RESOLUTION NO. CR-07-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR
GREEN OAKS OF GROVE CITY LOCATED AT 4745 BIG RUN ROAD

WHEREAS, on February 03, 2026, the Planning Commission recommended approval of the Development Plan for Healthy Pets, Grove City, with the following stipulation:

1. Details on the proposed tree species along the southern property line shall be clarified with construction plans to ensure adequate screening is provided.

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 Green Oaks of Grove City contingent upon the stipulation set by Planning Commission and the following stipulation:

1. Five (5), two inch (2") caliper deciduous trees will be added along the Big Run Road side of the site.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided 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.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 03-02-2026
Effective: 03-02-2026

Attest: Tami K. Kelly

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

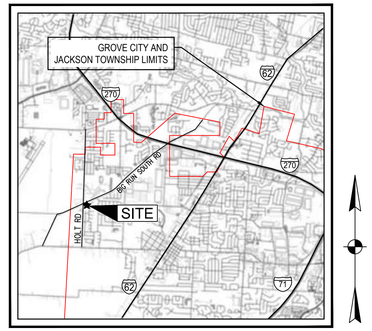
Stephen J. Smith, Director of Law

FINAL DEVELOPMENT PLAN FOR

GREEN OAKS OF GROVE CITY

4745 BIG RUN SOUTH ROAD, GROVE CITY, OHIO 43123

Received By:
Grove City Development
1/26/26



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

THE DEVELOPMENT OF A VACANT PARCEL INTO A GREEN OAKS ASSISTED LIVING FACILITY, INCLUDING THREE STORIES WITH 120 UNITS, ASSOCIATED PARKING, DROP OFF DRIVE, UTILITIES, AND WET DETENTION BASIN.

BENCH MARKS

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). HORIZONTAL CONTROLS ARE TIED TO GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH/SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83.

B.M. #1
BENCHMARK ON SOUTHWEST SECTION OF SITE ALONG HOLT RD
NORTHING: 689470.7530
EASTING: 1794637.2460
ELEVATION: 887.63

B.M. #2
BENCHMARK ON NORTHWEST SECTION OF SITE ALONG HOLT RD
NORTHING: 689863.2640
EASTING: 1794646.3190
ELEVATION: 888.12

UTILITY CONTACTS

GROVE CITY WATER, STORM & SANITARY
4035 BROADWAY
GROVE CITY, OH 43123
MATTHEW DICKEN
MDICKEN@GROVECITYOHIO.GOV
614-277-1104

COLUMBIA GAS
2650 LEWIS CENTER
GROVE CITY, OH 43123
CAROLINE BALZER
CBALZER@NISOURCE.COM
1-800-440-6111

AMERICAN ELECTRIC POWER
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215
ZACH MILLER
ZCMILLER@AEP.COM
614-883-7067

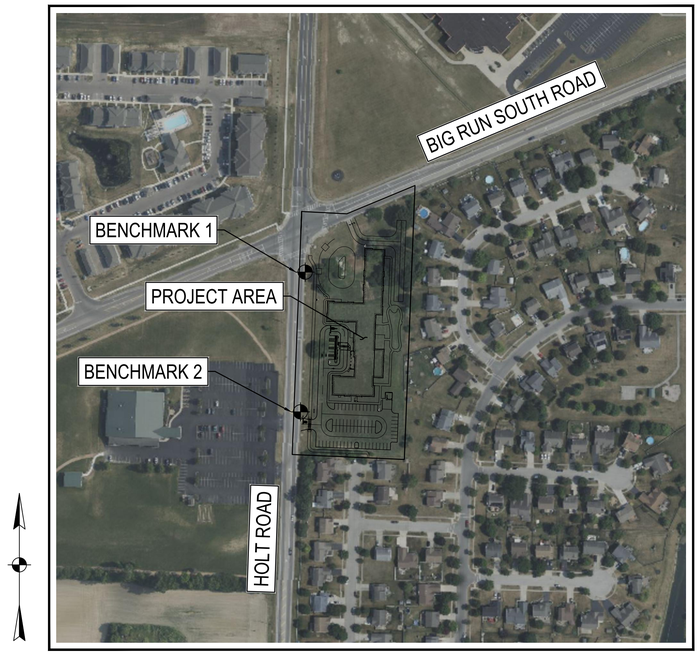
AT&T
4108 BUCKEYE PARKWAY
GROVE CITY, OH 43123
614-233-3953
CE@2382@ATT.COM

GENERAL ZONING INFORMATION	
ADDRESS:	4745 BIG RUN SOUTH ROAD, GROVE CITY, OHIO, 43123
PARCEL NO.:	040-017500
ZONING CLASSIFICATION/DISTRICT:	SF-1 [SINGLE-FAMILY RESIDENTIAL]
COMMERCIAL OVERLAY:	N/A
ACTIVE REZONING OR VARIANCE APPLICATIONS:	PUD-R
FRONT YARD (HOLT ROAD; WEST) BUILDING SETBACK:	30 FT
SIDE YARD (BIG RUN SOUTH ROAD; NORTH) BUILDING SETBACK:	50 FT
REAR YARD (EAST) BUILDING SETBACK:	60 FT
SIDE YARD (SOUTH) BUILDING SETBACK:	60 FT
FRONT YARD (HOLT ROAD; WEST) PARKING & DRIVE AISLE SETBACK:	15 FT
SIDE YARD (BIG RUN SOUTH ROAD; NORTH) PARKING & DRIVE AISLE SETBACK:	20 FT
REAR YARD (EAST) PARKING & DRIVE AISLE SETBACK:	20 FT
SIDE YARD (SOUTH) PARKING & DRIVE AISLE SETBACK:	20 FT
TOTAL BUILDING AREA:	34,217 SF
TOTAL SITE AREA:	4.143 AC

PARKING CALCULATION	
PROPOSED PARKING	64
PROPOSED ADA PARKING (VAN/TOTAL)	6
TOTAL PROPOSED PARKING	70

SITE DATA TABLE			
	SQ-FT.	ACRES	PERCENT
LEGAL SITE AREA	180,469.08	4.143	
LIMITS OF DISTURBANCE	183,363.88	4.210	-
TOTAL SITE AREA	179,902.80	4.130	-
EXISTING PERVIOUS IN LOD	181,547.84	4.168	98.4%
EXISTING IMPERVIOUS IN LOD	2,869.76	0.066	1.6%
PROPOSED PERVIOUS IN LOD	85,447.98	1.962	46.3%
PROPOSED IMPERVIOUS IN LOD	98,969.61	2.272	53.7%

TRIP GENERATION TABLE			
PEAK HOUR	INBOUND PEAK HOUR TRIPS	OUTBOUND PEAK HOUR TRIPS	TOTAL PEAK HOUR TRIPS
WEEKDAY AM PEAK HOUR	19	10	29
WEEKDAY PM PEAK HOUR	18	21	39
SATURDAY PEAK HOUR	15	17	32
SUNDAY PEAK HOUR	15	20	35



INDEX MAP

200 100 0 200 400
1"=200'

BENCHMARK TABLE	
BENCHMARK 1	EL. 888.12' ARROW SYMBOL ON HYDRANT NW PROP. CORNER
BENCHMARK 2	EL. 887.63' ARROW SYMBOL ON HYDRANT SW PROP. CORNER

INDEX OF SHEETS

PAGE NUMBER	SHEET NUMBER	SHEET TITLE
1	C-000	COVER SHEET
2	C-001	GENERAL NOTES
3	C-100	EXISTING CONDITIONS PLAN
4	C-101	DEMOLITION PLAN
5	C-200	SITE PLAN
6	C-300	GRADING PLAN
7	C-301	ENHANCED GRADING PLAN
8	C-302	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
9	C-400	UTILITY PLAN
10	C-401	FIRE PROTECTION PLAN
11	C-500	PHOTOMETRIC PLAN
12	C-501	PHOTOMETRIC PLAN DETAILS
13	C-700	GENERAL SITE DETAILS
14	C-701	GENERAL SITE DETAILS
15	C-702	GENERAL SITE DETAILS
16	C-703	GENERAL SITE DETAILS
17	C-704	STORM DETAILS
18	C-705	STORM DETAILS
19	C-706	GENERAL SITE DETAILS
20	C-707	UTILITY DETAILS
21	C-708	UTILITY DETAILS
22	C-709	UTILITY DETAILS
23	L-100	LANDSCAPE PLAN
24	L-101	BASIN PLANTING PLAN
25	L-102	LANDSCAPE DETAILS
26	L-103	LANDSCAPE SEED MIX PLAN
27	L-104	LANDSCAPE IRRIGATION

OWNER/DEVELOPER

EVERGREEN REAL ESTATE GROUP
CHICAGO, ILLINOIS 60661
CONTACT: JARED ISENTHAL
PHONE: (312) 234-9400
EMAIL: JISENTHAL@EVERGREENREG.COM

Know whats below.
Call before you dig

CITY ADMINISTRATOR: _____
SERVICE DIRECTOR: _____
REVIEWER FOR THE CITY OF GROVE CITY: _____
FIRE DEPARTMENT JACKSON TOWNSHIP: _____

ENGINEER OF RECORD

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

CONTACT: BARRY DAVIDSON
ADDRESS: 144 EMERYVILLE DRIVE, SUITE 200
CRANBERRY TOWNSHIP, PA 16066
PHONE: 724.981.0155
EMAIL: BDAVIDSON@MANNIKSMITHGROUP.COM

OHIO REGISTERED: #87784
DATE: 11/26/2025
PROFESSIONAL ENGINEER: BARRY DAVIDSON

NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY PDP SUBMISSION
4	12/26/2025		GROVE CITY PDP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
566 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

COVER SHEET

C-000

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-000_Cover Sheet.dwg Last saved: 1/26/2026 12:26 PM by peter.simko, plotted 1/26/2026 12:28 PM

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. THE CURRENT GROVE CITY AND FRANKLIN COUNTY 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 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.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.

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 AND COUNTY 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 OR COUNTY WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EXISTING CONDITIONS AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
2. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. ALL DEMOLISHED MATERIALS SHALL BE TAKEN FROM THE SITE IMMEDIATELY (UNLESS OTHERWISE NOTED) AND DISPOSED OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. NO BURNING OF ANY MATERIALS WILL BE ALLOWED ON OR OFF SITE. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
5. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, REMOVAL OF TREES, STUMPS, VEGETATION, AND DEBRIS NECESSARY TO PERFORM THE WORK INDICATED HEREIN. THAT CONTRACTOR SHALL LIMIT LAND DISTURBANCE TO ONLY THAT REQUIRED TO COMPLETE THE PROPOSED IMPROVEMENTS. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
6. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
7. 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. 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.

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 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% (+/-1½%) 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 RADII 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% (+/-1½%), 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 RADII 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.

GENERAL GRADING & DRAINAGE NOTES:

1. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE CITY ENGINEERING DEPARTMENT AND THE CONSTRUCTION MANAGER.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. 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.
4. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
6. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
8. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
9. THE CONTRACTOR SHALL VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
10. SPOT ELEVATIONS SHOWN DEPICT THE PROPOSED PAVEMENT OR GROUND SURFACE OR PAVEMENT ELEVATION AT FACE OF CURB, UNLESS OTHERWISE NOTED. TOP OF ALL CONCRETE CURBING IS 6-INCHES ABOVE SPOT ELEVATIONS UNLESS OTHERWISE NOTED.
11. IT IS THE CONTRACTORS OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADES SHOWN HEREIN. THE CONTRACTOR MUST CONFIRM ALL EXISTING GRADES PRIOR TO ANY/ALL EXCAVATION.
12. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES SHOWN HEREON WILL BE THE "TOPOGRAPHY OF RECORD" FOR ANY AND ALL SOIL VOLUME DISPUTES.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO ACHIEVE THE PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL STATE AND LOCAL REQUIREMENTS ASSOCIATED WITH IMPORTING SOIL FROM ANOTHER SITE.
14. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER ODOT 671 TYPE F.
15. ALL EXCAVATION UNDER OR NEAR EXISTING OR FUTURE PAVEMENT (INCLUDING SIDEWALKS), SUBJECT TO SETTLEMENT, WILL BE BACK FILLED WITH PREMIUM BACKFILL AS DEFINED HEREIN. AT QUESTIONABLE AREAS THE DECISION OF THE ENGINEER, OR THEIR REPRESENTATIVE, WILL PREVAIL.
16. PAVEMENT EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH ITEM 203 OF OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE CONTRACTOR MAY BE REQUIRED TO MAKE COMPACTION TESTS. TESTS SHALL BE TAKEN BY A TESTING COMPANY APPROVED BY THE ENGINEER. THE COST OF THESE TESTS SHALL BE PAID BY THE CONTRACTOR. "PROOF" ROLLING WILL BE REQUIRED PRIOR TO PAVING AND SHALL BE CONDUCTED PRIOR TO PLACEMENT OF AGGREGATE BASE AND PERFORMED WITH THE OWNER'S INSPECTOR PRESENT AND PAID FOR BY THE CONTRACTOR.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES SHOWN ON THESE PLANS WITH THE ARCHITECTURAL AND M.E.P. PLANS PRIOR TO START OF CONSTRUCTION.
2. IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREON, THE SITE ENGINEER SHALL BE NOTIFIED FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF.
3. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
4. UTILITY PROTECTION: IN THE EVENT THAT THE CONTRACTOR MUST OCCUPY THE SPACE ABOVE, WORK ADJACENT TO, OR TRAVERSE ANY EXISTING UTILITIES, THE CONTRACTOR WILL TAKE ALL MEASURES REQUIRED BY THE OWNER OF THE UTILITY TO PROTECT THE INTEGRITY OF THE EXISTING UTILITY. THIS INCLUDES BUT IS NOT LIMITED TO: ADJUSTMENT OF MEANS AND METHODS TO REDUCE ACTIVE EARTH PRESSURE BY CONTRACTOR'S CONSTRUCTION ACTIVITY, ALTERNATE EXCAVATION OR TRENCHING/TRENCH STABILIZATION TECHNIQUES, SHORING/BRACING, PROTECTING THE UTILITY BY EMPLOYMENT OF: PLATES, CRANE-MATS, AIR BRIDGING, NOT OCCUPYING THE SPACE ABOVE THE UTILITY, AND ALTERNATIVE EXCAVATION, ALTERNATIVE TRENCH BOX AND ALTERNATIVE EQUIPMENT AND TECHNIQUES TO PROTECT THE EXISTING UTILITY TO THE SATISFACTION OF THE OWNER OF THE EXISTING UTILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE REQUIREMENTS PRIOR TO SUBMISSION OF THEIR BID. THE COST FOR THE UTILITY PROTECTION MUST BE INCLUDED IN THE BASE BID FOR THE PROPOSED CONSTRUCTION ACTIVITY AND WILL BE BORNE BY THE CONTRACTOR FOR THE BASE BID AMOUNT.
5. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
7. THE CONTRACTOR SHALL ARRANGE FOR COORDINATE TEMPORARY UTILITY OUTAGES WITH APPLICABLE UTILITY COMPANY AND CITY AND NOTIFY NEIGHBORING EFFECTED OWNERS NO LESS THAN 72 HOURS PRIOR TO PLANNED OUTAGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
9. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
10. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.
11. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
13. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
14. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
15. SANITARY LATERAL AND STORM SEWERS SHALL MAINTAIN 10-FOOT MIN. HORIZONTAL AND 1.5-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.
16. 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.
17. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. CONTRACTOR TO REFERENCE SITE ELECTRICAL PLAN FOR LOCATION OF ELECTRIC CONDUIT FOR ALL SITE ELECTRICAL WORK.
25. CONTRACTOR TO REFERENCE MEP SITE PLAN FOR ALL ELECTRICAL AND COMMUNICATION CONDUIT RUNS PRIOR TO START OF CONSTRUCTION.
26. 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.
27. 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 T1 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 SILT-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. REINFORCED 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 AND/OR COUNTY INSPECTOR. THE SLOPE OF THE LATERAL TO THE BUILDING WILL THEN BE DETERMINED. THE CITY AND/OR COUNTY MUST APPROVE THE TYPE AND LOCATION OF ANY CONNECTION PRIOR TO INSTALLATION. THE EXISTING SANITARY LATERAL SHALL BE TELEVISED PRIOR TO INSTALLATION OF ANY SANITARY SEWER SYSTEM COMPONENTS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IS 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.

WATER UTILITY NOTES

1. ALL BACK FLOW PREVENTION DEVICES SHALL BE APPROVED BY THE COUNTY UTILITY DEPARTMENT.
2. ALL FIRE SERVICE MAINS SHALL BE INSTALLED BY AN INDIVIDUAL WITH APPROPRIATE CERTIFICATION BY THE STATE OF OHIO.
3. IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER LINE TO CLEAR AN OBSTACLE AND THE DEFLECTION WILL BE GREATER THAN 18", THE USE OF BENDS WILL BE REQUIRED TO CLEAR THE OBSTACLE AND BRING THE WATER MAIN UP TO THE STANDARD FIVE (5) FEET OF COVER.
4. WATER MAIN SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C900 FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FABRICATED FITTINGS, 4-INCH, THROUGH 12-INCH, FOR WATER DISTRIBUTION, OR AWWA STANDARD C909 FOR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PRESSURE PIPE, 4-INCH THROUGH 12-INCH, FOR WATER DISTRIBUTION AND CLEARLY MARKED AS SUCH. PVC WATER PIPE SHALL BE CERTIFIED TO NSF INTERNATIONAL STANDARD NO. 61.
5. WATER METER AND BACKFLOW PREVENTER TO BE INSTALLED WITHIN THE BUILDING. REFERENCE BUILDING PLANS FOR DETAIL.
6. MINIMUM DEPTH OF WATER MAIN COVER SHALL BE FIVE (5) FEET BELOW FINISH GRADE.

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.

NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FDP SUBMISSION
4	12/26/2025		GROVE CITY FDP SUBMISSION 2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE:	09/02/25
PROJECT NO:	2500835
DRAWN BY:	JJH
CHECKED BY:	JCB

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

GENERAL NOTES

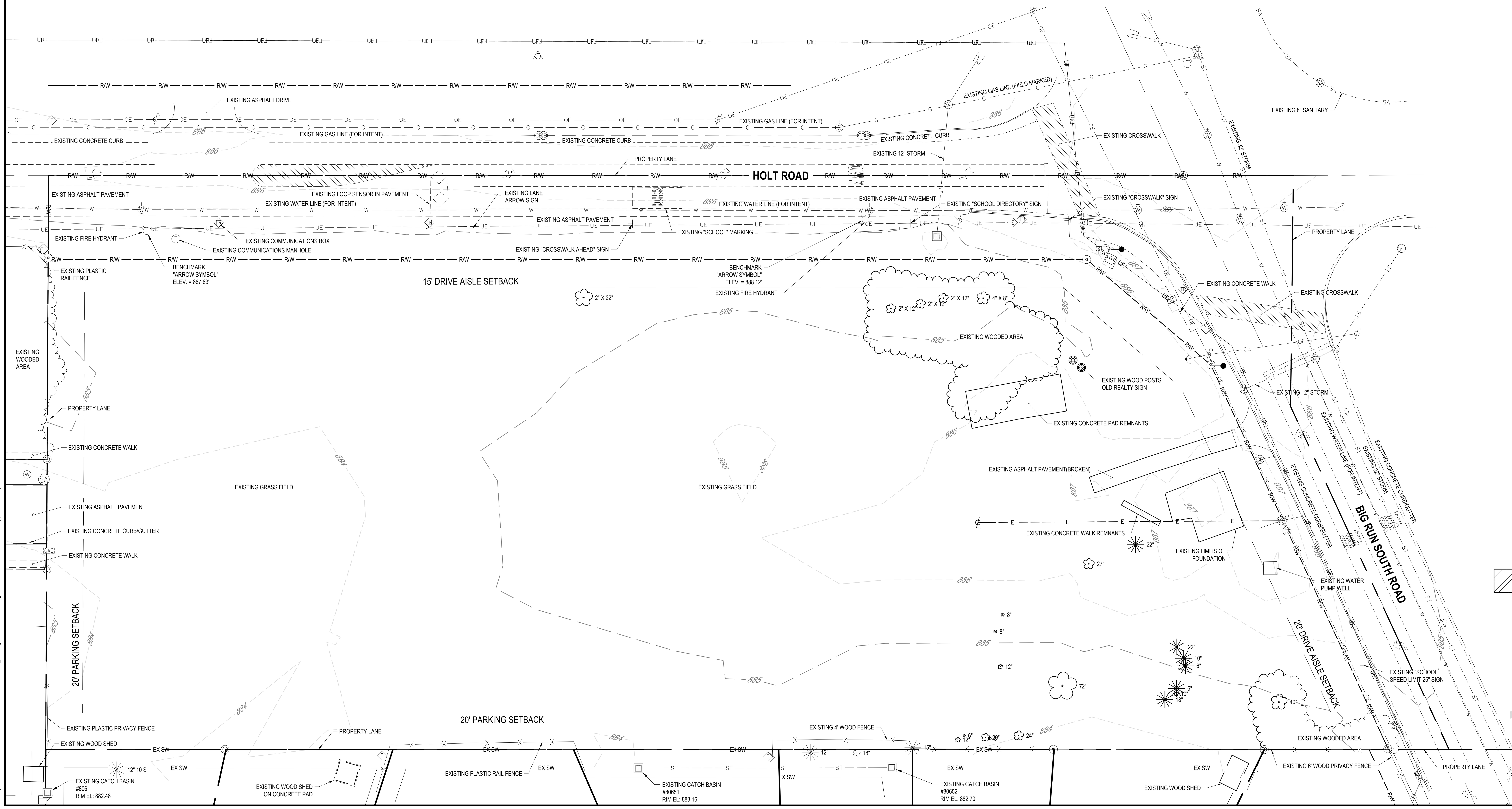
C-001

W:\Projects\2025\800-999\2500835\CAD\SHTS\2500835-C-001_General Notes.dwg Last saved 1/20/2026 4:35 PM by peter.simko, plotted 1/26/2026 12:29 PM

SHEET NOTES

1. BEARINGS ARE BASED ON THE OHIO STATE PLAN COORDINATE SYSTEM, NAD83(2011), SOUTH ZONE, ORIGINATING ON THE ODOT CORS VRS NETWORK
2. ELEVATIONS ARE BASED ON AN RTK GPS TRAVERSE ORIGINATING ON THE ODOT CORS VRS NETWORK, NAVD88 DATUM.
3. EXISTING CONDITIONS PLAN BASED UPON SURVEY PREPARED BY MANNIK & SMITH GROUP, CONDUCTED AUGUST 2025.
4. PARCEL LINES SHOWN ARE FROM FRANKLIN COUNTY GIS SHAPE FILES.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
6. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. MONUMENTS AND SURVEY MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITIES AND ASSOCIATED APPURTENANCES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.

EXISTING UTILITIES – PLAN NUMBERS	
EXISITNG SANITARY	GC02866
EXISTING STORM SEWER	GC03463, GC02438, GC09547, GC09514
EXISTING WATER	GC02871, GC00406
EXISTING ELECTRIC	GC09447



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- HANDHOLE - TRAFFIC
- POLE - TRAFFIC SIGNAL (MAST ARM)
- PEDESTAL - TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC MANHOLE
- FIBER OPTIC MARKER
- DECIDUOUS TREE
- MARKER - NATURAL GAS
- IRON PIPE FOUND
- SIGN, PUBLIC - SINGLE POST MOUNT
- VALVE - NATURAL GAS
- POST - WOOD, ROUND
- VALVE - WATER
- MANHOLE - SANITARY SEWER
- FIRE HYDRANT
- POLE - LIGHT
- POLE - POWER (WOOD)
- SQUARE CATCH BASIN
- MONUMENT BOX FOUND
- SIGNAL PUSH BUTTTON
- CURB INLET / ROUND CATCH BASIN
- MANHOLE - STORM
- GUY WIRE ANCHOR
- IRON PIN FOUND
- IRON PIN SET
- CONIFEROUS TREE
- PEDESTAL - ELECTRIC
- ELECTRIC TRANSFORMER
- EXISTING CROSSWALK

NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FDP SUBMISSION
4	12/26/2025		GROVE CITY FDP SUBMISSION 2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

EXISTING CONDITIONS PLAN

C-100

W:\Projects\2025\800-999\2500835\CAD\SHTS\2500835-C-100_Existing Conditions Plan.dwg Last saved 1/19/2026 3:24 PM by peter.simko, plotted 1/26/2026 12:29 PM

SHEET NOTES

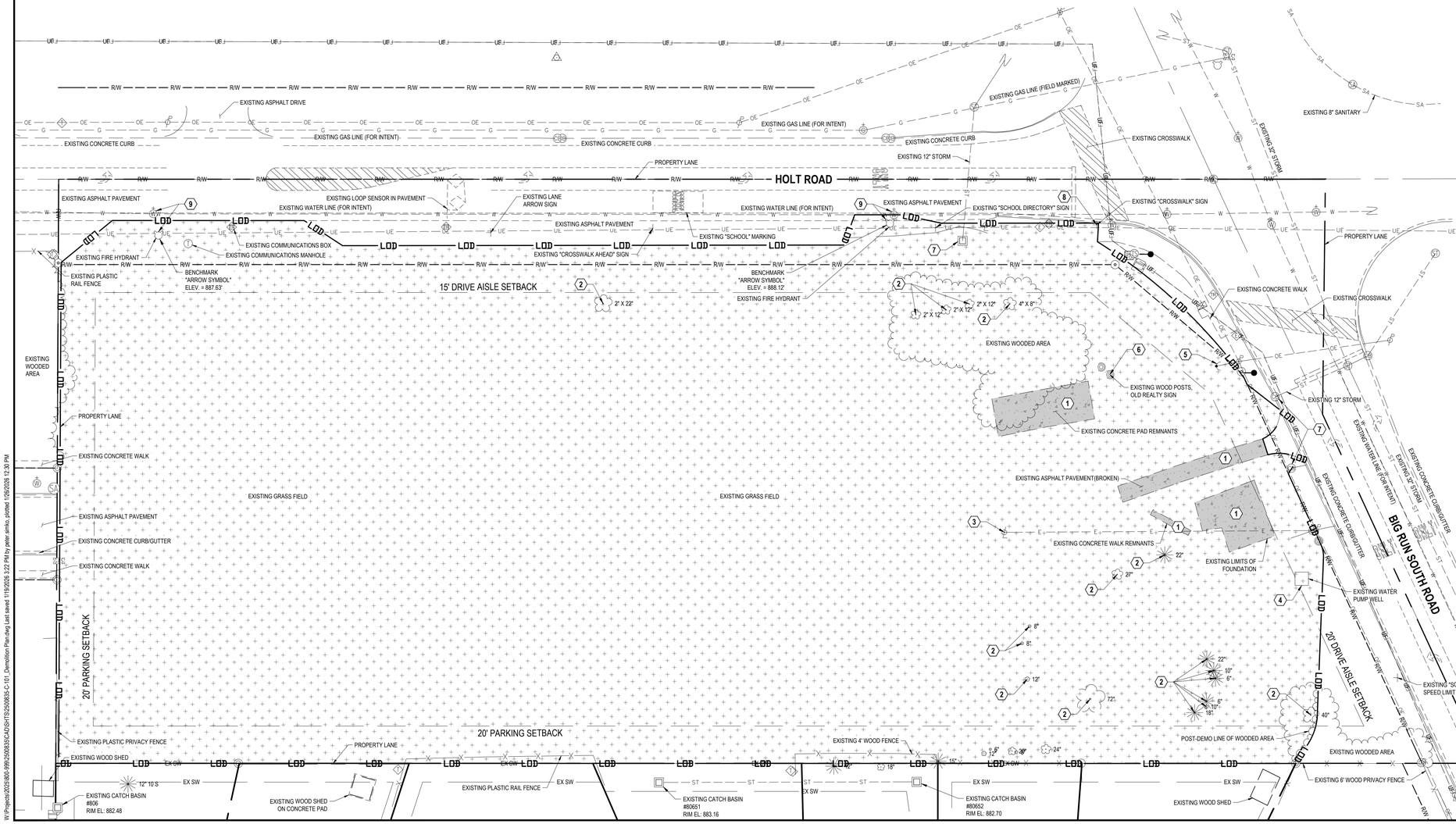
1. CONTRACTOR MUST CONTACT OH 811 AND NOTIFY ALL UTILITY COMPANIES OF HIS INTENTION TO EXCAVATE NO LESS THAN TWO (2) WORKING DAYS PRIOR TO EXCAVATION. PHONE NUMBER IS 1-800-362-2764.
2. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. SAWCUT ALL ENDS OF BITUMINOUS AND CONCRETE PAVING PRIOR TO REMOVAL. REMOVE CONCRETE PAVING AT NEAREST PAVING JOINT.
4. THE CONTRACTOR SHALL LIMIT REMOVALS TO ONLY IN AREAS DELINEATED ON THE PLANS.
5. THE CONTRACTOR SHALL REPAIR ALL DAMAGED PAVEMENT IN ACCORDANCE WITH THE DETAILS ON THE PLANS.
6. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN A MANNER TO PROTECT EXISTING UTILITIES. NO UTILITIES SHALL BE REMOVED FROM SERVICE WITHOUT APPROVAL OF THE UTILITY. ALL DAMAGED UTILITIES SHALL BE REPAIRED BY THE AFFECTED UTILITY WITH THE CONTRACTOR BEARING ALL COSTS ASSOCIATED WITH THE REPAIR.

KEYED NOTES

1. REMOVE EXISTING CONCRETE AND DISPOSE OFFSITE
2. EXISTING VEGETATION/TREE TO BE REMOVED
3. REMOVE EXISTING UTILITY POLE AND ANY ASSOCIATED CABLE, CONDUIT, ETC. ALL THE WAY TO THE ROW. CONTRACTOR SHALL COORDINATE WORK WITH THE UTILITY PROVIDER
4. PROTECT EXISTING WATER PUMP WELL DURING CONSTRUCTION
5. PROTECT GUY WIRE DURING CONSTRUCTION
6. REMOVE AND DISPOSE SIGN POST
7. PROTECT CATCH BASIN DURING CONSTRUCTION
8. REMOVE EXISTING CROSSWALK SIGN AND SET ASIDE FOR RE-USE. REFER TO THE SITE PLAN FOR THE PROPOSED LOCATION
9. PROTECT EXISTING FIRE HYDRANT AND WATER VALVES DURING CONSTRUCTION

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- LIMIT OF DISTURBANCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- HANDHOLE - TRAFFIC
- POLE - TRAFFIC SIGNAL (MAST ARM)
- PEDESTAL - TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC MANHOLE
- FIBER OPTIC MARKER
- DECIDUOUS TREE
- MARKER - NATURAL GAS
- IRON PIPE FOUND
- SIGN, PUBLIC - SINGLE POST MOUNT
- VALVE - NATURAL GAS
- POST - WOOD, ROUND
- VALVE - WATER
- MANHOLE - SANITARY SEWER
- FIRE HYDRANT
- POLE - LIGHT
- POLE - POWER (WOOD)
- SQUARE CATCH BASIN
- MONUMENT BOX FOUND
- SIGNAL PUSH BUTTTON
- CURB INLET / ROUND CATCH BASIN
- MANHOLE - STORM
- GUY WIRE ANCHOR
- IRON PIN FOUND
- IRON PIN SET
- CONIFEROUS TREE
- PEDESTAL - ELECTRIC
- ELECTRIC TRANSFORMER
- LAWN & TOPSOIL TO BE REMOVED. STOCKPILE TOPSOIL AT THE DESIGNATED LOCATION SHOWN ON THE SWPPP PLAN
- CONCRETE WALK/PAD TO BE REMOVED
- EXISTING CROSSWALK



OHIO811.org Before You Dig

0 30' 60'

SCALE: 1" = 30'

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL.: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

DEMOLITION PLAN

C-101

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-101_Demolition Plan.dwg Last saved 11/9/2026 3:23 PM by peter.simko, plotted 12/26/2026 12:30 PM

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- LIMIT OF DISTURBANCE
- EXISTING CROSSWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED MULTI-USE TRAIL PAVEMENT
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED WHEEL STOP
- PROPOSED STOP BAR
- PROPOSED PARKING COUNT

GENERAL NOTES

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, BY SURVEYOR: PAUL WANDER, P.S. WITH THE MANNIK & SMITH GROUP, INC., 20600 CHAGRIN BLVD., STE. 500, SHAKER HEIGHTS, OH 44122. PHONE: (330) 256-6879.

B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.

D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.

G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON THE PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

J. ALL CURBS ON THE PLAN ARE 6 INCHES UNLESS NOTED OTHERWISE.

K. SEE ARCHITECTURAL SITE PLAN FOR LOCATION OF CONTROL JOINTS.

KEYED NOTES

1. PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE SITE DETAILS SHEET C701
2. PROPOSED LIGHT DUTY ASPHALT PAVEMENT, SEE SITE DETAILS SHEET C701
3. PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE SITE DETAILS SHEET C701
4. PROPOSED PAVEMENT TO BE FLUSH WITH EXISTING
5. PROPOSED 6" CONCRETE CURB, SEE SITE DETAILS SHEET C702
6. PROPOSED CONCRETE SIDEWALK, SEE SITE DETAILS SHEET C702
7. PROPOSED 8' FOOT WIDE MULTI-USE TRAIL, SEE SITE DETAILS SHEET C700
8. PROPOSED EMERGENCY DRIVE FOR FIRE ACCESS TO BE MAINTAINED AND CLEARED DURING INCLEMENT WEATHER
9. PROPOSED REMOVABLE BOLLARD, SEE SITE DETAILS SHEET C703
10. PROPOSED PERMANENT BOLLARD, SEE SITE DETAILS SHEET C703
11. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
12. LOCATION OF PROPOSED RECONFIGURATION TO A SOUTHBOUND LEFT TURN INTO SITE
13. PROPOSED CONCRETE WHEEL STOPS (6), SEE SITE DETAILS SHEET C701
14. PROPOSED POLE MOUNTED ADA PARKING SIGN (5), SEE SITE DETAILS SHEET C703
15. PROPOSED POLE MOUNTED VAN ADA PARKING SIGN (1), SEE SITE DETAILS SHEET C703
16. PROPOSED PORTE-COCHERE (FOR PASSENGER VEHICLE ACCESS ONLY). REFER TO THE ARCHITECURAL AND STRUCTURAL PLANS FOR MORE INFORMATION
17. PROPOSED ADA RAMP, SEE SITE DETAILS SHEET C700
18. PROPOSED BIKE RACK, SEE SITE DETAILS SHEET C703
19. PROPOSED SHARED-USE PATH RAMP, SEE SITE DETAILS SHEET C700
20. PROPOSED FLAGPOLE. SEE ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS
21. PROPOSED PAINTED PARKING STRIPING (TYP.). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED
22. PROPOSED MONUMENT SIGN. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION
23. PROPOSED STOP SIGN, SEE SITE DETAILS SHEET C703
24. PROPOSED COMMERCIAL DRIVEWAY APPROACH, SEE SITE DETAILS SHEET C700
25. PROPOSED TRAIL CONNECTION TO EXISTING SIDEWALK. MEET AND MATCH EXISTING PAVEMENT, SEE SITE DETAILS SHEET C700
26. BRICK PAVE CROSSWALK, SEE SITE DETAILS SHEET C702
27. PROPOSED LOCATION FOR RELOCATED CROSSWALK SIGN
28. PROPOSED CONCRETE PAD FOR TRANSFORMER
29. PROPOSED OBSERVATION AREA
30. PROPOSED WET DETENTION BASIN
31. PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
32. PROPOSED PRIVATE FIRE HYDRANT. SEE STANDARD FIRE HYDRANT DETAILS SHEET C709
33. EXISTING SIDEWALK TO REMAIN
34. PROPOSED ACCESSIBLE PARKING AND ASSOCIATED PAVEMENT STRIPING, SEE SITE DETAILS SHEET C701
35. PROPOSED 170' OF TIMBER PEDESTRIAN FENCE, SEE SITE DETAILS SHEET C706

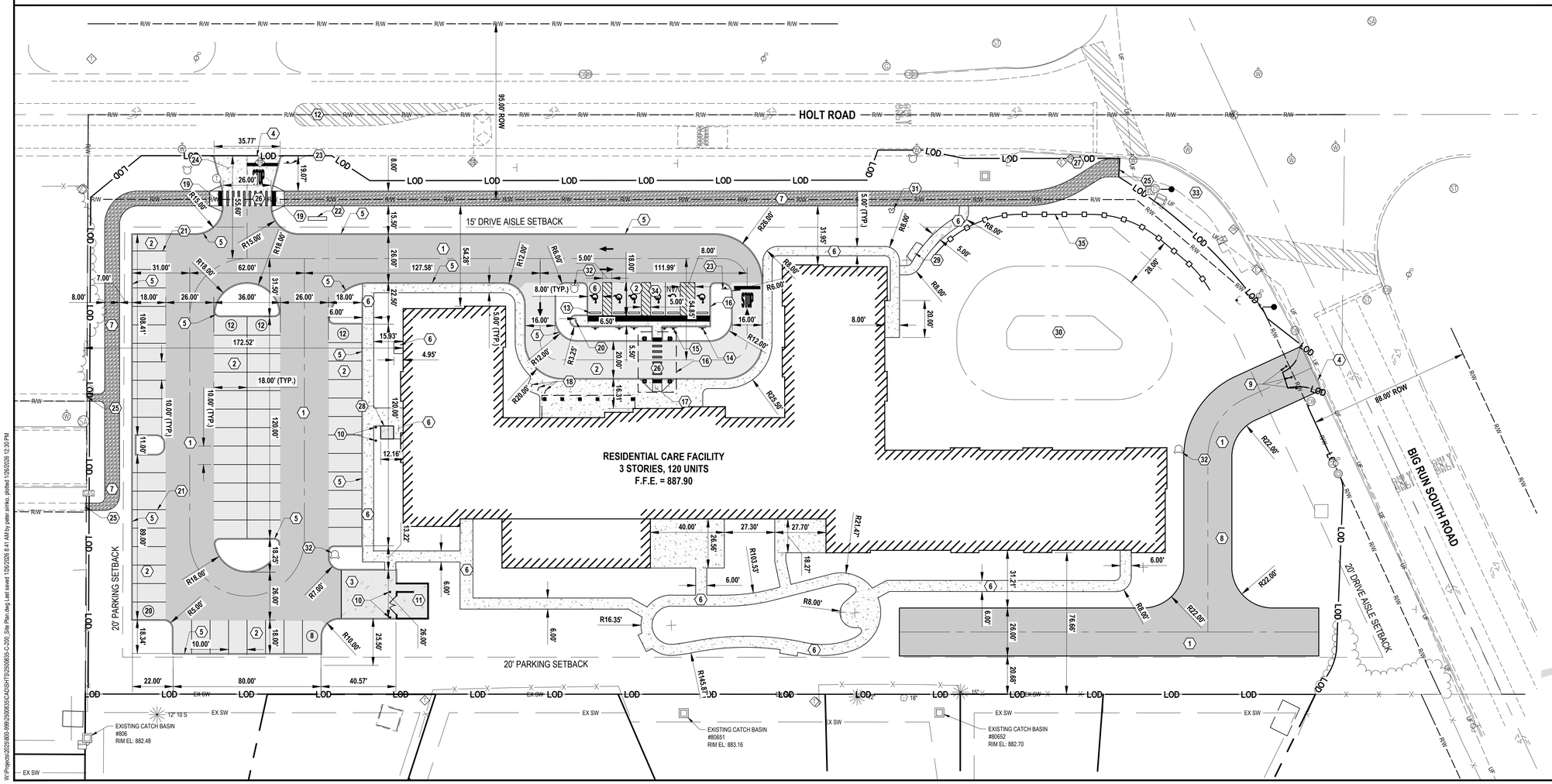
SITE DATA TABLE			
	SQ-FT.	ACRES	PERCENT
LEGAL SITE AREA	180,469.08	4.143	
LIMITS OF DISTURBANCE	184,417.59	4.234	-
TOTAL SITE AREA	179,902.80	4.130	-
EXISTING PERVIOUS IN LOD	181,547.84	4.168	98.4%
EXISTING IMPERVIOUS IN LOD	2,869.76	0.066	1.6%
PROPOSED PERVIOUS IN LOD	85,447.98	1.962	46.3%
PROPOSED IMPERVIOUS IN LOD	98,969.61	2.272	53.7%

PARKING CALCULATION	
PROPOSED PARKING	64
PROPOSED ADA PARKING (VAN/TOTAL)	6
TOTAL PROPOSED PARKING	70

ASSUMED PAVEMENT DESIGN TABLE PERIMETERS	
DESIGN LIFE	20 YEARS
DESIGN ESAL	100,000 (LIGHT DUTY); 300,000 (HEAVY DUTY)
RELIABILITY	80%
ORIGINAL SERVICEABILITY INDEX	4.2 (FLEXIBLE PAVING); 4.5 (RIGID PAVING)
TERMINAL SERVICEABILITY INDEX	2.0
OVERALL STANDARD DEVIATION	0.42 (FLEXIBLE PAVING); 0.35 (RIGID PAVING)

RECOMMENDED ASPHALT PAVEMENT SECTIONS		
PAVEMENT MATERIALS	LIGHT DUTY (IN.)	HEAVY DUTY
SURFACE COURSE	1.5	1.5
INTERMEDIATE COURSE	2.0	2.5
AGGREGATE BASE	8.0	10

RECOMMENDED CONCRETE PAVEMENT SECTIONS		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
CONCRETE	6.0	6.0
AGGREGATE BASE	6.0	8.0



NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FOP SUBMISSION
4	12/26/2025		GROVE CITY FOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL.: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:

EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

SITE PLAN

C-200

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-200_Site Plan.dwg Last saved 1/26/2026 8:41 AM by peter.simko, plotted 1/26/2026 12:30 PM

SHEET NOTES

1. CONTRACTOR MUST CONTACT OH 811 AND NOTIFY ALL UTILITY COMPANIES OF HIS INTENTION TO EXCAVATE NO LESS THAN TWO (2) WORKING DAYS PRIOR TO EXCAVATION. PHONE NUMBER IS 1-800-362-2764.
2. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE.
3. COORDINATE PAVING LAYOUT WITH SITE LAYOUT PLAN.
4. MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING IS 2.0%.
5. MAXIMUM CROSS-SLOPE ON SIDEWALK IS 2.0%.
6. MAXIMUM LONGITUDINAL SLOPE ON SIDEWALK IS 5.0%.
7. CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS REQUIRING FILL, ESPECIALLY UNDER PROPOSED BUILDINGS, DRIVE, PARKING OR WALKS.
8. TOPSOIL SHALL BE STORED IN AN AREA APPROVED BY THE ARCHITECT/ENGINEER.
9. EXCESS TOPSOIL, NOT NEEDED FOR AREAS TO REMAIN AS LAWN, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL PROMPTLY BE REMOVED FROM THE JOBSITE.
10. EXCESS EXCAVATED MATERIALS NON SUITABLE OR NEEDED FOR BACKFILL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL PROMPTLY BE REMOVED FROM THE JOBSITE.
11. IT IS THE REQUIREMENT OF THE CONTRACTOR TO ENSURE MATERIALS AND WORKMANSHIP PROVIDED IS IN DIRECT ADHERENCE WITH THE MOST RECENT VERSION OF THE GEOTECHNICAL ENGINEER'S REPORT AND RECOMMENDATIONS, AS WELL THE GEOTECHNICAL REPRESENTATIVE ON-SITE DURING ALL EARTH WORK OPERATIONS. THE ON-SITE REPRESENTATIVE SHALL PROVIDE DIRECTION ON THE REMOVAL, PLACEMENT, AND COMPACTION OF ALL EXCAVATED, IMPORT, AND EXPORT MATERIALS.
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ON-SITE OR OFF-SITE DAMAGE DURING CONSTRUCTION. DAMAGED ITEMS MUST BE REPLACED IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.

LEGEND

PROPERTY LINE	
R/W	RIGHT-OF-WAY
LOD	LIMIT OF DISTURBANCE
755	EXISTING MAJOR CONTOUR
754	EXISTING MINOR CONTOUR
885	PROPOSED MAJOR CONTOUR
886	PROPOSED MINOR CONTOUR
EX=1211.02±	EXISTING SPOT ELEVATION
1201.85	PROPOSED SPOT ELEVATION
FFE=1202.00	FINISH FLOOR ELEVATION
TC=1200.82 BC=1200.32	TOP/BOTTOM OF CURB ELEVATION
LP=1178.50	LOW POINT
1.00%	PROPOSED SLOPE

0 5' 10'
SCALE: 1" = 5'
INSET-1

HOLT ROAD

RESIDENTIAL CARE FACILITY
3 STORIES, 120 UNITS
F.F.E. = 887.90

SEE INSET ON SHEET C-301

SEE INSET ON SHEET C-301

SEE/INSET ON THIS PAGE

INSET-1

INSET-2

INSET-3

BIG RUN SOUTH ROAD

EXISTING CATCH BASIN
#806
INV: 879.48 (15")
INV: 879.33 (18")
RIM EL: 882.48

EXISTING CATCH BASIN
#80651
INV: 879.33 (12)
RIM EL: 883.16

EXISTING CATCH BASIN
#80652
INV: 878.80 (12")
INV: 878.60 (15")
RIM EL: 882.70

CUT/FILL BALANCE:

CUT = 2,978.53 CUBIC YARDS

FILL = 11,560.74 CUBIC YARDS

NET FILL = 8,582.21 CUBIC YARDS*

*ANY EXCESS MATERIAL SHALL BE SPREAD EVENLY THROUGHOUT THE SITE

OHIO811.org Before You Dig

0 30' 60'
SCALE: 1" = 30'

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

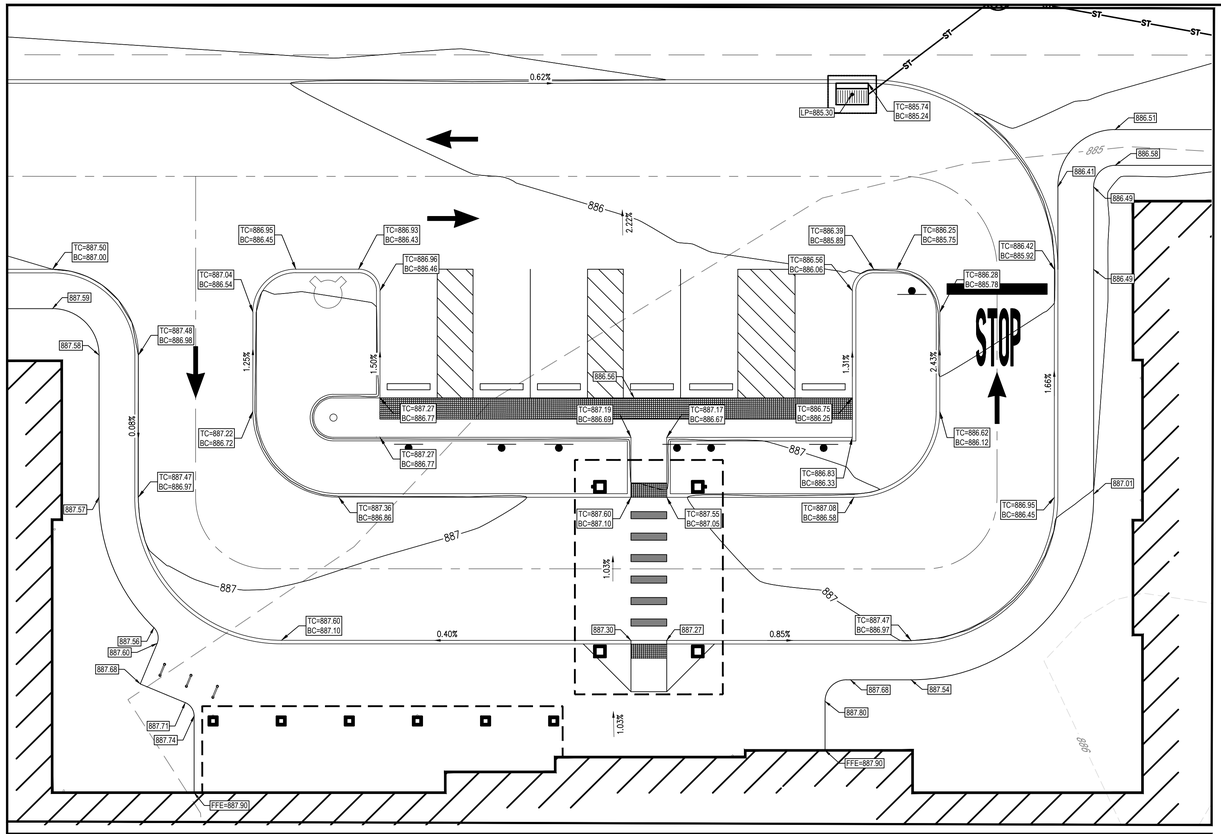
PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

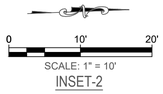
GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

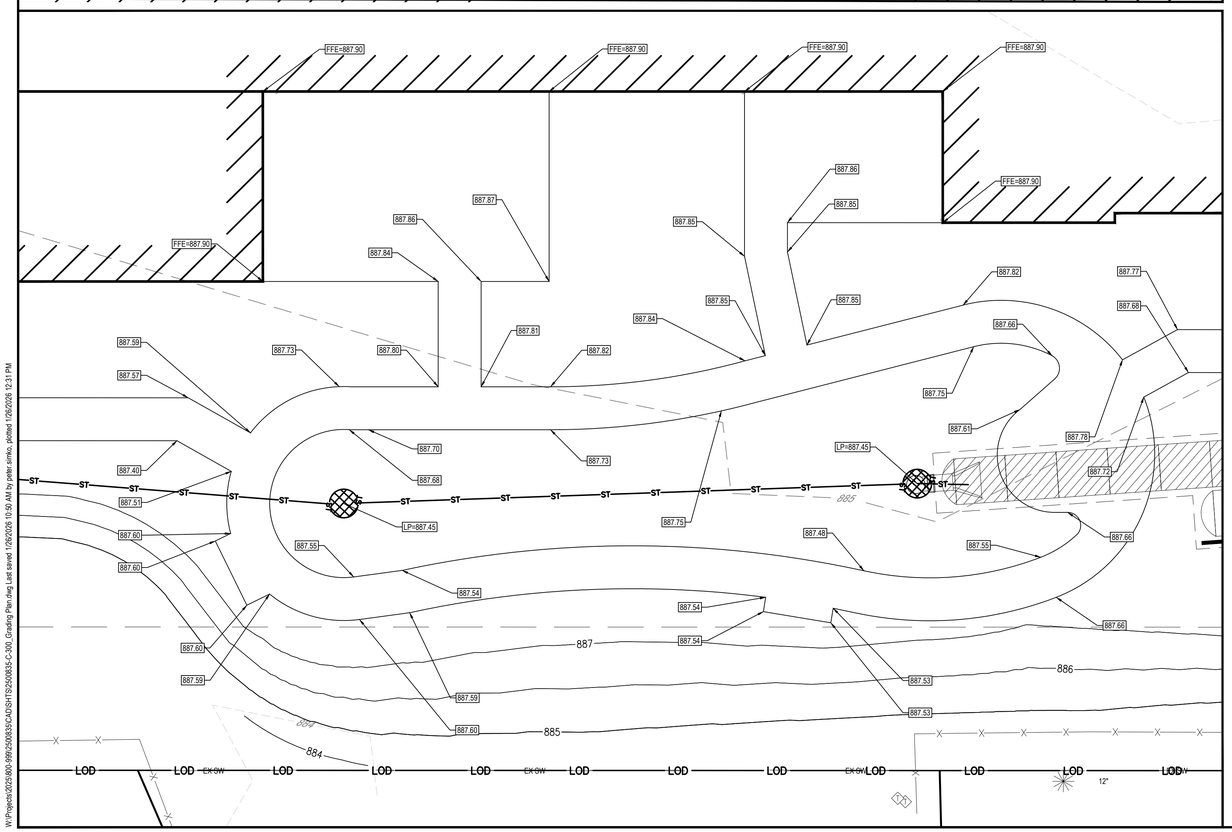
GRADING PLAN

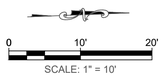
C-300

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-300_Grading Plan.dwg Last saved 1/26/2026 10:50 AM by peter.simko, plotted 1/26/2026 12:31 PM









LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- LOD — LIMIT OF DISTURBANCE
- 755 — EXISTING MAJOR CONTOUR
- 754 — EXISTING MINOR CONTOUR
- 885 — PROPOSED MAJOR CONTOUR
- 886 — PROPOSED MINOR CONTOUR
- EX=1211.02± — EXISTING SPOT ELEVATION
- 1201.85 — PROPOSED SPOT ELEVATION
- FFE=1202.00 — FINISH FLOOR ELEVATION
- TC=1200.82 BC=1200.32 — TOP/BOTTOM OF CURB ELEVATION
- LP=1178.50 — LOW POINT
- 1.00% — PROPOSED SLOPE

SHEET NOTES

1. CONTRACTOR MUST CONTACT OH 811 AND NOTIFY ALL UTILITY COMPANIES OF HIS INTENTION TO EXCAVATE NO LESS THAN TWO (2) WORKING DAYS PRIOR TO EXCAVATION. PHONE NUMBER IS 1-800-362-2764.
2. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE.
3. COORDINATE PAVING LAYOUT WITH SITE LAYOUT PLAN.
4. MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING IS 2.0%.
5. MAXIMUM CROSS-SLOPE ON SIDEWALK IS 2.0%.
6. MAXIMUM LONGITUDINAL SLOPE ON SIDEWALK IS 5.0%.
7. CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS REQUIRING FILL, ESPECIALLY UNDER PROPOSED BUILDINGS, DRIVE, PARKING OR WALKS.
8. TOPSOIL SHALL BE STORED IN AN AREA APPROVED BY THE ARCHITECT/ENGINEER.
9. EXCESS TOPSOIL, NOT NEEDED FOR AREAS TO REMAIN AS LAWN, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL PROMPTLY BE REMOVED FROM THE JOBSITE.
10. EXCESS EXCAVATED MATERIALS NON SUITABLE OR NEEDED FOR BACKFILL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL PROMPTLY BE REMOVED FROM THE JOBSITE.
11. IT IS THE REQUIREMENT OF THE CONTRACTOR TO ENSURE MATERIALS AND WORKMANSHIP PROVIDED IS IN DIRECT ADHERENCE WITH THE MOST RECENT VERSION OF THE GEOTECHNICAL ENGINEER'S REPORT AND RECOMMENDATIONS, AS WELL THE GEOTECHNICAL REPRESENTATIVE ON-SITE DURING ALL EARTH WORK OPERATIONS. THE ON-SITE REPRESENTATIVE SHALL PROVIDE DIRECTION ON THE REMOVAL, PLACEMENT, AND COMPACTION OF ALL EXCAVATED, IMPORT, AND EXPORT MATERIALS.
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ON-SITE OR OFF-SITE DAMAGE DURING CONSTRUCTION. DAMAGED ITEMS MUST BE REPLACED IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.

OHIO811.org Before You Dig

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION #2
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL.: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:

EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY

4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

ENHANCED GRADING PLAN

C-301

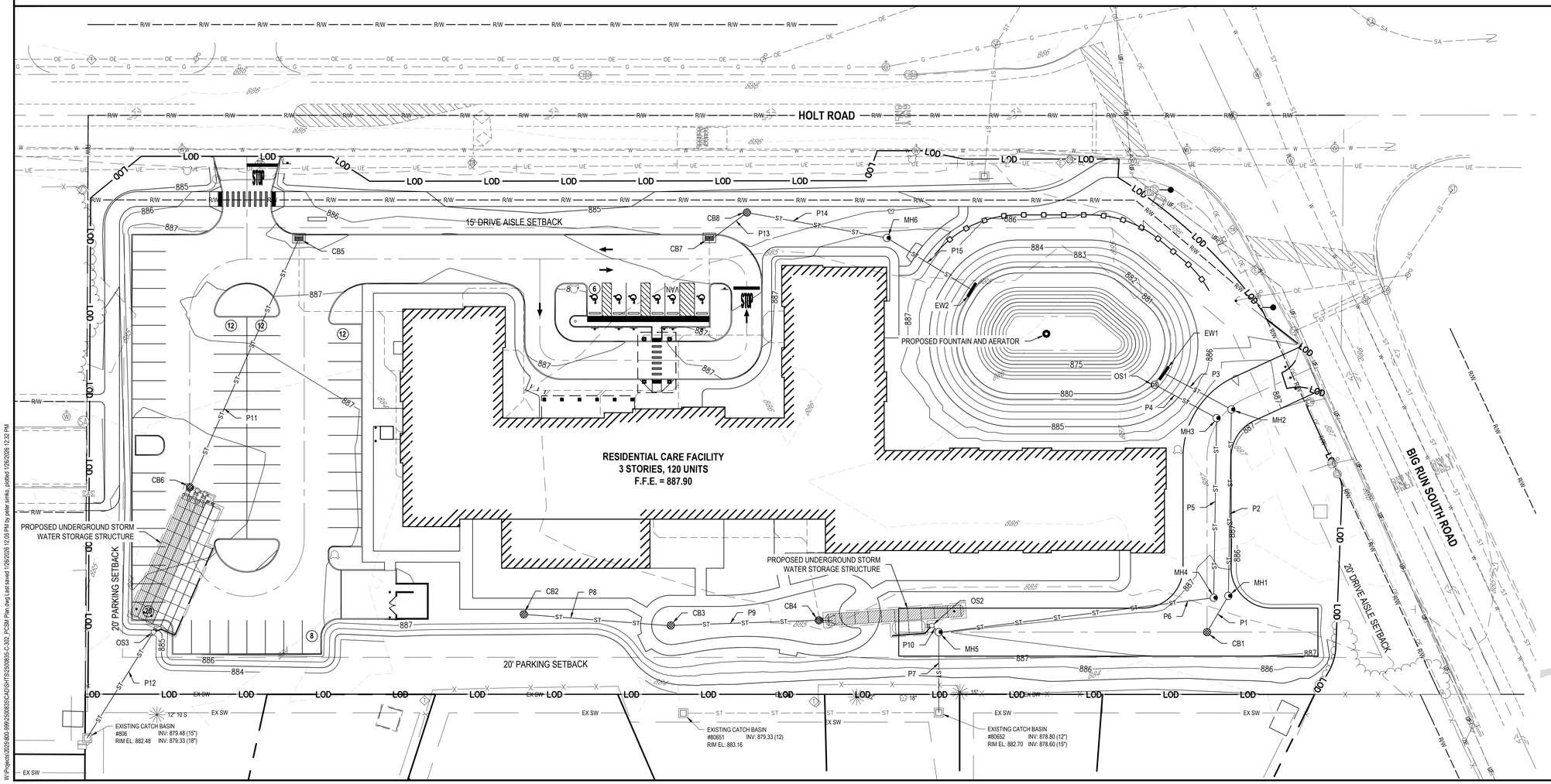
W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-300_Grading Plan.dwg Last saved 1/26/2026 10:50 AM by peter.simko, plotted 1/26/2026 12:31 PM

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND CONTACT THE ENGINEER PRIOR TO BEGINNING WORK IF DISCREPANCY IS FOUND. CONTRACTOR TO VERIFY ASSUMED FINISHED FLOOR ELEVATION PRIOR TO BEGINNING WORK.
4. ALL WORK SHALL BE PERFORMED FROM PRIVATE PROPERTY. ALL TRAFFIC LANES MUST REMAIN OPEN AT ALL TIMES.
5. CONTRACTOR SHALL INSTALL AND BACKFILL STRUCTURES AND TRENCHES PER THE SITE DETAILS.
6. ALL STORM CONDUITS ARE ADS N-12 SMOOTH INTERIOR HDPE PIPE OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION SHALL FOLLOW THE GROVE CITY STORMWATER MANAGEMENT MANUAL AS WELL AS OHIO EPA RAINWATER AND LAND DEVELOPMENT MANUAL.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM DOWNSPOUT LATERAL
- LOD — LIMIT OF DISTURBANCE
- 755 — EXISTING MAJOR CONTOUR
- 754 — EXISTING MINOR CONTOUR
- 885 — PROPOSED MAJOR CONTOUR
- 886 — PROPOSED MINOR CONTOUR
- CATCH BASIN
- CURB INLET
- STORM SEWER MANHOLE
- WET POND FOUNTAIN AND AERATION
- END WALL
- DETENTION BASIN OUTLET STRUCTURE



OHIO811.org Before You Dig

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TIGP SUBMISSION
4	12/26/2025		GROVE CITY TIGP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

C-302

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-302_PCSM Plan.dwg Last saved 12/26/2025 12:05 PM by peter.sirnko, plotted 12/26/2025 12:32 PM

LEGEND

SA	PROPOSED SANITARY SEWER
W W	PROPOSED WATER LINE
FW FW	PROPOSED FIRE WATER LINE
G	PROPOSED GAS LINE
E E	PROPOSED ELECTRIC LINE
COMM COMM	PROPOSED COMMUNICATIONS LINE
W	EXISTING WATER LINE
SA	EXISTING SANITARY SEWER
ST	EXISTING STORM SEWER
G	EXISTING GAS LINE
EX SW	EXISTING EASEMENT
UE	EXISTING UNDERGROUND ELECTRIC LINE
OE	EXISTING ABOVEGROUND ELECTRIC LINE
X X	EXISTING FENCE
	CLEAN OUT
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	GREASE TRAP
	TRANSFORMER
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION TO THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.
2. ALL METERS, BACKFLOW PREVENTORS, VAULTS, ETC. WILL BE COORDINATED WITH AUTHORITIES HAVING JURISDICTION.
3. ALL UTILITIES SHOWN FOR INTENT ONLY AND MAY BE RELOCATED PENDING COORDINATION WITH AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. FIRE SERVICE WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH OHIO FIRE CODE 2017 EDITION, ALL APPLICABLE NATIONAL FIRE PROTECTION STANDARDS (NFPA 24) AS REFERENCED IN THE OHIO FIRE CODE.
5. EXISTING UTILITIES ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON THE PLAN.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM OF 60" OF COVER OVER PROPOSED WATER SERVICE.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
8. CLEANOUT LOCATIONS ARE NUMBERED ON THE PLAN. ALL CLEANOUTS IN PAVEMENT AREAS ARE TO BE H-20 RATED.
9. SEE PLUMBING PLANS FOR CONTINUATION OF UTILITIES LINES INTO THE BUILDING.
10. THERE SHALL BE A MINIMUM OF 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS, AND ANY SANITARY AND/OR STORM SEWER SYSTEMS. WHERE 10 FEET OF HORIZONTAL SEPARATION CANNOT BE OBTAINED, THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
11. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.
12. CAUTION: OVERHEAD LINES ARE PRESENT ON SITE. CONTRACTOR TO TAKE SPECIAL CARE TO PREVENT DAMAGE TO THE LINES AND COORDINATE WITH THE UTILITY OWNER.
13. REFER TO UTILITY TRENCH DETAILS ON SHEET C-707.
14. REFER TO UTILITY DETAILS ON SHEET C-709 FOR INSTALLATION OF PRIVATE FIRE HYDRANTS.

KEYED NOTES

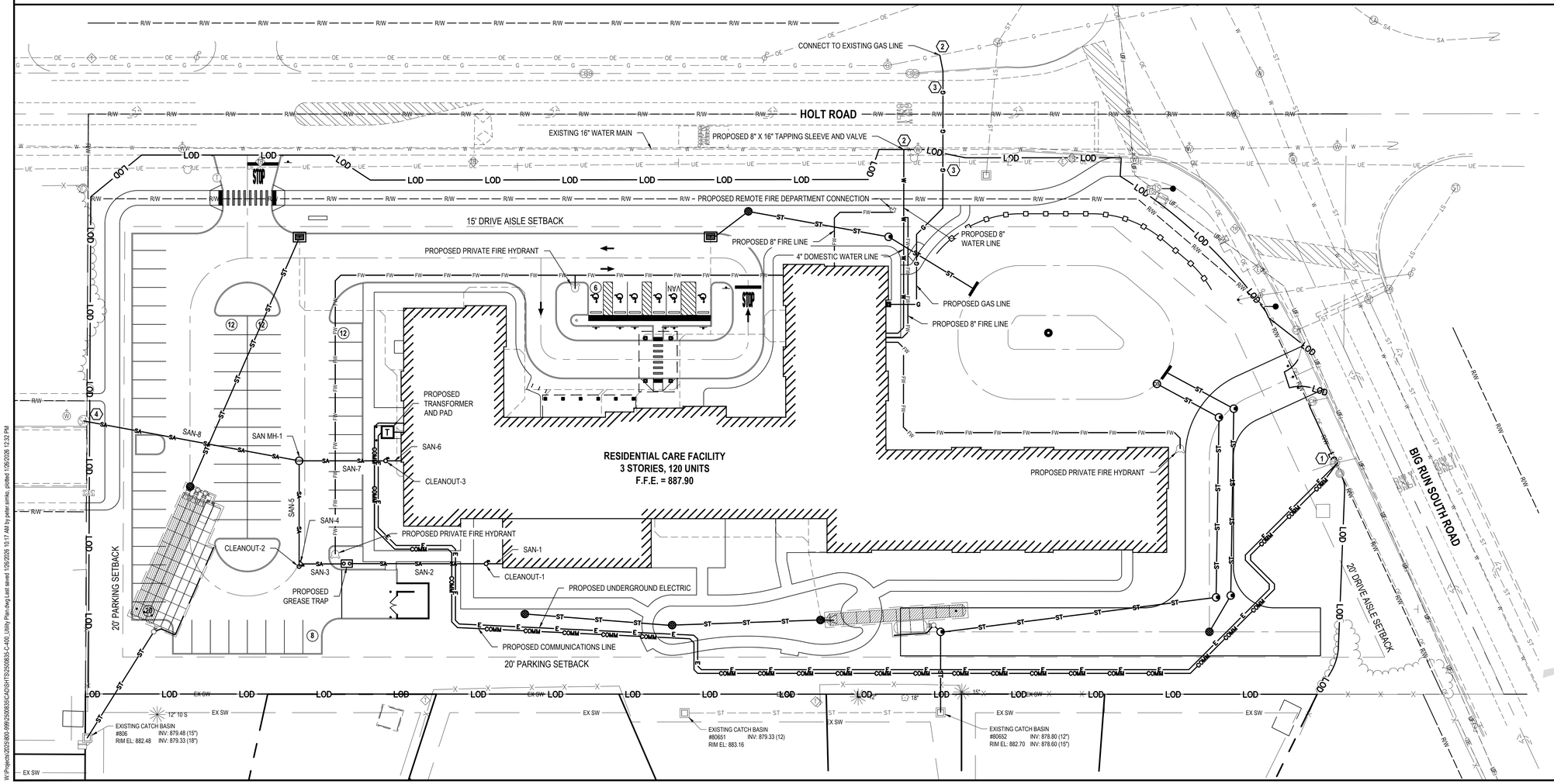
1. MAKE UTILITY CONNECTION AT EXISTING UTILITY POLE. GENERAL CONTRACTOR TO COORDINATE PROCESS WITH THE UTILITY PROVIDER.
2. CONNECT TO EXISTING UTILITY. GENERAL CONTRACTOR SHALL COORDINATE THE PROCESS WITH THE UTILITY PROVIDER.
3. PROPOSED BORING FOR GAS UTILITY CONNECTION UNDER HOLT ROAD. GENERAL CONTRACTOR TO COORDINATE WITH ROAD OWNER.
4. CONNECT TO EXISTING SANITARY MANHOLE. GENERAL CONTRACTOR SHALL COORDINATE THE PROCESS WITH THE UTILITY PROVIDER. THE SANITARY MANHOLE WAS NOT SURVEYED, LOCATION AND INVERT SHOWN AS APPROXIMATE FROM GROVE CITY GIS. INVERT ELEVATION PROVIDED FROM GROVE CITY GIS. THE CONTRACTOR SHALL VERIFY THE LOCATION PRIOR TO CONSTRUCTION.

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CLEANOUT-1 Concentric Cylindrical Structure	RIM = 887.81 INV IN = 881.48 INV OUT = 881.48	SAN-1, 6" PVC INV IN =881.48	SAN-2, 6" PVC INV OUT =881.48
CLEANOUT-2 Concentric Cylindrical Structure	RIM = 886.66 INV IN = 880.25 INV OUT = 880.25	SAN-4, 6" PVC INV IN =880.25	SAN-5, 6" PVC INV OUT =880.25
CLEANOUT-3 Concentric Cylindrical Structure	RIM = 887.72 INV IN = 880.70 INV OUT = 880.70	SAN-6, 8" PVC INV IN =880.70	SAN-7, 8" PVC INV OUT =880.70
EX. SAN MH-1 PRECAST CONC. MH (C-GC-3)	RIM = 884.25 INV IN = 873.50	SAN-8, 8" PVC INV IN =873.50	
SAN MH-1 PRECAST CONC. MH (C-GC-3)	RIM = 886.33 INV IN = 876.02 INV IN = 878.02 INV OUT = 876.02	SAN-7, 8" PVC INV IN =876.02 SAN-5, 6" PVC INV IN =878.02	SAN-8, 8" PVC INV OUT =876.02

SANITARY PIPE TABLE

PIPE NAME	START STRUCTURE	END STRUCTURE	LENGTH	INV. UP	INV. DN	DIA.	UPSTREAM COVER	DOWNSTREAM COVER	BEARING	MATERIAL
SAN-1	PROPOSED BLDG	CLEANOUT-1	9.2'	881.57	881.48	6"	5.8	5.8	S02° 11' 05.33"W	PVC Pipe
SAN-2	CLEANOUT-1	GREASE TRAP	72.4'	881.48	880.76	6"	5.8	7.4	S02° 17' 08.53"W	PVC Pipe
SAN-3	GREASE TRAP		20.7'	880.48	880.27	6"	7.2	6.2	S02° 13' 27.62"W	PVC Pipe
SAN-4		CLEANOUT-2	2.8'	880.27	880.25	6"	6.2	5.9	S47° 18' 39.78"W	PVC Pipe
SAN-5	CLEANOUT-2	SAN MH-1	53.8'	880.25	876.02	6"	5.9	9.6	N87° 45' 59.83"W	PVC Pipe
SAN-6	PROPOSED BLDG	CLEANOUT-3	8.7'	881.57	880.70	8"	5.6	6.5	S02° 13' 27.62"W	PVC Pipe
SAN-7	CLEANOUT-3	SAN MH-1	46.8'	880.70	876.02	8"	6.5	9.6	S02° 13' 27.62"W	PVC Pipe
SAN-8	SAN MH-1	EX. SAN MH-1	118.4'	876.02	873.50	8"	9.6	10.0	S12° 42' 56.64"W	PVC Pipe



OHIO811.org Before You Dig

0 30' 60'
SCALE: 1" = 30'

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-400_Utility Plan.dwg Last saved 1/26/2026 10:17 AM by peter.samp, plotted 1/26/2026 12:32 PM

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION#1
4	12/26/2025		GROVE CITY TOP SUBMISSION#2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

UTILITY PLAN

C-400

GENERAL NOTES

1. THE BUILDING SHALL BE EQUIPPED WITH INTERNAL SPRINKLER SYSTEM.
2. THE PROPOSED BUILDING IS AN ASSISTED LIVING FACILITY.
3. THE ZONING FOR THE PROPERTY IS PUD.
4. THE PROPOSED BUILDING IS 3 STORIES.
5. THE PROPOSED BUILDING IS 34,217 SF.
6. THE BUILDING IS COMPOSED OF 120 UNITS.
7. ALL DOMESTIC WATERLINE AND FIRE HYDRANT CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH GROVE CITY WATER DESIGN AND CONSTRUCTION STANDARDS.
8. FIRE SERVICE WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH OHIO FIRE CODE 2017 EDITION, ALL APPLICABLE NATIONAL FIRE PROTECTION STANDARDS (NFPA 24) AS REFERENCED IN THE OHIO FIRE CODE, AND GROVE CITY WATER MAIN STANDARDS.

FIRE TRUCK TURNING RADIUS DATA

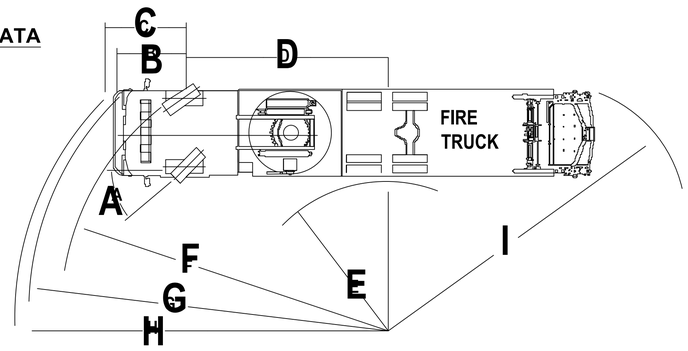
PARAMETERS:

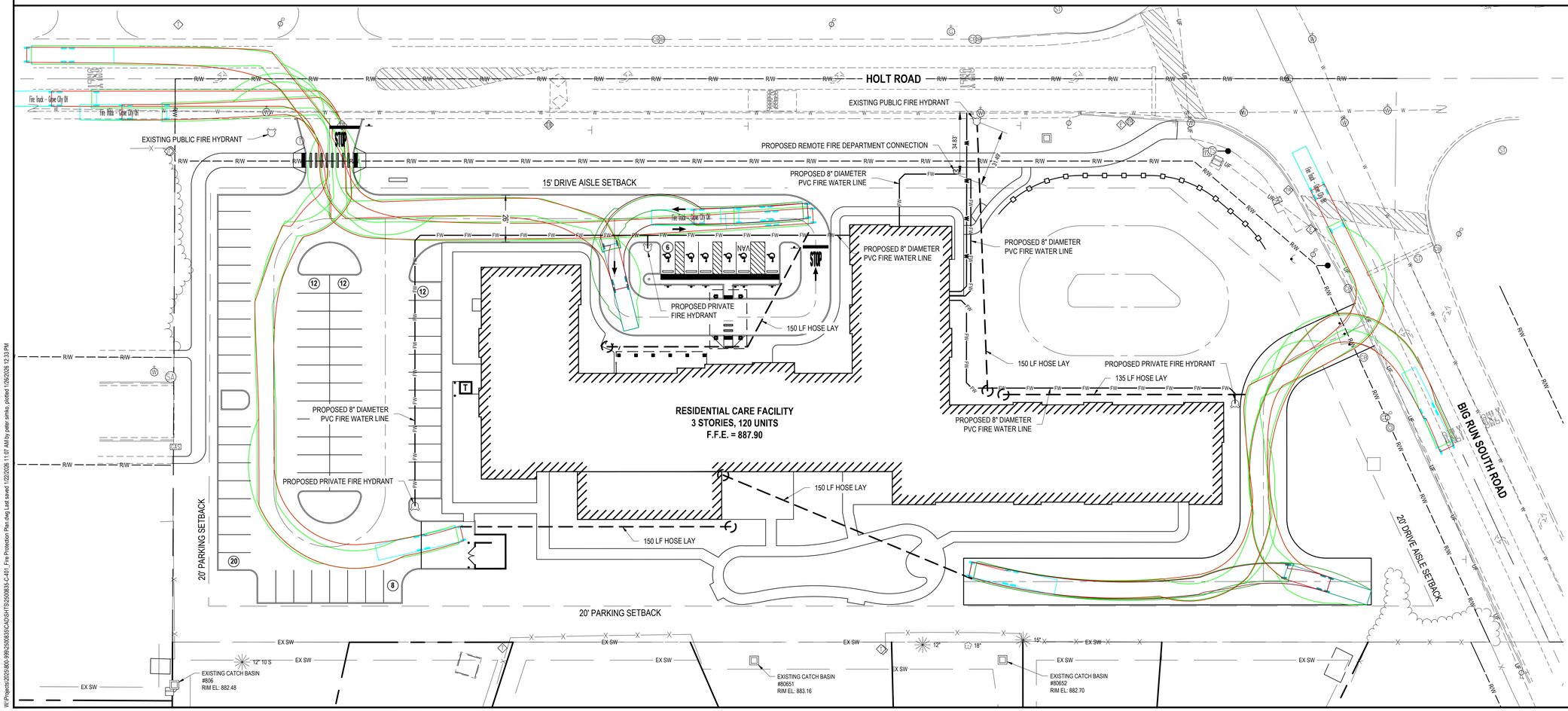
A	CRAMP ANGLE (MAX)	42 DEG. 425 TIRES
B	FRONT OVERHANG 6" BUMPER	76"
C	FRONT OVERHANG 24" BUMPER	94"
D	WHEELBASE	247"

CALCULATED RESULTS:

E	INSIDE TURNING RADIUS	21-11"
F	CURB TO CURB	36'-9"
G	WALL TO WALL 6" BUMPER	40-5"
H	WALL TO WALL 24" BUMPER	41-8"
I	REAR OVERHANG SWING	35'-6"

*CRAMP ANGLE MAY VARY DUE TO VEHICLE CONFIGURATION CURB TO CURB BASE ON A 9" CURB





W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-401_Fire Protection Plan.dwg Last saved 12/22/2026 11:07 AM by petter.sirnko, plotted 12/29/2026 12:33 PM

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL.: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

FIRE PROTECTION PLAN

C-401

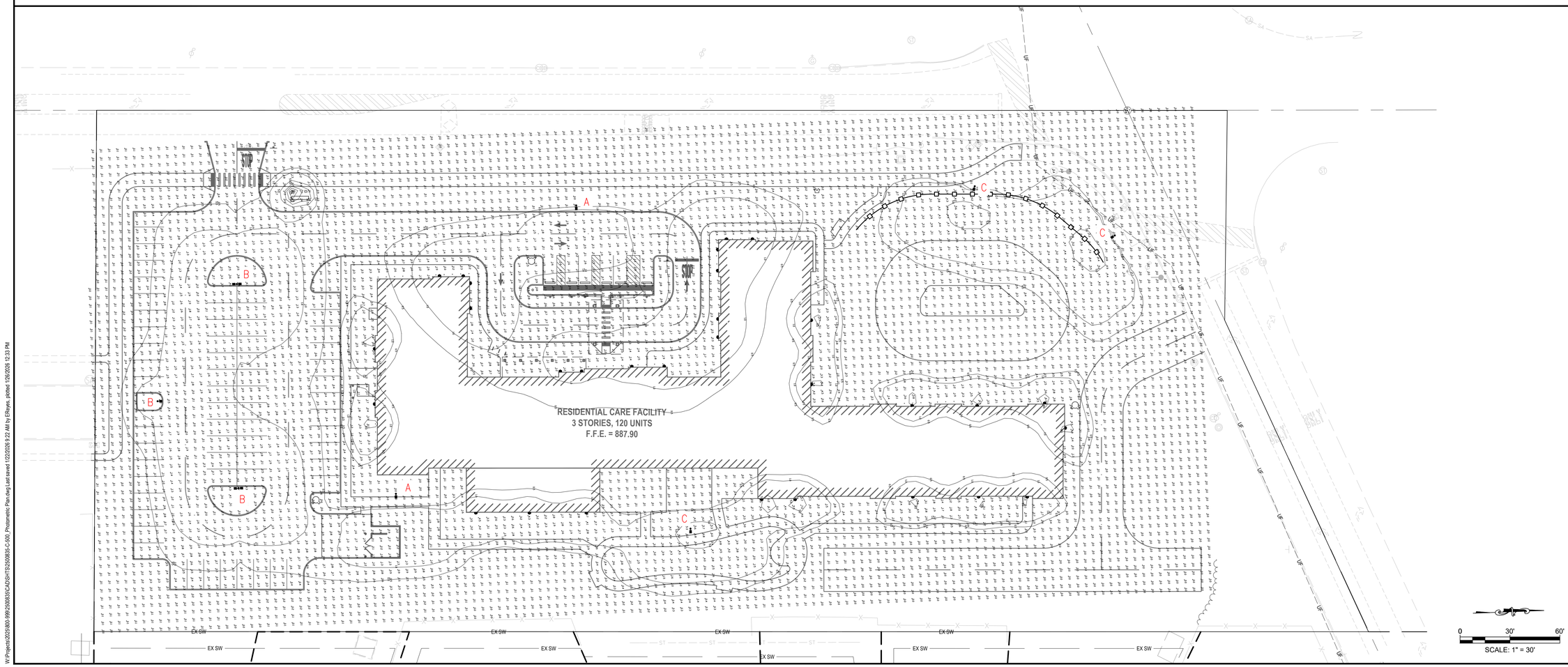
LEGEND

- GROUND DISPLAY LIGHT
- WALL PACK BUILDING LIGHT
- POLE MOUNTED SITE LIGHT

LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE	FIXTURE COLOR
	30	LITHONIA	MRW LED P1 30K SR3 MVOLT	MRW LED WALL MOUNT WITH 30K COLOR TEMPERATURE AND SR3 OPTIC TYPE	2104	20	BLACK
	2	LITHONIA	DSX1 LED P5 40K 70CRI BLC3 MVOLT	DSX1 LED, 4000K COLOR TEMPERATURE AND FORWARD THROW OPTICS	ABSOLUTE	142	BLACK
	5	LITHONIA	DSX1 LED P5 40K 70CRI BLC3 MVOLT	DSX1 LED, 4000K COLOR TEMPERATURE AND FORWARD THROW OPTICS	ABSOLUTE	142	BLACK
	2	LITHONIA	ESFX2 LED ALO SWW2 KY DDB	ESFX2 LED, ALO, 3500L, SWW2, KY DDB	3500	NA	BLACK

A: DSX LED P1 40K 70 CRI BL C3
B: DSX LED P1 40K 70 CRI T4M
C: DSX LED P5 30K 70 CRI BL C3

POLE FIXTURE SCHEDULE								
	QUANTITY	CATALOG NUMBER	HEIGHT (FT)	POLE SHAFT SIZE (INXFT)	WALL THICKNESS (IN)	DRILL MOUNTING	EPA	POLE COLOR
LITHONIA LIGHTING SINGLE FIXTURE	6	SSS 20 4C	16' POLE ON A 2' CONCRETE BASE	4X25	0.1196	DM19AS	1.01	BLACK
LITHONIA LIGHTING DOUBLE FIXTURE	2	SSS 20 4C	16' POLE ON A 2' CONCRETE BASE	4X25	0.1196	DM19AS	1.01	BLACK



NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

PHOTOMETRIC PLAN

C-500

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-500_Photometric Plan.dwg Last saved 1/22/2026 9:22 AM by EReyes, plotted 1/26/2026 12:33 PM

CS Contractor Select

LITHONIA LIGHTING.

Catalog Number	
Notes	
Type	

Contractor Select™

ESXF LED

Floodlights Adjustable+Switchable+Photocell


ESXF1 P0 knuckle mount · ESXF1 knuckle mount · ESXF2 knuckle mount · ESXF3 slipfitter mount · ESXF4 slipfitter mount · ESXF5 slipfitter mount

The Lithonia Lighting® ESXF LED floodlight is a general-purpose flood that offers a wide selection of options and flexibility. Easy access to adjustable lumen output, color switching, and a selectable photocell turns the ESXF into the fixture you need on the spot. With its wide flood (7x7) distribution and DLC performance, the ESXF is a cost-effective solution, great for illuminating yards, driveways, signage, patios, warehouses, and security applications.

FEATURES:

- Five sizes deliver 1,500 up to 50,000 lumens
- Three power levels of adjustable lumen output. Switchable CCT(30K/40K/50K) offers warm, cool and daylight in a single fixture
- Standard photocell can be turned on or off
- IP66 rated, Die-cast aluminum housing
- Two popular mounting options included
- up to 173 LPW

Adjustable Lumen Output ALO · Switchable CCT SWW2 · Dusk-to-Dawn Operation PE

DLC LISTED · IP66 · LED · C SA US · WET LOCATION™ · 5 YEAR warranty

Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Dusk-to-Dawn Operation PE	Input Voltage	Included Mounting Options	CRI
ESXF1 P0 SWW2 THK DDB	2500L			Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	120-277V	Knuckle Only, mounting plate	80CRI
ESXF1 ALO SWW2 KY DDB	1500L	3000L	5000L			120-277V	Knuckle & Yoke, mounting plate	
ESXF2 ALO SWW2 KY DDB	3500L	5500L	7500L			120-277V	Knuckle & Yoke, mounting plate	
ESXF3 ALO SWW2 YS DDB	8500L	10500L	14000L			120-277V	Yoke & SlipFitter	
ESXF3 ALO SWW2 UVOLT YS DDB						120-347V	Yoke & SlipFitter	
ESXF4 ALO SWW2 YS DDB	16000L	18000L	20000L			120-277V	Yoke & SlipFitter	
ESXF4 ALO SWW2 UVOLT YS DDB						120-347V	Yoke & SlipFitter	
ESXF5 ALO SWW2 UVOLT YS DDB	30000L	40000L	50000L			120-347V	Yoke & SlipFitter	
ESXF5 ALO SWW2 XVOLT YS DDB	30000L	40000L	50000L			277-480V	Yoke & SlipFitter	

More configurations are available. Click here or visit www.acuitybrands.com and search for ESXF LED.

ESXF Stock Configurations

Catalog Number	UPC	Ci Code	Number of fixtures per pallet	Traditional Replacement
ESXF1 P0 SWW2 THK DDB	00196182393051	*276AL6	400	150W Quartz or 75W HID
ESXF1 ALO SWW2 KY DDB	00196182393204	*276ALH	400	500W Quartz or 150W HID
ESXF2 ALO SWW2 KY DDB	00196182393242	*276ALU	360	500W Quartz or 175W HID
ESXF3 ALO SWW2 YS DDB	00196182393266	*276ALW	144	250W HID
ESXF3 ALO SWW2 UVOLT YS DDB	00196182393273	*276AM0	144	250W HID
ESXF4 ALO SWW2 YS DDB	00196182393280	*276AM2	144	400W HID
ESXF4 ALO SWW2 UVOLT YS DDB	00196182393297	*276AM4	144	400W HID
ESXF5 ALO SWW2 UVOLT YS DDB	00197589243710	*283G2F	32	1000W HID
ESXF5 ALO SWW2 XVOLT YS DDB	00197589243734	*283G2G	32	1000W HID

Accessories: *Order as separate catalog number.*

ESXF P0 and ESXF1 yoke mount accessory
*276ARA ESXF1YK DDB

ESXF5 upper/bottom visor accessory
*283G2K ESXF5UBV DDB

Click here to visit Additional mounting brackets.

D-Series LED Bollard

Catalog Number	
Notes	
Type	

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

NIGHTTIME FRIENDLY · LED lighting facts · BAA · BABA

d"series

Specifications

Diameter: 8" Round (20.3 cm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

- **Series:** DSXB LED
- **LEDs:** Asymmetric: 12C 12 LEDs[1]; Symmetric: 16C 16 LEDs[2]
- **Drive current:** 350 350 mA; 450 450 mA[3,4]; 530 530 mA; 700 700 mA
- **Color temperature:** 30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted; AMBLW Amber limited wavelength[3,4]
- **Distribution:** ASY Asymmetric[1]; SYM Symmetric[2]
- **Voltage:** MVOLT[5]; 120[5]; 208[5]; 240[5]; 277[5]; 347[4]
- **Control options:** Shipped installed: PE Photoelectric cell, button type; DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); ELCW Emergency battery backup[6]
- **Other options:** Shipped installed: SF Single fuse (120, 277, 347V)[4,7]; DF Double fuse (208, 240V)[4,7]; H24 24" overall height; H30 30" overall height; H36 36" overall height; FG Ground-fault festoon outlet; L/AB Without anchor bolts; L/AB4 4-bolt retrofit base without anchor bolts[8]
- **Finish** *(required)*: DWHXD White; DNAXD Natural aluminum; DDBXD Dark bronze; DBLXD Black; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories
Ordered and shipped separately.

MRAB U Anchor bolts for DSXB[8]

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8 MRAB U not available with L/AB4 option.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2012-2024 Acuity Brands Lighting, Inc. All rights reserved.

MRW LED

Architectural Wall Sconce

Catalog Number	
Notes	
Type	

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

NIGHTTIME FRIENDLY · CERTIFIED IN TITLE 20 · BAA · BABA


Inverted available with WLU option only.

Specifications

Luminaire
Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 18 lbs (8.2 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The MRW LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: MRW LED P2 40K SR3 MVOLT DDBTXD

MRW LED

- **Series:** MRW LED
- **Performance Package:** P1; P2; P3; P4
- **Color Temperature:** 30K; 40K; 50K
- **Distribution:** SR2 Type II; SR3 Type III; SR4 Type IV
- **Voltage:** MVOLT[1]; 120; 208; 240; 277; 347; 480
- **Mounting:** Shipped included: (blank) Surface mount; Shipped separately: BBW Surface-mounted back box
- **Options:** Shipped installed: PE Photoelectric cell, button type[2]; SF Single fuse (120, 277, 347V)[3]; DF Double fuse (208, 240, 480V)[3]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C)[4]; E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C)[4]; WLU Wet location door for up orientation[5]; PIR Motion/ambient light sensor[6]; DS Dual switching[7]; SPD Separate Surge Protection[8]; Shipped separately: VG Vandal guard; WG Wire guard
- **Finish** *(required)*: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

Emergency Battery Operation

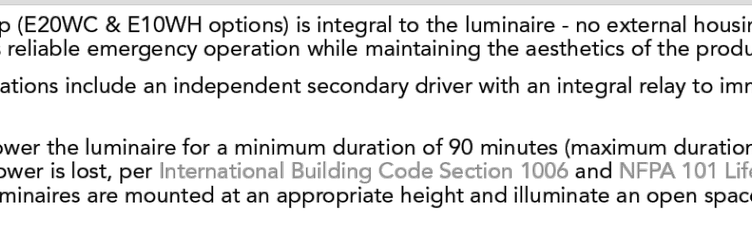
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

MRW LED P1 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 When PE is ordered, voltage needs to be specified. Not available with 480V option.
3 Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options,
4 Not available with 347V or 480V. Not available with WLU.
5 WLU not available with PIR, E20WC or E10WH.
6 When ordering PIR, "PE" will be automatically added to the order line for "dim to off" capability. See PIR Table for default settings.
7 Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
8 See electrical section on page 2 for more details.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.
MRW-LED Rev. 04/09/24

D-Series Size 1

LED Area Luminaire

Catalog Number	
Notes	
Type	

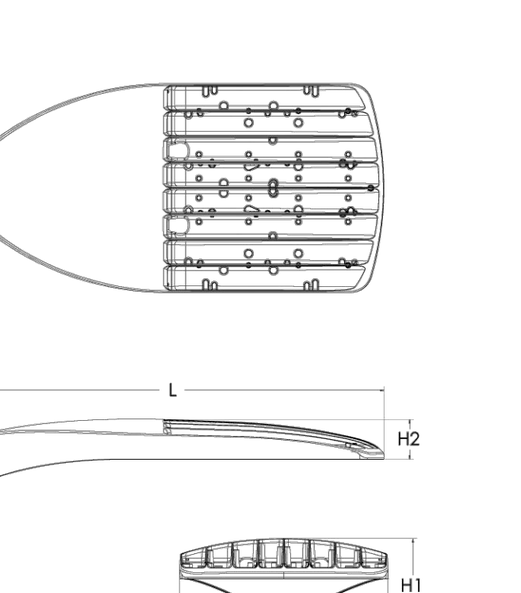
Hit the Tab key or mouse over the page to see all interactive elements.

DLC LISTED PREMIUM · DLC LISTED · NIGHTTIME FRIENDLY · ida · ds · BAA · BABA


d"series

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

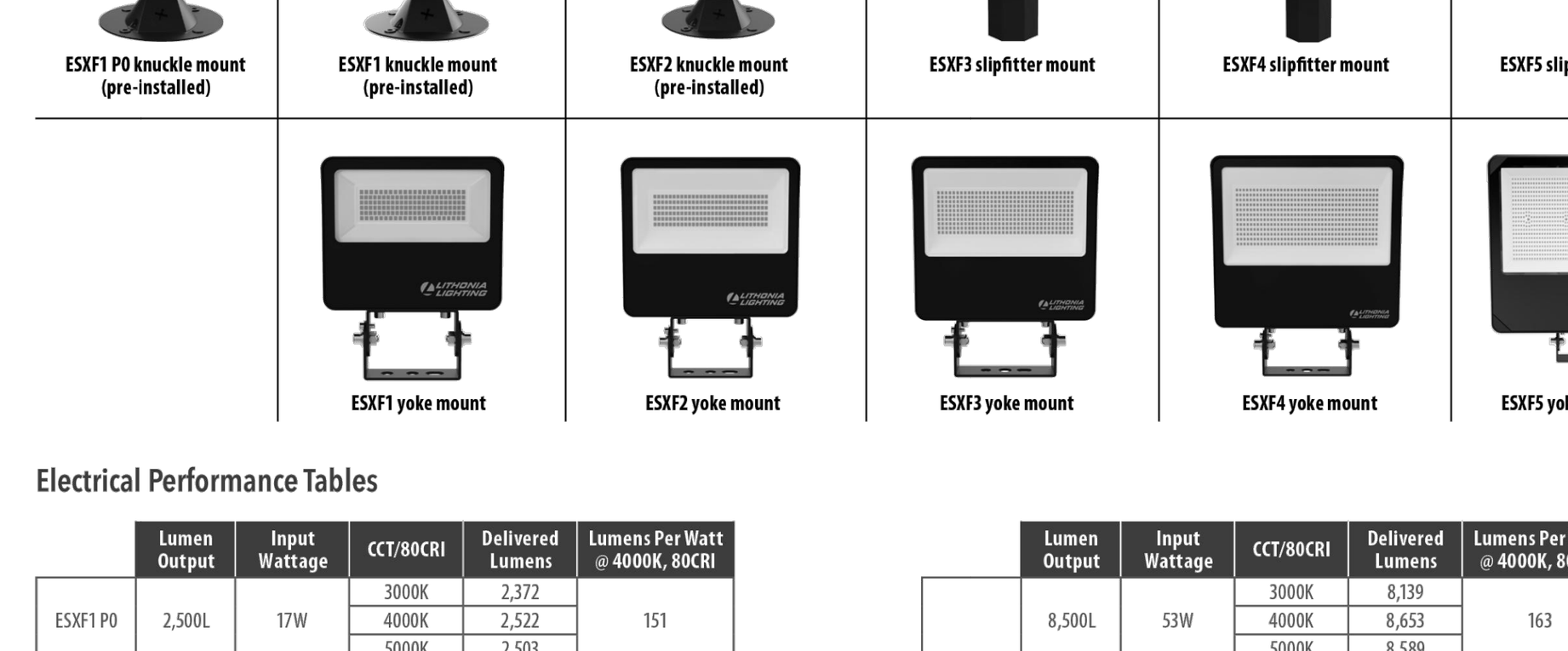
- **Series:** DSX1 LED
- **LEDs:** Forward optics: P1, P2, P3, P4, P5, P6, P7, P8, P9; Rotated optics: P10[1], P11[1], P12[1], P13[1]
- **Color temperature[2]:** (this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K; (this section 80CRI only, extended lead times apply) 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K
- **Color Rendering Index[2]:** 70CRI; 70CRI; 70CRI; 80CRI; 80CRI; 80CRI; 80CRI; 80CRI
- **Distribution:** AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]
- **Voltage:** MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26]
- **Mounting:** Shipped included: SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling[9]; RPA5 Round pole mounting #5 drilling[9]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
- **Control options:** Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]; PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,20,21]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,21]; PER7 Seven-pin receptacle only (controls ordered separate)[14,21]; FAO Field adjustable output[15,21]; BL30 Bi-level switched dimming, 30%[16,21]; BL50 Bi-level switched dimming, 50%[16,21]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,21]
- **Other options:** Shipped installed: SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)[22]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[23]; HA 50°C ambient operation[24]; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V)[26]; DF Double fuse (208, 240, 480V)[26]; Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)
- **Finish** *(required)*: DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.
DSX1-LED Rev. 11/15/24 Page 1 of 10

CS Contractor Select

LITHONIA LIGHTING.

Included mounting options by size


ESXF1 P0 knuckle mount (pre-installed) · ESXF1 knuckle mount (pre-installed) · ESXF2 knuckle mount (pre-installed) · ESXF3 slipfitter mount · ESXF4 slipfitter mount · ESXF5 slipfitter mount
ESXF1 yoke mount · ESXF2 yoke mount · ESXF3 yoke mount · ESXF4 yoke mount · ESXF5 yoke mount

Electrical Performance Tables

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
ESXF1 P0	2,500L	17W	3000K	2,372	151
			4000K	2,522	
			5000K	2,503	
ESXF1	1,500L	9W	3000K	1,467	171
			4000K	1,560	
			5000K	1,549	
	3,000L	19W	3000K	2,915	162
			4000K	3,099	
			5000K	3,076	
	5,000L	34W	3000K	4,748	147
			4000K	5,047	
			5000K	5,010	

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
ESXF2	3,500L	22W	3000K	3,377	163
			4000K	3,591	
			5000K	3,564	
	5,500L	37W	3000K	5,315	151
			4000K	5,651	
			5000K	5,609	
	7,500L	56W	3000K	7,223	137
			4000K	7,680	
			5000K	7,623	

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
ESXF5 UVOLT	30,000L	184	3000K	28,596	173
		177	4000K	30,577	
		184	5000K	30,447	
	40,000L	259	3000K	38,079	168
		247	4000K	41,402	
		259	5000K	40,513	
	50,000L	341	3000K	46,678	161
		322	4000K	51,691	
		342	5000K	49,741	

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
ESXF3	8,500L	53W	3000K	8,139	163
			4000K	8,653	
			5000K	8,589	
	10,500L	69W	3000K	10,156	156
			4000K	10,797	
			5000K	10,718	
	14,000L	100W	3000K	13,609	145
			4000K	14,469	
			5000K	14,362	

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
ESXF4	16,000L	111W	3000K	15,508	148
			4000K	16,487	
			5000K	16,366	
	18,000L	124W	3000K	17,274	148
			4000K	18,365	
			5000K	18,230	
	20,000L	150W	3000K	19,583	139
			4000K	20,819	
			5000K	20,666	

	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
ESXF5 XVOLT	30,000L	193	3000K	29,949	173
		185	4000K	32,085	
		192	5000K	31,852	
	40,000L	264	3000K	38,777	168
		250	4000K	42,160	
		262	5000K	41,321	
	50,000L	336	3000K	46,644	163
		316	4000K	51,513	
		334	5000K	49,654	

One Lithonia Way, Conyers, GA 30012 | 1-800-705-7378 | www.lithonia.com
© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/07/25

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K Lumens	LPW	B	U	G	4000 K Lumens	LPW	B	U	G	5000 K Lumens	LPW	B	U	G	Limited Wavelength Amber Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

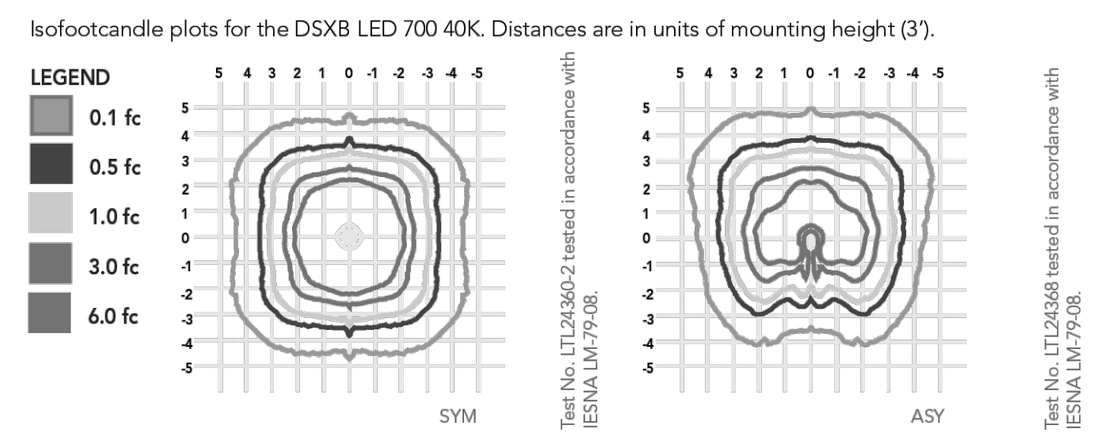
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) 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
Five-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/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2012-2024 Acuity Brands Lighting, Inc. All rights reserved.
DSXB-LED Rev. 3/26/24

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT[1])	Dist. Type	30K (3000K, 70CRI) Lumens	LPW	40K (4000K, 70CRI) Lumens	LPW	50K (5000K, 70CRI) Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min

*PIR USES SFOD 7

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Normalized Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

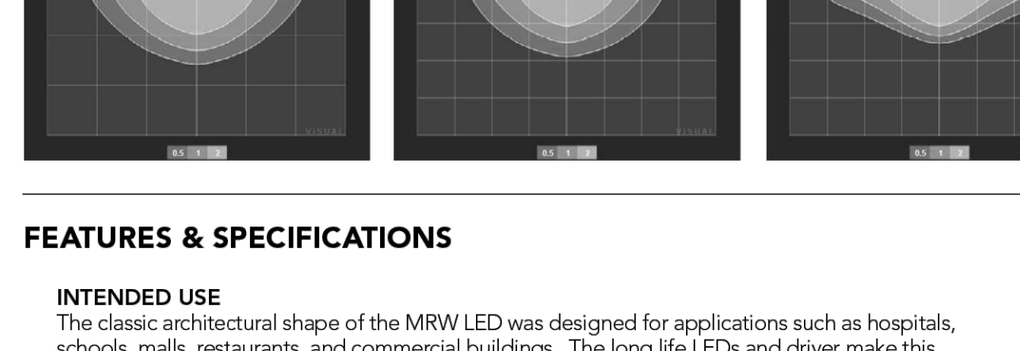
Electrical Load

Power Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRW LED homepage.

Isofootcandle plots for the MRW LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the MRW LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The MRW LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) 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-5YR
5-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/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.
MRW-LED Rev. 04/09/24

Ordering Information

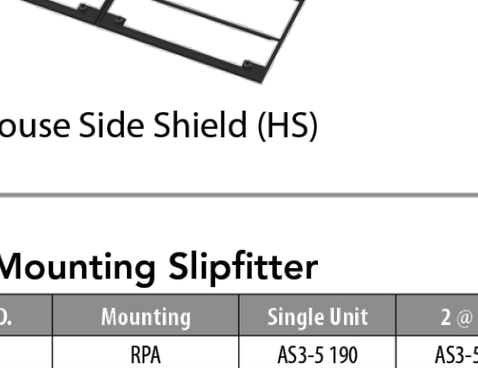
Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[25]
DSHORT SBK	Shorting cap[25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

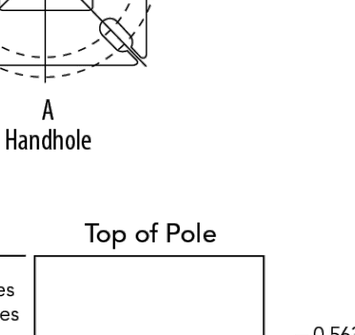
NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

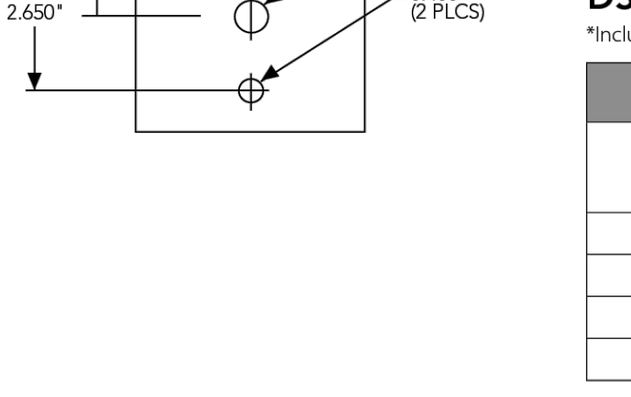
Shield Accessories


External Glare Shield (EGSR)


House Side Shield (HS)

Drilling





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.
DSX1-LED Rev. 11/15/24 Page 2 of 10

NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FDP SUBMISSION
4	12/26/2025		GROVE CITY FDP SUBMISSION 2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

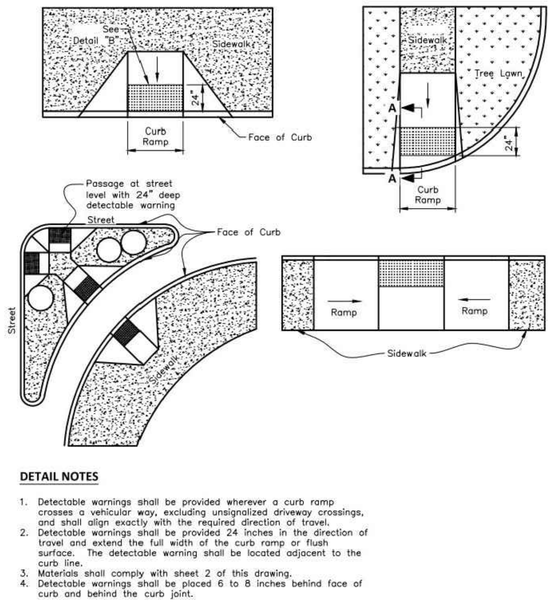
PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

PHOTOMETRIC PLAN DETAILS

C-501

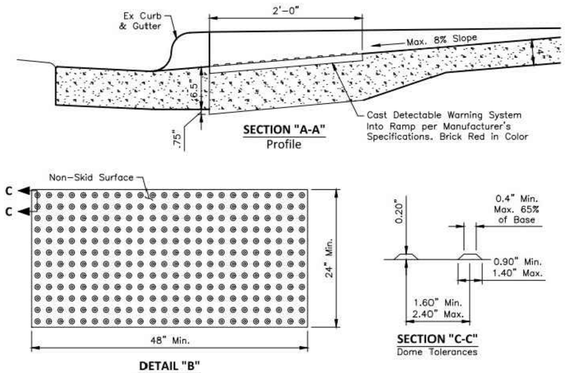
W:\Projects\2025\800-999\2500835\CAD\SHTS\2500835-C-500_Photometric Plan.dwg Last saved 1/22/2026 9:22 AM by EReyes, plotted 1/26/2026 12:33 PM



DETAIL NOTES

1. Detectable warnings shall be provided wherever a curb ramp crosses a vehicular way, excluding unsignalized driveway crossings, and shall align exactly with the required direction of travel.
2. Detectable warnings shall be provided 24 inches in the direction of travel and extend the full width of the curb ramp or flush surface. The detectable warning shall be located adjacent to the curb line.
3. Materials shall comply with sheet 2 of this drawing.
4. Detectable warnings shall be placed 6 to 8 inches behind face of curb and behind the curb joint.

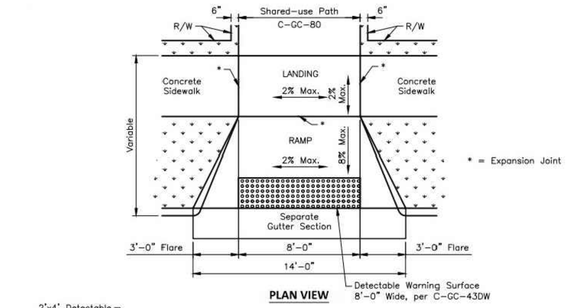
1 ADA CURB RAMP DETECTABLE WARNING SURFACE (DWG C-GC-43DW)
NTS



DETAIL NOTES CONT.

5. Detectable Warning Surfaces shall be provided as required by the ADA Accessibility Guideline (ADAAG) 4.29.2 and as modified by Section 1108 of the Architectural and Transportation Barriers Compliance Board's "Draft Guidelines for Accessible Public Rights-of-Way", dated June 17, 2002 as amended, supplemented and adopted.
6. The material used shall be as specified in the City of Columbus Supplemental Specifications, 1551, Type "E", red in color, with replaceable surface (Armor-Tile Herculite Series, ADA Solutions Cast in Place Replaceable, or Approved Equal).
7. Detectable warnings shall be as shown in Detail "B" and provide a visual contrast with adjoining surfaces. The material used shall provide a slip-resistant surface.
8. This item shall include all layout, pre-marking, surface preparation, and finishing in accordance with the manufacturers specifications.
9. Tolerances shown in Section "C-C" shall be used for inspection criteria.

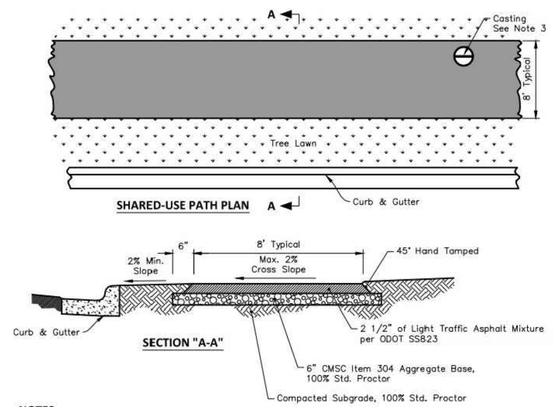
2 ADA CURB RAMP DETECTABLE WARNING SURFACE CONT. (DWG C-GC-43DW)
NTS



NOTES:

1. Curb or combined curb and gutter shall be taken out and replaced with concrete separated from the ramp by 1/2 inch pre molded expansion joint. When less than 5 feet of a curb section remains after the curb cut is located, it shall also be removed and replaced. New curb shall be constructed in min. 5 foot sections and max. 10 foot sections.
2. Fills, if required, shall be of earth compacted in 2 inch layers, or if Item 304, subbase compacted inlayers not exceeding 4 inches.
3. Shared-use shall be constructed of portland cement concrete, 5% to 8% air entrained, Columbus Class COC 5 per Item 499.
4. Expansion joints shall be placed to form utility strips where required and wherever new concrete touches existing construction.
5. Forms consisted of 2 inch nominal thickness wood or metal of equal strength.
6. All construction and materials shall conform to the city of Columbus Construction and Material Specifications (CMSC), latest edition, unless noted otherwise.
7. Shared-use paths shall meet the most current specifications of the ADA Accessibility Guidelines (ADAAG).
8. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete immediately after finishing.
9. Detectable Warning Surface per C-GC-43DW.

3 STANDARD SHARED-USE PATH RAMP (DWG C-CG-83)
NTS



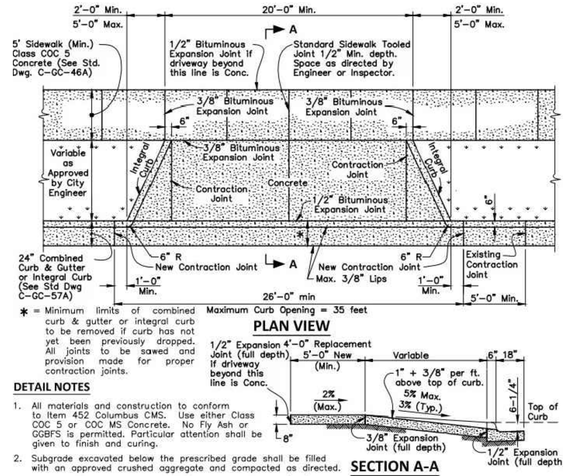
NOTES

1. An approved soil sterilant shall be applied prior to the placement of base material.
2. All topsoil, or otherwise unsuitable material, shall be removed and replaced with compactable granular load-bearing material. All disturbed areas, including fills, shall be seeded according to ODOT Item 659.
3. All castings within shared-use path, when unavoidable, shall be set flush with concrete and bolted down.
4. 2 foot graded section on each side of shared-use path shall be clear of obstructions.
5. Vertical clearance to obstructions above path shall be 8 feet, 6 inches. Vertical clearance to traffic signs beside path shall be 7 feet to bottom of sign.
6. Shared-use paths shall meet the most current specifications of the ADA Accessibility Guidelines (ADAAG).
7. Pavement markings and signage shall conform to the Manual of Uniform Traffic Control Devices (MUTCD).
8. Where path is to be replaced, the existing path shall be saw cut and the joints be sealed with an AC band.
9. Design speeds and radii shall be as follows:

DESIGN SPEED (MPH)	MINIMUM RADIUS (FT.)
20 (Min.)	70
25	90
30*	125*

*Shall be used when grade exceeds 4%; however, grades greater than 5% are undesirable.

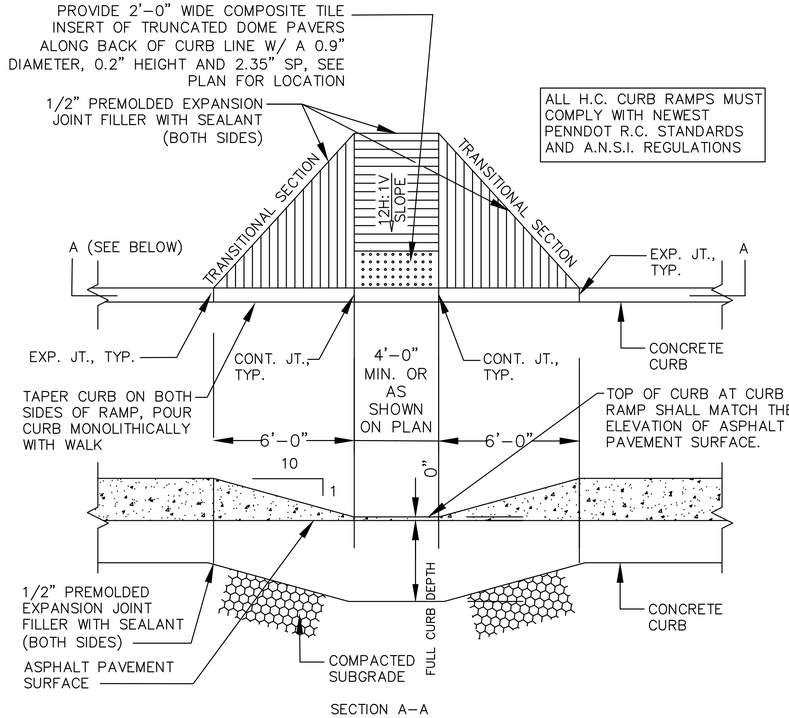
4 SHARED-USE PATH DETAIL (DWG C-CG-80)
NTS



DETAIL NOTES

1. All materials and construction to conform to Item 452 Columbus CMS. Use either Class COC 5 or COC MS Concrete. No Fly Ash or GGBFS is permitted. Particular attention shall be given to finish and curing.
2. Subgrade excavated below the prescribed grade shall be filled with an approved crushed aggregate and compacted as directed.
3. When directed by the City, 2 inch Sch. 40 PVC (typ.) duct for street light cable shall be laid under driveway approaches prior to pouring approaches. Duct shall be placed 4 feet behind curb & 24 inches below proposed finished grade.
4. Surfaces shall be broom finish and all joints and edges shall be tooled after broom finish. Any existing castings or valve boxes in driveway approach shall be adjusted to grade.
5. Drive apron, sidewalk across approach, integral or straight curb, and curb & gutter adjacent to street shall be included in the price bid for this item. Curb may be sawcut in lieu of removed and replaced, if approved in the field by City.
6. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.
7. Contraction Joints shall not be less than 2 inches in depth.
8. A radial driveway approach may be installed after obtaining approval from the City.

5 COMMERCIAL DRIVEWAY APPROACH (DWG C-CG-42A)
NTS



5 ADA RAMP AT ENTRANCE DETAIL
NTS

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FDP SUBMISSION
4	12/26/2025		GROVE CITY FDP SUBMISSION #2

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

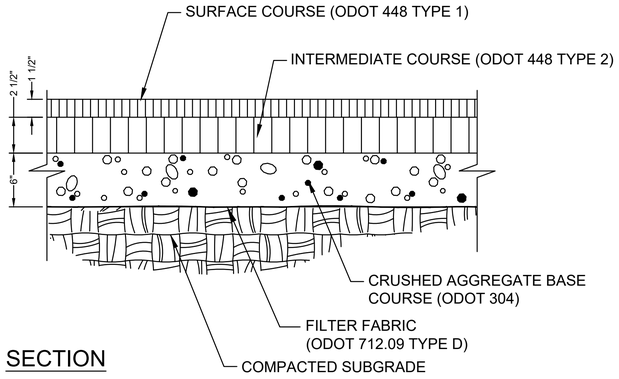
GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

GENERAL SITE DETAILS

C-700

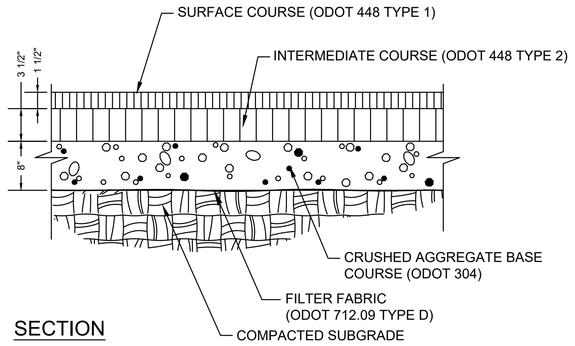
W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.simko, plotted 1/26/2026 12:38 PM

NOTES:
1. A TACK COAT MEETING THE REQUIREMENT OF ODOT 407 SHALL BE INSTALLED BETWEEN THE INTERMEDIATE COURSE AND THE FINAL COURSE IF THE SURFACE COURSE IS INSTALLED MORE THAN 3 DAYS AFTER THE INTERMEDIATE COURSE IS INSTALLED.

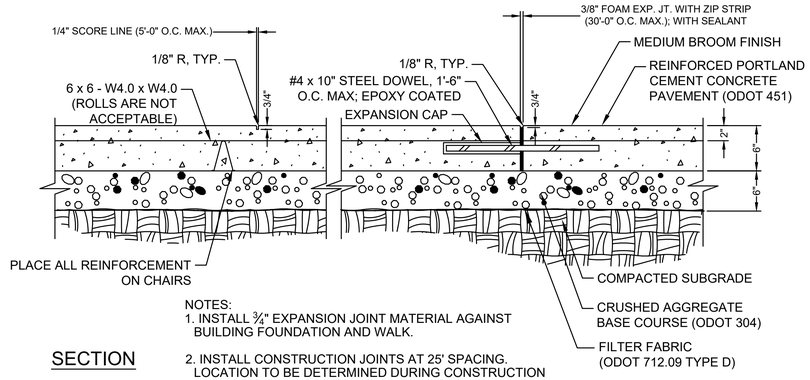


1 BITUMINOUS PAVEMENT (RD)
NTS

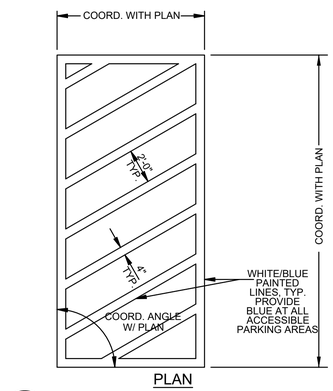
NOTES:
1. A TACK COAT MEETING THE REQUIREMENT OF ODOT 407 SHALL BE INSTALLED BETWEEN THE INTERMEDIATE COURSE AND THE FINAL COURSE IF THE SURFACE COURSE IS INSTALLED MORE THAN 3 DAYS AFTER THE INTERMEDIATE COURSE IS INSTALLED.



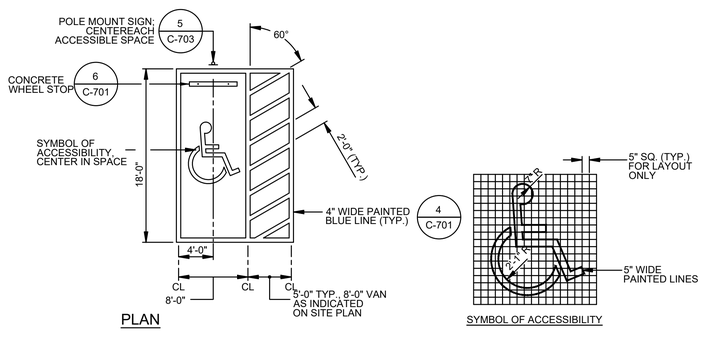
2 BITUMINOUS PAVEMENT (HD)
NTS



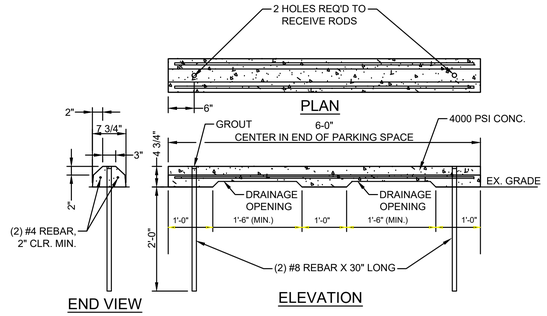
3 CONCRETE PAVEMENT (HD)
NTS



4 PAVEMENT LINE STRIPING
NTS



5 ACCESSIBLE PARKING
NTS



6 CONCRETE WHEEL STOP
NTS

NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION 2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

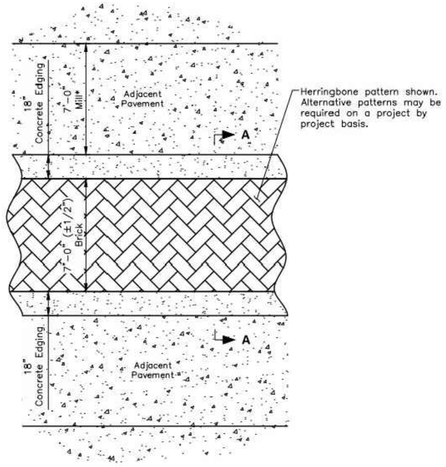
PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

GENERAL SITE DETAILS

C-701

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.sarnko, plotted 1/26/2026 12:39 PM



PLAN VIEW

1 BRICK PAVER / CROSSWALK DETAIL
NTS (DWG C-GC-88)

BRICK WORK GENERAL NOTES:

The current City of Columbus Supplemental Specification 1524 together with the requirements of the City of Grove City, Ohio, shall govern all materials and workmanship related to the installation of brick paver pavement and crosswalks.

All concrete shall be item 499, CMSC COC MS, Air Entrained Concrete. w/57 Limestone Aggregate and 800 lbs. of cement per C.Y., maximum 4 inch slump. No Fly Ash or GGBFS permitted in concrete.

Expansion joints shall be placed wherever new concrete touches existing construction and at intervals of 30 feet or less. Expansion joint shall be extended through brick course.

One inch deep contraction joints shall be sawed in the concrete base every 5 feet.

Concrete base shall meet the requirements of 499.05B before placing bricks.

Pavers shall be cut with a wet masonry saw when less than a full paver is necessary.

Bricks shall be vibrated into place with a mechanical plate vibrator/compactor. First pass with vibrator shall be without jointing sand, additional passes with polymeric jointing sand shall be made with vibrator until joints are filled.

Maximum allowable difference in height between pavers is 1/16 inch.

MATERIAL NOTES:

Jointing Sand: All jointing sand shall be polymeric per 1524.04.8.

Neoprene–modified asphalt adhesive – Furnish neoprene–modified asphalt adhesive per 1524.04.6.

Bituminous Setting Bed – Furnish asphalt setting bed in accordance with 1524.04.5

Pavers – Pavers utilized shall conform to the following (in addition to 1524.04.7, concrete pavers not permitted):

Clay Pavers shall meet the requirements set forth in ASTM C 1272 Specification, Type F for Heavy Vehicular Paving Bricks and shall conform to the PX standard. Subject to compliance with the following requirements, provide Pine Hall, English Edge Full Range or an approved equal.

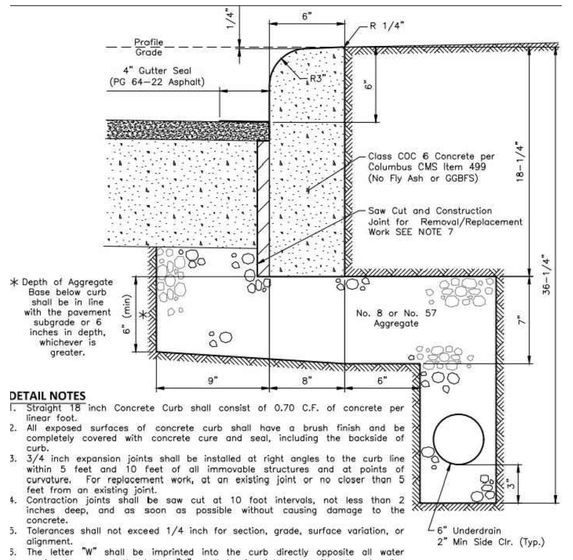
A. Chamfered edges w/ lugs and smooth finish

B. Dimension of pavers shall be 4 inch x 8 inch x 2–3/4 inch

C. Minimum compressive strength of 10,000 psi.

Dimensional tolerances should meet the PX standard. The dimensional tolerances around the mean values for length, width, and depth shall be 1/16 inch.

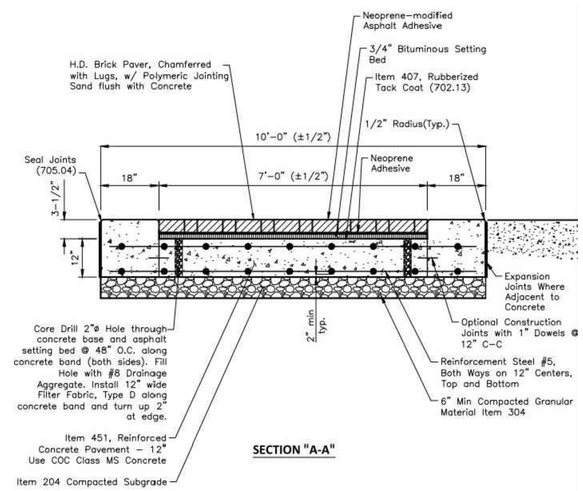
3 BRICK PAVER / CROSSWALK DETAIL NOTES
NTS (DWG C-GC-88)



DETAIL NOTES

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

5 STRAIGHT 18" CONCRETE CURB (DWG C-CG-58)
NTS

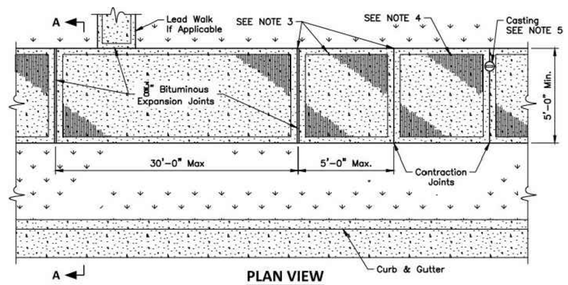


SECTION "A-A"

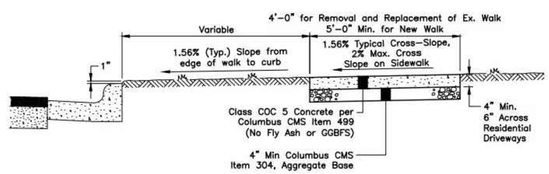
DETAIL NOTES

1. Use COC Class MS Concrete for Brick Crosswalks.
2. 18 inch Concrete Edging To Be Installed Flush With Existing Or Proposed Pavement surface And Gutter Edge.
3. Brick Pavers To Be Installed Flush With Concrete Edging. Pavers Shall Not Extend Above Elevation Of The New Concrete Edging.
4. All Expansion Joints In Street To Be Sealed.

2 BRICK PAVER / CROSSWALK DETAIL
NTS (DWG C-GC-88)



PLAN VIEW



SECTION A-A

DETAIL NOTES

1. Existing sidewalk to be replaced may be replaced at the same width as existing.
2. Sidewalks shall be constructed according to Columbus CMS Item 608.
3. All joints and edges shall be tooled after broom finish.
4. Sidewalk surface shall have a broom finish.
5. All castings shall be set to proper grade. Where feasible, tool a joint at the casting location to control cracking.
6. All concrete shall contain 6% ±2% air entrainment.
7. Contraction Joints shall be not less than 2 inches in depth.
8. Contractor shall apply a cure & seal compound, as approved by the City, to finished concrete.
9. For removal and replacement of existing sidewalk, the width shall match that of the existing walk, or be a minimum of 4 foot in width, whichever is greater. For new walk, the width shall be 5 feet.

4 TYPICAL SIDEWALK DETAIL (DWG C-CG-46A)
NTS

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TIGP SUBMISSION
4	12/26/2025		GROVE CITY TIGP SUBMISSION #2

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

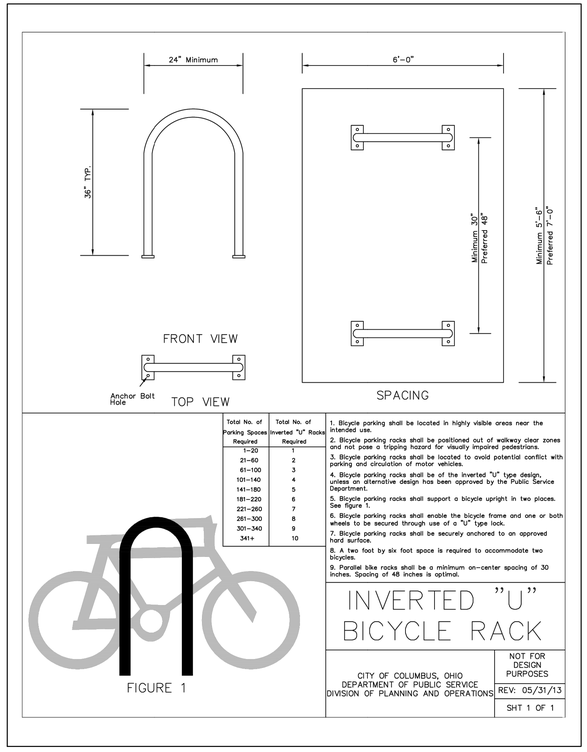
PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

GENERAL SITE DETAILS

C-702

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.simko, plotted 1/26/2026 12:40 PM



Total No. of Parking Spaces Required	Total No. of Inverted "U" Racks Required
1–20	1
21–60	2
61–100	3
101–140	4
141–180	5
181–220	6
221–260	7
261–300	8
301–340	9
341+	10

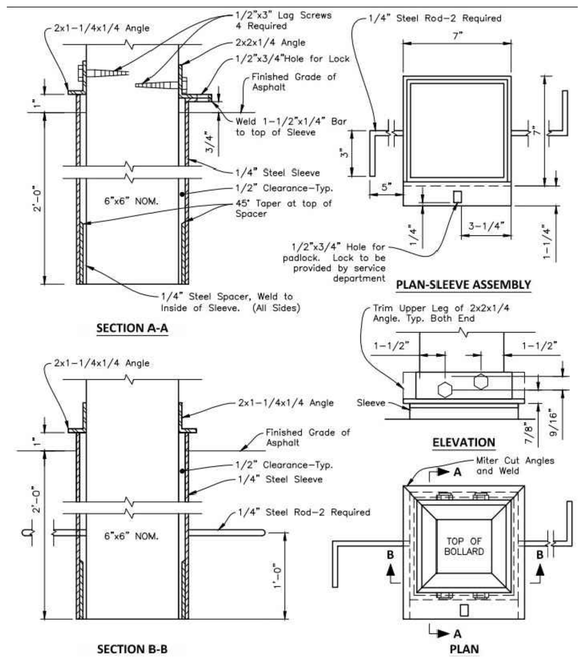
1. Bicycle parking shall be located in highly visible areas near the intended use.
2. Bicycle parking racks shall be positioned out of walkway clear zones and not pose a tripping hazard for visually impaired pedestrians.
3. Bicycle parking racks shall be located to avoid potential conflict with parking and circulation of motor vehicles.
4. Bicycle parking racks shall be of the inverted "U" type design, unless an alternative design has been approved by the Public Service Department.
5. Bicycle parking racks shall support a bicycle upright in two places. See figure 1.
6. Bicycle parking racks shall enable the bicycle frame and one or both wheels to be secured through use of a "U" type lock.
7. Bicycle parking racks shall be securely anchored to an approved hard surface.
8. A two foot by six foot space is required to accommodate two bicycles.
9. Parallel bike racks shall be a minimum on-center spacing of 30 inches. Spacing of 48 inches is optimal.

INVERTED "U" BICYCLE RACK

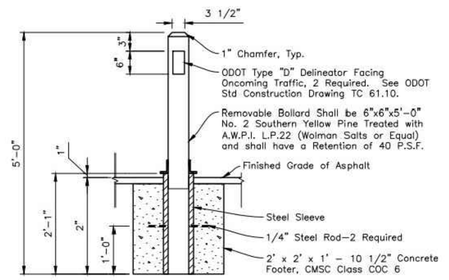
CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF PLANNING AND OPERATIONS

NOT FOR DESIGN PURPOSES
REV: 05/31/13
SHT 1 OF 1

1 PROPOSED BIKE RACK
NTS

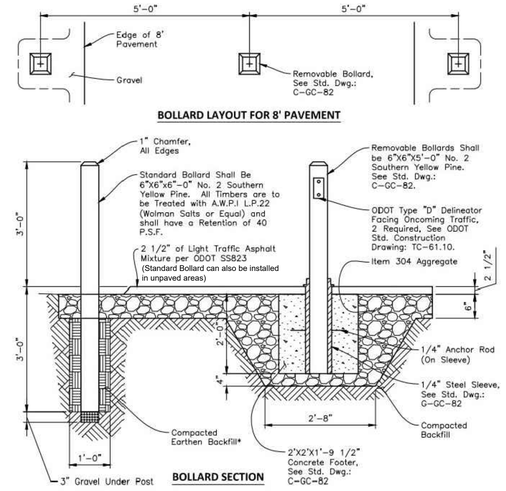


2 REMOVABLE BOLLARD DETAIL (DWG C-CG-82)
NTS



NOTES
The steel sleeve, angle iron and anchor rods shall be painted with two coats of Rust–Oleum No. 769 Damp–Proof Red Primer, or Equal, prior to installation. The Contractor may substitute a 24 inch circular footer in place of the 24 inch square footer shown.

3 REMOVABLE BOLLARD DETAIL (DWG C-CG-82)
NTS

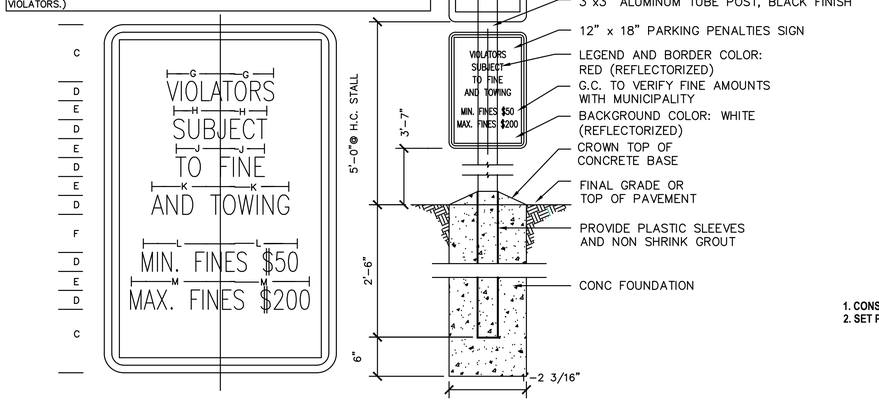


* The Contractor shall place the Compacted Earthen Backfill in 6 inch Lifts and shall correctly plumb each post.

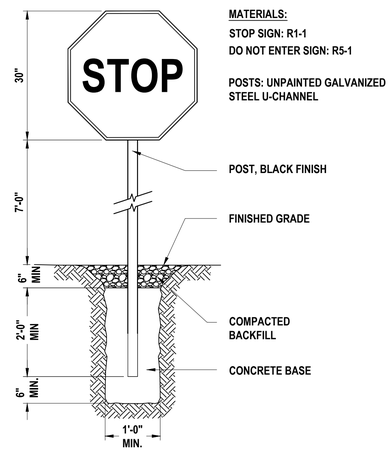
Note: Upon completion of construction and when dry, a minimum of two coats of a water–repellant stain/sealer for wood shall be applied to all exposed wood surfaces. Contractor shall submit color sample to Grove City for approval.

4 BOLLARD INSTALLATION DETAILS (DWG C-CG-81)
NTS

RESERVED PARKING PENALTIES SIGN													
SIGN SIZE	DIMENSIONS IN MILLIMETERS										MAR–GIN	BOR–DER	BLANK STD.
	C	D	E	F	G	H	J	K	L	M			
300X450	75	25C	25	50	75	61	58	90	101	117	10	10	B5–300450
THE RESERVED PARKING PENALTIES SIGN (R7–8B) SHALL BE INSTALLED AS PROVIDED IN SECTION 217.4 (C) OF TITLE 67 OF THE PA CODE (RELATING TO POSTING OF SUPPLEMENTAL SIGNS INDICATING MINIMUM AND MAXIMUM FINES FOR VIOLATORS.)													



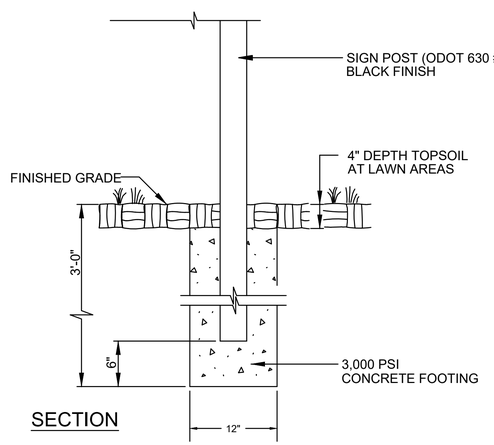
5 POLE MOUNTED ADA PARKING SIGN
NTS



1. CONSTRUCT SIGN IN ACCORDANCE WITH DOT SPECIFICATIONS.
2. SET POST IN 6" BOLLARD WHEN NOTED ON SITE PLAN.

STOP SIGN DETAIL
SCALE: N.T.S

6 PROPOSED STOP SIGN
NTS



7 PROPOSED SIGN POLE AND FOOTER
NTS

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

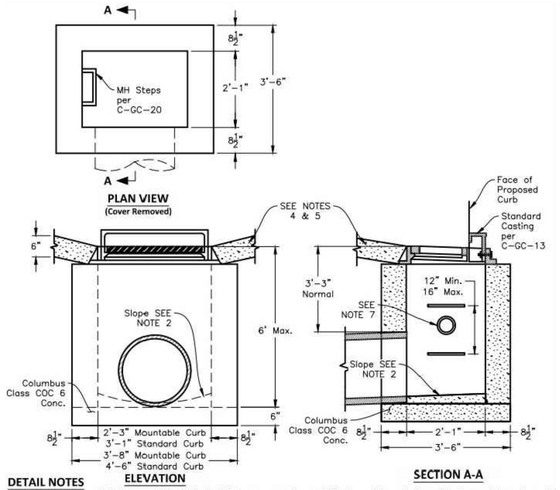
PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

GENERAL SITE DETAILS

C-703

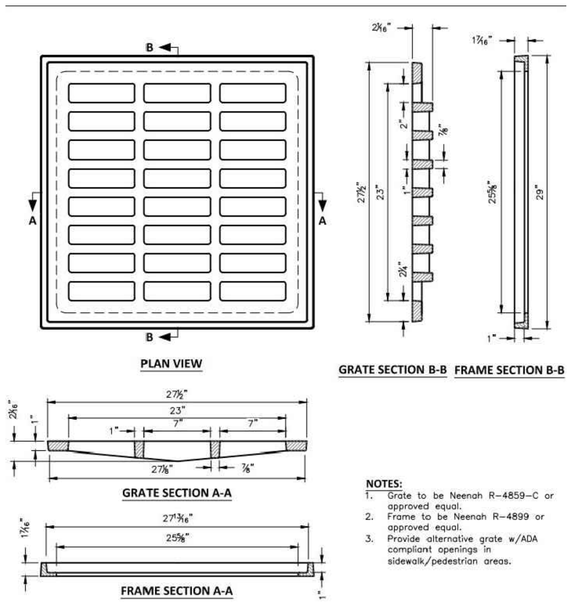
W:\Projects\2025\800-899\2500835\C-ADS\HTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.asmko, plotted 1/26/2026 12:41 PM



DETAIL NOTES

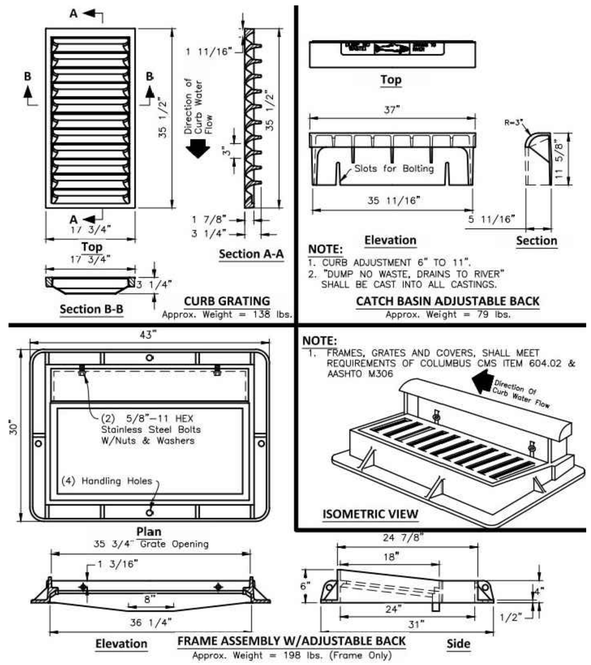
1. Precast walls shall have a Min. 6 inch thickness, and be sufficiently reinforced for shipping and handling. All concrete shall be Columbus Class COC 6 per Columbus CMS Item 499.
2. The inlet bottom shall be shaped to provide a minimum slope of 2 inches to outlet pipe. The cross sectional form and longitudinal slope shall be adapted to location of outlet pipe as directed.
3. Outlet pipe may be located in front or back and shall be directed towards center of inlet.
4. The existing gutter within the area around inlet where cut out, shall be replaced with Columbus Class COC 6 concrete or asphalt concrete paving as ordered.
5. Backfilling within proposed paved areas shall be in accordance w/CMSC Item 912 or as directed by the City.
6. Structures shall be cast in place concrete, Columbus Class COC 6, or precast concrete.
7. Place 6 inch curb drain stubs 30 inches below top of curb or as directed.
8. Maximum pipe diameters are 18 inches into side walls and 24 inches into front or back walls. No pipes shall enter through the corner of the structure.
9. Unless an exception is granted by the City, mountable curb is not approved for use in Grove City. This detail is provided for repairs or modifications in areas where mountable curb currently exists.

1 CURB AND GUTTER INLET (DWG C-GC-9)
NTS

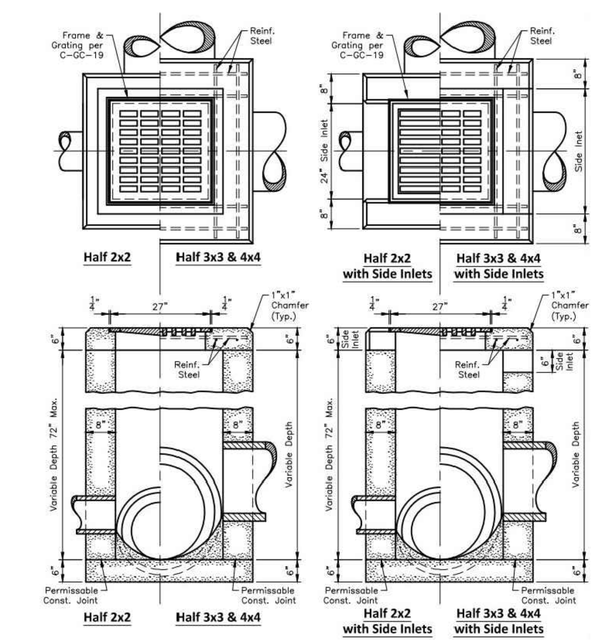


NOTES:
1. Grate to be Neenah R-4859-C or approved equal.
2. Frame to be Neenah R-4899 or approved equal.
3. Provide alternative grate w/ADA compliant openings in sidewalk/pedestrian areas.

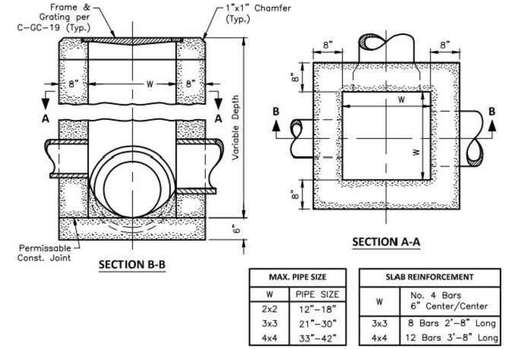
2 FRAME & GRATE COVER FOR DITCH AND SURFACE INLET (DWG C-GC-19)
NTS



3 CAST IRON FRAME AND GRATE FOR CURB AND GUTTER INLET (DWG C-GC-12)
NTS



4 STANDARD CATCH BASIN I (C-CG-4)
NTS



MAX. PIPE SIZE	
W	PIPE SIZE
2x2	12"–18"
3x3	21"–30"
4x4	33"–42"

SLAB REINFORCEMENT	
W	No. 4 Bars 6" Center/Center
3x3	8 Bars 2'–8" Long
4x4	12 Bars 3'–8" Long

DETAIL NOTES

1. WALLS: Cast-in-place units have a nominal thickness of 8 inches and minimum thickness of 6 inches. Precast walls shall have a minimum thickness of 6 inches and be reinforced sufficiently to permit shipping and handling without damage. Precast tops shall have a minimum 6 inch thickness.
2. CONCRETE: Cast-in-place concrete is to be Columbus Class COC 6. Precast concrete shall meet requirements of Columbus CMS Item 706.13 and be marked with catch basin number.
3. PRECAST BASE: If a precast base is used it shall be placed deep enough so that the top 6 inches can be adjusted to provide the grate elevation specified in plans or to allow positive drainage.
4. MINIMUM DEPTH: Minimum depth shall be the outside diameter (O.D.) of the outlet pipe plus 4 inches.
5. STEPS: Steps shall be provided where depth exceeds 4 feet and shall meet requirements of C-GC-20.
6. INLETS OVER 12 FEET DEEP: Precast or cast-in-place shall be reinforced with No. 4 bars on 12 inch centers vertically & 6 inch centers horizontally. Bars shall have 2 inch clearance from inside wall face.
7. REINFORCEMENT: Top reinforcing bars shall be No. 4 Bars on 6 inch centers. (see Slab Reinforcement Chart).
8. Flowline of a pipe discharging water into a catch basin shall be arranged whenever possible to have the top of such pipe to be at least as high as the top of the outlet pipe.

5 STANDARD CATCH BASIN II (DWG C-GC-4)
NTS

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

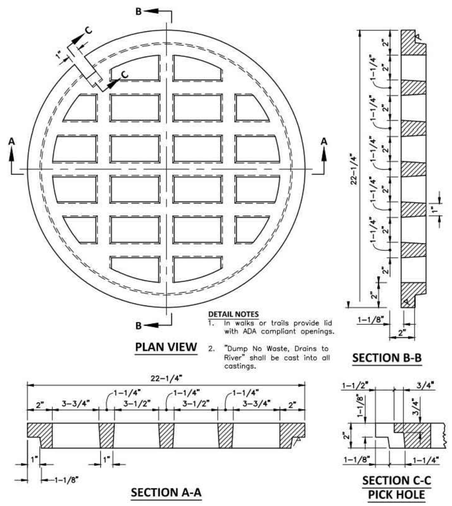
EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

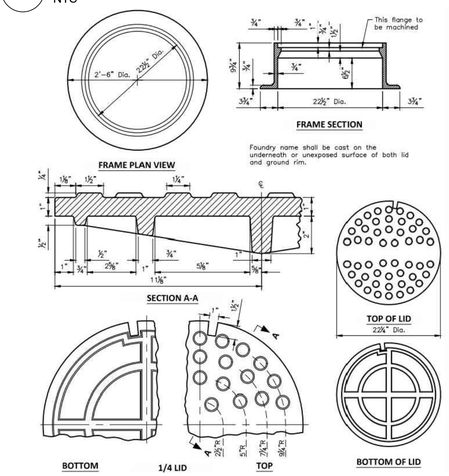
STORM DETAILS

C-704

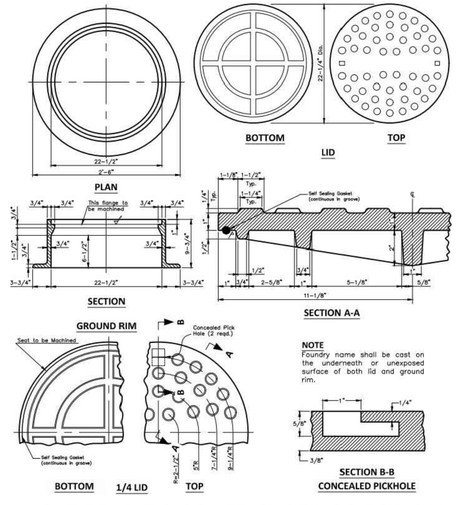
W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.sarsko, plotted 1/26/2026 12:42 PM



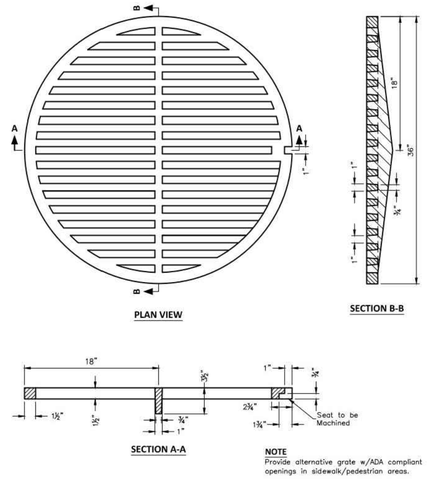
1 24" CASTING FOR GRATING MANHOLE LID (DWG C-CG-18)
NTS



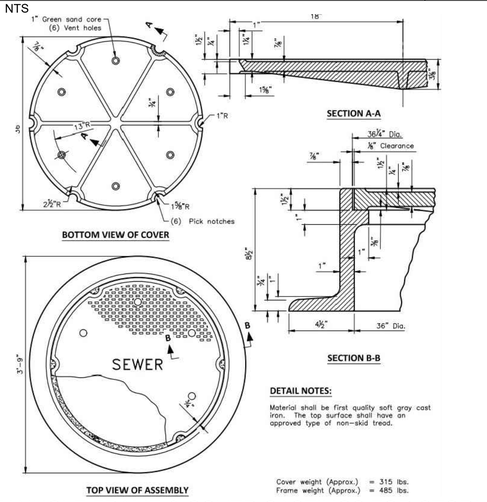
2 24" MANHOLE FRAME & COVER CASTINGS FOR STORM SEWERS (DWG C-GC-12)
NTS



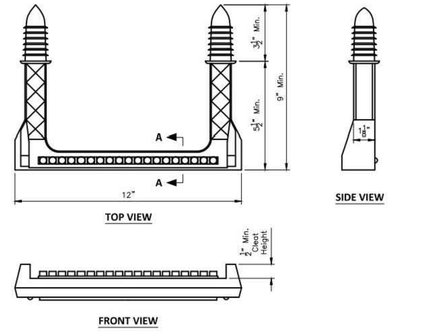
3 24" MANHOLE FRAME & COVER CASTINGS FOR SANITARY SEWERS (DWG C-GC-12)
NTS



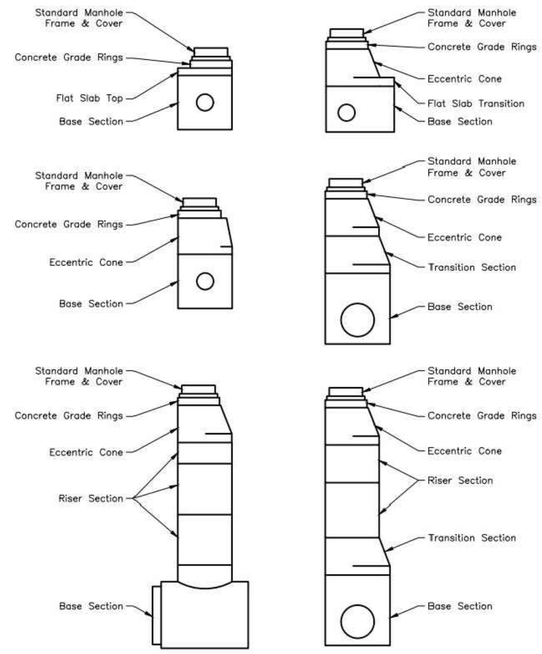
4 36" CASTING FOR GRATING MANHOLE LID (DWG C-CG-17)
NTS



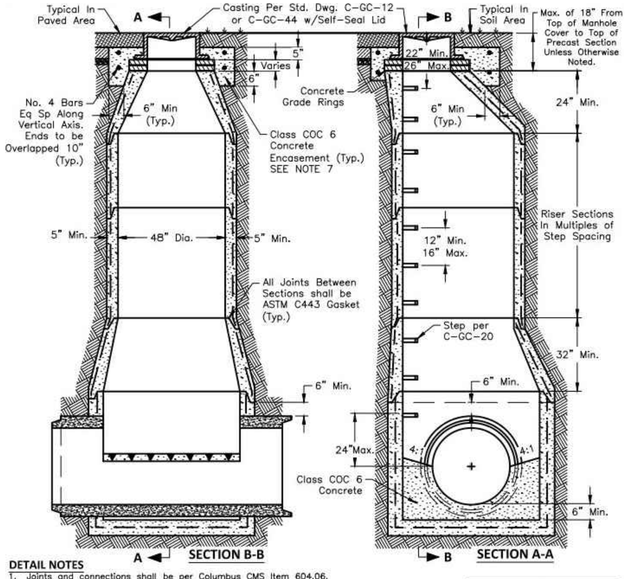
5 36" MANHOLE FRAME & COVER CASTINGS FOR STORM SEWERS (DWG C-GC-11)
NTS



6 MANHOLE STEP (DWG C-CG-20)
NTS



7 CONCRETE MANHOLE SIDE PROFILE (DWG C-CG-3)
NTS



MANHOLE BASE I.D. (INCHES)	MAXIMUM PIPE O.D. STRAIGHT PIPE (INCHES)	MAXIMUM PIPE O.D. RIGHT ANGLE (INCHES)
48	31	25
60	42	32
72	51	38
84	–	44
96	–	50

8 PRECAST CONCRETE MANHOLE (DWG C-GC-3)
NTS

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL.: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

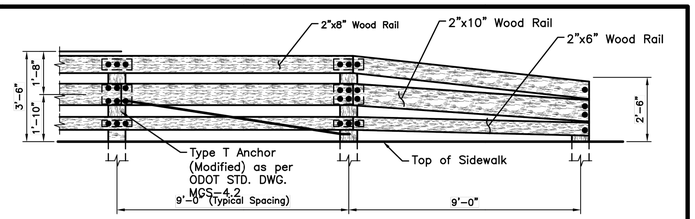
PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
566 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

STORM DETAILS

C-705

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by pieter.simko, plotted 1/26/2026 12:43 PM



DETAIL AT WOOD FENCE END FLARE

Approved By:

City Engineer, EMH&T Inc

City Service Director

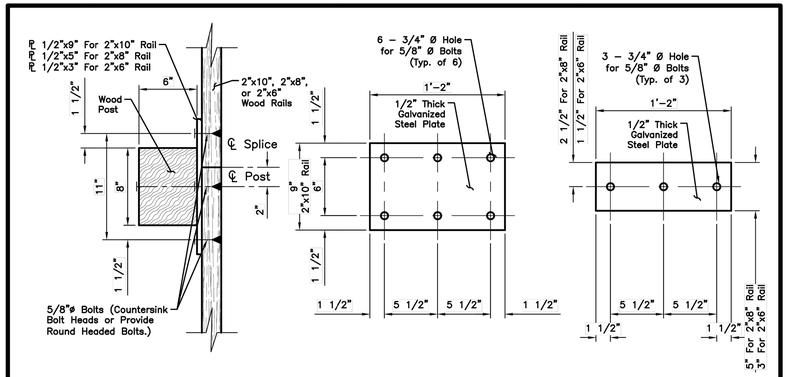
STANDARD DIMENSIONS FOR

TIMBER PEDESTRIAN FENCE

CITY OF GROVE CITY, OHIO

STANDARD CONSTRUCTION DRAWING

Revised	Sheet	Drawing No.
February 2016	1/4	C-GC-97



PLAN VIEW OF WOOD FENCE RAIL POST SPLICE DETAIL

WOOD FENCE CENTER RAIL SPLICE PLATE DETAIL

WOOD FENCE SECONDARY RAIL SPLICE PLATE DETAIL

Approved By:

City Engineer, EMH&T Inc

City Service Director

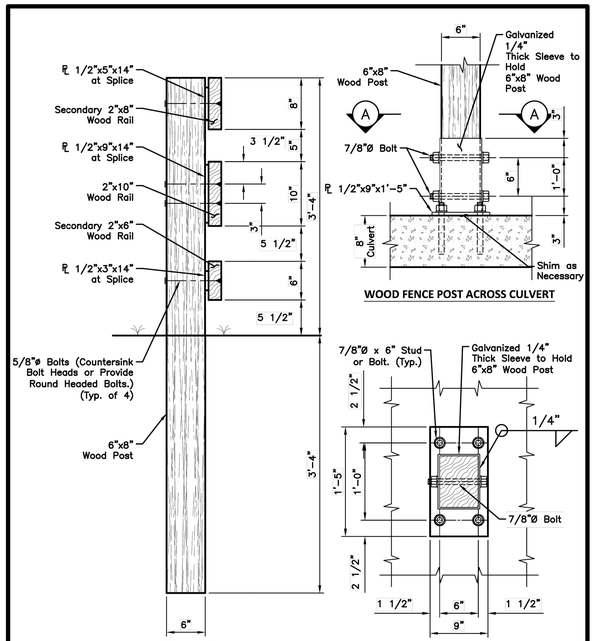
STANDARD DIMENSIONS FOR

TIMBER PEDESTRIAN FENCE

CITY OF GROVE CITY, OHIO

STANDARD CONSTRUCTION DRAWING

Revised	Sheet	Drawing No.
February 2016	2/4	C-GC-97



Approved By:

City Engineer, EMH&T Inc

City Service Director

STANDARD DIMENSIONS FOR

TIMBER PEDESTRIAN FENCE

CITY OF GROVE CITY, OHIO

STANDARD CONSTRUCTION DRAWING

Revised	Sheet	Drawing No.
February 2016	3/4	C-GC-97

NOTES:

1. Details provided on this drawing refer to the wood fence and the secondary wood pedestrian rails on the modified Steel–backed Timber Pedestrian Fence. For details of the modified Steel–backed Timber Pedestrian Fence, including but not limited to the timber post, 6 inch x 10 inch timber rail, hardware, material and installation refer to FHWA standard drawings 617–60, 617–61 and 617–63.

2. Upon completion of construction and when dry, 2 coats of a water repellant stain/sealer for wood shall be applied to all exposed wood surfaces. Water Repellant shall be Behr DECKplus Solid Color Waterproofing Wood Stain No. 213 Deep Base or approved equal.

3. This detail shall not be used as a substitute for guardrail and/or in areas where guardrail is required by Federal Highway Administration and/or Ohio Department of Transportation Specifications and guidelines.

4. WOOD FENCE AND SECONDARY RAILING ON TIMBER PEDESTRIAN FENCE
   Horizontal wood railing and 8 inch x 6 inch wood fence posts shall be nominal sizes. all wood for fence and secondary railing components shall be pressure treated southern yellow pine #1 grade.

   When field cutting wood, treat the exposed cut surface with bituminous asphalt based roof cement, copper naphthenate paste, or approved preservation system.

5. MATERIALS
   Wood railing shall conform to ODOT specification 710.14 and 712.06. Wood components reclaimed from use in another application shall not be permitted. Wood components that meet material specifications listed but have been in storage for more than one year will also not be allowed. Wood components that meet material specifications listed but are subsequently sawn down to meet plan component cross section dimensions shall be pressure treated again after resizing and prior to placement as shown on the plans.

   All steel plate shall conform to ASTM–A572 with minimum yield strength of 50 ksi. All steel components shall be galvanized in accordance with ASTM–A123 or ASTM–153 and rated for corrosion protection for use in ACQ treated lumber. All anchor bolts, nuts, washers and studs for the wood fence shall conform the the physical properties of ASTM–A325 except that elongation shall be 10%. The chemical properties are waived. All anchor bolts, nuts, washers and studs for the Steel–Backed Reinforced Fence, including those in the secondary rail, shall be weathering steel and conform to the specifications noted in the FHWA Standard Drawing 617–60.

6. WOOD COMPONENT PREVENTATIVE MAINTENANCE
   For long term durability it is strongly recommended that the owner periodically re–apply the water repellant sealer listed in note 2 to all exposed wood surfaces. The frequency of maintenance will be dependent on sound judgement in conjunction with the manufacturer's instructions and recommendations of the selected sealer.

Approved By:

City Engineer, EMH&T Inc

City Service Director

STANDARD DIMENSIONS FOR

TIMBER PEDESTRIAN FENCE

CITY OF GROVE CITY, OHIO

STANDARD CONSTRUCTION DRAWING

Revised	Sheet	Drawing No.
February 2016	4/4	C-GC-97

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FOR SUBMISSION #2
4	12/26/2025		GROVE CITY FOR SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

EVERGREEN REAL ESTATE GROUP

556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

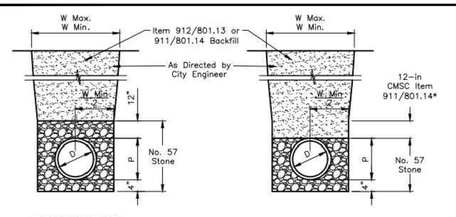
GREEN OAKS OF GROVE CITY

4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

GENERAL SITE DETAILS

C-706

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.simko, plotted 1/26/2026 12:44 PM



' No. 57 Stone may be substituted without additional compensation

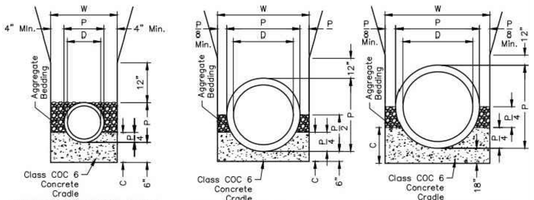
D = Inside Pipe Diameter
P = Outside Pipe Diameter

1 TYPICAL TRENCH SECTIONS WITH TYPE I BEDDING (DWG C-CG-26)

NTS

All requirements for trench construction, backfill, bedding and pavement replacement, noted on the standard drawing for Type I Bedding, (C-GC-26), shall apply for Type II Bedding except as modified by the following requirements.

Type II Bedding consists of concrete cradle, plain or reinforced, concrete backing, or concrete encasement, including aggregate bedding as applicable.
Concrete Backing extends to the conduit spring line, Encasement to the top of the conduit.



Conduit D"	Min. P"	Min. W"	Min. C"	Conc. Cradle Cu.Yd.Per Lin. Ft.	Granular Bedding Cu.Yd.Per Lin. Ft.
6	7 7/16	15 7/16	22 7/16	.029	.039
8	9 1/2	17 7/8	24 7/8	.035	.052
10	12	20	9	.041	.053
12	14 5/16	22 5/8	9 3/4	.047	.067
14	16 5/8	24 1/2	10 1/4	.054	.081
15	17 5/8	25 1/2	10 3/4	.057	.081
16	19	27	10 3/4	.060	.098
18	23	31	11 3/4	.073	.112
20	25 1/4	33 1/4	12 5/8	.080	.130
21	26 3/4	34 1/2	12 3/8	.084	.127
24	30	38	13 1/2	.096	.142

Conduit D"	Min. P"	Min. W"	Min. C"	Conc. Cradle Cu.Yd.Per Lin. Ft.	Granular Bedding Cu.Yd.Per Lin. Ft.
27	33 1/2	41 1/8	15 1/4	.119	.020
30	37	46 1/4	16 1/2	.145	.024
33	40 1/2	50 3/8	18 3/8	.174	.029
36	44	55	20	.206	.034
42	51	63 3/4	23 1/4	.279	.046
48	58	72 1/2	26 1/2	.361	.059
54	65	81 1/4	29 1/2	.455	.074
60	72	90	33	.559	.091

Conduit D"	Min. P"	Min. W"	Min. C"	Conc. Cradle Cu.Yd.Per Lin. Ft.	Granular Bedding Cu.Yd.Per Lin. Ft.
66	73	91 1/2	36 1/2	.640	.094
72	86	107 1/2	39 1/2	.800	.130
78	93	116 1/4	41 1/2	.892	.152
84	100	125	43	.988	.176
90	107	133 3/4	44 3/4	1.087	.201

3 TYPICAL TRENCH SECTIONS WITH TYPE II BEDDING (DWG C-CG-27)

NTS

TYPICAL TRENCH - NOTES

All item numbers shown refer to City of Columbus Construction and Material Specifications (CMSC) Item numbers.

Items 801.13 and 801.14 backfill shall be used with waterline installation. All other conduit installation shall use Items 911 and 912 backfill.

912 and 801.13 Backfill shall be granular material, conforming to Item 304 as directed by the Engineer compacted as stipulated in the respective CMSC Items. In all cases granular material shall be used around all manholes, structures and cleanouts.

911 and 801.14 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. Placed per the respective CMSC Items.

Aggregate for bedding is No. 57, Item 703.

The excavated trench width twelve inches (12 inches) above the conduit may be increased without extra compensation.

Trench dams shall be constructed on all sanitary sewers in accordance with Item 901.11.

DIMENSIONS – INCHES			
CONDUIT D	P	Min. W	Max. W
6	7–7/16	30	48
8	9–3/4	30	48
10	12	30	48
12	14–5/16	32	48
15	17–13/16	36	50
16	19	38	52
18	23	40	53
20	25–1/4	42	56
21	26–1/2	44	57

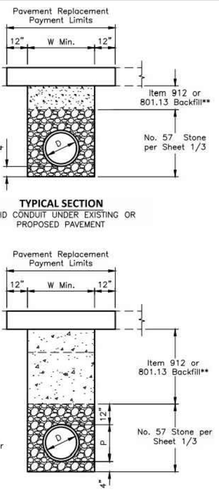
CONDUIT D	P	Min. W	Max. W
24	30	48	60
27	33–1/2	52	64
30	37	57	67
33	40–1/2	61	71
36	44	64	74
42	51	71	81
48	58	78	88
54	65	87	95
60	72	96	102

CONDUIT D	P	Min. W	Max. W
66	79	105	127
72	86	116	134
78	92	123	141
84	101	130	148
90	106	136	155
96	113	143	162
102	119	151	169
108	126	160	176

D = Inside Pipe Diameter
P = Outside Pipe Diameter

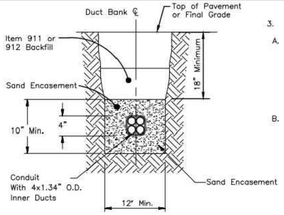
2 TYPICAL TRENCH SECTIONS WITH TYPE I BEDDING NOTES (DWG C-GC-26)

NTS



** Low–Strength Mortar Backfill (LSMB), Type 2 or 3 per CMSC Item 613 (structure to structure) shall be substituted for CMSC Item 912/801.13 Backfill when under existing pavement, or otherwise with approval of or at the direction of the City.

D = Inside Pipe Diameter
P = Outside Pipe Diameter



MULTICELL CONDUIT (WITH 4 - 1.34" O.D. INNER DUCTS) DETAIL

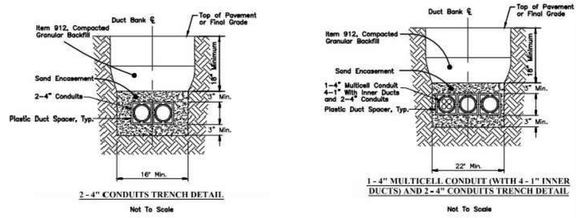
Not To Scale

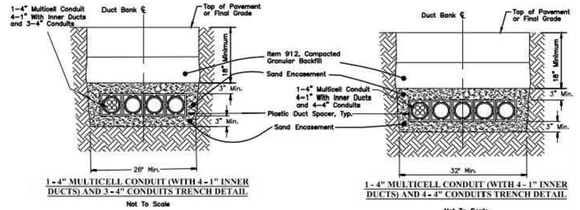
DETAIL NOTES

1. Multicell Conduit: (Futurepath 4–Way or Approved Equal)
   - A. A 1/4 inch nylon rope shall be installed in each inner duct (used or unused), for future cable installation. Inner ducts color scheme shall be: blue, orange, green, and brown. To ensure correct conduit is used between structures.
   - B. A 20 AWG, stranded copper, polyester or cross linked polyethylene (XLPE) insulated tracing wire shall be installed in the duct. The tracing wire shall be continuously run between pull boxes (absolutely no splices except in a pull box). The wire shall be tagged as "TRACING WIRE", coiled (3 feet in length) and left disconnected at each end (open circuit).
   - C. In changes of alignment, the largest possible radius shall be utilized to accomplish bends. In no case shall the minimum radius be less than 4 feet.
2. Materials:
   - A. Couplings–The couplings shall be of the same material as the conduit and shall be glued sufficiently tight to prevent silt or concrete from entering the conduit.
   - B. Spacers–The spacers shall be plastic base and intermediate type for PVC conduit.
3. Installation:
   - A. The profile between structures shall be set so that the conduits are level or sloped to the next structure. where conduits enter a structure at a lower level than the approaching profile of the conduit, the conduit shall be sloped down to the structure at a rate not–to–exceed 5 percent.
   - B. The trench shall be excavated so that any curve radius will be as large as possible (36 foot min. radius). The trench shall be excavated no wider than necessary to accommodate the conduit and concrete encasement as shown on the details. The bottom of the trench shall be undisturbed, tamped, and relatively smooth earth, trenches which have been excavated too deep at any point are to be partially refilled and tamped solid.
   - C. Minimum clearance with utilities shall be coordinated with the utility owners.
   - D. The conduit runs shall be as straight as possible. Schedule 40 electric rated, 5–degree angle couplings or combinations of 5–degree angle couplings with straight sections of conduit are recommended to negotiate curves. No field bends.
   - E. Precast plastic base and intermediate spacers shall be placed at 5 foot intervals that shall separate the conduits a minimum of 2 inches apart and provide a 3 inch minimum outside encasement. Burrs on the ends of the conduit, as the result of sawing, must be removed prior to completing a joint. Surfaces to be joined shall be clean and free from dirt, foreign materials, and moisture. The joints shall be sealed with proper cement specified by the conduit manufacturer. The conduits shall be glued together with proper cement so as to securely hold the conduits in place. Where the conduits enter the manhole, bell ends shall be installed for smooth connection to the interior of the manhole. The open ends of the conduits shall be closed with tight fitting plugs to prevent mud or other foreign material from getting into the conduit, after the conduit is placed, it shall be protected before the concrete is poured.
   - F. A 1/2 inch p–line shall be installed in all conduit.

4 COMMUNICATION DUCT BANK I (DWG C-CG-100)

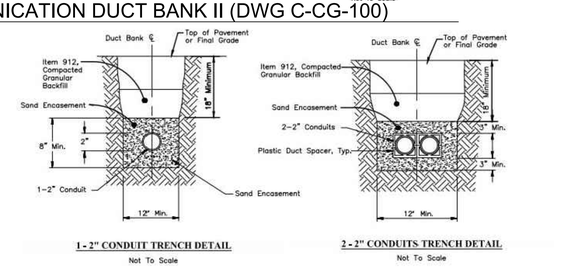
NTS

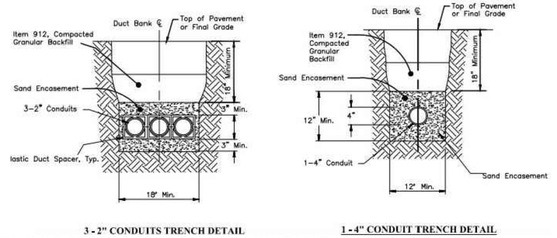




5 COMMUNICATION DUCT BANK II (DWG C-CG-100)

NTS

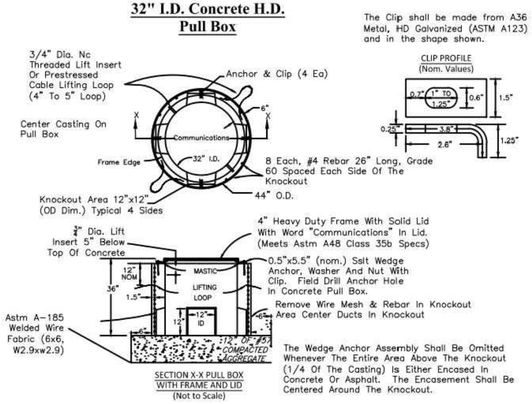




6 COMMUNICATION DUCT BANK III (DWG C-CG-100)

NTS

32" I.D. Concrete H.D. Pull Box



The Clip shall be made from A36 Metal, HD Galvanized (ASTM A123) and in the shape shown.

One coat of hydrazo enviroseal 40, rainstopper 140 or chemtrete bsm40 shall be applied to the inside & outside of the pull box. Concrete shall have air entrapment of 6% ± 2% and shall have 4000 psi strength at 28 days. Lid ring load transfer is to be distributed by use of a preformed mastic joint material. Concrete materials shall meet ODOT specifications. standard placement for wire mesh & rebar shall be used. Cut off conduits so they extend no more than three inches beyond the inside pull box wall. Pull box bearing capacity to exceed 40,000# after the conduits have been installed, any opening in the pull box wall shall be totally filled with mortar or concrete and finished flush with the inside pull box wall. (No voids) Only when specified, conduit entering the pull box other than through a knockout shall have the concrete sawn or core drilled.

Enlarging the knockout area if required shall be done by saw cutting the concrete. No other method is allowed. Contractor shall replace the concrete housing if damaged at his expense. A pull line (polyolefin, #14 cu wire or nylon rope) shall be installed in each conduit (used or unused) and shall be securely fastened at both conduit ends. All unused conduits shall be capped and the caps secured to the conduit with tape. Any conduit that exits a pull box, contains cable and directly enters any electronic cabinet, shall be foam sealed in the pull box.

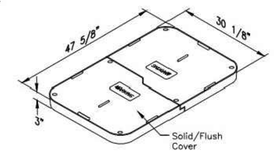
R–5900–H is an acceptable substitute

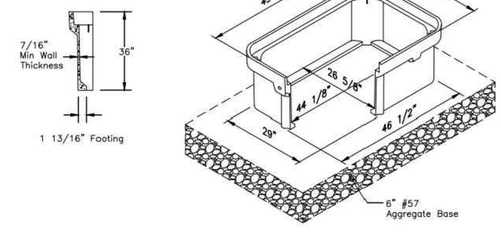
7 COMMUNICATION DUCT BANK - PULL BOX I (DWG C-CG-101)

NTS

30"x 48" Polymer Pull Box

1. Pull Box Shall be Tier 22 Polymer Concrete w/Stainless Steel Fasteners and a Slip Resistant Cover Conforming to ANSI/SCTE–77.
2. Pull Box Shall be Installed on a 6–in Thick Level, Compacted No. 57 Stone Base.





8 COMMUNICATION DUCT BANK - PULL BOX II (DWG C-CG-101)

NTS

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION #2
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL. 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:

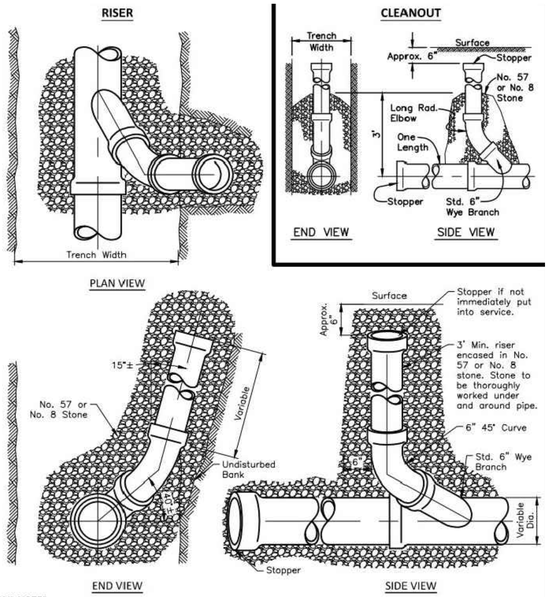
EVERGREEN REAL ESTATE GROUP
566 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

UTILITY DETAILS

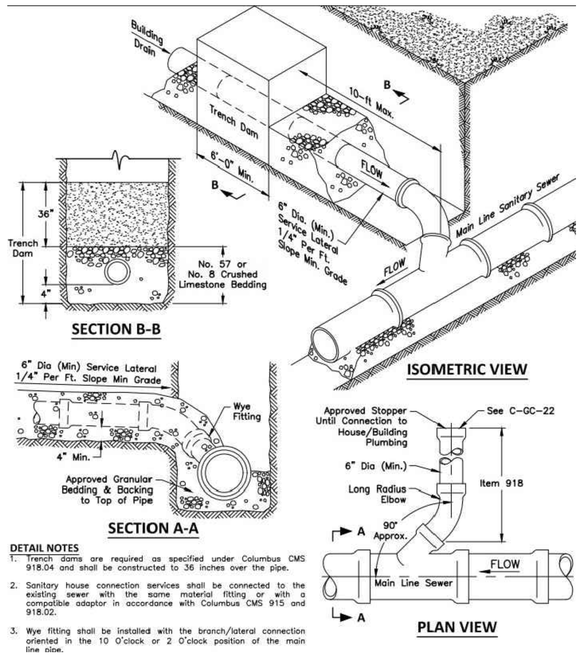
C-707

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-700_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.simko, plotted 1/26/2026 12:45 PM



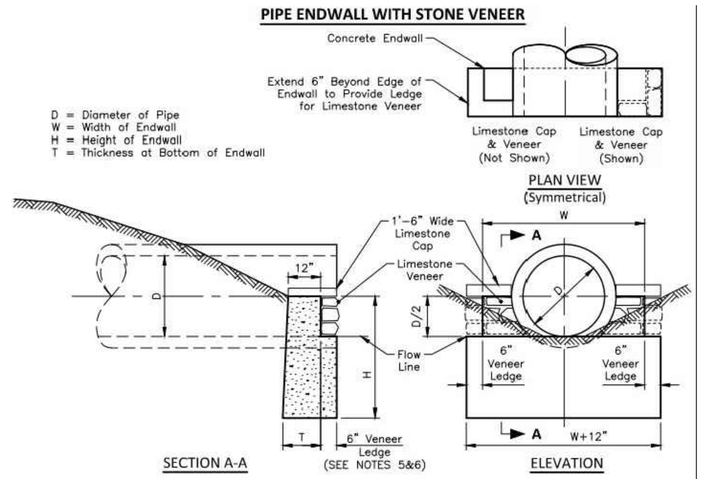
DETAIL NOTES
Risers shall be installed, when the depth exceeds 10 feet, from the lateral sewer fitting to a point 9 feet (±1 foot) below existing or proposed surface elevation, whichever is higher, unless otherwise indicated on approved sewer plan. Riser extensions shall be a minimum of 3 feet in length.

1 TYPICAL RISER AND CLEANOUT (DWG C-CG-22)
NTS



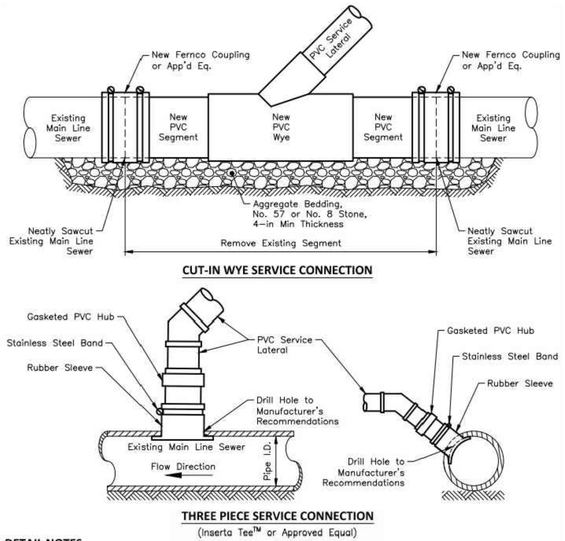
DETAIL NOTES
1. Trench dams are required as specified under Columbus CMS 918.04 and shall be constructed to 36 inches over the pipe.
2. Sanitary house connection services shall be connected to the existing sewer with the same material fitting or with a compatible adaptor in accordance with Columbus CMS 915 and 918.02.
3. Wye fitting shall be installed with the branch/lateral connection oriented in the 10 O'clock or 2 O'clock position of the main line pipe.

3 TYPICAL SANITARY SERVICE CONNECTION AND RISER I
NTS (DWG C-GC-37)



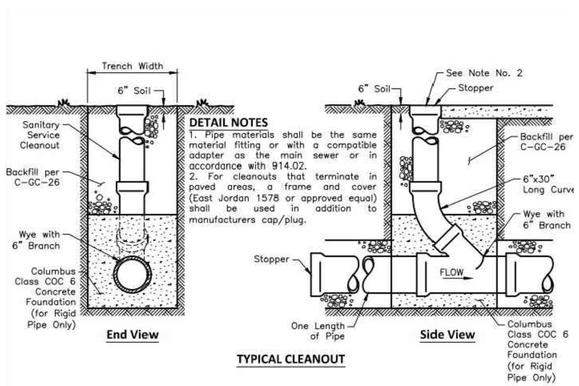
Note: All pipes terminating at a headwall or endwall must be concrete pipe from the headwall or endwall to the next upstream structure.

5 PIPE ENDWALL (DWG C-CG-23)
NTS



DETAIL NOTES
1. New 6 inch sanitary laterals on existing sewer pipes shall be installed according to one of the options shown above.
2. Core hole for the 3-piece service connection option shall be made according to the manufacturer's requirements. No pipe chipping or breaking is permitted.
3. The connections shall be water-tight and made using rubber sleeves and stainless steel bands.
4. For the cut-in wye option, a minimum 4 inch granular bedding consisting of No. 8 or No. 57 aggregate shall be installed around the new service wye.
5. The flowline and grade of the existing main line sewer shall be maintained and unobstructed at all times.
6. If the house connection is not made immediately after installation of the wye a stopper must be installed.

2 SERVICE CONNECTION FOR EX. SANITARY SEWER PIPE
NTS (DWG C-GC-30)



DETAIL NOTES
1. When a wye branch is not available in the main line sewer, the main line may be tapped as shown in standard drawing G-GC-30 or as approved by the City Engineer.
2. No tap shall be made into any sanitary sewer until all permits have been obtained, all legal fees paid, and the service department notified three days prior to beginning work.
3. The Contractor shall place a bedding cut off trench dam of native clay or impervious soil across and along the trench at a point 10 feet upstream from the main line sewer wye, tee or saddle to retard and resist the movement of groundwater through the trench granular bedding or backfill material. The trench dams shall be carefully compacted and shall be 6 feet in thickness, as measured along the service centerline and shall be constructed against the undisturbed trench sides from the bottom of the trench to a limit of 36 inches over the top of the pipe.
4. For bedding material see standard drawings C-GC-26 and C-GC-27.

4 TYPICAL SANITARY SERVICE CONNECTION AND RISER II
NTS (DWG C-GC-37)

DETAIL NOTES:
1. Stone Facing shall be an all exposed surfaces of the outlet structures, unless an exception is granted by the City.
2. Stone is to be North Shore Bluff Limestone. Other alternate to Stone Facing, manufactured stone veneer, Ohio Tan by Dutch Stone Veneer may be used. Selections must be approved by the City Service Director.
3. ½ inch maximum dry laid look joints hold mortar back 3 inch minimum.
4. Vary thickness of adjacent horizontal stone courses. Whenever possible lay large chunks and fill in around with thinner stones.
5. Pipe end shall be flush with the 6 inch veneer ledge.
6. Concrete quantities presented in the table are for the endwall only.

D = Diameter of Pipe
W = Width of Endwall
H = Height of Endwall
T = Thickness at Bottom of Endwall

ENDWALL FOR CONCRETE PIPE					
D	W	H	T	Concrete Cu. Yds. without Stone Veneer	Concrete Cu. Yds. with Stone Veneer
12"	2'-0"	3'-0"	12"	0.20	0.38
15"	2'-6"	3'-2"	12"	0.25	0.46
18"	3'-0"	3'-3"	12"	0.31	0.44
21"	3'-6"	3'-4"	12"	0.37	0.62
24"	4-0"	3'-6"	12"	0.43	0.70
27"	4'-6"	3'-8"	12"	0.49	0.72
30"	5'-0"	3'-9"	12"	0.56	0.78
33"	5'-6"	3'-10"	12"	0.62	0.96
36"	6'-0"	4'-0"	12"	0.69	1.06
39"	6'-6"	4'-2"	12"	0.77	1.17
42"	7'-0"	4'-3"	12"	0.84	1.26
48"	8'-0"	4'-6"	14"	1.09	1.56
54"	9'-3"	4'-9"	14"	1.32	1.90
60"	10'-6"	5'-6"	16"	1.93	2.53

6 PIPE ENDWALL NOTES (DWG C-CG-23)
NTS

NO.	DATE	BY	DESCRIPTION
1	09/05/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION #2
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

UTILITY DETAILS

C-708

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-708_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.samko, plotted 1/26/2026 12:45 PM

L-7601.Dwg Revision Date: 5/12/22

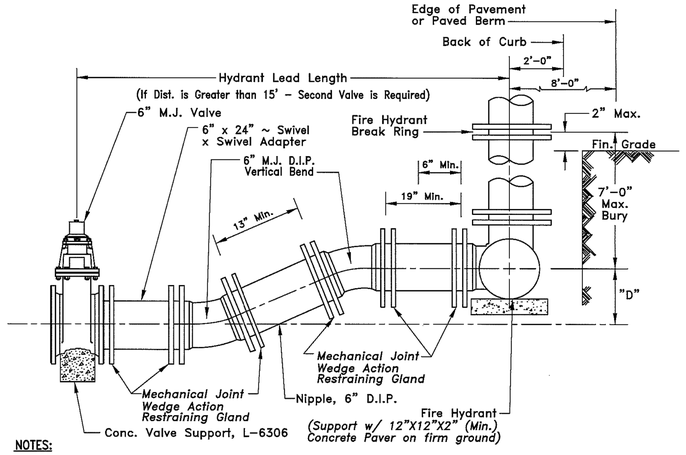
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF WATER

APPROVED: _____ DATE: 7/6/22
ADMINISTRATOR

STANDARD DETAIL

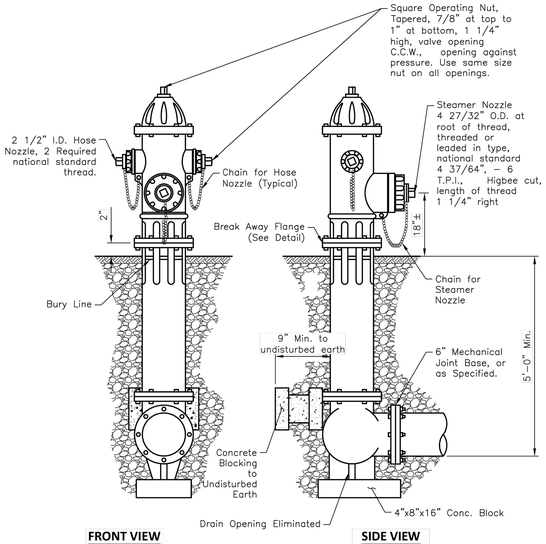
TYPICAL HYDRANT SETTING
(TO ELIMINATE EXCESSIVE BURY)

L-7601



NOTES:

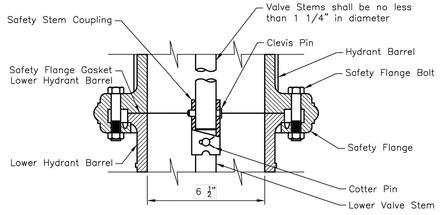
1. Vertical Bends Shall Be 11 1/4°, 22 1/2° or 45°
2. Where "D" is 18" or Less, a Mechanical Joint Ductile Iron Offset may be used in lieu of the two Vertical Bends and the Inclined Nipple, as Approved by the Engineer.
3. Fire Hydrants shall be set a minimum of 6' from Residential Driveway Openings, and 10' from Commercial Driveway Openings.
4. All Bends are to be Included in the Cost of Item 801.
5. No Hydrant Extensions Will be Permitted without Prior Approval from DOW.
6. Wedge Type Bell Restraint Harness to be used if Joint is needed in Hydrant Lead.



FRONT VIEW **SIDE VIEW**

Backfill shall consist of granular material conforming to Item 304 or other approved suitable material, power tamped in layers not exceeding 4 inches in thickness, loose measurement. This granular backfill shall extend from the bottom of the pit or trench to 6 inches below the existing or proposed surface of the surrounding area. The cost of furnishing and placing this backfill shall be included in the price bid for each fire hydrant. All fire hydrants shall be installed with concrete blocking against undisturbed earth.

Approved By: City Engineer, EMH&T Inc / City Service Director	STANDARD DIMENSIONS FOR STANDARD FIRE HYDRANT DETAIL	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	
		Revised: January 2024	Sheet: 1/3
			Drawing No.: C-GC-31



BREAK FLANGE & SAFETY COUPLING SECTION

FIRE HYDRANT NOTES:

Type of hydrant: The hydrant shall be the post type traffic model made of cast iron as shown hereon. It shall have a breaking connection that prevents loss of water when the upper and lower sections are separated by a smashing impact. The hydrant shall be of the compression type with the valve opening in a counter-clockwise direction against the pressure and closing with the pressure. The valve end of the stem or valve rod shall be so constructed as to eliminate contact of dissimilar metals in the presence of moisture.

The stem or valve rod shall be constructed in one continuous length from the valve to the breaking coupling or to the bottom of the extension piece where extensions are required. The stem or valve rod between the valve and operating nut shall be made of stainless steel and have a 1-¾ inch minimum diameter after machining. The breaking coupling shall fit over the valve rod and be located at the proper point to conform to the breaking connection in the standpipe. All bolting below grade shall be stainless steel.

The barrel shall have an area of not less than 120 percent of the valve opening. The type of valve shall be rubber with the diameter of the port in the seal ring being a minimum of 4-¾ inches.

All interior working parts of the hydrant including valve and valve seat shall be such that they can be removed through the top of the standpipe without excavation. The upper section of the standpipe above the ground line shall be adjustable so that the nozzles can be rotated to any desired position. All drip or drain openings shall be eliminated or plugged with a threaded, properly sized plug of the same material as the hydrant casting. The hydrants shall be equipped with rubber-faced valves. The hydrant shall be rated for a pressure of 250 p.s.i. All lubrication shall be accomplished by using NSF/FDA food grade grease.

Reference Specifications:
All fire hydrants shall conform with the latest American Water Works Association Standards, C-502 and the requirements of the City of Grove City and the Jackson Township Fire Department as enumerated herein. All specifications shall refer to the latest effective editions.

Approvals and Certifications:
The following hydrants have been approved for use:
Clow - "Eddy"
American Darling - "Mark 73"
Mueller - "Super Centurion"

(Fire Hydrant Notes Continued to Sheet 3)

Approved By: City Engineer, EMH&T Inc / City Service Director	STANDARD DIMENSIONS FOR STANDARD FIRE HYDRANT DETAIL	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	
		Revised: January 2024	Sheet: 2/3
			Drawing No.: C-GC-31

(Fire Hydrant Notes Continued from Sheet 2)

The approved hydrants listed above must conform to all the requirements contained herein. "Stock" models will not be accepted.

Alternative "equals" to the hydrants listed above will be considered. The manufacturer shall submit supporting data to the City for review and consideration.

Any fire hydrants, delivered to a project within the City or to the City, which fail to conform to the approved information on file with the City, shall be rejected.

With each delivery shipment of fire hydrants, the hydrant manufacturer shall certify that the hydrants conform to the information approved and on file with the City. The certificate shall include the model or identification numbers of the hydrants being delivered and approval date of the information on file with the City. The documentation does not constitute approval or final acceptance of the specific hydrants delivered.

Inspection:
Prior to installation, all fire hydrants shall be inspected by the City Engineer or a City representative and by the Chief of the Jackson Township Fire Department or a Fire Department representative. The hydrants shall receive either a conditional acceptance or a rejection. Conditional acceptance shall mean that the hydrants may be installed.

Upon installation, each hydrant shall be tested for operation and leaks with a member of the Jackson Township Fire Department present during the test, and shall receive either operational acceptance or a rejection.

The City reserves the right to reject any and all fire hydrants found to be in non-compliance with any of the requirements stated herein at any time during the acceptance, or above described approval, process. Any fire hydrants which are rejected and which cannot be brought into compliance with the requirements as stated herein shall be removed from the project site, storage site, or the work site at no expense to the City.

The final field acceptance shall govern over any document approval and shall be based on all the work being completed; including installation, testing, operation and painting.

Installation:
The fire hydrant shall be installed as specified herein and in accordance with the City of Grove City Standard Drawing No. C-GC-32, the City of Columbus Standard Water Drawings No. L-6637, Type A Setting, No. L-6409, Type B Setting, or as specified by the City Engineer.

The base section of all fire hydrants shall be set to an elevation which will be correct for the proposed grade of the street. The elevation of the top barrel section shall be set so that the grade line of the hydrant is at the established or proposed finished grade, as indicated on the construction drawings, through the installation of hydrant extension sections, as needed.

The hydrant nozzles shall be turned as directed by the engineer or his representative.

Painting:
Final paint color shall be two coats of Sherwin Williams Industrial Enamel Alkyd Coating Safety Yellow B54Y37 or equivalent. Prior to painting, samples shall be submitted to the Jackson Township Fire Department for approval. After operational acceptance, all hydrant surfaces above the ground line shall be cleaned, washed, and wire brushed, and all surfaces or spots that require touching up shall have one coat of primer paint applied. When all the surfaces have been primed and are dry, then all hydrant surfaces shall receive two (2) coats of the approved enamel.

Materials and Workmanship:
All machined parts shall be true to gauge so that they will be interchangeable between hydrants of the same make and size.

When required, non-adjustable hydrant wrenches, properly sized to the specified operating nut dimensions and fabricated by the hydrant manufacturer, shall be supplied.

Approved By: City Engineer, EMH&T Inc / City Service Director	STANDARD DIMENSIONS FOR STANDARD FIRE HYDRANT DETAIL	CITY OF GROVE CITY, OHIO	
		STANDARD CONSTRUCTION DRAWING	
		Revised: January 2024	Sheet: 3/3
			Drawing No.: C-GC-31

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY FOP SUBMISSION
4	12/26/2025		GROVE CITY FOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL.: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
566 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

UTILITY DETAILS

C-709

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-C-710_Site Details.dwg Last saved 1/26/2026 9:48 AM by peter.zarnko, plotted 1/26/2026 12:46 PM

LEGEND

PR DECIDUOUS TREE

PR SOD HATCH

PR ORNAMENTAL TREE

PR EVERGREEN TREE

PR DECIDUOUS FLOWERING SHRUB

PR EVERGREEN SHRUB

PR ORNAMENTAL GRASS

PR PERENNIAL

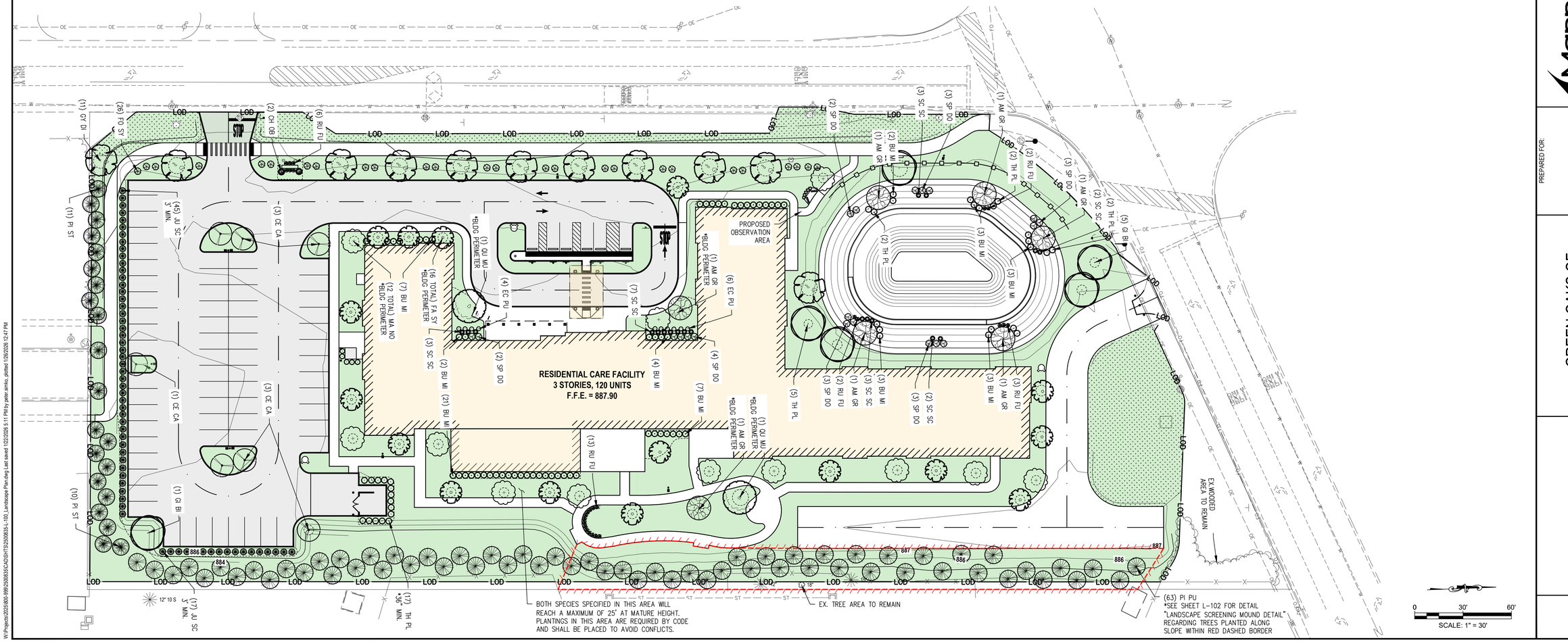
EXISTING TREE/WOODED AREA TO REMAIN

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE	
GY DI	11	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	KENTUCKY COFFEE TREE 'ESPRESSO'	2" CALIPER	B&B	DECIDUOUS TREE	
GI BI	6	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO	2" CALIPER	B&B	DECIDUOUS TREE	
FA SY	16	FAGUS SYLVACTICA 'DAWYCK PURPLE'	'DAWYCK PURPLE' EUROPEAN BEECH	2" CALIPER	B&B	DECIDUOUS TREE	
QU MU	2	QUERCUS MUEHLENGERGII	CHINQUAPIN OAK	2.5" CALIPER	B&B	DECIDUOUS TREE	
PI PU	63	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' MINIMUM	B&B	EVERGREEN TREE	
PI BA	21	PINUS STROBUS	WHITE PINE	6' MINIMUM	B&B	EVERGREEN TREE	
AM GR	14	AMELANCHIER GRANDIFOLIA	MULTISTEM SERVICEBERRY 'AUTUMN BRILLIANCE'	6' HEIGHT	CONTAINER	ORNAMENTAL TREE	*NOTE: 6' MIN. HEIGHT AT INSTALLATION
MA NO	12	MAGNOLIA 'HOT FLASH'	'HOT FLASH' MAGNOLIA	2" CALIPER	CONTAINER	ORNAMENTAL TREE	
JU SC	62	JUNIPERUS SCOPULORUM 'MOONGLOW'	ROCKY MOUNTAIN JUNIPER 'MOONGLOW'	SEE NOTE	CONTAINER	EVERGREEN SHRUB	
BU MI	69	BUXUS MICROPHYLLA VAR. JAPONICA	JAPANESE BOXWOOD 'GREEN BEAUTY'	2' MINIMUM	CONTAINER	EVERGREEN SHRUB	*NOTE: 3' MIN. AT TIME OF PLANTING USED IN PARKING SCREENING, 2' MINIMUM ELSEWHERE
TH PL	31	THUJA PLICATA 'FLUFFY'	'FLUFFY' WESTERN ABROBORVITAE	SEE NOTE	CONTAINER	EVERGREEN SHRUB	
CH OB	2	CHAMAECYPARIS OBTUSE 'PYGMAEA'	'PYGMAEA' HINOKI CYPRUS	2' MINIMUM	CONTAINER	EVERGREEN SHRUB	*NOTE: 36" MIN. AT DUMPSTER ENCLOSURE, 2' MINIMUM ELSEWHERE
FO SY	26	FORSYTHIA 'NORTHERN GOLD'	'NORTHERN GOLD' FORSYTHIA	2' MINIMUM	CONTAINER	DECIDUOUS SHRUB	
SP DO	20	SPIREA DOUGLASII	WESTERN SPIREA	2' MINIMUM	CONTAINER	DECIDUOUS SHRUB	
EC PU	10	ECHINACEA PURPUREA 'WARM SUMMER'	'WARM SUMMER' ECHINACEA	#2 CONTAINER	CONTAINER	FLOWERING PERENNIAL	
RU FU	26	RUDBECKIA FULGIDA VAR. SPECIOSA	SHOWY BLACK EYED SUSAN	#2 CONTAINER	CONTAINER	FLOWERING PERENNIAL	
SC SC	20	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONTAINER	CONTAINER	ORNAMENTAL GRASS	

LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
1136.086 STANDARDS FOR OFF-STREET PARKING FACILITIES:	
(2) FOR PARKING LOTS EXCEEDING 7,000 SQUARE FEET OR 25 CARS. THE SETBACK FOR OFF-STREET CAR PARKING FACILITIES IS DETERMINED BY THREE DEVELOPMENT OPTIONS AS SHOWN ON EXHIBIT A-2 (FRONTAGE LANDSCAPING REQUIREMENTS FOR OFF-STREET SURFACE PARKING LOTS). OPTION A REQUIRES A 15'- 0" MINIMUM PARKING AND/OR DRIVE AISLE SET-BACK WITH A CONTINUOUS 3'- 0" HEIGHT EVERGREEN HEDGE	EVERGREEN HEDGE SCREENING PROVIDED ALONG EASTERN PROPERTY LINE AND RESIDENTIAL PROPERTIES ON LAKE LANIER DR
(C) OPTION A FOR CARS REQUIRES A 20'- 0" MINIMUM PARKING AND/OR DRIVE AISLE SET-BACK WITH EITHER A CONTINUOUS 6'- 0" HEIGHT WALL OR SOLID FENCE OR A 90% OPAQUE 5'-0" HEIGHT EVERGREEN SCREEN, OR A COMBINATION THEREOF. DETERMINATION AS TO WHICH OPTION WOULD BE REQUIRED SHALL BE MADE BY THE URBAN FORESTER BASED ON PROPOSED DEVELOPMENT OF PARKING AREA IN RELATION TO LOCATION (I.E. CORNER LOTS), STREET VISIBILITY, ETC. IN ADDITION TO THE WALL OR FENCE, ONE 2" MINIMUM CALIPER SMALL CLASS TREE, TWO 6'-0" HEIGHT EVERGREEN TREES, AND TWO 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED PER EACH 40 LINEAL FEET OF PROPERTY LINE. IN ADDITION TO THE EVERGREEN SCREEN, FOUR 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED PER EACH 40 LINEAL FEET OF PROPERTY LINE.	SCREENING PROPOSED ALONG EASTERN AND SOUTHERN PROPERTY LINES
1136.08 SCREENING OF SERVICE STRUCTURES:	
SERVICE STRUCTURES, INCLUDING, BUT NOT LIMITED TO, PROPANE TANKS, TRASH DUMPSTERS, ELECTRICAL TRANSFORMERS, AIR CONDITIONERS/COOLING TOWERS, HEAT PUMPS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE, AND OTHER EQUIPMENT OR ELEMENTS PROVIDING SERVICE TO A BUILDING OR SITE, ARE TO BE SCREENED IN ALL ZONING DISTRICTS. A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND IS REQUIRED TO ENCLOSE ANY SERVICE STRUCTURE ON ALL EXPOSED SIDES. IF SUCH STRUCTURE IS FREQUENTLY MOVED (I.E.: TRASH DUMPSTER) A GATE OR GATES SHALL BE PERMITTED ON ONE SIDE. SAID GATE(S) SHALL BE KEPT CLOSED TO PROVIDE FULL 4-SIDED SCREENING. SCREENING SHALL BE ONE FOOT (1'- 0") HIGHER THAN SERVICE STRUCTURE BUT SHALL NOT BE REQUIRED TO EXCEED 8'- 0" IN HEIGHT (6'- 0" HEIGHT FOR WALLS AND FENCES.). IF WALLS OR FENCES ARE USED, SUPPLEMENTAL LANDSCAPING WILL BE REQUIRED. PROVIDE 36" HEIGHT MINIMUM PLANTINGS AT 5'- 0" MAXIMUM SPACING AROUND THE ENCLOSED PORTION OF THE PERIMETER SCREEN. CURBING AND/OR BOLLARDS ARE TO BE INSTALLED AROUND ANY TRASH DISPOSAL OR WASTE COLLECTION UNIT A MINIMUM OF 2'- 0" WITHIN THE SCREENING MATERIAL TO PREVENT DAMAGE TO THE SCREENING WHEN THE CONTAINER IS MOVED OR EMPTIED. ELECTRIC AND GAS SERVICE SHUT-OFF LOCATIONS SHALL BE LANDSCAPED ON THE SIDES ONLY TO PERMIT QUICK IDENTIFICATION AND ACCESS BY EMERGENCY PERSONNEL.	WALL AROUND TRASH ENCLOSURE PROVIDED, AND EVERGREEN SCREENING PROVIDED AROUND ALL EXPOSED SIDES OF ENCLOSURE. SCREENING PROVIDED ON ALL SIDES OF ELECTRICAL TRANSFORMER. ALL ABOVE GROUND SERVICE/UTILITY STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH THIS SECTION OF CODE.
1136.09 OTHER PLANTING REQUIREMENTS:	
(b) ANY UNDEVELOPED STREET OR EXISTING STREET WITH UNDEVELOPED FRONTAGE SHALL CONFORM TO THESE REQUIREMENTS AT THE TIME OF THE DEVELOPMENT; ONE 2" MIN. CALIPER OR MEDIUM CLASS TREE AND TWO 18" MIN. DECIDUOUS SHRUBS FOR EACH 40' OF PROPERTY LINE	13 TREES PROPOSED AND 26 SHRUBS PROPOSED ALONG HOLT RD DRIVE ISLE.
(c) RETENTION REQUIREMENTS. IT SHALL BE REQUIRED THAT ALL SUBDIVIDERS OR DEVELOPERS PLANT TREES ADJACENT TO RETENTION AREAS OF THEIR DEVELOPMENTS IN SUCH A MANNER, TYPE QUANTITY, AND LOCATION AS RECOMMENDED BY THE SERVICE DIRECTOR, HIS DESIGNEE OR URBAN FORESTER AND RECOMMENDED BY THE PLANNING COMMISSION	5 TREES PROPOSED AROUND PERIMETER OF RETENTION AREA WHERE SPACE PERMITS



W:\Projects\2025\900-999\25008\SIC\CAD\SHTS\2500835-L-100_Landscape Plan.dwg Last saved 1/22/2026 5:11 PM by peter.simko, plotted 1/26/2026 12:47 PM

NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		CHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

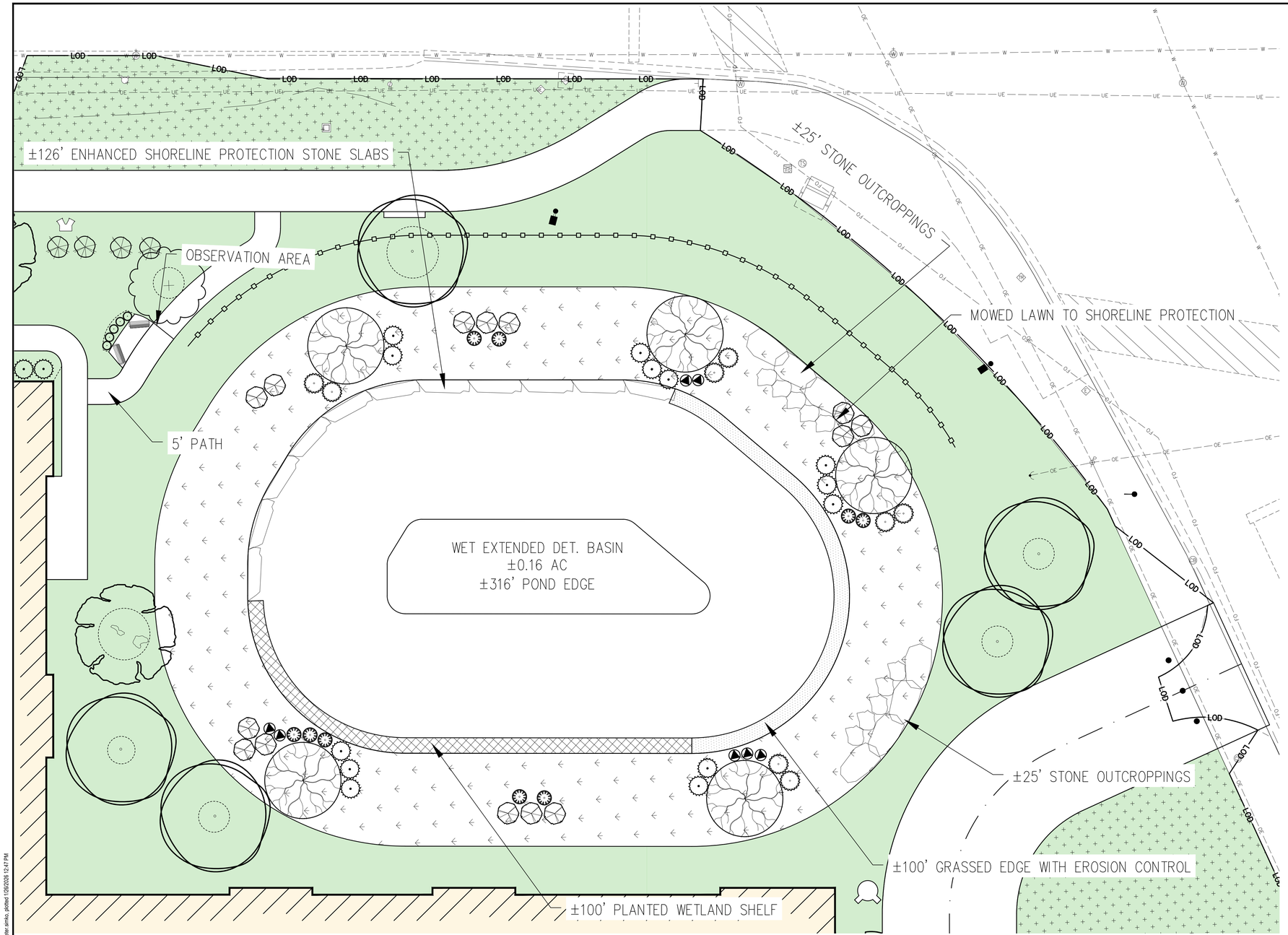
PREPARED FOR:

EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

LANDSCAPE PLAN

L-100



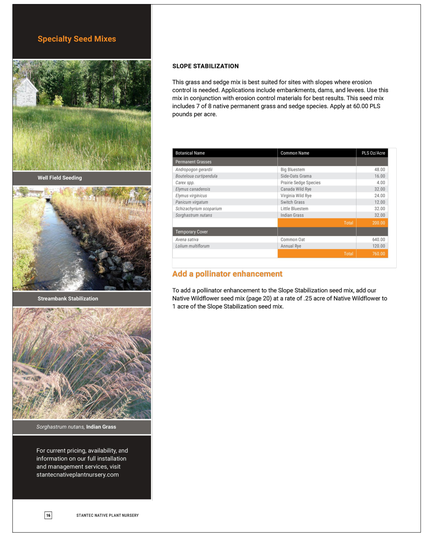
LEGEND

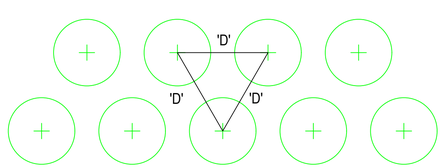
- MOWN LAWN
- GRASSED EDGE WITH EROSION CONTROL
- PLANTED WETLAND SHELF

BASIN DESIGN REQUIREMENTS

REQUIRED:	PROVIDED:
TYPE 1 BASIN DESIGN:	
1. 8' MIN. SHARED USE PATH	8' SHARED USE PATH PROVIDED
2. 40% OF BASIN EDGE TO BE ENHANCED SHORE PROTECTION ±316' OF BASIN EDGE, 40% OF 316 = ±126'	±135' OF STONE SLABS PROVIDED FOR ENHANCED SHORE PROTECTION
3. REMAINDER OF BASIN EDGE TO BE BASIC SHORELINE PROTECTION ±126' ENHANCED SHORE PROTECTION, REMAINDER = 190' OF BASIC SHORELINE PROTECTION	±100' OF PLANTED WETLAND SHELF ±100' OF GRASSED EDGE WITH EROSION CONTROL PROVISIONS SEE SHEET L102 FOR DETAILS
4. STONE SLAB OUTCROPPINGS ON SLOPES EQUAL TO A MINIMUM OF 15% OF BASIN EDGE BASIN EDGE ±316', 15% OF 336' = ±47'	±47' OF STONE SLAB OUTCROPPINGS PROVIDED, VISIBLE FROM ROW
5. 1 SHRUB PER 8 LINEAR FEET: ±316 LF = 40 SHRUBS (14 EACH OF 3 SPECIES) 1 PERENNIAL OR ORNAMENTAL GRASS PER 20 LINEAR FEET: ±316 LF = 16 (9 ORNAMENTAL GRASS, 7 FLOWERING PERENNIAL) 1 DECIDUOUS SHADE TREE PER 100 LINEAR FEET: ±316 LF = 4 SHADE TREES 1 ORNAMENTAL TREE PER 75 LINEAR FEET: ±336 LF = 5 ORNAMENTAL TREES	40 SHRUBS, 16 PERENNIAL/ORNAMENTAL GRASSES, 5 DECIDUOUS SHADE TREES, AND 5 ORNAMENTAL TREES PROVIDED
6. 0-3 ACRES OF WET BASIN SURFACE AREA = 1 OBSERVATION AREA ±0.16 AC OF WET BASIN SURFACE AREA = 1 OBSERVATION AREA	ONE OBSERVATION AREA PROVIDED ALONG OUTSIDE OF SHARED USE PATH, 2 BENCHES, 2 SHADE TREES AND 5 SHRUBS PROVIDED (*TREES AND SHRUBS ALSO USED TO MEET LANDSCAPE REQUIREMENTS FOR BASIN OVERALL)
7. MOWED LAWN TO SHORELINE PROTECTION FOR GROUND COVER	MOWED LAWN HATCH SHOWN TO SHORELINE PROTECTION AREA/NPE

GRASSED EDGE EROSION CONTROL

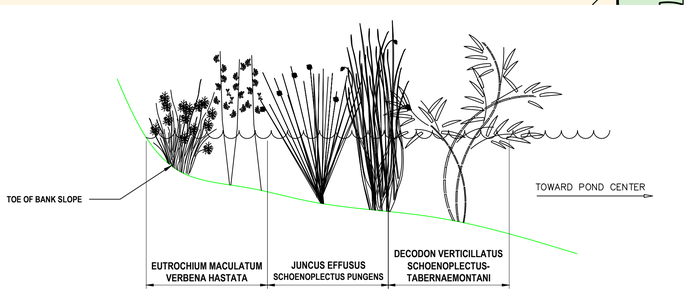




D = DIMENSION OF SHRUB/PLUG SPACING AS INDICATED IN PLANT LIST

TYPICAL PLUG SPACING FOR WETLAND SHELF

NO SCALE



WETLAND SHELF PLANTING DETAIL

NO SCALE

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	MINIMUM SPACING
EU MA	5	EUTROCHIUM MACULATUM	SPOTTED JOE PYE WEED	PLUG	CONTAINER	36" O.C.
VE HA	5	VERBENA HASTATA	BLUE VERVIAN	PLUG	CONTAINER	24" O.C.
JU EF	5	JUNCUS EFFUSUS	COMMON RUSH	PLUG	CONTAINER	24" O.C.
SC PU	5	SCHOENOPLECTUS PUNGENS	CHAIRMAKER'S RUSH	PLUG	CONTAINER	24" O.C.
DE VE	5	DECODON VERTICILLATUS	SWAMP LOOSESTRIFE	PLUG	CONTAINER	48" O.C.
SC TA	5	SCHOENOPLECTUS TABERNAEMONTANI	SOFTSTEM BULRUSH	PLUG	CONTAINER	24" O.C.

0 10' 20'

SCALE: 1" = 10'

NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

EVERGREEN REAL ESTATE GROUP
566 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

BASIN PLANTING PLAN

L-101

W:\Projects\2025\800-999\2500835\CAD\SHTS\2500835-L-100_Landscape Plan.dwg Last saved 12/27/2026 5:11 PM by jvitter.amko, plotted 1/26/2026 12:47 PM

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 HERBACEOUS 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, FOR ALTERNATE STONE MULCH BEDS MULCH WITH A LAYER OF 2-3" BROWN TONE/COLOR RIVER WASH GRAVEL. PLANTING AREAS WITH FLOWERING PERENNIALS SHALL USE FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE, AGED A MIN. OF ONE YEAR. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. 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 SEED AND SEEDED. 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, SEEDED AND A MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

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%

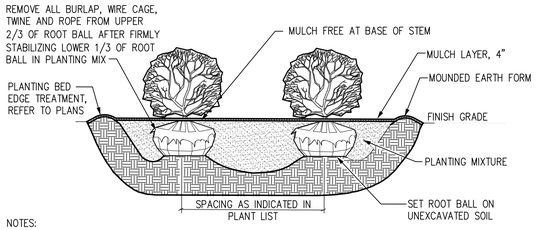
12. NO-MOW SEED MIX:
ALL SEEDING INSTALLATION FOR AREAS OUTSIDE OF THE RIGHT-OF-WAY SHALL USE THE BEE LAWN MIX FROM OPN SEED. SEED AT 100 LBS/ACRE.

13. SEE AVERAGE LEED REQUIREMENTS FOR NATIVE OR ADAPTIVE SPECIES ON SHEET L102.

14. LANDSCAPE IRRIGATION SYSTEM: LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WHICH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES.

A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD, OR TORO WILL ONLY BE ACCEPTED.

15. REFER TO CITY OF GROVE CITY STORMWATER DESIGN MANUAL EXHIBITS FOR DETAIL DRAWINGS OF BASIN REQUIREMENTS SUCH AS STONE SLAB OUTCROPPINGS, GRASSED EDGE EROSION CONTROL, SHORELINE PROTECTION MEASURES.



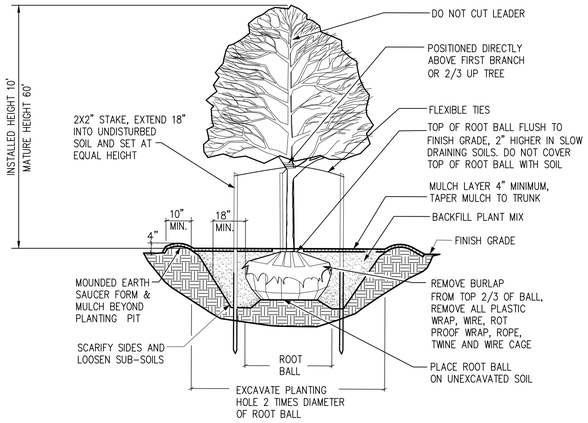
NOTES:

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.

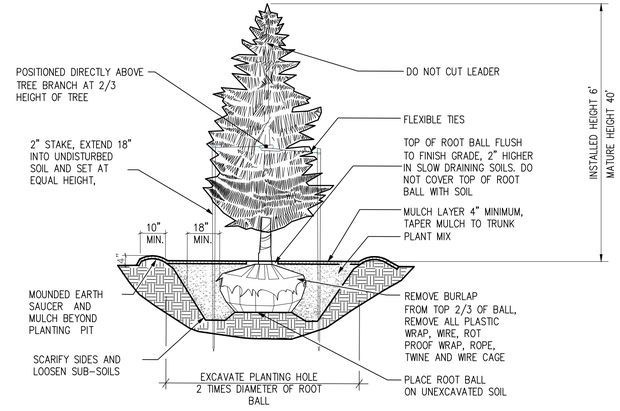
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



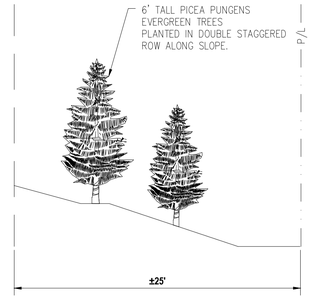
DECIDUOUS TREE PLANTING DETAIL

NO SCALE

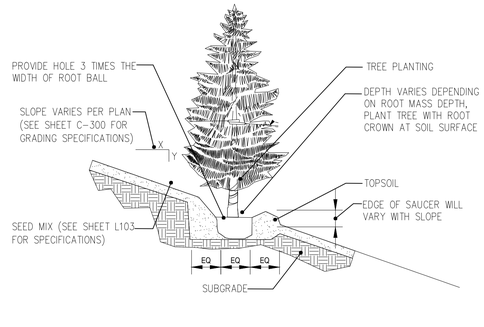


EVERGREEN TREE PLANTING DETAIL

NO SCALE



LANDSCAPE SCREENING MOUND DETAIL



NO.	DATE	BY	DESCRIPTION
1	09/26/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
555 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

LANDSCAPE DETAILS

L-102

W:\Projects\2025\800-999\2500835\CAD\SHTS\2500835-L-100_Landscape Plan.dwg Last saved 1/22/2026 5:11 PM by peter.simko, plotted 1/26/2026 12:47 PM

LEED BD+C HOMES CREDIT REQUIREMENT

REQUIRED:	PROVIDED:
LEED BD+C HOMES: SILVER, OUTDOOR WATER USE CREDIT	
GREATER THAN 25% NATIVE OR ADAPTED SPECIES PLANT AREA AND LESS THAN 60% TURF GRASS AREA	TOTAL LANDSCAPE AREA = 1.77 AC TOTAL LAWN/TURF AREA = 0.94 AC, 53.10% OF TOTAL LANDSCAPE AREA NATIVE/ADAPTED SPECIES = 0.67 AC 37.85% OF TOTAL LANDSCAPE AREA

LEGEND

PR DECIDUOUS TREE

PR EVERGREEN TREE

PR DECIDUOUS FLOWERING SHRUB

PR EVERGREEN SHRUB

PR ORNAMENTAL GRASS

PR PERENNIAL

MULCHED BEDS = 0.20 AC, 11.2% OF TOTAL LANDSCAPE AREA

LAWN/TURF = 0.94 AC, 31% OF TOTAL LANDSCAPE AREA

SEED MIX LEGEND

ECONO NATIVE SHORT MEADOW MIX HATCH = 0.26 AC, 14.69% OF TOTAL LANDSCAPE AREA

ECONO NATIVE SHORT MEADOW SEED MIX:

APPLY THE SEED MIX BELOW AT THE RATE OF 7.5 PLS POUNDS PER ACRE. 60 DAYS BEFORE SEEDING, PROVIDE A WRITTEN DESCRIPTION OF THE NATIVE SHORT MEADOW MIXTURE SHOWING THE PERCENTAGE BY WEIGHT OF EACH KIND OF SEED FOR THE ENGINEER'S APPROVAL. INCLUDE THE FOLLOWING WITH THE DESCRIPTION:
- –NAME AND LOCATION OF SEED SUPPLIER
- –ORIGIN AND DATE OF HARVEST OF EACH KIND OF SEED
- –A STATEMENT OF THE PURITY AND GERMINATION OF EACH SEED
- –TESTING DATE FOR EACH SEED TYPE
- –HOW AND WHEN THE SEEDS WERE MIXED

NATIVE SHORT MEADOW SEED MIX (VENDOR OPN SEED OR EQUIV.)

BOTANICAL NAME	COMMON NAME
PERMANENT GRASSES:	
ELYMUS VIRGINICUS	VIRGINIA WILD RYE
ELYMUS CANADENSIS	NODDING WILD RYE
SCHIZACYRIUM SCOPARIUM	LITTLE BLUESTEM
BOUTELOUA CURTIPENDULA	SIDE–OATS GRAMMA
AGROSTIS PERENNANS	AUTUMN PENTGRASS
WILDFLOWERS:	
DESMANTHUS ILLINOENSIS	ILLINOIS BUNDLEFLOWER
ECHNICAEA PURPUREA	PURPLE CONEFLOWER
HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
RUDBECKIA HIRTA	BLACK–EYED SUSAN
ZIZIA AUREA	GOLDEN ALEXANDERS
GAILLARDIA PULCHELLA	INDIAN BLANKET
DALEA PURPUREA	PURPLE PRAIRIE CLOVER
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
DALEA CANDIDA	WHITE PRAIRIE CLOVER
ASCLEPIAS SYRIACA	COMMON MILKWEED
MONARDA FISTULOSA	WILD BERGAMOT
ASTER AZUREUS	SKY BLUE ASTER
LESPEDEZA CAPITATA	ROUNDHEADED BUSHCLOVER

0.36 ACRES TOTAL = 7.5 PLS LBS

MIXED HEIGHT NATIVE GRASS SEED HATCH = 0.21 AC, 11.86% OF TOTAL LANDSCAPE AREA

MIXED HEIGHT NATIVE GRASS SEED MIX:

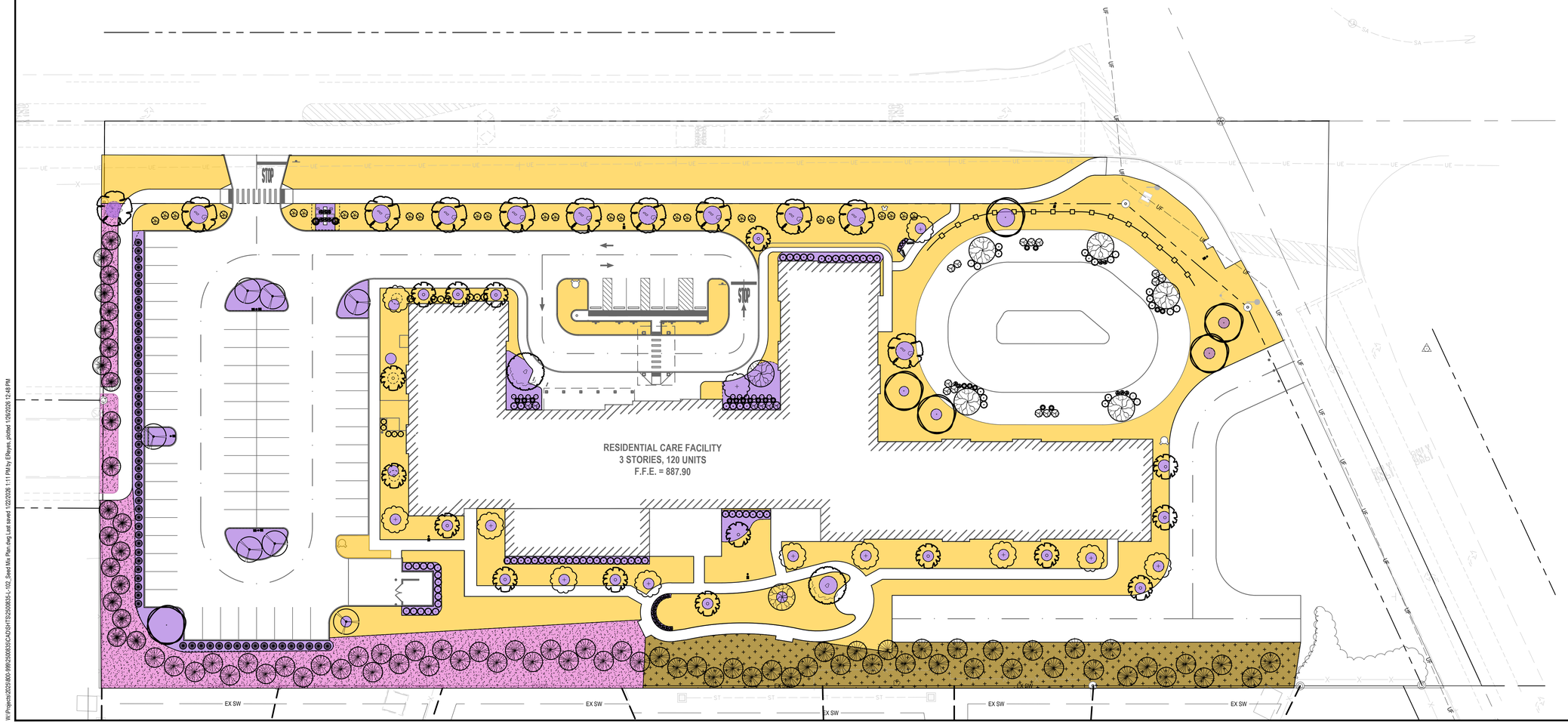
APPLY THE SEED MIX BELOW AT THE RATE OF 1.5 PLS POUNDS PER ACRE. 60 DAYS BEFORE SEEDING, PROVIDE A WRITTEN DESCRIPTION OF THE NATIVE SHORT MEADOW MIXTURE SHOWING THE PERCENTAGE BY WEIGHT OF EACH KIND OF SEED FOR THE ENGINEER'S APPROVAL. INCLUDE THE FOLLOWING WITH THE DESCRIPTION:
- –NAME AND LOCATION OF SEED SUPPLIER
- –ORIGIN AND DATE OF HARVEST OF EACH KIND OF SEED
- –A STATEMENT OF THE PURITY AND GERMINATION OF EACH SEED
- –TESTING DATE FOR EACH SEED TYPE
- –HOW AND WHEN THE SEEDS WERE MIXED

MIXED HEIGHT NATIVE GRASS SEED MIX (VENDOR OPN SEED OR EQUIV.)

BOTANICAL NAME	COMMON NAME
PERMANENT GRASSES/SEDGES/RUSHES:	
ELYMUS VIRGINICUS	VIRGINIA WILD RYE
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
ANDROPOGON GERARDII	BIG BLUESTEM
SORGHASTRUM NUTANS	INDIAN GRASS
BOUTELOUA CURTIPENDULA	SIDE–OATS GRAMMA
SPOROBOLUS ASPER	TALL DROPSEED GRASS
SPOTOBOLUS CRYPTANDRUS	SAND DROPSEED
TRIDENS FLAVUS	PURPLE TOP
PANICUM VERGATUM	SWITCH GRASS

0.22 AC = 3.0 PLS LBS.

MAINTENANCE NOTES: BOTH SEED MIXES ARE DESIGNED TO BE LOW MAINTENANCE. MOWING CAN BE COMPLETED YEARLY IN EARLY SPRING OR FALL AFTER THE FIRST YEAR OF INSTALLATION. IF MOWING IS COMPLETED IN THE SPRING RAKE ANY CLIPPINGS. IF MOWING IS COMPLETED IN THE FALL LEAVE CLIPPINGS TO BREAK DOWN AND FEED SOIL.



NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION #2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
566 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

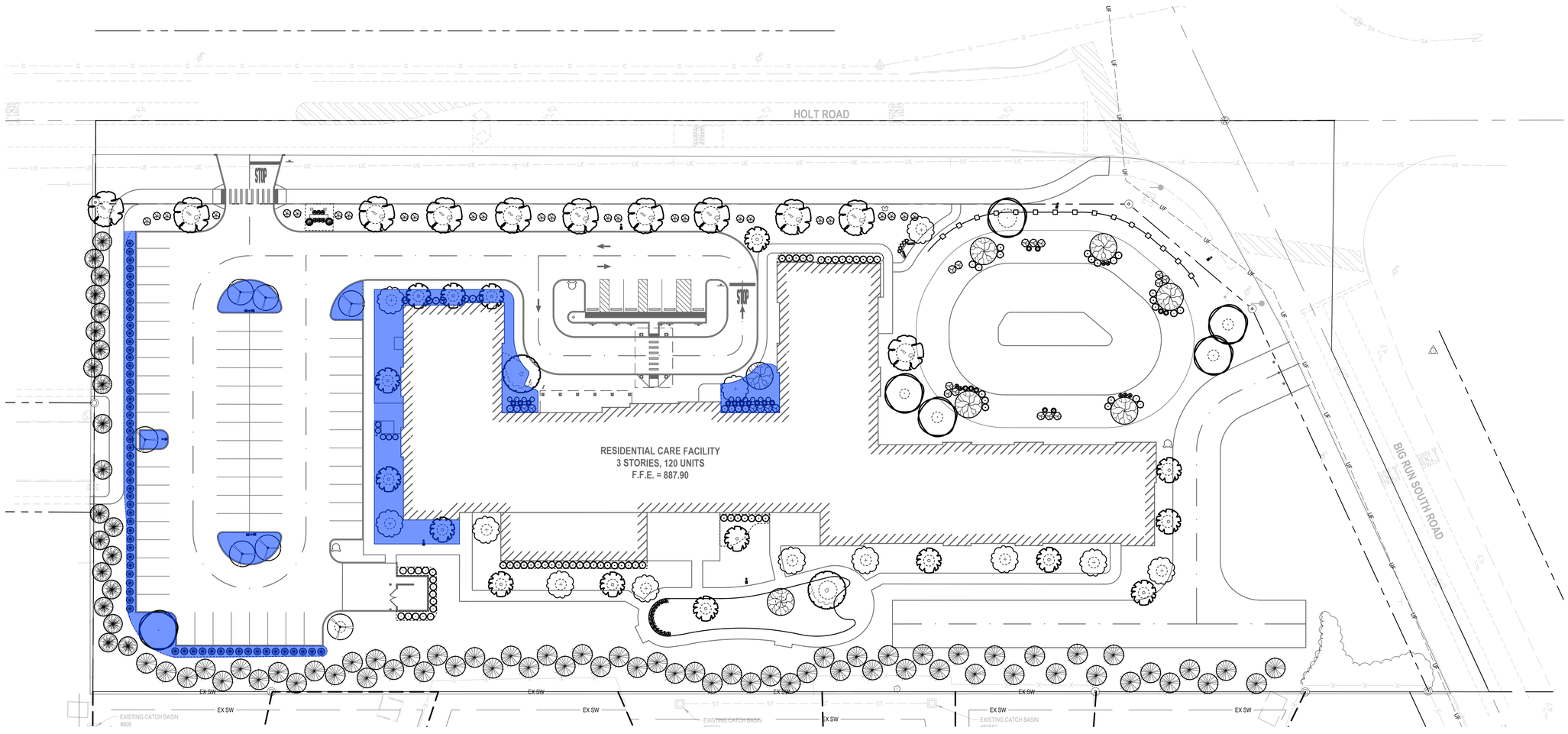
LANDSCAPE SEED MIX PLAN

L-103

W:\Projects\2025\800-999\2500835\CAD\SHTS\2500835-L-102_Seed Mix Plan.dwg Last saved 12/22/2026 1:11 PM by ERreyes, plotted 1/26/2026 12:48 PM

LEGEND

AREAS FOR PROPOSED IRRGATION



NO.	DATE	BY	DESCRIPTION
1	09/30/2025		REVISED SITE AND LANDSCAPING
2	10/24/2025		OHFA SUBMISSION
3	11/26/2025		GROVE CITY TOP SUBMISSION
4	12/26/2025		GROVE CITY TOP SUBMISSION # 2

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-981-0155

PROJECT DATE: 09/02/25
PROJECT NO: 2500835
DRAWN BY: JJH
CHECKED BY: JCB

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY

4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

LANDSCAPE IRRIGATION

L-104

W:\Projects\2025\800-899\2500835\CAD\SHTS\2500835-L-102_Seed Mix Plan.dwg Last saved: 1/22/2026 1:11 PM by ENeyes, plotted 1/26/2026 12:48 PM

Received By:
Grove City Development
12/26/25



A MAIN ENTRY COURTYARD WEST ELEVATION (FACING HOLT RD.)

SCALE: 1/8" = 1'-0"

MAIN ENTRY COURTYARD ELEVATION

MATERIAL PERCENTAGES:
MASONRY: 21%
FIBER CEMENT: 79%
LAP: 41%
BOARD & BATTEN: 38%
PANEL: 1%



B MAIN ENTRY COURTYARD SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MAIN ENTRY COURTYARD ELEVATION

MATERIAL PERCENTAGES:
MASONRY: 20%
FIBER CEMENT: 80%
LAP: 38%
BOARD & BATTEN: 29%
PANEL: 13%



C MAIN ENTRY COURTYARD NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MAIN ENTRY COURTYARD ELEVATION

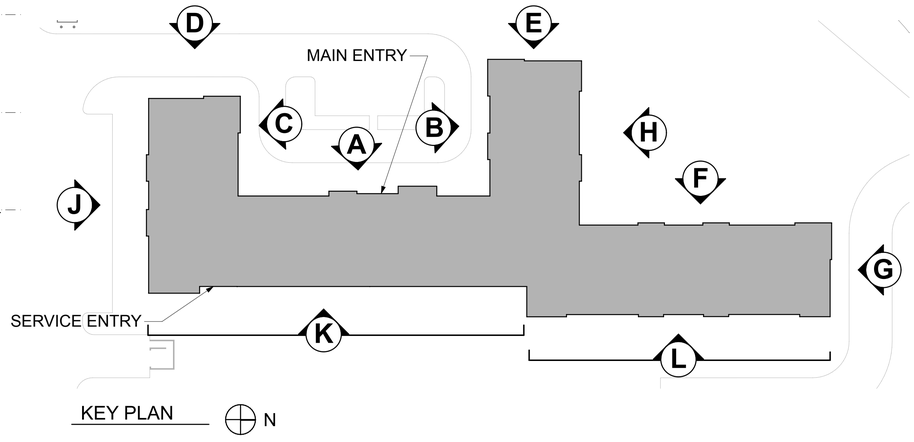
MATERIAL PERCENTAGES:
MASONRY: 18%
FIBER CEMENT: 82%
LAP: 45%
BOARD & BATTEN: 27%
PANEL: 10%

ELEVATION MATERIAL KEY

1	FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., GLEN-GERY MODULAR BRICK. COLOR: KOKOMO - PROVIDE MATERIAL ALLOWANCE $850/1000
2A	3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
2B	7 5/8" (H) CAST STONE HEAD/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
3A	FIBER CEMENT LAP SIDING - COLOR #1 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: NIGHT GRAY
3B	FIBER CEMENT LAP SIDING - COLOR #2 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: KHAKI BROWN
4A	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: COBBLESTONE - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES AND COLOR(S): NIGHT GRAY
4B	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: NIGHT GRAY - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES TO BE COBBLESTONE
5A	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #1 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: COBBLESTONE
5B	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #2 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: NIGHT GRAY
7A	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
7B	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
8A	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
8B	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
9	7 1/4" PVC TRIM BY AZEK - SMOOTH FINISH - FINISH COLOR: PAINTED TO COLOR MATCH JAMES HARDIE COBBLESTONE - PROVIDE Z FLASHING AT ALL HORIZ. TRIM

ELEVATION MATERIAL KEY - CONTINUED

10	7 1/4" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
11	PRE-FINISHED VINYL WINDOW UNIT
12	- PRE-FINISHED ALUMINUM STOREFRONT DOOR ASSEMBLY
13	INSULATED HOLLOW METAL ENTRY DOOR - PAINTED TO MATCH ADJACENT EXTERIOR MATERIAL
14	ARCHITECTURAL ASPHALTIC FIBERGLASS ROOFING SHINGLES - COLOR: DRIFTWOOD
15	PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING -COLOR: BRONZE
16	PRE-FINISHED METAL COPING, FASCIA, AND TRIM - KYNAR 500 FINISH - COLOR: DESERT SAND
17	PRE-FINISHED METAL GUTTER & DOWNSPOUT - COLOR: MATCH JAMES HARDIE COLOR #2 - PROVIDE COLOR MATCHED BOOT AS REQUIRED
18	PRE-FINISHED METAL PTHP GRILLE - COLOR TO MATCH ADJACENT EXTERIOR MATERIAL
19	HORIZONTAL Z-FLASHING & TRIM - TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z" -COLOR TO MATCH ADJACENT PANEL SIDING
20	HORIZONTAL Z-FLASHING & TRIM - TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z" -COLOR TO MATCH ADJACENT PANEL SIDING
21	HEAVY TIMBER COLUMNS WITH BRICK BASE
22	STAINED HEAVY TIMBER BEAMS - STAIN COLOR BY ARCH. FROM MANUF. FULL RANGE
23	NOT USED
24	PRE-FINISHED AUTO OPENING ALUMINUM STOREFRONT SLIDING DOOR UNIT - COLOR BY ARCH. FROM MANUF. FULL RANGE
25	PRE-FINISHED AUTO OPENING ALUMINUM STOREFRONT SLIDING DOOR UNIT - COLOR BY ARCH. FROM MANUF. FULL RANGE
26	VINYL MECHANICAL SCREEN - VEKA FENCE BASIS-OF-DESIGN
27	CONTINUOUS RIDGE VENT -COLOR TO MATCH SHINGLE ROOFING
28	STAINED CEDAR WRAPPED BEAM & RAFTER TAIL -COLOR BY ARCH. FROM MANUF. FULL RANGE
29	KNOX BOX MTD. @ 5'-0" ABOVE GRADE - COORDINATE REQUIREMENTS WITH FIRE DEPART.
30	FOB ACCESS READER
31	BUILDING ADDRESS SIGNAGE
32	BL - SEE SIGNAGE VENDOR INFO
33	EXTERIOR RATED LIGHT FIXTURE
34	FIBER CEMENT WRAPPED DECORATIVE GABLE TRUSS - COLOR TO MATCH MATERIAL 3A
35	MECHANICAL GRILLE



DRAFT - NOT FOR CONSTRUCTION

GREEN OAKS OF GROVE CITY

4745 Big Run South Road
Grove City, OH 43123
12/22/25

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

A1.1

©2025 WJW ARCHITECTS

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com



D PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING HOLT ROAD.

MATERIAL PERCENTAGES:
MASONRY: 17%
FIBER CEMENT: 83%
LAP: 46%
BOARD & BATTEN: 27%
PANEL: 10%



E PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING HOLT ROAD.

MATERIAL PERCENTAGES:
MASONRY: 67%
FIBER CEMENT: 33%
LAP: 0%
BOARD & BATTEN: 23%
PANEL: 11%



F NORTH WING - WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING HOLT ROAD.

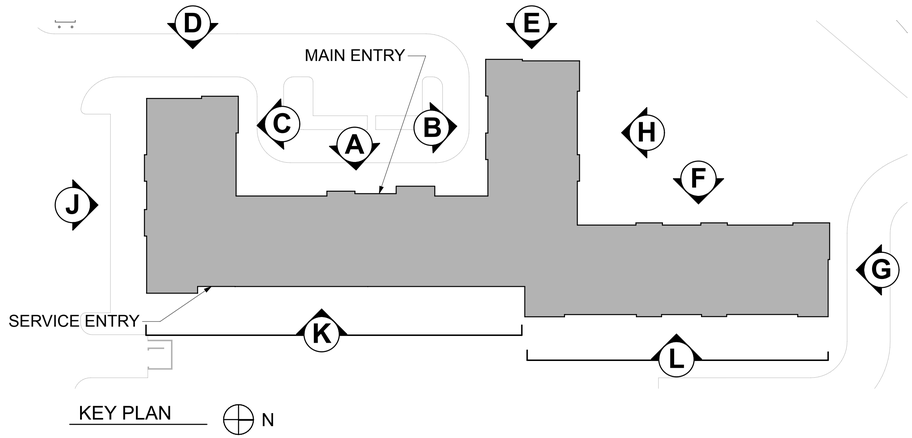
MATERIAL PERCENTAGES:
MASONRY: 15%
FIBER CEMENT: 85%
LAP: 43%
BOARD & BATTEN: 31%
PANEL: 11%

ELEVATION MATERIAL KEY

1	FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., GLEN-GERY MODULAR BRICK. COLOR: KOKOMO - PROVIDE MATERIAL ALLOWANCE $850/1000
2A	3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
2B	7 5/8" (H) CAST STONE HEAD/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
3A	FIBER CEMENT LAP SIDING - COLOR #1 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: NIGHT GRAY
3B	FIBER CEMENT LAP SIDING - COLOR #2 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: KHAKI BROWN
4A	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: COBBLESTONE - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES AND COLOR(S): NIGHT GRAY
4B	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: NIGHT GRAY - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES TO BE COBBLESTONE
5A	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #1 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: COBBLESTONE
5B	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #2 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: NIGHT GRAY
7A	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
7B	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
8A	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
8B	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
9	7 1/4" PVC TRIM BY AZEK - SMOOTH FINISH - FINISH COLOR: PAINTED TO COLOR MATCH JAMES HARDIE COBBLESTONE - PROVIDE Z FLASHING AT ALL HORIZ. TRIM

ELEVATION MATERIAL KEY - CONTINUED

10	7 1/4" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
11	PRE-FINISHED VINYL WINDOW UNIT
12	- PRE-FINISHED ALUMINUM STOREFRONT DOOR ASSEMBLY
13	INSULATED HOLLOW METAL ENTRY DOOR - PAINTED TO MATCH ADJACENT EXTERIOR MATERIAL
14	ARCHITECTURAL ASPHALTIC FIBERGLASS ROOFING SHINGLES - COLOR: DRIFTWOOD
15	PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING -COLOR: BRONZE
16	PRE-FINISHED METAL COPING, FASCIA, AND TRIM - KYNAR 500 FINISH - COLOR: DESERT SAND
17	PRE-FINISHED METAL GUTTER & DOWNSPOUT - COLOR: MATCH JAMES HARDIE COLOR #2 - PROVIDE COLOR MATCHED BOOT AS REQUIRED
18	PRE-FINISHED METAL PTHP GRILLE - COLOR TO MATCH ADJACENT EXTERIOR MATERIAL
19	HORIZONTAL Z-FLASHING & TRIM - TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z" -COLOR TO MATCH ADJACENT PANEL SIDING
20	HORIZONTAL Z-FLASHING & TRIM - TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z" -COLOR TO MATCH ADJACENT PANEL SIDING
21	HEAVY TIMBER COLUMNS WITH BRICK BASE
22	STAINED HEAVY TIMBER BEAMS - STAIN COLOR BY ARCH. FROM MANUF. FULL RANGE
23	NOT USED
24	PRE-FINISHED AUTO OPENING ALUMINUM STOREFRONT SLIDING DOOR UNIT - COLOR BY ARCH. FROM MANUF. FULL RANGE
25	PRE-FINISHED AUTO OPENING ALUMINUM STOREFRONT SLIDING DOOR UNIT - COLOR BY ARCH. FROM MANUF. FULL RANGE
26	VINYL MECHANICAL SCREEN - VEKA FENCE BASIS-OF-DESIGN
27	CONTINUOUS RIDGE VENT -COLOR TO MATCH SHINGLE ROOFING
28	STAINED CEDAR WRAPPED BEAM & RAFTER TAIL -COLOR BY ARCH. FROM MANUF. FULL RANGE
29	KNOX BOX MTD. @ 5'-0" ABOVE GRADE - COORDINATE REQUIREMENTS WITH FIRE DEPART.
30	FOB ACCESS READER
31	BUILDING ADDRESS SIGNAGE
32	BL - SEE SIGNAGE VENDOR INFO
33	EXTERIOR RATED LIGHT FIXTURE
34	FIBER CEMENT WRAPPED DECORATIVE GABLE TRUSS - COLOR TO MATCH MATERIAL 3A
35	MECHANICAL GRILLE



KEY PLAN N

DRAFT - NOT FOR CONSTRUCTION

GREEN OAKS OF GROVE CITY

4745 Big Run South Road
Grove City, OH 43123
12/22/25

A1.2

©2025 WJW ARCHITECTS

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com



G PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING BIG RUN SOUTH ROAD

MATERIAL PERCENTAGES:
MASONRY: 66%
FIBER CEMENT: 34%
LAP: 0%
BOARD & BATTEN: 23%
PANEL: 11%



H PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING BIG RUN SOUTH ROAD

MATERIAL PERCENTAGES:
MASONRY: 13%
FIBER CEMENT: 87%
LAP: 42%
BOARD & BATTEN: 35%
PANEL: 10%

LIGHTENED AREA OF FACADE IN DISTANCE - SEE H OF THIS SHEET FOR ENTIRE FACADE. LIGHTENED AREA NOT INCLUDED IN THIS FACADE'S MATERIAL PERCENTAGES



ELEVATION FACING HOLT ROAD.

J SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING PARKING LOT

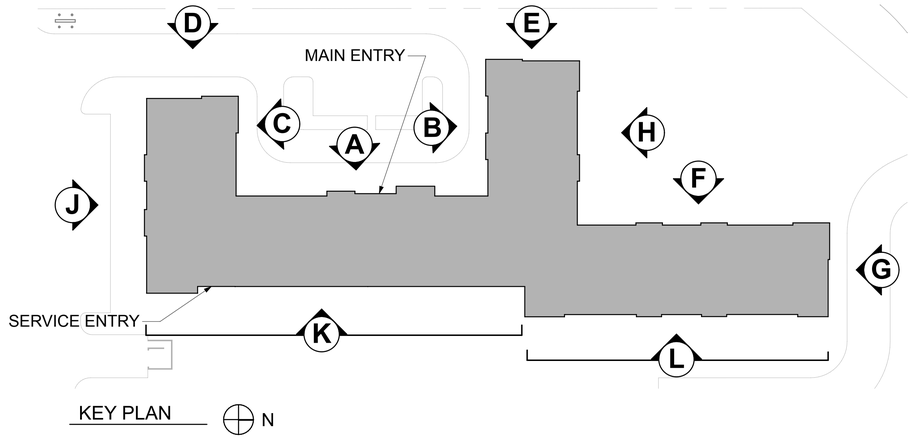
MATERIAL PERCENTAGES:
MASONRY: 13%
FIBER CEMENT: 87%
LAP: 45%
BOARD & BATTEN: 33%
PANEL: 8%

ELEVATION MATERIAL KEY

1	FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., GLEN-GERY MODULAR BRICK. COLOR: KOKOMO - PROVIDE MATERIAL ALLOWANCE $850/1000
2A	3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
2B	7 5/8" (H) CAST STONE HEAD/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
3A	FIBER CEMENT LAP SIDING - COLOR #1 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: NIGHT GRAY
3B	FIBER CEMENT LAP SIDING - COLOR #2 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: KHAKI BROWN
4A	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: COBBLESTONE - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES AND COLOR(S): NIGHT GRAY
4B	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: NIGHT GRAY - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES TO BE COBBLESTONE
5A	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #1 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: COBBLESTONE
5B	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #2 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: NIGHT GRAY
7A	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
7B	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
8A	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
8B	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
9	7 1/4" PVC TRIM BY AZEK - SMOOTH FINISH - FINISH COLOR: PAINTED TO COLOR MATCH JAMES HARDIE COBBLESTONE - PROVIDE Z FLASHING AT ALL HORIZ. TRIM

ELEVATION MATERIAL KEY - CONTINUED

10	7 1/4" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
11	PRE-FINISHED VINYL WINDOW UNIT
12	- PRE-FINISHED ALUMINUM STOREFRONT DOOR ASSEMBLY
13	INSULATED HOLLOW METAL ENTRY DOOR - PAINTED TO MATCH ADJACENT EXTERIOR MATERIAL
14	ARCHITECTURAL ASPHALTIC FIBERGLASS ROOFING SHINGLES - COLOR: DRIFTWOOD
15	PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING -COLOR: BRONZE
16	PRE-FINISHED METAL COPING, FASCIA, AND TRIM - KYNAR 500 FINISH - COLOR: DESERT SAND
17	PRE-FINISHED METAL GUTTER & DOWNSPOUT - COLOR: MATCH JAMES HARDIE COLOR #2 - PROVIDE COLOR MATCHED BOOT AS REQUIRED
18	PRE-FINISHED METAL PTHP GRILLE - COLOR TO MATCH ADJACENT EXTERIOR MATERIAL
19	HORIZONTAL Z-FLASHING & TRIM - TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z" -COLOR TO MATCH ADJACENT PANEL SIDING
20	HORIZONTAL Z-FLASHING & TRIM - TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z" -COLOR TO MATCH ADJACENT PANEL SIDING
21	HEAVY TIMBER COLUMNS WITH BRICK BASE
22	STAINED HEAVY TIMBER BEAMS - STAIN COLOR BY ARCH. FROM MANUF. FULL RANGE
23	NOT USED
24	PRE-FINISHED AUTO OPENING ALUMINUM STOREFRONT SLIDING DOOR UNIT - COLOR BY ARCH. FROM MANUF. FULL RANGE
25	PRE-FINISHED AUTO OPENING ALUMINUM STOREFRONT SLIDING DOOR UNIT - COLOR BY ARCH. FROM MANUF. FULL RANGE
26	VINYL MECHANICAL SCREEN - VEKA FENCE BASIS-OF-DESIGN
27	CONTINUOUS RIDGE VENT -COLOR TO MATCH SHINGLE ROOFING
28	STAINED CEDAR WRAPPED BEAM & RAFTER TAIL -COLOR BY ARCH. FROM MANUF. FULL RANGE
29	KNOX BOX MTD. @ 5'-0" ABOVE GRADE - COORDINATE REQUIREMENTS WITH FIRE DEPART.
30	FOB ACCESS READER
31	BUILDING ADDRESS SIGNAGE
32	BL - SEE SIGNAGE VENDOR INFO
33	EXTERIOR RATED LIGHT FIXTURE
34	FIBER CEMENT WRAPPED DECORATIVE GABLE TRUSS - COLOR TO MATCH MATERIAL 3A
35	MECHANICAL GRILLE



DRAFT - NOT FOR CONSTRUCTION

GREEN OAKS OF GROVE CITY

A1.3

©2025 WJW ARCHITECTS

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

4745 Big Run South Road
Grove City, OH 43123
12/22/25

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com



K PARTIAL EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING EAST

MATERIAL PERCENTAGES:
MASONRY: 17%
FIBER CEMENT: 83%
LAP: 52%
BOARD & BATTEN: 31%
PANEL: 0%

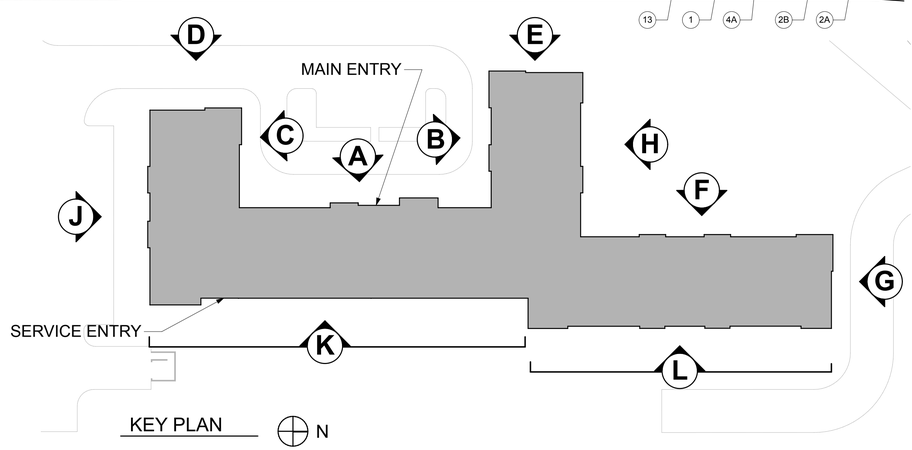


L PARTIAL EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION FACING EAST

MATERIAL PERCENTAGES:
MASONRY: 16%
FIBER CEMENT: 84%
LAP: 39%
BOARD & BATTEN: 33%
PANEL: 12%



KEY PLAN N

ELEVATION MATERIAL KEY

1	FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., GLEN-GERY MODULAR BRICK. COLOR: KOKOMO - PROVIDE MATERIAL ALLOWANCE $850/1000
2A	3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
2B	7 5/8" (H) CAST STONE HEAD/TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR: SAND
3A	FIBER CEMENT LAP SIDING - COLOR #1 -JAMES HARDIE "HARDIEPLANK" -6 1/4" LAP SIDING (5" EXPOSURE) -SMOOTH FINISH -PREFINISHED COLORPLUS -FINISH COLOR: NIGHT GRAY
4A	FIBER CEMENT PANEL SIDING - JAMES HARDIE "HARDIEPANEL" - FINISH COLOR: COBBLESTONE - METAL TRIM - EASYTRIM, VERTICAL AND HORIZONTAL PROFILES AND COLOR(S): NIGHT GRAY
5A	FIBER CEMENT BOARD & BATTEN SIDING - COLOR #1 - JAMES HARDIE "HARDIEPANEL" - VERTICAL 2 1/2" SMOOTH BATTEN BOARD @ 16" O.C. - FINISH COLOR: COBBLESTONE
7A	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
7B	3 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
8A	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: NIGHT GRAY
8B	5 1/2" (W) X 1" (TH.) FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS - SMOOTH FINISH - PREFINISHED COLORPLUS - FINISH COLOR: COBBLESTONE
9	7 1/4" PVC TRIM BY AZEK - SMOOTH FINISH - FINISH COLOR: PAINTED TO COLOR MATCH JAMES HARDIE COBBLESTONE - PROVIDE Z FLASHING AT ALL HORIZ. TRIM
11	PRE-FINISHED VINYL WINDOW UNIT - SEE WINDOW SCHEDULE
12	- PRE-FINISHED ALUMINUM STOREFRONT DOOR ASSEMBLY
13	INSULATED HOLLOW METAL ENTRY DOOR - PAINTED TO MATCH ADJACENT EXTERIOR MA - SEE DOOR SCHEDULE
14	ARCHITECTURAL ASPHALTIC FIBERGLASS ROOFING SHINGLES - SEE ROOF PLAN
16	PRE-FINISHED METAL COPING, FASCIA, AND TRIM - KYNAR 500 FINISH SAND
17	PRE-FINISHED METAL GUTTER & DOWNSPOUT - COLOR: MATCH JAMES HARDIE COLOR #2 - PROVIDE COLOR MATCHED BOOT AS REQUIRED - SEE CIVIL - SEE ROOF PLAN
18	PRE-FINISHED METAL PTHP GRILLE DJACENT EXTERIOR MA
26	VINYL MECHANICAL SCREEN - VEKA FENCE BASIS-OF-DESIGN -SEE 8/A8.5
27	CONTINUOUS RIDGE VENT -COLOR TO MATCH SHINGLE ROOFING
33	EXTERIOR RATED LIGHT FIXTURE - SEE ELECTRICAL

GREEN OAKS OF GROVE CITY

4745 Big Run South Road
Grove City, OH 43123
12/22/25

DRAFT - NOT FOR CONSTRUCTION

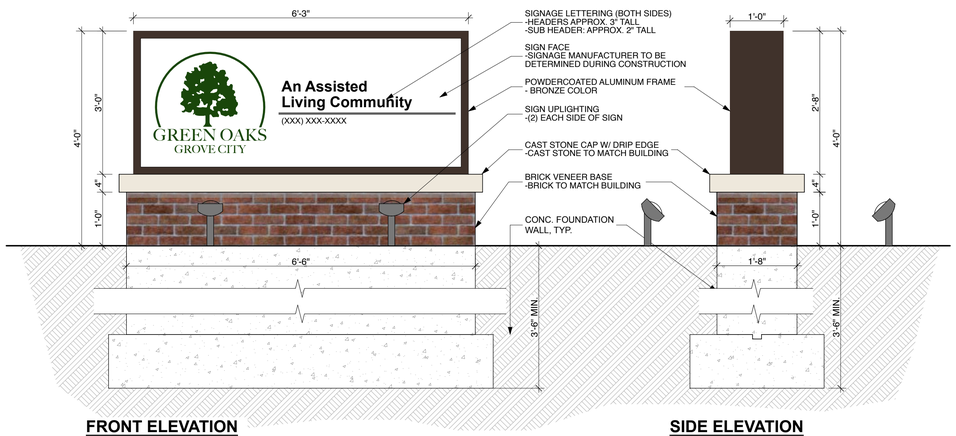
Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

A1.4

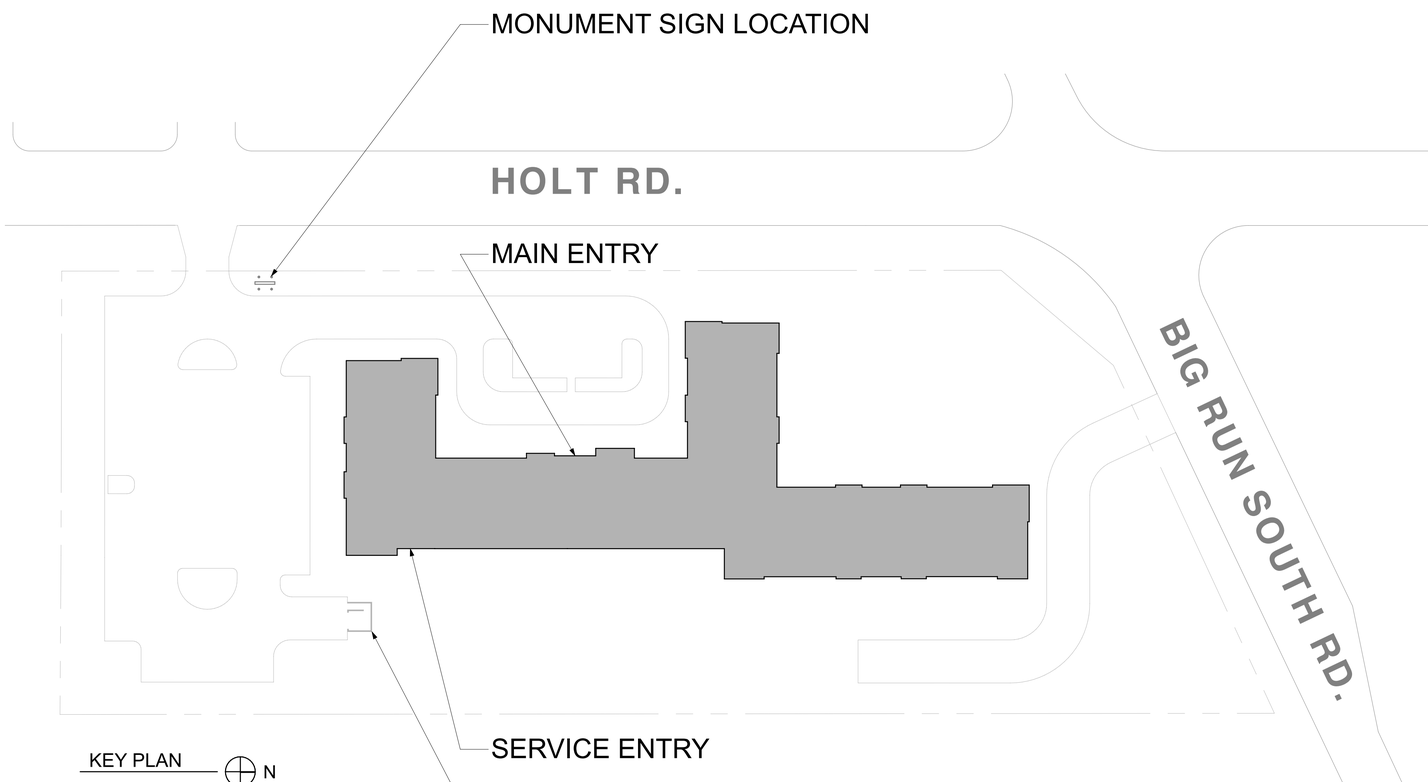
©2025 WJW ARCHITECTS

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

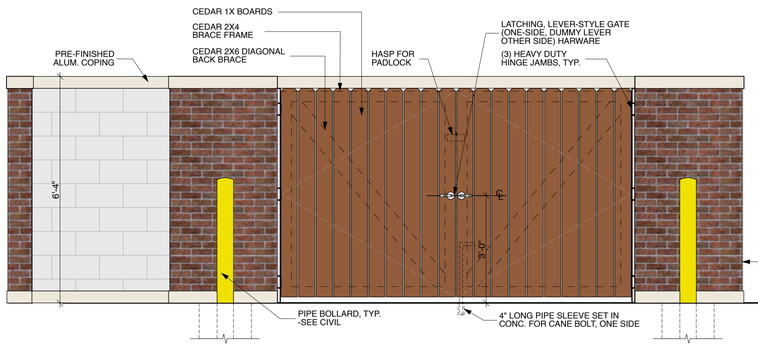
SIGNAGE AREA:
ACRYLIC FACE AND FRAME: 19 SQFT.
MASONRY BASE: 9 SQFT.



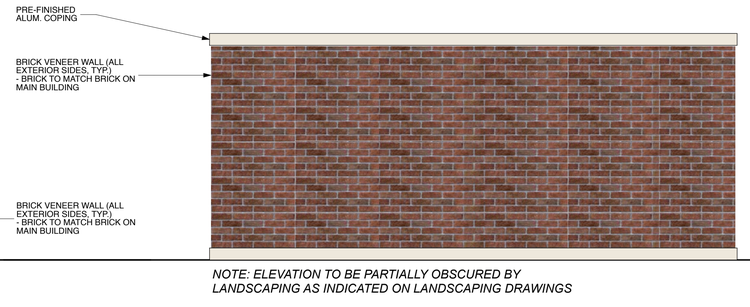
1 MONUMENT SIGN
SCALE: 3/4" = 1'-0"



KEY PLAN N

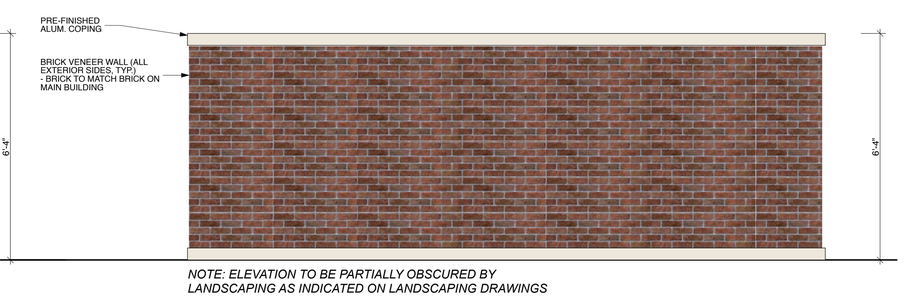


2 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



NOTE: ELEVATION TO BE PARTIALLY OBSCURED BY LANDSCAPING AS INDICATED ON LANDSCAPING DRAWINGS

3 TRASH ENCLOSURE - EAST & WEST ELEVATION
SCALE: 1/2" = 1'-0"



NOTE: ELEVATION TO BE PARTIALLY OBSCURED BY LANDSCAPING AS INDICATED ON LANDSCAPING DRAWINGS

4 TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/2" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

GREEN OAKS OF GROVE CITY

4745 Big Run South Road
Grove City, OH 43123
12/22/25

A1.5

©2025 WJW ARCHITECTS

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com



1 WEST ELEVATION - MAIN ENTRY

DRAFT - NOT FOR CONSTRUCTION

GREEN OAKS OF GROVE CITY

4745 Big Run South Road
Grove City, OH 43123
12/22/25

A1.6

©2025 WJW ARCHITECTS

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com



NORTHWEST ELEVATION - INTERSECTION OF BIG RUN SOUTH AND HOLT RD.



NORTH ELEVATION - HOLT RD.

GREEN OAKS OF GROVE CITY

A1.7

DRAFT - NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

4745 Big Run South Road
Grove City, OH 43123
12/22/25

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

EXTERIOR MATERIAL BOARD



ARCHITECTURAL FIBERGLASS ROOFING SHINGLES
CERTAINTEED (BASIS OF DESIGN)
COLOR: DRIFTWOOD



METAL STANDING SEAM ROOF
ACM (BASIS OF DESIGN)
COLOR: BRONZE



METAL FLASHING, DOWNSPOUTS, AND GUTTERS
ACM (BASIS OF DESIGN)
COLOR: DESERT SAND



FIBER CEMENT TRIM AND BOARD & BATTEN SIDING
JAMES HARDIE
COLOR: COBBLESTONE



FIBER CEMENT LAP AND BOARD & BATTEN SIDING
JAMES HARDIE
COLOR: NIGHT GRAY



FIBER CEMENT LAP & PANEL SIDING
JAMES HARDIE
COLOR: KHAKI BROWN



ACCUCAST CAST STONE (BASIS OF DESIGN)
CAST STONE HEAD, SILL, AND TRIM BANDS
COLOR: SAND



VINYL WINDOW EXTERIOR
PLYGEM 1500 SERIES
COLOR: SANDSTONE



MASONRY - MODULAR SIZE
GLEN-GERY
COLOR: KOKOMO

DRAFT - NOT FOR CONSTRUCTION

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

GREEN OAKS OF GROVE CITY

4745 Big Run South Road
Grove City, OH 43123
12/22/25

A1.8

©2025 WJW ARCHITECTS

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

EXTERIOR MATERIAL	TAG(S) ON ELEVATION	MANUFACTURER	FINISH COLOR	ADDITIONAL NOTES
MASONRY FACE BRICK	1	GLEN-GERY	KOKOMO	SIZE: MODULAR
CAST STONE SILL/TRIM	2A	ACCUCAST STONE (BASIS OF DESIGN)	SAND	-SMOOTH FINISH -SIZE: 3 5/8" (H)
CAST STONE HEAD/TRIM	2B	ACCUCAST STONE (BASIS OF DESIGN)	SAND	-SMOOTH FINISH -SIZE: 7 5/8" (H)
FIBER CEMENT LAP SIDING	3A & 3B	JAMES HARDIE "HARDIEPLANK"	NIGHT GRAY (3A) & COBBLESTONE (3B)	-SMOOTH FINISH -PREFINISHED COLORPLUS -SIZE: 6 1/4" LAP SIDING (5" EXPOSURE)
FIBER CEMENT PANEL SIDING	4A	JAMES HARDIE "HARDIEPANEL"	DESERT SAND	PROVIDE METAL TRIM - EASYTRIM, VERTICAL & HORIZONTAL PROFILES, COLOR(S) TO MATCH PANEL
FIBER CEMENT BOARD & BATTEN SIDING	5A & 5B	JAMES HARDIE "HARDIEPANEL"	COBBLESTONE (5A) & NIGHT GRAY (5B)	VERTICAL 2 1/2" SMOOTH BATTEN BOARD
FIBER CEMENT TRIM	7A & 7B	JAMES HARDIE "HARDIETRIM"	NIGHT GRAY (7A) & COBBLESTONE (7B)	-SMOOTH FINISH -PREFINISHED COLORPLUS -SIZE: 3 1/2" (W) X 1" (TH.)
FIBER CEMENT TRIM	8A & 8B	JAMES HARDIE "HARDIETRIM"	NIGHT GRAY (8A) & COBBLESTONE (8B)	-SMOOTH FINISH -PREFINISHED COLORPLUS -SIZE: 5 1/2" (W) X 1" (TH.)
PVC TRIM	9	AZEK	PAINTED TO MATCH JAMES HARDIE "COBBLESTONE"	-SIZE: 7 1/4" PVC -SMOOTH FINISH
SHINGLES	14	CERTAINTEED	DRIFTWOOD	FIBERGLASS ROOF SHINGLES
METAL SEAM ROOF	15	ACM (BASIS OF DESIGN)	BRONZE	PRE-FINISHED 24 GA. STEEL
COPING, FLASHING, FASCIA TRIM, AND GUTTERS & DOWNSPOUTS	16 & 17	ACM (BASIS OF DESIGN)	DESERT SAND	-PRE-FINISHED METAL -FOR DOWNSPOUTS, PROVIDE COLOR MATCHED BOOT AS REQUIRED

©2025 WJW ARCHITECTS

Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com