

## **EXHIBITS**

- A Subarea Map
- B Final Development Plan dated
- C Wal-Mart Elevation Plan
- C-1 Material Sample Board
- D Scott & Goble Architects Sign Package
- E Retail Elevation Plan
- F City of Urbana Lighting Standard Detail for Street Lighting  
and Traffic Lights

# URBANA COMMONS DEVELOPMENT PLAN

EXHIBIT "A"

LOCATED IN SECTION 11, TOWN 5, RANGE 11 BTMRS

CITY OF URBANA  
CHAMPAIGN COUNTY, OHIO

05/09/05

PREPARED BY:



Van Atta  
Engineering  
Inc.

Engineering & Surveying

870 Congress Park Drive  
Cincinnati, Ohio 45230  
Phone: (513) 435-2800  
Fax: (513) 435-2805

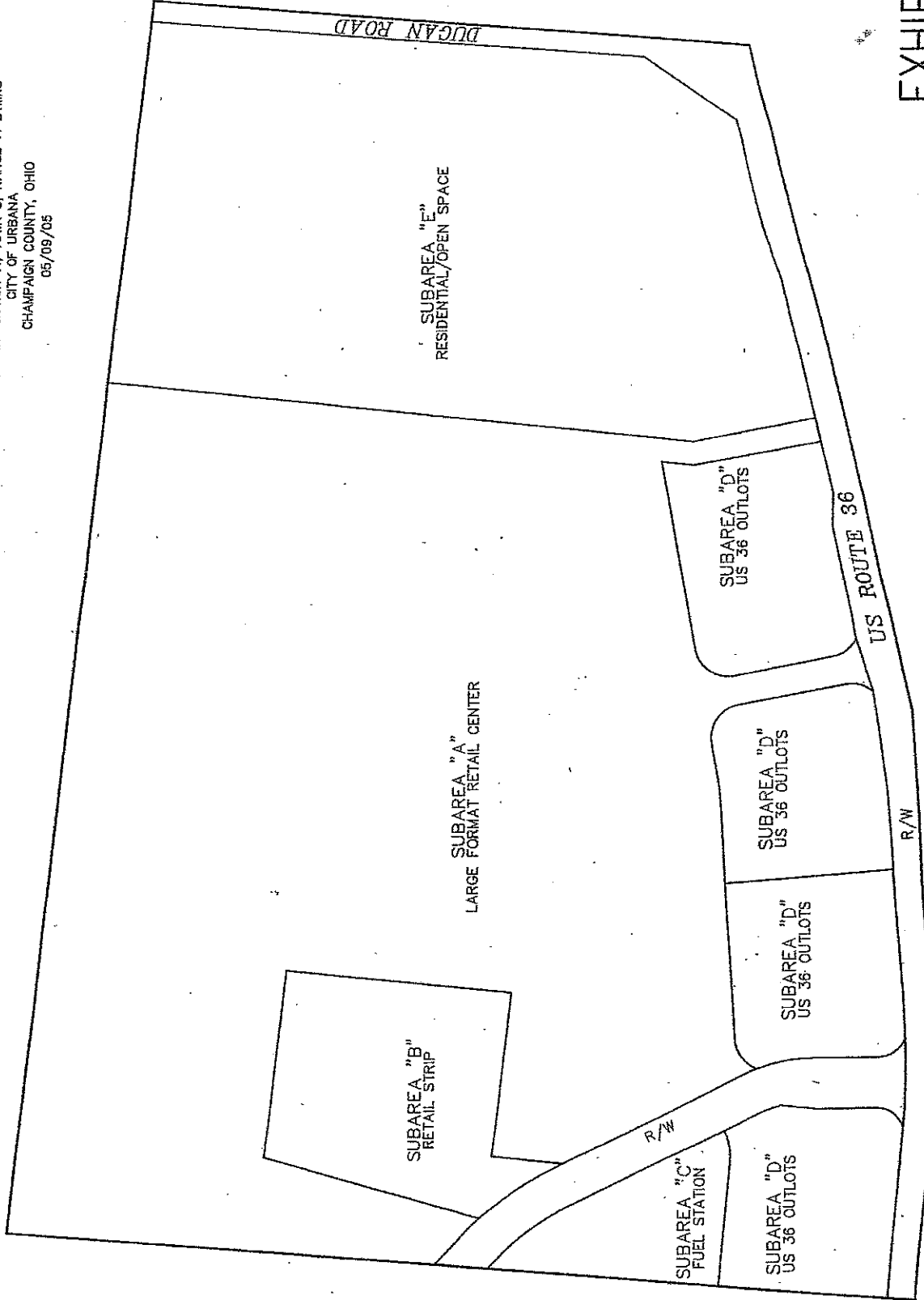


EXHIBIT "A"

WAL-MART SUPERCENTER #1239-01  
SITE LANDSCAPE PLAN

SCALE: AS SHOWN IN PLAN & SECTION  
DATE: 08/15/01  
PROJECT NO. 1239-01

PLANT MATERIALS LIST

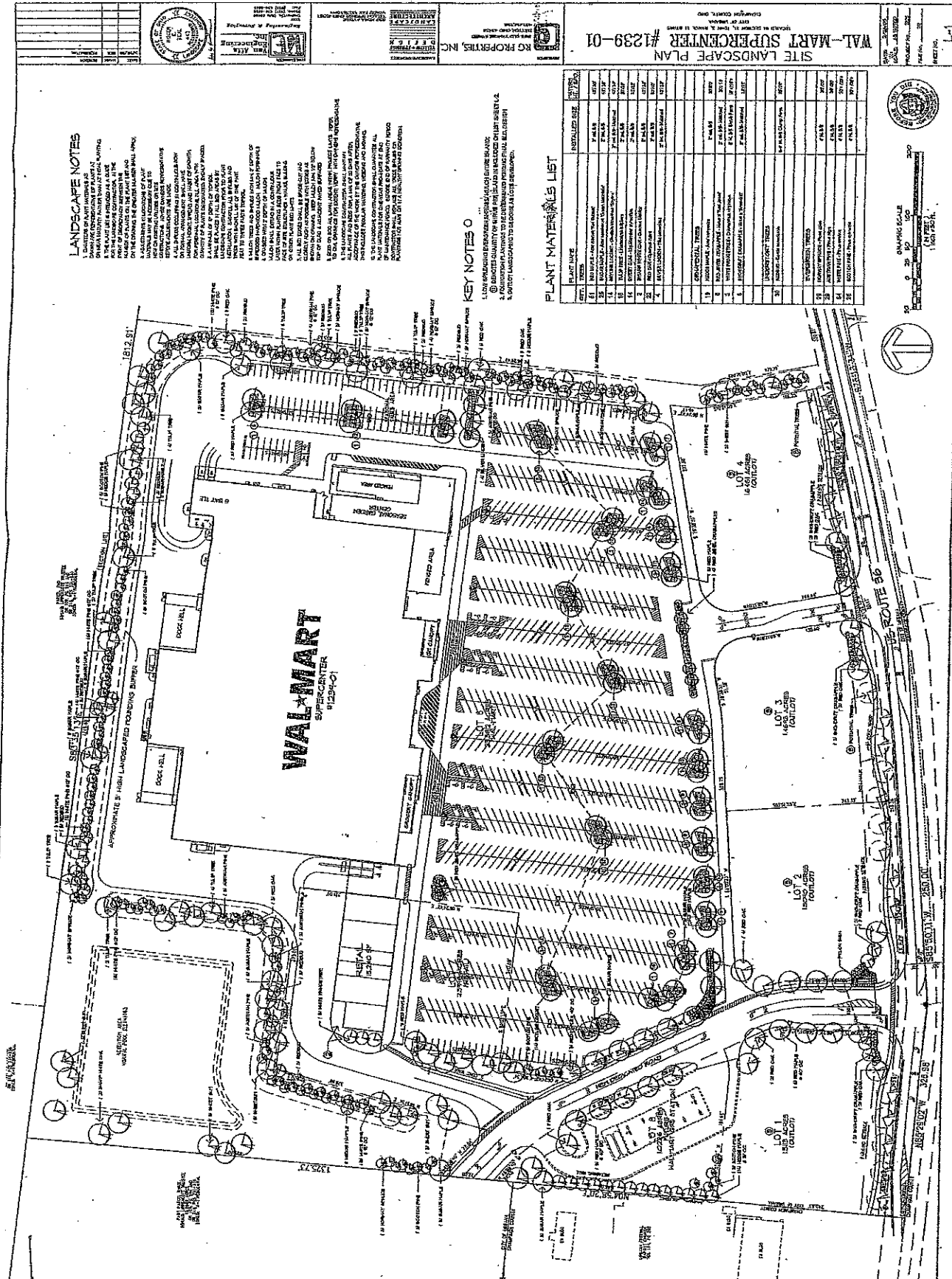
PLANT NAME	PLANT SIZE	QUANTITY
1. 12" BROWN PINE	12" BROWN PINE	100
2. 12" WHITE PINE	12" WHITE PINE	100
3. 12" LARCH	12" LARCH	100
4. 12" SPRUCE	12" SPRUCE	100
5. 12" FIR	12" FIR	100
6. 12" PINE	12" PINE	100
7. 12" CEDAR	12" CEDAR	100
8. 12" JUNIPER	12" JUNIPER	100
9. 12" YEW	12" YEW	100
10. 12" TAXUS	12" TAXUS	100
11. 12" QUERCUS	12" QUERCUS	100
12. 12" CORYLUS	12" CORYLUS	100
13. 12" JUGLANS	12" JUGLANS	100
14. 12" NYCTAGYNIA	12" NYCTAGYNIA	100
15. 12" SORBUS	12" SORBUS	100
16. 12" MALUS	12" MALUS	100
17. 12" PRUNUS	12" PRUNUS	100
18. 12" PEAR	12" PEAR	100
19. 12" AMELANOR	12" AMELANOR	100
20. 12" SYDOWIA	12" SYDOWIA	100
21. 12" RIBES	12" RIBES	100
22. 12" LIGULARIA	12" LIGULARIA	100
23. 12" SORBUS	12" SORBUS	100
24. 12" MALUS	12" MALUS	100
25. 12" PRUNUS	12" PRUNUS	100
26. 12" PEAR	12" PEAR	100
27. 12" AMELANOR	12" AMELANOR	100
28. 12" SYDOWIA	12" SYDOWIA	100
29. 12" RIBES	12" RIBES	100
30. 12" LIGULARIA	12" LIGULARIA	100

KEY NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUPPLIER.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUPPLIER.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUPPLIER.

LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUPPLIER.
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30. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUPPLIER.



ENGINEERING SCALE  
1" = 20'  
1/4" = 5'



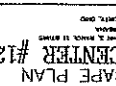
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State of North Carolina  
No. 12345  
Exp. 12/31/02



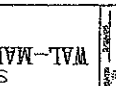
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Exp. 12/31/02



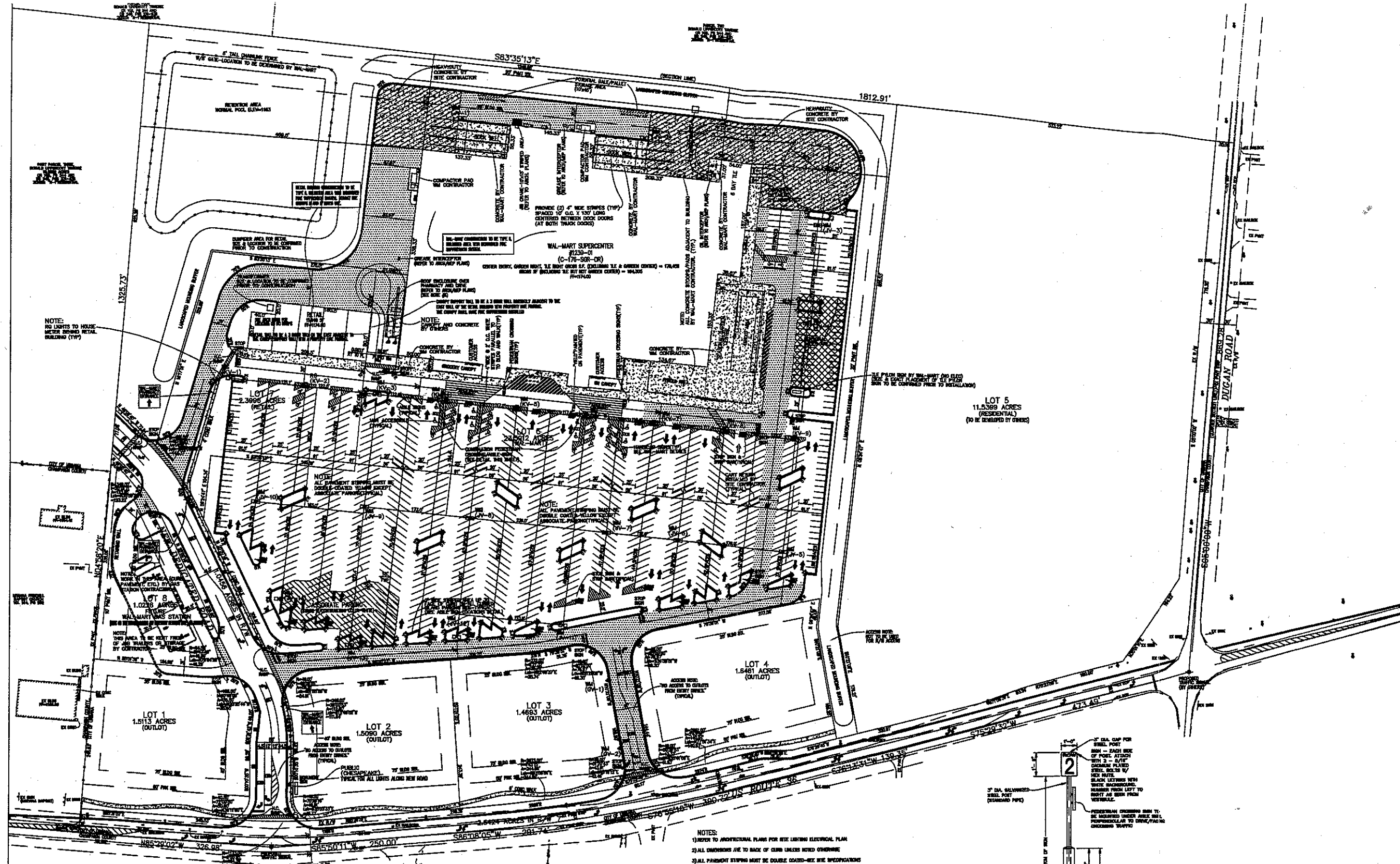
Professional Engineer  
State of North Carolina  
No. 12345  
Exp. 12/31/02



Professional Engineer  
State of North Carolina  
No. 12345  
Exp. 12/31/02



Professional Engineer  
State of North Carolina  
No. 12345  
Exp. 12/31/02



NOTE: NO LIGHTS TO HOUSE METERS BEHIND METAL BUILDING (TYP)

NOTE: ALL CONCRETE TO BE TYPE 4 BRUSHED AND FINISHED PER SUPERVISOR'S SPEC.

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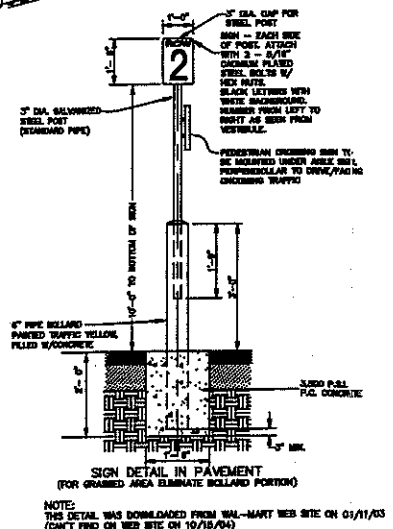
NOTE: CONCRETE TO BE TYPE 4 BRUSHED AND FINISHED PER SUPERVISOR'S SPEC.

NOTE: CONCRETE TO BE TYPE 4 BRUSHED AND FINISHED PER SUPERVISOR'S SPEC.

- NOTES:
- 1) REFER TO ARCHITECTURAL PLANS FOR THE LIGHTING ELECTRICAL PLAN
  - 2) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
  - 3) ALL PAVEMENT STIPING MUST BE DOUBLE COATED-SEE SPECIFICATIONS
  - 4) PAINT STRIPES-SEE TRAFFIC YELLOW (SEE IF REQUIRED BY THE GOVERNMENTAL JURISDICTION FOR CUSTOMER PARKING SPACES AND WHETHER YELLOW OR BLUE ARCHITECT'S PARKING SPACES)
  - 5) ALL CURB TO BE 30" HIGH TYPE "A" (SEE DETAIL SHEET)
  - 6) CANOPY SUPPORT WALL TO BE A 3" HIGH WALL IMMEDIATELY ADJACENT TO THE EAST WALL OF THE RETAIL BUILDING WITH PROJECTING TOP EDGE. WALL TO BE 1.5' FROM WALL OF THE EAST ADJACENT TO THE CANOPY SUPPORT WALL WITH A PROPERTY LINE FOOTING. THE CANOPY SHALL HAVE FIRE SUPPRESSION INSTALLED
  - 7) BOLLARD ROWS- BOLLARDS BY THE CONTRACTOR AT ALL NEARS AND HYDRANTS
  - 8) SEE AND HOLDING CONTRACTOR TO VERIFY LATEST WAL-MART PROMOTIVE MATERIAL PRIOR TO CONSTRUCTION (WAL-MART PROMOTIVE MATERIAL DOWNLOADED FROM WAL.MART.COM ON 02/25/05)

WAL-MART & RETAIL PARKING DATA:  
 RETAIL PARKING PROVIDED: WAL-MART PARKING PROVIDED:  
 75 REGULAR SPACES 60 REGULAR SPACES  
 20 TRUCK SPACES 20 TRUCK SPACES  
 10 BICYCLE SPACES 10 BICYCLE SPACES  
 1000 TOTAL SPACES 1000 TOTAL SPACES

TOTAL PARKING PROVIDED:  
 1000 REGULAR SPACES  
 20 TRUCK SPACES  
 10 BICYCLE SPACES  
 1030 TOTAL SPACES



NOTE: THIS DETAIL WAS DOWNLOADED FROM WAL-MART WEB SITE ON 01/11/05 (CMT FRO ON WEB SITE ON 10/18/04)



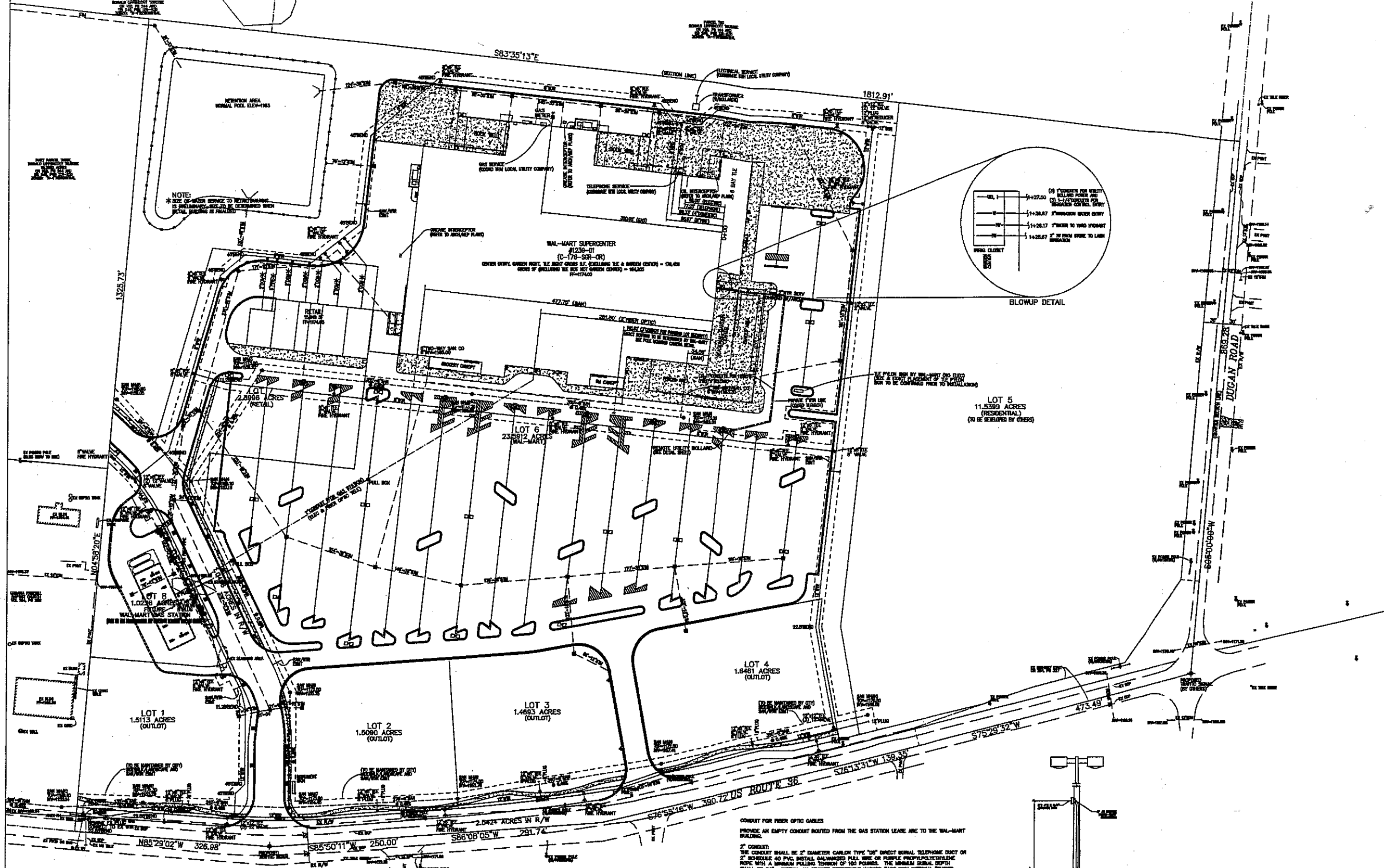
DATE	MARK	REVISION

**Van Alst**  
 Van Alst  
 Engineering & Surveying  
 11000 Van Alst Blvd.  
 Dayton, OH 45424  
 Phone: (937) 233-2222  
 Fax: (937) 233-2222

**SITE PLAN**  
**WAL-MART SUPERCENTER #1239-01**  
 LOCATED IN SECTION 11, TOWN 5, RANGE 11 BTMNS  
 CITY OF URBANA  
 CHAMPAIGN COUNTY, OHIO

DATE: 05/20/05  
 SCALE: 1"=60'  
 PROJECT No. 2220  
 FILE No. 312  
 SHEET No. 1 of 3





NOTE:  
\* SIZE OF WATER SERVICE TO RETAIL BUILDING IS DETERMINED BY THE CITY ENGINEER. METERS SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE BUILDING.

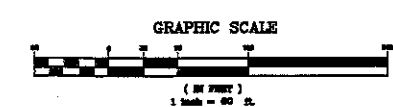
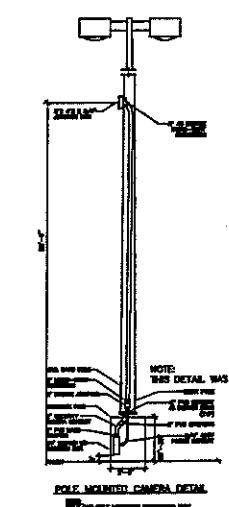
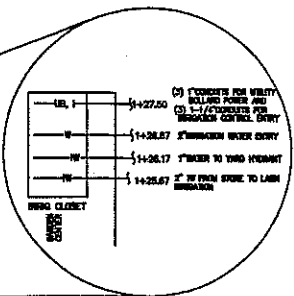
**WAL-MART SUPERCENTER #1239-01  
(C-176-SGR-OR)**

- NOTES:
- 1) REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF SANITARY LATERALS.
  - 2) REFER TO THE BUILDING ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
  - 3) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.
  - 4) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.
  - 5) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.
  - 6) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.
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  - 9) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.
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  - 11) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.
  - 12) REFER TO THE BUILDING ELECTRICAL PLANS FOR EXACT LOCATION OF ALL ELECTRICAL SERVICE EQUIPMENT.

**CONDUIT FOR FIBER OPTIC CABLES**  
 PROVIDE AN EMPTY CONDUIT ROUTED FROM THE GAS STATION LEASE AREA TO THE WAL-MART BUILDING.  
 2" CONDUIT:  
 THE CONDUIT SHALL BE 2" DIAMETER CARLON TYPE "30" DIRECT BURIAL TELEPHONE DUCT OR 2" SCHEDULE 40 P.V.C. INSTALL GALVANIZED PULL WIRE OR PURPLE POLYPROPYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE OBTUSATE HAZARD TAPES WITH INTEGRAL "BURIED FIBER OPTIC CABLE" WORDING, 12" ABOVE THE CONDUIT.  
 ALL CHANGES IN DIRECTION OF THE CONDUIT WILL REQUIRE LONG FACTORY SHEEPS (NOT STANDARD SHEEPS) WITH RADIUS NOT LESS THAN 10 TIMES THE DIAMETER OF THE CONDUIT. NO MORE THAN TWO 90-DEGREE BENDS WILL BE ALLOWED BETWEEN PULLING POINTS. ON A TOTAL OF 180 DEGREES CORNERED IN SEVERAL BENDS. PULL BOXES SHALL BE LOCATED EVERY 400 FEET UNLESS THE COMBINED TOTAL OF BENDS REQUIRES ADDITIONAL BENDS. CONDUIT SHOULD ENTER AND EXIT THE PULL BOXES 180 DEGREE APART.  
 PULL BOXES:  
 ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE 14"-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 10" X 24" X 24". DEEPER BOXES MAY BE REQUIRED NEAR THE CONDUIT ALIGNMENT IF APPROVED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS WITH A CONCRETE COLLAR AND A MINIMUM OF 6" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.  
 IF USING A PULL BOX TO CHANGE DIRECTION, THE MINIMUM BOX SIZE SHALL BE 48" X 48" X 24" PRE-CAST CONCRETE WITH SEPARATE MANHOLE LID AND COLLAR.  
 BELLING DISTANCE:  
 A PULL BOX SHALL BE LOCATED AS CLOSE AS POSSIBLE, WITH A SHEEP HANGING THE VERTICAL BEND INTO THE STONE.  
 GAS STATION LEASE AREA:  
 THE CONDUIT SHALL BE TERMINATED WITH A PULL BOX AT THE EDGE OF THE STATION LEASE AREA AS DETERMINED ON THE STATION PLANS OR BY THE SPECIAL PROJECTS MANAGER.

**RETAIL BUILDING NOTES:**

- 1) REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FINE AND DOM WATER SERVICES.
- 2) REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF STORM DOWNSPOUTS.
- 3) REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SANITARY LATERAL.



DATE: 05/20/05  
 SCALE: 1" = 40'  
 PROJECT No. 2220  
 FILE No. 312  
 SHEET No. 3

**Van Atta Engineering Inc.**  
 Engineering & Surveying  
 2250 W. Main Street  
 Urbana, OH 43085  
 Phone: (614) 262-2764  
 Fax: (614) 262-2764

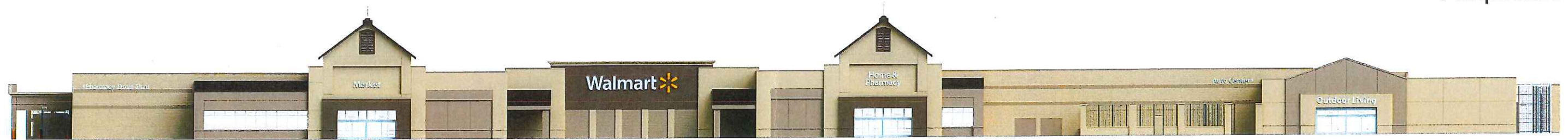
**UTILITY PLAN  
 WAL-MART SUPERCENTER #1239-01**  
 LOCATED IN SECTION 11, TOWN 5, RANGE 11 8THMS  
 CITY OF URBANA,  
 CHAMPAIGN COUNTY, OHIO







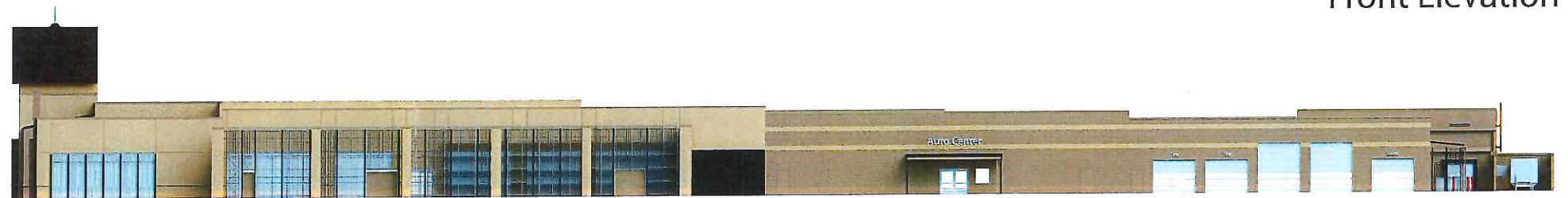
Perspective



Front Elevation

Color Legend

P83	SW# 6082 "Cobble Brown"
P94	SW# 7694 (EXT) "Exterior Dromedary Camel"
P124	SW# 7522 "Meadowlark"
(HRC)	Brown



Right Elevation



Rear Elevation



Left Elevation



March 07, 2014

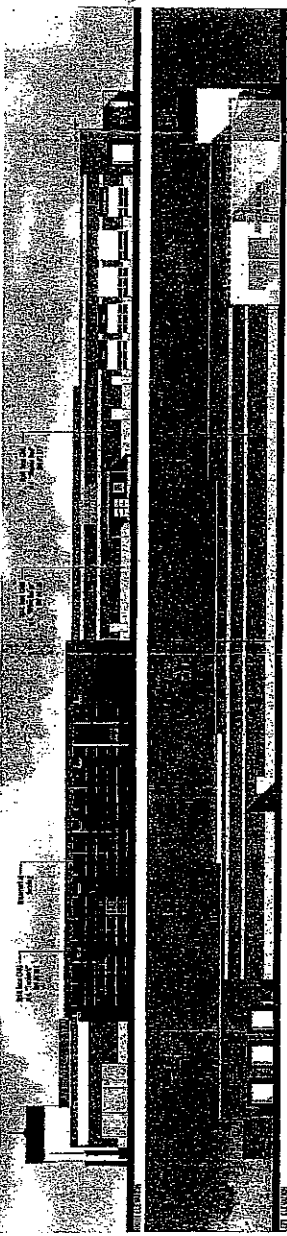
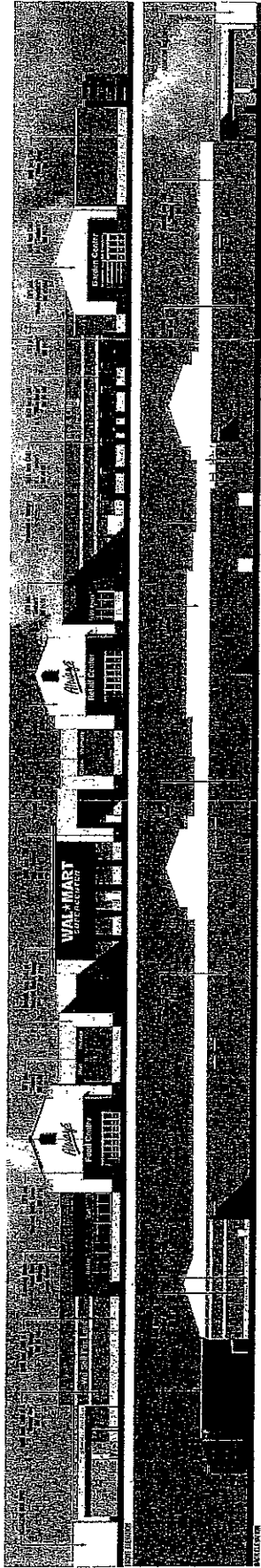
Urbana, OH #1239 - Remodel

REPRESENTATION ONLY. NOT FOR CONSTRUCTION: All images shown are a representation of the design intent and may not portray the exact scale, colors, materials, or construction that could occur due to material availability and final architectural modifications.  
 © 2014 pb2 architecture & engineering  
 All information contained in this document is confidential and may not be used without permission.

3D Color Elevations - Not to Scale

*These are the 01/27/2014 paint colors recommended by Planning Commission & authorized by Zoning Inspector.  
 -Bradley J. Bodemiller 3/12*



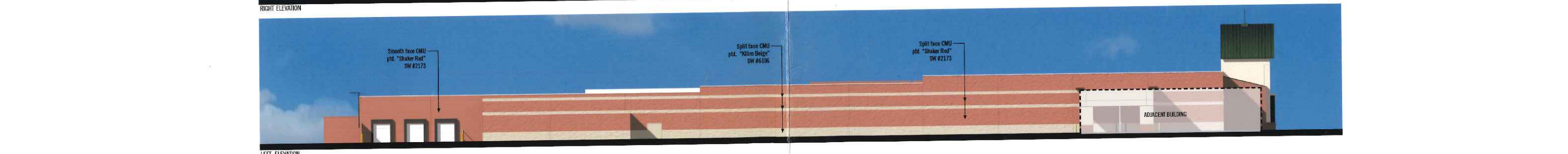
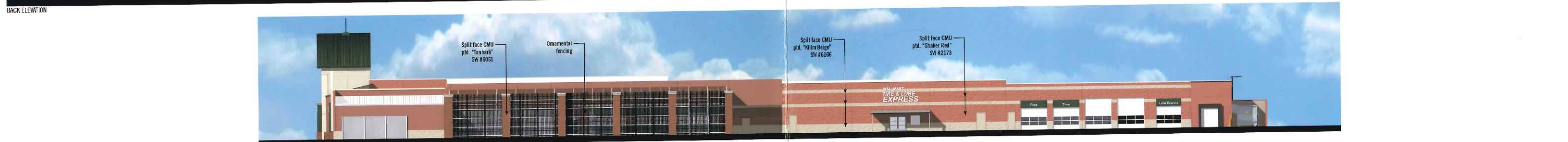
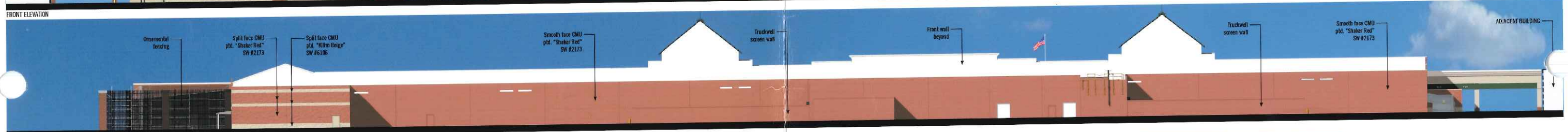
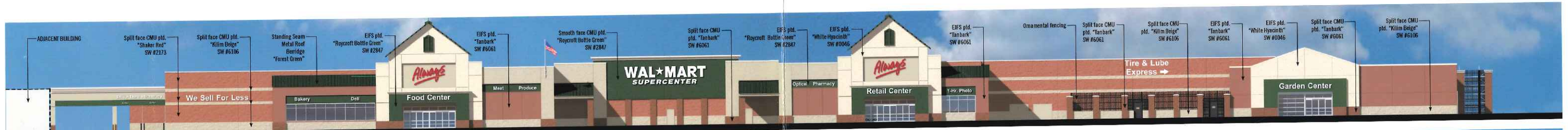


Urbana, Ohio  
Aug 5, 2005

**WAL-MART**  
**Exhibit C**

Page \_\_\_\_\_ of \_\_\_\_\_



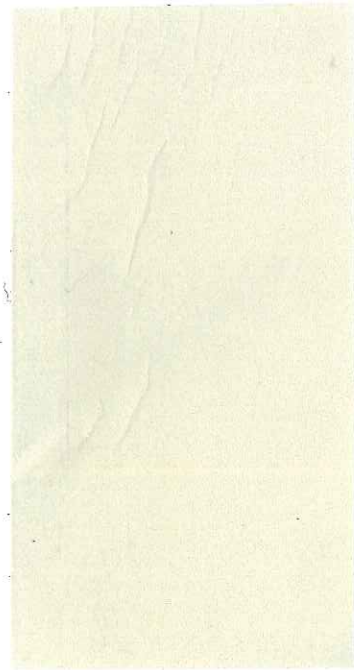


approved by \_\_\_\_\_ date \_\_\_\_\_  
*\*Paint colors revised 01/27/2014. See Planning Commission minutes. - Bradley J. Bodenwiler MA*





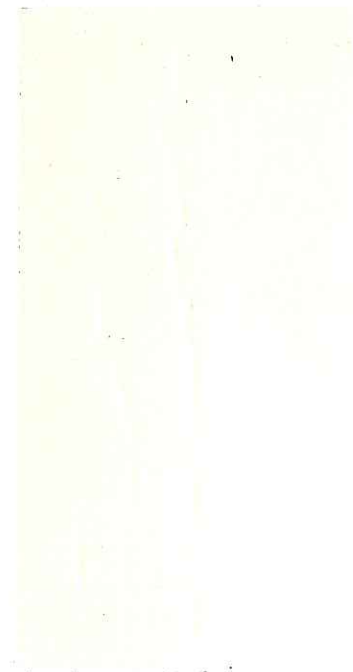
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"Shaker-Red" SW #2173



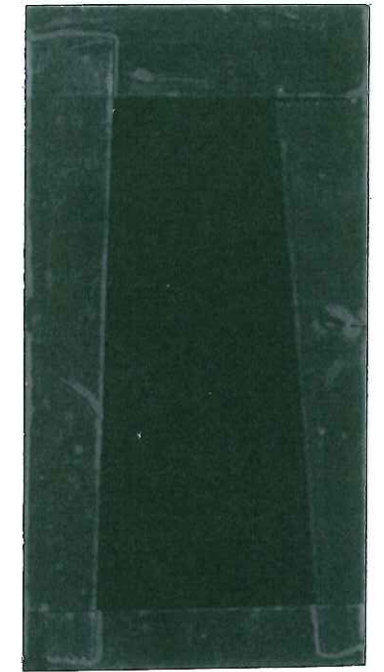
EIFS and Split face CMU ptd.  
"Kilim Beige" SW #6106



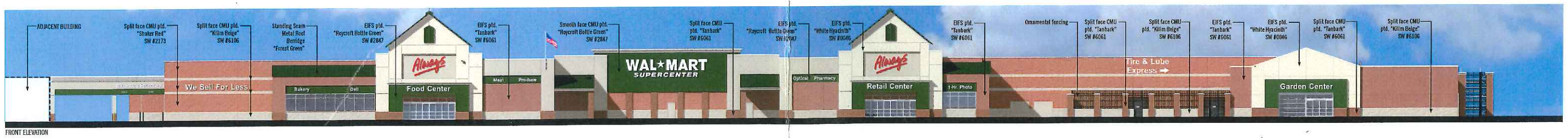
EIFS and Split face CMU ptd.  
"Tanbark" SW #6061



EIFS ptd.  
"White Hyacinth"  
SW #0046



EIFS and metal Roof ptd.  
"Roycroft Bottle Green"  
SW #2847 and  
Berridge "Forest Green"  
to match



FRONT ELEVATION

approved by \_\_\_\_\_ date \_\_\_\_\_  
\*Paint colors revised 01/27/2014. See Planning Commission minutes. - Bradley J. Bobenmiller J/A

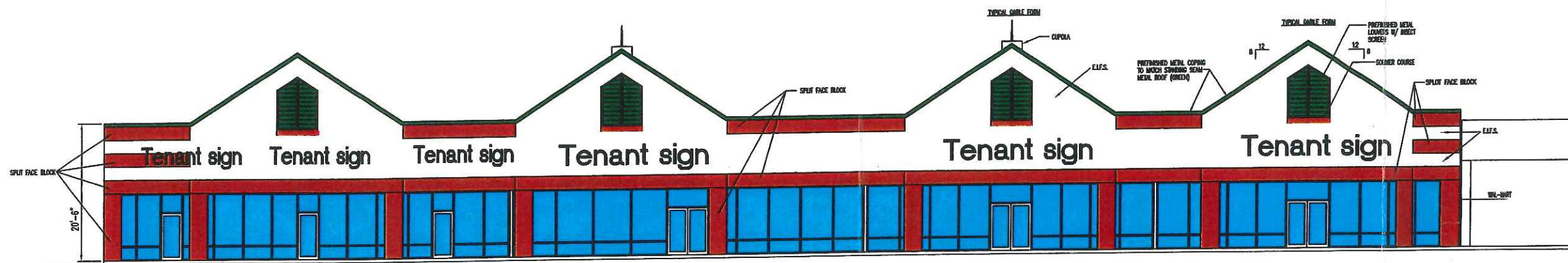




Adjustment to Elevation ~  
The Tire & Lube Entrance Sign

on the face of the building is moved from the original  
submittal to the far east end of the building face.





**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

DEVELOPER:



**RG PROPERTIES**

8168 OLD YANKEE ROAD, SUITE B  
DAYTON, OHIO 45458  
TEL 937/434-7218  
FAX 937/434-0824

**STANFORD R. JOSEPH, AIA - ARCHITECT**  
8900 CARVER ROAD CINCINNATI, OHIO 45242  
(513) 864-8000 FAX (513) 864-8002

RETAIL BUILDING for  
**URBANA COMMONS**  
US ROUTE 36 AND DUGANS ROAD  
URBANA, OHIO

DATE 5/2/06

REVISIONS

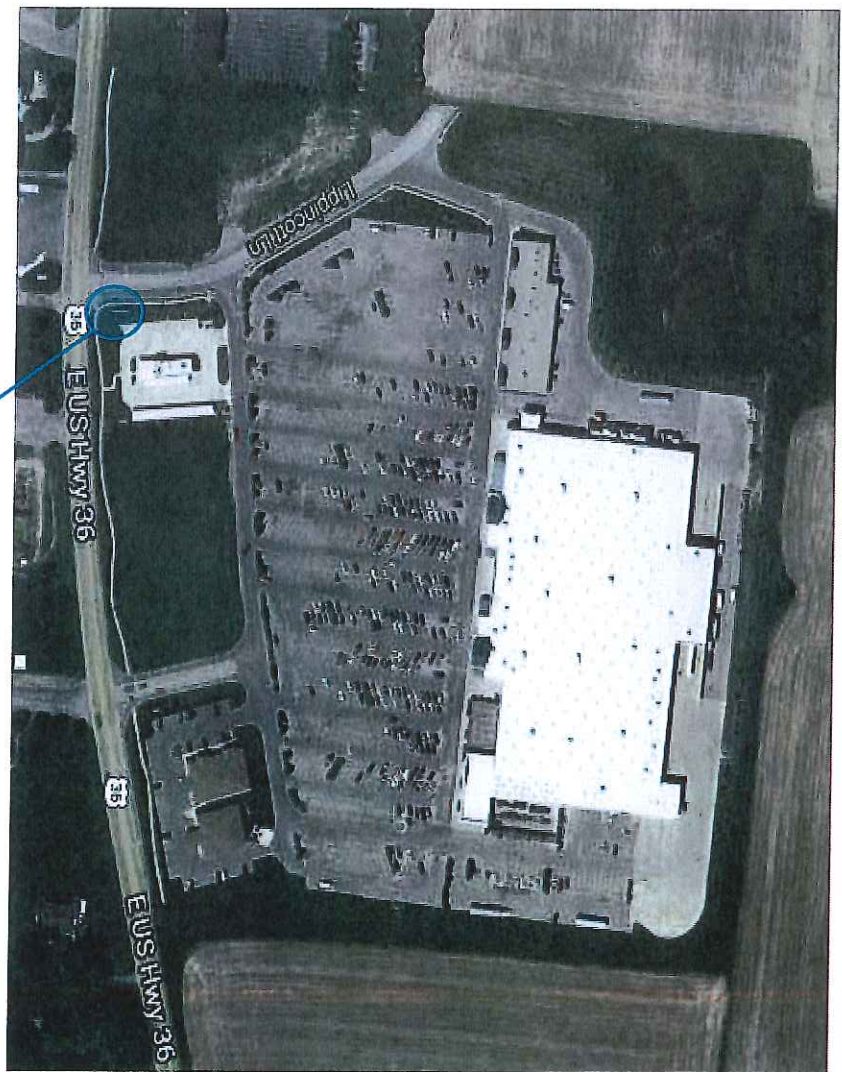
SHEET NO.







Paint colors revised 6/27/2014. See Planning Commission minutes. - Bradley J. Biderman 3/11/2014



Walmart Monument Sign



pb2  
Location

October 22, 2013

Urbana, OH #1239 - Remodel

REPRESENTATION AND FOR CONSTRUCTION. All images shown are a representation of the design intent and may not portray the final design. All construction shall conform to the applicable codes and standards of the local jurisdiction and shall adhere to all applicable codes and standards of the local jurisdiction. All construction shall conform to the applicable codes and standards of the local jurisdiction and shall adhere to all applicable codes and standards of the local jurisdiction.

- Replace Walmart sign panels with revised logo and brand colors
- Paint Cabinet "Duranodic Bronze"
- Paint masonry (P94) SW #7694 (EXT) "Exterior Dromedary Camel"



Existing



Proposed

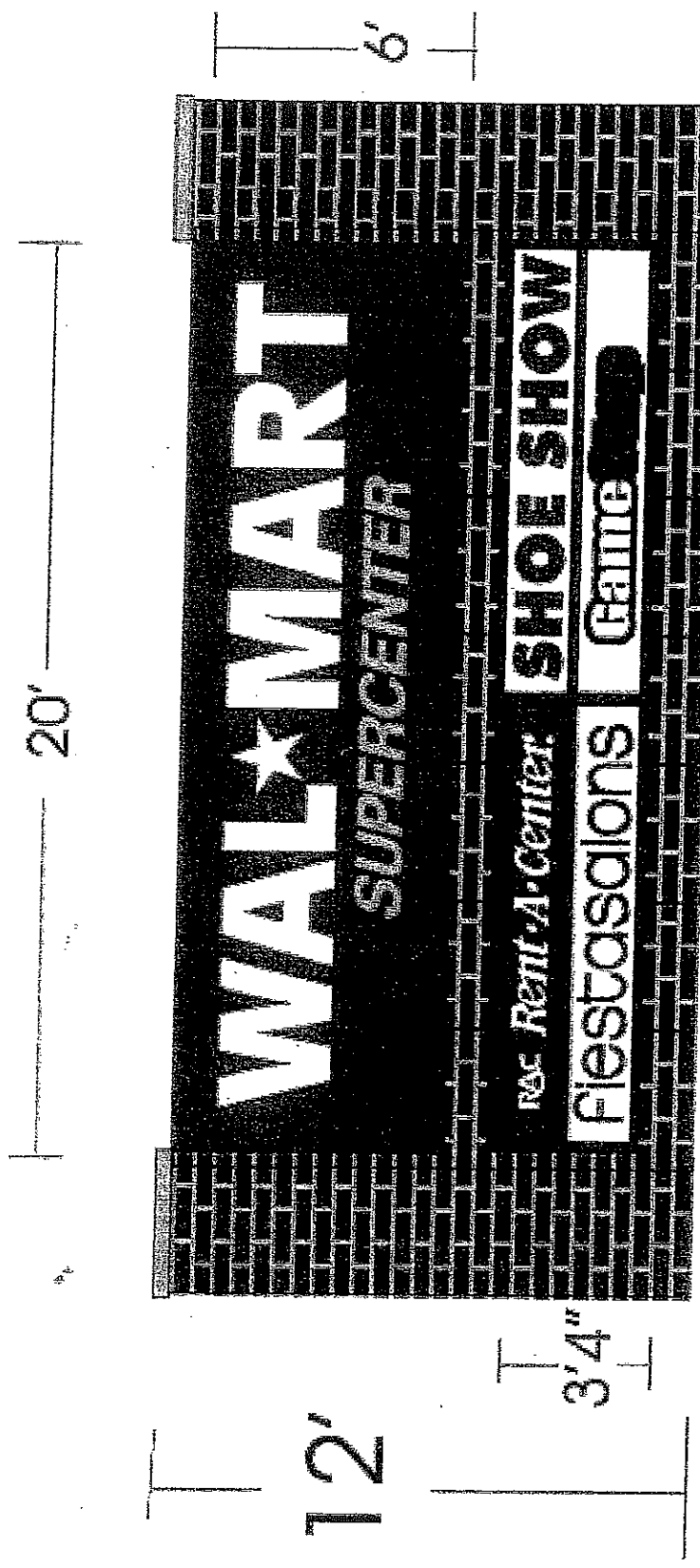


WALMART STORE CO., INC.  
10000 Central Expressway  
Springdale, AR 72762  
Tel: 479-243-7299  
Fax: 479-243-7298

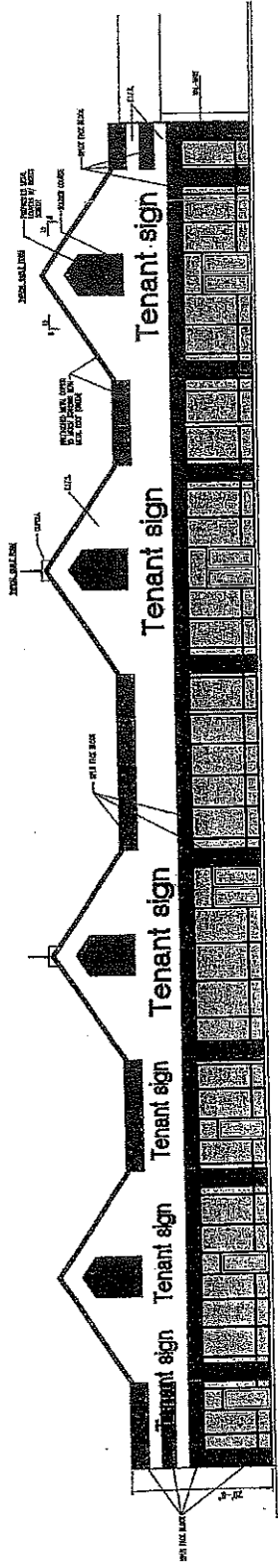
PROJECT

SCALE

DATE



URBANA COMMONS



**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

DEVELOPER:



**RG PROPERTIES**  
 1000 W. MARKET ROAD, SUITE 20  
 EASTON, OHIO 45840  
 TEL: 937/484-7510  
 FAX: 937/484-0854

DATE	SCALE
REVISION	
DATE	SCALE
REVISION	
STANFORD R. JOSEPH, AIA - ARCHITECT 8000 CAMDENROAD CINCINNATI OHIO 45244 (513) 524-1800 FAX (513) 524-1808 RETAIL BUILDINGS URBANA COMMONS 16100 STATE ROUTE 161 URBANA, OHIO	

