputes over the SCOPE OF COVERAGE provided by the POOL;
- (k) approving educational and other programs relating to risk reduction;
- (l) approving reasonable and necessary loss reduction and preventive procedures to be followed by all MEMBERS;
- (m) approving each MEMBER'S FUNDING RATE (as that term is defined in Section 7.01 hereof);
- (n) establishing rules and regulations regarding the payment of FUNDS from the POOL as shall from time to time seem appropriate or necessary, including the payment of reasonable expenses related to the administration of the POOL;
- (o) establishing and adopting policies for the administration of the POOL and/or the management and investment of the FUNDS, including, but not limited to investment and mandatory reserve policies as well as policies for pricing and rating;
- (p) investing POOL FUNDS;
- (q) providing surety and/or fidelity bonds for DIRECTORS and all persons charged with the custody or investment of POOL FUNDS;

(r) purchasing directors and officers, errors and omissions and such other insurance coverage for the benefit of the POOL and its DIRECTORS as the BOARD shall deem necessary, appropriate or desirable;

(s) hiring an independent actuary who shall be a member of the American Academy of Actuaries (the "ACTUARY") as well as a certified public accountant ("CERTIFIED PUBLIC ACCOUNTANT" or "CPA") to perform duties required by the ACT or otherwise by the BOARD;

(t) hiring independent legal counsel to provide services to the BOARD and POOL, as necessary;

(u) establishing one or more bank accounts, which may include establishing a trust(s) with the trust department(s) of one or more National bank(s), to collect premiums, pay claims and otherwise to manage and account for all POOL FUNDS;

(v) requiring the ADMINISTRATOR to provide evidence of coverage satisfactory to the BOARD with respect to stop-loss and/or any other kind of insurance purchased by the ADMINISTRATOR for the benefit of the POOL; and

(w) determining whether the POOL has any SURPLUS FUNDS and, if so, how such SURPLUS FUNDS shall be utilized for the operation of the POOL and/or shall be distributed to MEMBERS, in accordance with the terms of this AGREEMENT.

The coverage, limits, deductibles and other terms of the health care benefits (the "SCOPE OF COVERAGE") to be provided by the POOL are described in documents maintained by the BOARD and incorporated herein by this reference. From time to time, the BOARD may revise the SCOPE OF COVERAGE as it deems necessary or appropriate.

The BOARD may delegate one or more of its duties to one or more committees established under Section 4.05, with oversight and approval retained by the BOARD.

Section 4.08. Voting; Proxies. Each DIRECTOR shall be entitled to one vote on each matter voted upon by the BOARD, except that the Chairman shall have an additional vote in the event of a tie. A DIRECTOR may be represented and may vote by a proxy appointed by an instrument in writing signed by the DIRECTOR and confirmed by the MEMBER which elected such DIRECTOR, but such instrument must be filed with the Secretary of the meeting before the person holding the proxy shall be allowed to vote.

The BOARD may include in any process or procedure for administering the POOL, including voting, the use of alternative media, including, but not limited to, telephonic, facsimile, computer or other such electronic means as available. Use of alternative media shall be deemed to satisfy any requirements of the POOL or this AGREEMENT requiring a "written" document or an instrument signed "in writing" to the extent permissible under the ORC, or the Internal Revenue Code of 1986, as amended, if applicable.

Section 4.09. Quorum. A quorum of the BOARD shall consist of fifty percent (50%) of the DIRECTORS. Except as provided in Section 11.09 below, the affirmative vote of a majority of the DIRECTORS present at a meeting at which a quorum is present shall be the vote of the BOARD.

ARTICLE FIVE ADMINISTRATOR

Section 5.01. Contract. The BOARD shall contract with an ADMINISTRATOR and delegate to such ADMINISTRATOR some or all of its contractual powers and duties (set forth in Article Four above), as the BOARD shall deem advisable.

Section 5.02. Annual Report. The BOARD shall require the ADMINISTRATOR to prepare and present to the BOARD an annual report regarding the condition of the POOL, within 90 days after each calendar year end. The report shall be in such form and include such information as is prescribed by, or acceptable to, the BOARD. The report may be consolidated with the ADMINISTRATOR'S budget recommendation required by Section 6.02 hereof.

ARTICLE SIX POOL FUNDS

Section 6.01. Establishment of the Funds(s). The BOARD shall establish one or more FUNDS which shall consist of MEMBER CONTRIBUTIONS in amounts it deems sufficient to annually fund the administrative expenses of the POOL; to purchase excess insurance, stop-loss insurance or reinsurance for the POOL; to pay current year claims and claim expenses and to establish and maintain sufficient reserves. At or about the close of any three-year TERM hereunder, the BOARD may also establish one or more FUNDS, which may consist of MEMBER CONTRIBUTIONS and/or any existing SURPLUS FUNDS, in amounts it deems appropriate to fund the claims, claims expense and other costs and expenses associated with the termination and run-off of the three-year TERM then ending.

Section 6.02. Budget. No later than October 1 in each POOL year, the ADMINISTRATOR shall prepare and submit to the BOARD an estimate of the budget of the POOL for the succeeding calendar year. If the budget is acceptable to the BOARD, the BOARD shall approve such budget in the manner established in Article Four.

Section 6.03. Pool Contribution Factor. The POOL CONTRIBUTION FACTOR for each MEMBER of the POOL shall be as follows:

Number of Employees and Officers Insured By the Member Group	Percent of Adjustment Related to the COHCC Pool Factors	Percent of Adjustment Related to the Member Entity Factors
Less Than 50	90%	10%
50 - 99	75%	25%
100 – 124	60%	40%
125 – 149	50%	50%
150 – 199	35%	65%
200 - 299	20%	80%
300 +	10%	90%

With respect to those MEMBERS whose number of insured employees and officers is fewer than 50, all such MEMBERS shall be treated as a single group (the “SMALL MEMBER GROUP”). The POOL CONTRIBUTION FACTOR for each MEMBER in the SMALL MEMBER GROUP shall be determined by adding all employees and officers insured by all MEMBERS in the SMALL MEMBER GROUP, and by then applying the percentages shown in the chart shown above to that total. Such determination shall be reviewed at the conclusion of each TERM in order to determine whether any MEMBER should be removed from or return to the SMALL MEMBER GROUP, as well as the POOL CONTRIBUTION FACTOR to be applied for the upcoming TERM.

Each POOL CONTRIBUTION FACTOR shall remain constant for the entire life of the POOL, subject to change only as provided in Section 11.09 hereof. Notwithstanding the above, the BOARD shall have the authority to use reasonable discretion in the consideration of extenuating circumstances that may apply to any MEMBER in the determination and application of the appropriate POOL CONTRIBUTION FACTOR for such MEMBER. Further, the BOARD may develop and adopt policies regarding pricing and rates for MEMBERS, and particularly new NON-VESTED MEMBERS (as provided in Section 4.07(o)), based on the prior status of such MEMBER’s benefit programs (e.g., fully-insured, self-funded with run-out claims liability, self-funded without run-out claims liability etc.).

Additionally, and notwithstanding anything contained in this AGREEMENT elsewhere to the contrary, the MEMBERS in the SMALL MEMBER GROUP shall be treated as if they were a single MEMBER not only for purposes of determining their POOL CONTRIBUTION FACTOR, but also for purposes of allocating and distributing SURPLUS FUNDS, establishing the FUNDING RATE for the SMALL MEMBER GROUP and determining and assessing supplemental payments to the POOL under Article Seven of the AGREEMENT. In each such case, the MEMBER’S rights and/or liabilities within the SMALL MEMBER GROUP shall be determined by dividing (a) the

number of employees and officers insured by the MEMBER by (b) the total number of all employees and all officers insured by all MEMBERS within the SMALL MEMBER GROUP, and applying that fraction to each such MEMBER as the BOARD shall deem appropriate under the circumstances.

Except as otherwise provided in this Section 6.03, the MEMBERS in the SMALL MEMBER GROUP shall be treated as separate and distinct MEMBERS for all other purposes under the AGREEMENT. The BOARD shall have the authority to interpret this AGREEMENT to resolve any conflicts or issues arising out of the creation of the SMALL MEMBER GROUP and the allocation of any rights and liabilities to each MEMBER within the SMALL MEMBER GROUP.

Section 6.04. Mandatory Reserve. The BOARD shall establish a mandatory reserve for the purposes of protecting the FUND from future losses and maintaining fiscal solvency. This reserve shall be set aside for contingencies and potential unforeseen liabilities such as a spike in claims payments in excess of expected claims. The BOARD will adopt a Mandatory Reserve Policy which will outline mandatory reserve targets. For purposes of a NON-VESTED MEMBER, the pricing of such reserve amount will be phased in over the first two years of the NON-VESTED MEMBER's participation in the POOL. Should additional CONTRIBUTIONS be required to achieve the reserve funding target, the BOARD shall determine a reserve surcharge for MEMBERS to be included in the MEMBERS' CONTRIBUTIONS.

Section 6.05. Surplus Funds. In the event that MEMBER CONTRIBUTIONS exceed claims and expenses for the FUND, the BOARD, shall first apply the SURPLUS FUNDS to the mandatory reserve. Should the reserve exceed the BOARD'S established funding target, the BOARD may, in its sole discretion, apply SURPLUS FUNDS toward the CONTRIBUTIONS of MEMBERS for any subsequent year, and/or fund any other necessary and proper cost, liability and/or expense of the POOL. Additionally, the BOARD may refund to its MEMBERS all or some portion of the excess payments, if any, made by its MEMBERS to the POOL, which reimbursement may be based on each MEMBER'S and the POOL'S loss experience and such other factors as the BOARD deems appropriate under the circumstances. The BOARD shall determine the amount of SURPLUS FUNDS, if any, as of December 31 of each year hereunder on or before April 1 in each succeeding year, and shall promptly communicate this information to each MEMBER.

Section 6.06. Purchase of Stop-Loss Insurance. . The BOARD shall continue to consider appropriate risk management products or services that could limit the financial liability to the POOL. The BOARD shall also investigate the purchase of specific stop-loss coverage, and upon the termination of the POOL, the availability of insurance to cover the terminal liabilities of the withdrawing MEMBERS, and shall purchase such coverage if deemed to be in the best interests of the MEMBERS at that time. The BOARD may, in its discretion, create sub-pools for the allocation of the costs for any purchased stop-loss coverage, with such factors to be reviewed on an actuarial basis, and applied each TERM.

Section 6.07. Actuarial and Financial Reports. The BOARD shall require the ACTUARY and the CPA to prepare and deliver to the BOARD the report(s) required by the ACT.

**ARTICLE SEVEN
FUNDING
SCOPE OF RISK SHARING PROTECTION**

Section 7.01. Monthly Payments. On or before October 1 in each year, the BOARD (after consultation with its ADMINISTRATOR, its ACTUARY or such other persons as the BOARD may deem necessary or appropriate) shall calculate the expected costs ("EXPECTED COSTS") for the POOL for the next calendar year. EXPECTED COSTS shall include anticipated claims costs and fixed and administrative costs associated with the operation of the POOL, including premiums for stop-loss insurance, excess insurance and directors and officers' liability insurance, errors and omissions insurance and fees for its ADMINISTRATOR, ACTUARY, CPA and legal counsel. After calculating EXPECTED COSTS and on or about October 1 in each year, the BOARD shall determine each MEMBER'S FUNDING RATE ("FUNDING RATE") for the immediately following calendar year. A MEMBER'S FUNDING RATE shall be determined with reference to the number of employees and officers of the MEMBER who are covered by the POOL as of September 1, the loss experience of the MEMBER and the MEMBER'S POOL CONTRIBUTION FACTOR. FUNDING RATES shall be established so as to enable the POOL to satisfy its EXPECTED COSTS, as well as any additional funding deemed necessary or appropriate by the BOARD. By way of example, the BOARD may establish FUNDING RATES to provide funds in excess of EXPECTED COSTS in order to establish reserves for future POOL year operations.

FUNDING RATES shall be paid monthly by MEMBERS, and payment must be received by the POOL on or before the 15th of each month hereunder with no grace 1½% per month or portion thereof.

Section 7.02. Assessments.

From time to time, the BOARD may require that MEMBERS make supplemental payments to the POOL for any necessary or appropriate purpose where there is reasonable concern that FUNDS then available to the POOL (whether through surplus, monthly payments of FUNDING RATES, stop-loss coverage, reinsurance or otherwise) will not be sufficient to meet the responsibilities of the POOL; provided, however, that the total of such supplemental payments and all payments under Section 7.01 hereof in any year shall not exceed two hundred percent (200%) of the EXPECTED COSTS for that POOL year. The BOARD may assess supplemental payments from MEMBERS, including withdrawn or terminated MEMBERS (related to their period of membership in the POOL), for any one or more years of their membership. All assessments for supplemental payments shall be made proportionately among the MEMBERS of the POOL for the year as to which the assessment relates, in direct relation to each MEMBER'S FUNDING RATE for that year.

MEMBERS shall be responsible for supplemental payments during the life of the POOL and any later period when claims or expenses need to be paid which are attributable to any year of membership during which the event causing the expenses or claims requiring the supplemental payments occurred.

Section 7.03. Member Responsibility for Losses and Deficiencies.

(a) In the event that the losses of the POOL in any year exceed amounts paid to the POOL under Sections 7.01 and 7.02, together with all stop-loss, reinsurance and other coverage then in effect, then the payment of any uncovered losses shall be covered by the POOL and such losses shall be allocated to the MEMBERS as part of the POOL CONTRIBUTION FACTOR described in Section 6.03.

(b) In the event that the administrative costs and expenses of operating the POOL exceed the FUNDS available therefor, including but not limited to amounts available to the POOL by assessment under Section 7.02, then the BOARD may assess the MEMBERS for such deficiency. All such assessments shall be made proportionately among the MEMBERS for the year, as to which the assessment relates, in direct relation to each MEMBER'S FUNDING RATE for that year.

Section 7.04. Payment of Assessments. Each MEMBER shall promptly pay all assessments hereunder, and in each case no later than the forty-fifth (45th) day after the BOARD has given the MEMBER written notice of the assessment, with no grace period whatsoever. Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof.

ARTICLE EIGHT
MEMBER'S WITHDRAWAL OR TERMINATION

Section 8.01. Withdrawal. (a) A VESTED MEMBER, or a NON-VESTED MEMBER that has completed its membership requirement as described in Section 3.06, may withdraw from the POOL by giving prior written notice to the POOL no later than October 1 of the year in which membership is to cease. The MEMBER'S withdrawal shall be effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 in the year in which such notice is given; provided, however, that the MEMBER shall remain liable thereafter for any assessments which the BOARD may make under Sections 7.02 and/or 7.03. At and after the effective time of withdrawal, the withdrawing MEMBER shall be wholly and solely responsible for providing health care (and other, if any) benefits that previously had been provided by the POOL, including but not limited to any and all IBNR and/or terminal liabilities related to its prior POOL participation, to the extent such expenses exceed the total of the MEMBER's CONTRIBUTIONS for the last three months as an active MEMBER, and the POOL shall have absolutely no liabilities to the MEMBER in that regard.

(b) No withdrawing MEMBER shall have any rights whatsoever to participate in a distribution of the SURPLUS FUNDS of the POOL, whether then or any time thereafter.

Section 8.02. Termination. Upon a vote of the BOARD taken in accordance with Article Four and upon five days' written notice, a MEMBER'S participation may be terminated if such MEMBER materially breaches or violates any of the terms of this AGREEMENT. Without limiting the generality of the foregoing, the failure of a MEMBER to promptly make payments to the POOL in complete conformity with the provisions of Article Seven shall be deemed to be a material breach and violation of this AGREEMENT which warrants termination. Upon termination, the terminated MEMBER shall (a) remain liable for any and all amounts remaining due and unpaid under Article Seven, (b) have no rights whatsoever to share in any SURPLUS FUNDS then and/or at any time thereafter, and (c) effective as of 11:59 p.m., local Columbus, Ohio time, on the effective date of termination as outlined in the written notice provided to the MEMBER, the terminated MEMBER shall be wholly and solely responsible for providing health care (and other, if any) benefits that previously had been provided by the POOL, including, but not limited to, any and all IBNR and/or terminal liabilities related to its prior POOL participation, to the extent such expenses exceed the total of the MEMBER's CONTRIBUTIONS for the last three months as an active MEMBER, and the POOL shall have absolutely no liabilities to the MEMBER in that regard.

ARTICLE NINE TERMINATION OF POOL

Section 9.01. Termination. This AGREEMENT may be terminated only by the written agreement of no less than two-thirds (2/3) of all MEMBERS. After a vote to terminate the POOL, the BOARD shall wind-up the POOL'S business as quickly as practicable, but in any event shall complete this process no later than 12 months after the termination date. During such period, the POOL shall continue to pay all claims and expenses until the POOL FUNDS are exhausted.

After payment of all claims and expenses, or upon the termination of the 12-month period, any remaining SURPLUS FUNDS held by the POOL shall be paid to the MEMBERS of the POOL who are MEMBERS as of the termination date. The BOARD shall determine the manner in which such SURPLUS FUNDS shall be distributed, and shall consider (a) the percentage relationship which each MEMBER'S CONTRIBUTIONS to the POOL for the prior three calendar years of the POOL bears to all MEMBERS' CONTRIBUTIONS to the POOL for that same period and (b) the loss experiences of each MEMBER for the prior three calendar years of the POOL. If, after the payment of all claims and expenses, or upon the termination of the 12-month period, the POOL'S funds are not sufficient to pay claims and expenses, the payment of any uncovered losses shall revert to and be the sole obligation of the individual MEMBERS against which the claims or expenses were made, and the BOARD shall assess such MEMBERS for the full amount owed.

The POOL, through the BOARD, may require that MEMBERS provide written documentation satisfactory to the BOARD, in its sole judgment, that such MEMBER has the requisite capacity and authority, and has obtained all required approvals, to vote on any matter contemplated by this Section 9.01.

The POOL shall not be responsible for any claims filed after the 12-month period. MEMBERS shall remain obligated to make payments to the POOL pursuant to Article Seven related to periods prior to the termination date.

ARTICLE TEN INDEMNIFICATION

Section 10.01. Indemnification. Subject to the determination required by Section 10.03 below, the POOL shall indemnify any officer or DIRECTOR of the POOL who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (including, without limitation, any action threatened or instituted by or in the right of the POOL), against expenses (including, without limitation, reasonable attorneys' fees, filing fees, court reporters' fees and transcript costs), judgments, fines and amounts paid in settlement actually and reasonably incurred by the officer or DIRECTOR in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the POOL, and with respect to any criminal action or proceeding, he had no reasonable cause to believe his conduct was unlawful. A person claiming indemnification under this Section 10.01 shall be presumed, in respect of any act or omission giving rise to such claim for indemnification, to have acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the POOL, and with respect to any criminal matter, to have had no reasonable cause to believe his conduct was unlawful, and the termination of any action, suit or proceeding by judgment, order, settlement or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, rebut such presumption.

Section 10.02. Court-Approved Indemnification. Anything contained in this AGREEMENT or elsewhere to the contrary notwithstanding:

(a) the POOL shall not indemnify any officer or DIRECTOR of the POOL who was a party to any completed action or suit instituted by or in the right of the POOL to procure a judgment in its favor by reason of the fact that he is or was a DIRECTOR, officer, employee or agent of the POOL, in respect of any claim, issue or matter asserted in such action or suit as to which he shall have been adjudged to be liable for acting with reckless disregard of the best interests of the POOL or misconduct (other than negligence) in the performance of his duty to the POOL unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances of the case, he is fairly and reasonably entitled to such indemnity as such Court of Common Pleas or such other court shall deem proper; and

(b) the POOL shall promptly make any such unpaid indemnification as is determined by a court to be proper as contemplated by this Section 10.02.

Section 10.03. Determination Required. Any indemnification provided for under Section 10.01 and not precluded under Section 10.02 shall be made by the POOL only upon a determination that such indemnification of the officer or DIRECTOR is proper in the circumstances because he has met the requirements set forth in Section 10.01. Such determination may be made only (a) by a majority vote of a quorum consisting of DIRECTORS of the BOARD who were not and are not parties to, or treated with, any such action, suit or proceeding, or (b) if such a quorum is not obtainable or if a majority of a quorum of disinterested DIRECTORS so directs, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the POOL or any person to be indemnified, within the past five years, or (c) by the court in which such action, suit or proceeding was brought, if any.

Section 10.04. Advances for Expenses. Expenses (including, without limitation, reasonable attorneys' fees, filing fees, court reporters' fees and transcript costs) incurred in defending any action, suit or proceeding referred to in Section 10.01 shall be paid by the POOL in advance of the final disposition of such action, suit or proceeding to or on behalf of the officer or DIRECTOR promptly as such expenses are incurred by him, but only if such officer or DIRECTOR shall first agree, in writing, to repay all amounts so paid in respect of any claim, issue or other matter asserted in such action, suit or proceeding in defense of which he shall not have been successful on the merits or otherwise:

(a) if it shall ultimately be determined as provided in Section 10.03 that he is not entitled to be indemnified by the POOL as provided under Section 10.01; or

(b) if, in respect of any claim, issue or other matter asserted by or in the right of the POOL in such action or suit, he shall have been adjudged to be liable for acting with reckless disregard of the best interests of the POOL or misconduct (other than negligence) in the performance of his duty to the POOL, unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances, he/she is fairly and reasonably entitled to all or part of such indemnification.

Section 10.05. Article Ten Not Exclusive. The indemnification provided by this Article Ten shall not be exclusive of, and shall be in addition to, any other rights to which any person seeking indemnification may be entitled, and shall continue as to a person who has ceased to be an officer or DIRECTOR of the POOL and shall inure to the benefit of the heirs, executors, executors, and administrators of such a person.

ARTICLE ELEVEN MISCELLANEOUS

Section 11.01. Ohio Law Governs. This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Ohio.

Section 11.02. Enabling Action by Members. If any action requiring the vote, consent or approval of any or all MEMBERS of the POOL is required in order to make permissible or lawful any actions contemplated by this AGREEMENT, each DIRECTOR will vote for such action on behalf of its MEMBER.

Section 11.03. Counterparts. This AGREEMENT and any amendment hereto may be executed in one or more counterparts, each of which shall be deemed to be an original, but all counterparts taken together shall constitute one and the same AGREEMENT.

Section 11.04. Severability. The invalidity or unenforceability of any provision of this AGREEMENT in any particular respect shall not affect the validity and enforceability of any other provision of this AGREEMENT or of the same provision in any other respect.

Section 11.05. Captions. All captions used in this AGREEMENT are for convenience or reference only, do not form a substantive part of this AGREEMENT and shall not restrict or enlarge any substantive provision of this AGREEMENT.

Section 11.06. Notices. All notices and other communications required or permitted under this AGREEMENT shall be in writing and shall be mailed by regular U.S. mail, postage prepaid, or otherwise delivered by hand or by messenger, addressed (a) if to a MEMBER, to the DIRECTOR representing that MEMBER at such DIRECTOR'S address set forth on the last page of this AGREEMENT or at such other address as the MEMBER or DIRECTOR shall have furnished to the POOL in writing or (b) if to the POOL, at the POOL address set forth on the last page of this AGREEMENT and addressed to the attention of the Secretary of the POOL or at such other address as the POOL shall have furnished to the MEMBERS in writing. Each such notice or other communication shall for all purposes of this AGREEMENT be treated as effective or having been given (a) when delivered, if delivered personally or (b) if sent by mail, when deposited in a regularly maintained receptacle for the deposit of the United States mail, addressed and mailed in compliance with this Section 11.06.

Notwithstanding the foregoing, the parties may elect to use alternative media for the purpose of providing such notices and communications, including, but not limited to, facsimile, computer or other such electronic means as are available, provided that any method used shall include a confirmation statement or receipt providing evidence that such transmission was received by the intended recipient.

Section 11.07. Entire Agreement. This AGREEMENT constitutes the entire agreement between the parties hereto in respect of the subject matter of this AGREEMENT, and this AGREEMENT supersedes all prior and contemporaneous agreements between the parties hereto in respect of the subject matter of this AGREEMENT.

Section 11.08. Pronouns; Gender. All pronouns and any variations thereof used in this AGREEMENT to refer to any person or persons shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or persons may require.

Section 11.09. Amendment. This AGREEMENT may be amended only by the written agreement of no less than two-thirds (2/3) of all MEMBERS. The POOL, through the BOARD, may require that MEMBERS provide written documentation satisfactory to the BOARD, in its sole judgment, that such MEMBER has the requisite capacity and authority, and has obtained all required approvals to vote on any matter contemplated by this Section 11.09.

Section 11.10. Other Instruments. The MEMBERS agree to execute such further instruments and to take such further action as may reasonably be necessary to carry out the intent of this AGREEMENT.

Section 11.11. Non-Waiver. No failure by either party to this AGREEMENT to insist upon strict compliance with any term of this AGREEMENT, or to enforce any rights or seek any remedy upon any default of the other party, shall affect, or constitute a waiver of, the other party's right to insist upon such strict compliance, enforce that right or seek that remedy with respect to that default or any prior, contemporaneous or subsequent default; nor shall any custom or practice of the parties at variance with any provision of this AGREEMENT affect, or constitute a waiver of, either party's right to demand strict compliance with all provisions of this AGREEMENT.

Section 11.12. Review by Legal Counsel. MEMBER recognizes that it is in its best interest to have this AGREEMENT reviewed by legal counsel to ensure that the POOL is suitable and appropriate for MEMBER.

Section 11.13. Review by Third-Party Service Providers. MEMBER recognizes that it is in its and the POOL's best interest for the BOARD to designate and/or engage an ADMINISTRATOR, ACTUARY, CPA and such other consultants and service providers for the POOL as the BOARD determines are appropriate (each a "POOL SERVICE PROVIDER"). MEMBER and the POOL further recognize that it may be in MEMBER'S best interest for MEMBER to engage, at its sole expense, such other brokers, consultants and service providers as it determines are appropriate (each a "MEMBER SERVICE PROVIDER"). Upon MEMBER'S written request to and the written consent of the BOARD, which consent shall not be unreasonably withheld, a POOL SERVICE PROVIDER shall provide information with respect to MEMBER'S participation in the POOL to a MEMBER SERVICE PROVIDER in accordance with any procedures that may be established by the BOARD and consistent with the terms of the

POOL SERVICE PROVIDER’S agreement or contract with the POOL or BOARD, to the extent permitted by applicable law, including, but not limited to, the Health Insurance Portability and Accountability Act of 1996, as amended. Prior to providing any such requested information to a MEMBER SERVICE PROVIDER, the applicable POOL SERVICE PROVIDER may require MEMBER and/or the MEMBER SERVICE PROVIDER to sign a confidentiality or such similar agreement as the POOL SERVICE PROVIDER determines is or are appropriate in its discretion.

**AMENDED AND RESTATED
CENTRAL OHIO HEALTH CARE CONSORTIUM
JOINT SELF-INSURANCE AGREEMENT**

2025-2027

IN WITNESS WHEREOF, this AGREEMENT was executed on the _____ day of _____, 2024, by the undersigned duly authorized officer of the MEMBER indicated below:

ACCEPTED FOR THE CENTRAL
OHIO HEALTH CARE
CONSORTIUM:

By: _____

Title: _____

Address: _____

MEMBER ENTITY:

By: _____

Title: _____

Address: _____

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