

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

May 18, 2020

7:00 p.m.

Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes from 5/04/2020

Welcome and Reading of Agenda: President Houk

LANDS: Mr. Schottke

- Ordinance C-12-20 Approve the Rezoning of 0.1433 acres located South of Columbus Street and East of Arbutus Ave. from R-2 to PUD-R w/text. Second reading and public hearing.
- Ordinance C-13-20 Approve the Rezoning of 0.2482 acres located at 4094 Broadway from R-2 to C-2. Second reading and public hearing.
- Ordinance C-18-20 Accept the Plat of Meadow Grove Estates, Section 4 & 6A. First reading.
- Ordinance C-19-20 Approve a Special Use Permit for a Day Care Center located at 2040-2140 Stringtown Road, Unit 2132. First reading.
- Ordinance C-20-20 Approve the Rezoning of 0.50 acres located at 3689 Casa Blvd. from SF-1 to R-2. First reading.
- Resolution CR-13-20 Approve a Certificate of Appropriateness for Mojo on Broadway located at 4094 Broadway in the Historical Preservation Area.
- Resolution CR-14-20 Approve Amendments to the Development Plan for Parkway Centre South located at 1693 Stringtown, as approved by CR-26-02.
- Resolution CR-15-20 Approve an Amendment to the Development Plan for Smokey Bones located at 1615 Stringtown, as approved by CR-59-05.
- Resolution CR-16-20 Approve the Development Plan for Farmstead, Subarea "H".
- Resolution CR-17-20 Municipal Services that can be provided to 0.54 acres located East of Demorest and South of Southwest Blvd, upon its annexation to the City.
-

SAFETY: Mr. Schlabach

- Ordinance C-16-20 Continue the Designated Outdoor Refreshment Area under the same regulations as set forth in Ordinance C-17-19. Second reading and public hearing
-

FINANCE: Mr. Holt

- Ordinance C-17-20 Replace Exhibit "A" of Ordinance C-09-19 to approve a Town Center Commercial Revitalization Grant Program. Second reading and public hearing
- Ordinance C-21-20 Appropriate \$1,046,016.00 from the Deposit Trust Fund for the Current Expense of Intersection Improvements to Demorest Drive and State Route 62. First reading
-

Call for New Business: President Houk

Call for Dept. Reports & Closing Comments: President Houk

Adjourn meeting: President Houk - Unanimous Consent

ON FILE: Minutes of: 05/04/20 Council Meeting; 5/05/20 Plan. Comm. Minutes

Date: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: XX
Current Expense: _____

No.: C-12-20
1st Reading: 03/16/20 4/6
Public Notice: 03/17/20
2nd Reading: 04/20/20 4/7
Passed: _____ Rejected: 5/18
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-12-20

AN ORDINANCE FOR THE REZONING OF 0.1433 ACRES LOCATED SOUTH OF COLUMBUS STREET AND EAST OF ARBUTUS AVENUE FROM R-2 TO PUD-R W/TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on March 03, 2020; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from R-2 to PUD-R with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Lots Number 50 and 51 of said City of Grove City as recorded in the *Official Records, Plat Book 1, Pages 43 and 44, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
FOR A ONE-TO-FOUR FAMILY RESIDENCE
EXHIBIT A**

EXHIBIT

ISSUED BY
STEWART TITLE GUARANTY COMPANY

C-12-2020

LEGAL DESCRIPTION

Policy No.: 959405998

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City and bounded and described as follows:

Being a part of Lots Number 50 and 51 of said City of Grove City, as the same are numbered and delineated upon the recorded plat thereof and recorded in Plat Book 1, Pages 43 and 44, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the north line of Jackson Street (formerly Jackson Alley) and the east line of Arbutus Avenue, (formerly Alley No. 2); thence with said east line of Arbutus Avenue and the west line of said Lot No. 50, North 33° 59' 50" East, a distance of 84.00 feet to the true place of beginning for this description;

Thence continuing with said east line of Arbutus Avenue and the west line of said Lot No. 50, North 33° 59' 50" East, a distance of 60.00 feet to a point;

Thence crossing said Lots No. 50 and 51, South 56° 00' East, a distance of 104.36 feet to a point in the east line of said Lot No. 51;

Thence with the east line of said Lot No. 51, South 33° 59' 50" West, a distance of 60.00 feet to a point;

Thence crossing said Lots No. 50 and 51, North 56° 00' West, a distance of 104.36 feet to the true place of beginning for this description, containing 0.144 acres, more or less, subject, however to all easements and right-of-ways of record.

This description was prepared by Jerry A. Malott, Registered Surveyor No. 5963.

Parcel No.: 040-001137-00

Property Address: Arbutus Avenue, Grove City, Ohio 43123

**Castro Home
Arbutus Avenue
0.1433 Acres, 040-001137
Application No. 202002060008**

Exhibit "A"
PLANNED UNIT DEVELOPMENT---RESIDENTIAL (PUD-R)
Applicant: Patrick A Castro, Jr
Developer: Patrick A Castro, Jr
Builder: 3 Pillar Homes

ZONING TEXT & DEVELOPMENT STANDARDS

March 3, 2020

I. Introduction

The project consists of one (1) "lot" being 0.1433 acres located on Arbutus Avenue south of Columbus Street and north of Jackson Street, PID 040-001137, and more specifically described in Exhibit "D". The lot shall be zoned PUD-R and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the unique context of the Town Center and establishes the necessary requirements to create a structure in character with the area.

III. Severability

All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person or circumstances are not affected by that decision.

IV. Applicability

The standards and provisions outlined within the Text shall apply to the 0.1433 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

V. Conflict

When there appears to be, or there is in fact, a conflict between the Text and the Zoning Code, the more restrictive requirement/standard shall apply.

VI. General Requirements

Permitted Uses

The property shall be permitted to contain one (1) single family residential structure with one (1) residential accessory dwelling unit over the garage as generally shown on Exhibit "C".

House Size

The primary dwelling unit shall be a minimum of 1600 square feet. The above-garage accessory dwelling unit shall be a minimum of 550 square feet.

Setbacks

1. Front yard setback. The front yard setback shall be a minimum of 17 feet. The front porch may encroach into the minimum front setback by five (5) feet.

2. Rear yard setback. The rear yard setback shall be a minimum of 10 feet.
3. Side yard setback. The side yard setback shall be a minimum of 6 feet.

Driveway/Service Walks

1. Driveways shall be constructed of brick, concrete, or stone. If brick or stone are utilized, colors should coordinate with the architecture of the residence.
2. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.
3. Service walks shall connect the driveway to the front door of the primary residence and the rear door of the garage with access to the accessory dwelling unit.

Building

1. Architecture. The architectural style of the building will be modern farmhouse, as generally depicted in Exhibit "B".
2. Materials. Materials and colors shall be those outlined in this text, or comparable alternatives.
 - a. Siding. Siding will be Louisiana Pacific Smart Side 7" lap siding. Siding color will be Sherwin Williams – Rock Bottom (SW7062).
 - b. Trim. Trim will be Smart Trim. Trim color will be Sherwin Williams – Extra White (SW7006).
 - c. Doors. Door colors will be Sherwin Williams - Tricorn Black (SW6258).
 - d. Garage Doors. Garage door color will be Sherwin Williams – Tricorn Black (SW6258).
 - e. Porch. Porch gable color will be Sherwin Williams – Classic French Gray (SW0077). Porch posts shall be cedar. Porch post colors will be custom grey stain to be compatible the siding colors.
 - f. Water table. Water table on front facade of building and around all sides of front porch will be finished in stone or masonry compatible with the architecture and color of the building.
3. Height. The maximum building height shall be 35 feet, measured from the grade of the front elevation of the building to the maximum height of the building.
4. Roof. Roof pitches will fall within the range of 8/12 to 11/12 with the exception of the dormer roof pitch which may not be less than 5/12. The roof material will be dimensional architectural shingles.
5. Porch. The primary residence shall provide a front porch on the home. Front porch shall meet setback requirements.
6. Garage. A three-car garage shall be permitted; however no garage door shall exceed the width of two garage bays. Garage doors shall not front on Arbutus Avenue.
7. Detached structures. Detached accessory structures shall not be permitted.

Lighting

Exterior building lighting shall be decorative coach style lights, in character with fixtures generally found in the Town Center area, at the front entrance, rear entrance, and garage doors.

Landscaping

1. Unless otherwise required below, landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
2. Landscaping beds, shall be installed at the base of the home and porch on all sides where visible from the public right-of-way. Landscape beds shall include flowers, ornamental grasses, shrubs, and/or groundcover.
3. Two (2) medium or small species, 2-inch minimum caliper trees shall be planted in the front yard of the home, generally located on either side of the front porch.
4. Lot shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

Fencing

1. Any fencing on the lot shall be decorative in nature, with no chain link permitted. Permitted fencing material shall include vinyl, wood conditioned for exterior use, and metal.

Date: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: XX
Current Expense: _____

No.: C-13-20
1st Reading: 03/16/20 4/6
Public Notice: 03/17/20 4/7
2nd Reading: 04/20/20 5/13
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-13-20

AN ORDINANCE FOR THE REZONING OF 0.2482 ACRES LOCATED AT 4094 BROADWAY FROM R-2 TO C-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on March 03, 2020; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from R-2 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 63 acre First Parcel conveyed to the Kimberly Wemlinger Chaffin Trust, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

File No.: 76284-OH

C-13-2020

GENERAL WARRANTY DEED

Leannah M. Brown, Grantor, married, for valuable consideration paid, grants with general warranty covenants to **The Kimberly Wemlinger Chaffin Trust, Grantee**, whose tax mailing address is:

the following REAL PROPERTY:

Situated in the County of Franklin in the State of Ohio, and in the City of Grove City of Grove City and bounded and described as follows:

Being part of Survey No. 1383 located in Grove City, Jackson Township Franklin County, Ohio.

Beginning at an iron pin in the East line of Broadway at the Northwest corner of a tract of land belonging to Joslyn Steele; thence North along the East line of Broadway 46.50 feet to an iron pin in said line; thence East on a line parallel to the North line of said Joslyn Steele tract 230.70 feet, more or less, to an iron pin in the West line of a 16 foot alley; thence South along said alley 46.50 feet to an iron pin in the North east corner of a tract of land owned by the Grantor herein; thence West along the North line of said Grantors tract of land and the North line of Joslyn Steele Tract 231 feet, more or less, to the place of beginning. Also the one-half interest in a well situated upon the lot adjoining the above on the North is to go to the Grantee herein.

Parcel Number: 040-000883-00

Prior Instrument No.: 198604240090179

Property Address: 4094 Broadway, Grove City, OH 43123

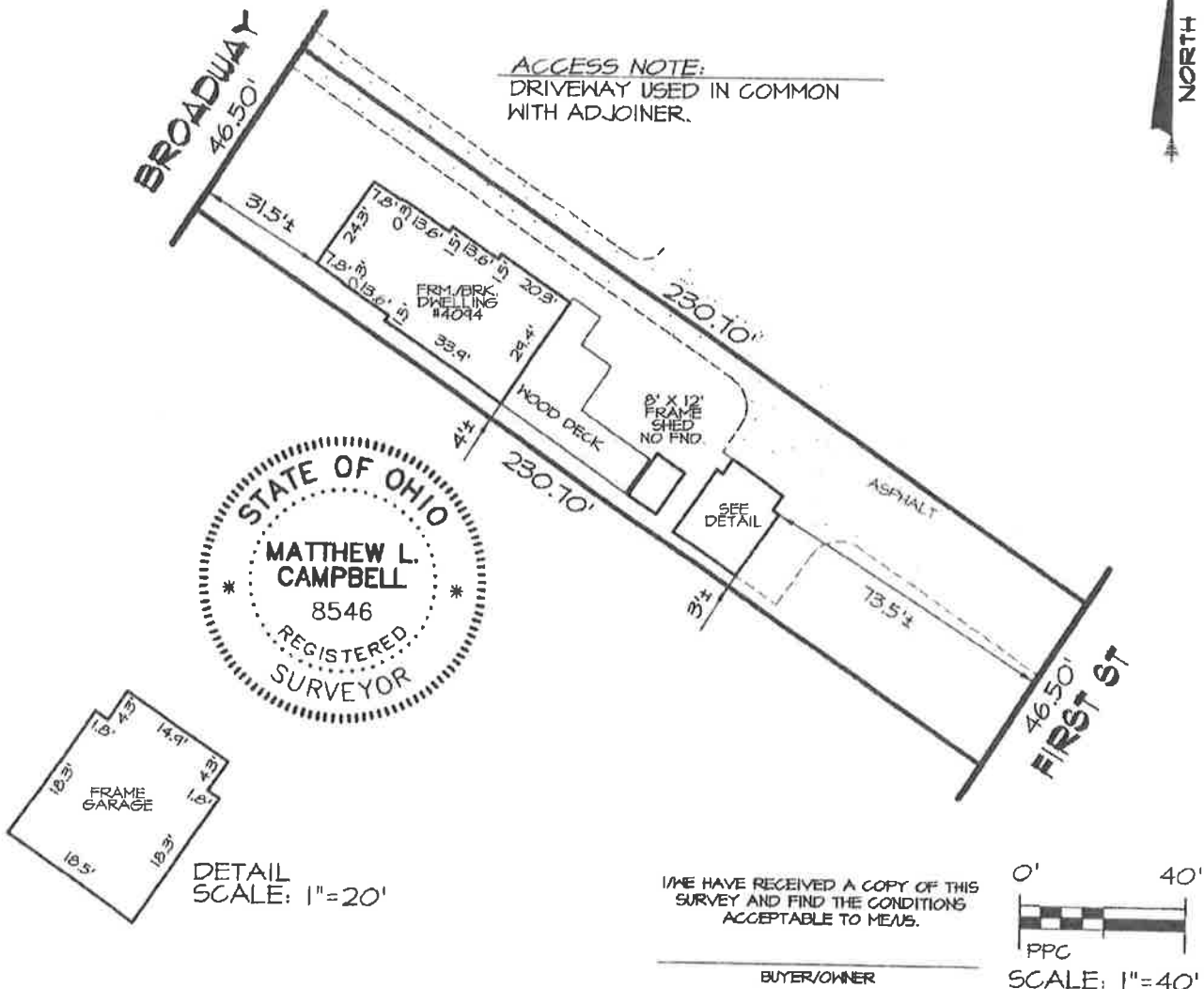
John Brown, spouse of **Leannah M. Brown** hereby releases all rights of dower herein.



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Address 4094 Broadway

State of Ohio, County of Franklin

City of Grove City, Ohio

New Owner Leannah M Brown

Client Order No. 76284-OH

Date September 26, 2019

Present Owner Leannah M Brown

C & A Order No.
CO160335

This is to certify to Bridge Title and Escrow Services, LLC

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell

Date: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-18-20
1st Reading: 05/18/20
Public Notice: 5/19/20
2nd Reading: 06/01/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-18-20

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES SECTIONS 4 AND 6A

WHEREAS, Meadow Grove Estates, Sections 4 & 6A, a subdivision containing lots 141, 188 - 212, 225 - 229 inclusive, and areas designated as Reserve "H", "I", and "J", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Meadow Grove Estates, Sections 4 & 6A, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 22.221 acres of land, more or less. Said 22.221 acres being part of those tracts of land conveyed to Rockford Homes, Inc., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-19-20
1st Reading: 05/18/20
Public Notice: 5/19/20
2nd Reading: 06/01/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-19-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE CENTER LOCATED AT 2040-2140 STRINGTOWN ROAD, UNIT 2132

WHEREAS, ACD Investments LLC, applicant, has submitted a request for a Special Use Permit for a Day Care Center located in the Park Square Shopping Center at 2040 - 2140 Stringtown Road, Unit 2132; and

WHEREAS, on May 05, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1p is hereby issued to ACD Investments, LLC, located in Unit 2132 of 2040 - 2140 Stringtown Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-20-20
1st Reading: 05/18/20
Public Notice: 05/19/20
2nd Reading: 07/06/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-20-20

AN ORDINANCE FOR THE REZONING OF 3689 CASA BOULEVARD FROM SF-1 TO R-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on May 05, 2020, with the following stipulation:

1. All outstanding property maintenance issued identified by the Building Division shall be resolved.

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from SF-1 to R-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being a 0.50 acre tract of land co conveyed to Tesenia and Rene Figueroa by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

C-20-20

**DESCRIPTION OF 0.492 ACRES
LYING WEST OF HAUGHN ROAD
AND SOUTH OF CASA BOULEVARD**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383, and being a tract of land conveyed to Tesenia and Rene Figueroa, by deed of record in Instrument Number 201604220049679, Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Beginning for reference, at a point, at the northeasterly corner of lot 143 of Castle Farms Subdivision, as shown and delineated in Plat Book 21, Page 3, and the northwesterly corner of a tract of land conveyed to Edward P. Ross, by deed of record in Instrument Numbers 200103060044735 and 200405030099535, and on the southerly line of Casa Boulevard (60 feet wide, P.B. 21, Pg. 3);

Thence South 84°09'00" East, a distance of 94.24 feet, along the line common to said Ross tract and said Casa Boulevard, to a point, at the northeasterly corner of said Ross tract, and the northwesterly corner of said Figueroa tract, and being the **Point of True Beginning**;

Thence South 84°09'00" East, a distance of 93.44 feet, along the line common to said Figueroa tract and said Casa Boulevard, to a point, at the northeasterly corner of said Figueroa tract, and the northwesterly corner of a tract of land conveyed to Mary E. Wright and William S. Wright, by deed of record in Instrument Number 200710010170911;

Thence South 06°34'00" West, a distance of 230.19 feet, along the line common to said Figueroa and Wright tracts, to a point, at the southerly common corner of said Figueroa and Wright tracts, and on the northerly line of lot 51 of Hoover Park Section 2 Part 1, as shown and delineated in Plat Book 85, Page 3;

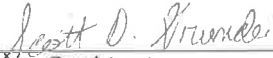
Thence North 82°56'30" West, a distance of 93.44 feet, along the line common to said Figueroa tract and said lot 51, and the northerly line of lot 92 of Hoover Park Section 2 Part 2, as shown and delineated in Plat Book 88, Page 60;

Thence North 06°34'00" East, a distance of 228.22 feet, along the line common to said Figueroa and Ross tracts, to the **Point of True Beginning**, containing 0.492 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

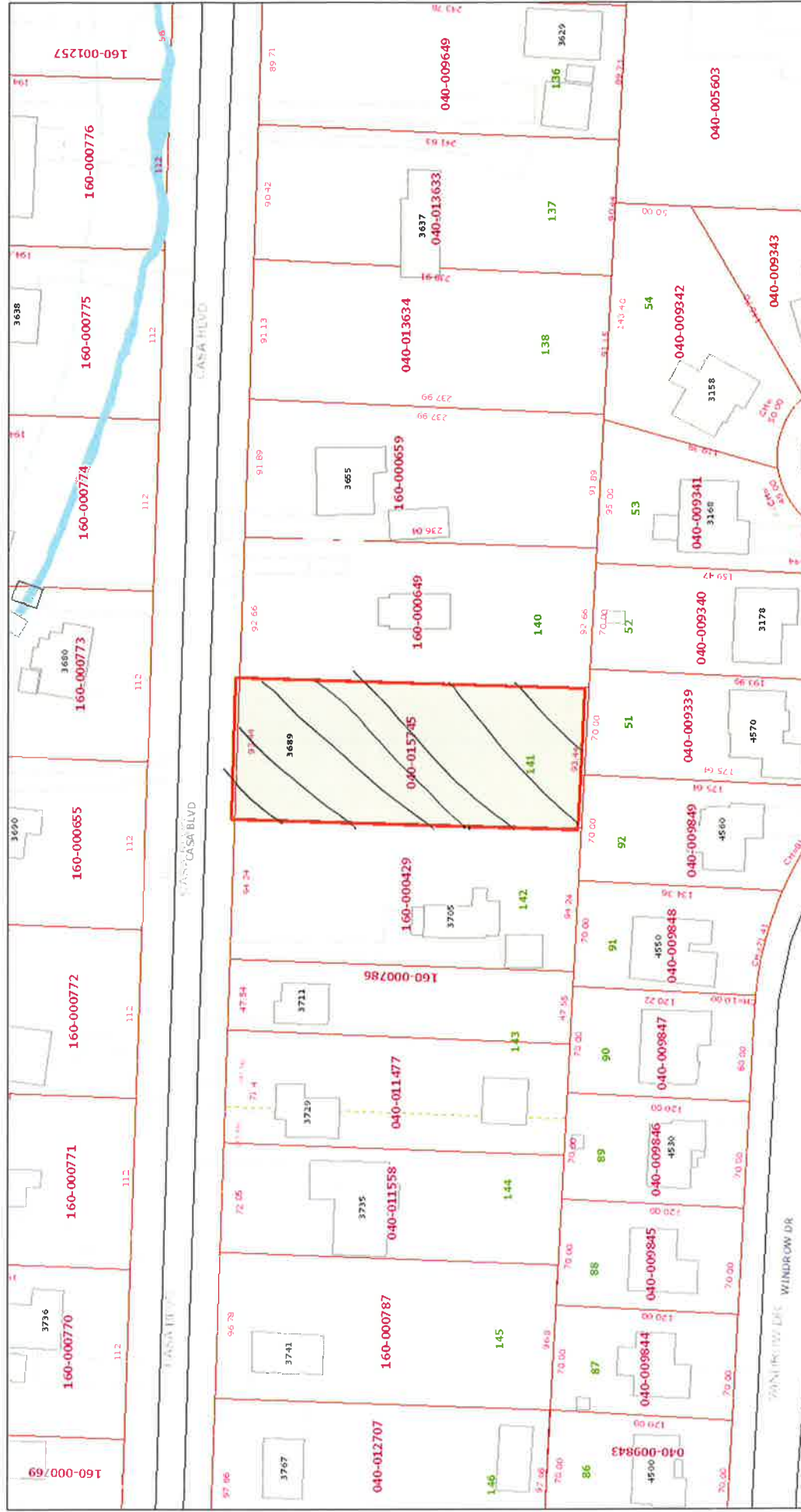
The bearings shown hereon are based on the bearing South 84°09'00" East for the southerly line of Casa Boulevard, of record in Plat Book 21, Page 3, Recorder's Office, Franklin County, Ohio.

The above description is based on record information only, and is intended for rezoning purposes only.

LANDMARK SURVEY GROUP, INC.

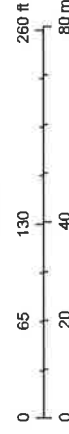

Scott D. Grundei, P.S. 4/7/20
Registered Surveyor No. 8047 Date

02-20-20



April 1, 2020

1:987



Received by
City of Grove City
04-02-20

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office
Copyright 2015

Date: 05-11-20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-13-20
1st Reading: 05/18/20
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-13-20

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR MOJO ON BROADWAY LOCATED AT 4094 BROADWAY IN THE HISTORICAL PRESERVATION AREA

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on May 05, 2020, the Planning Commission recommended approval of the Certificate of Appropriateness request for the construction of a parking lot and sidewalk, and the demolition of a deck, gazebo and shed located at 4094 Broadway, with the following stipulations:

1. A deviation shall be granted from Section 1136.06(b) to permit a side parking lot setback of four feet (4') from the south property line;
2. The plans shall be updated to show the correct proposed parking space sizes,
3. The parallel spaces shall not encroach into the shared access drive;
4. One additional parking space shall be provided on the property to bring the total parking on the sight to eight (8) spaces.
5. A shared Access Agreement shall be recorded by the property owners of 4086 and 4094 Broadway to utilize the driveway between both properties;
6. The applicant shall work with the Urban Forester to locate and find the most appropriate trees, shrubs and other plantings for the parking lot.

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

SECTION 1. This Council hereby approves the Certificate of Appropriateness for the construction of a parking lot and sidewalk, and the demolition of a deck, gazebo and shed for Mojo on Broadway, located at 4094 Broadway, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Passed:
Effective:

Attest:

I Certify that this resolution

Date: 05-11-20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-14-20
1st Reading: 05/18/20
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-14-20

A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN FOR PARKWAY CENTRE SOUTH, 1693 STRINGTOWN, AS APPROVED BY RES. CR-26-02

WHEREAS, on April 15, 2002, Council approved a Development Plan for Parkway Centre South located at 1693 Stringtown Road by Resolution No. CR-26-02; and

WHEREAS, on July 06, 2004, Council approved amendments to the Development Plan for signage; and

WHEREAS, on May 05, 2020, the Planning Commission recommended approval of amendments to the original Development Plan, for an expansion and signage, with the following stipulation:

1. The applicant shall remove the blue panel from their tenant identification sign on the front elevation of the building.

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

SECTION 1. This Council hereby accepts the amendments to the Development Plan, approved by Resolution CR-26-02, for Parkway Centre South, contingent upon the stipulation set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1109.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05-11-20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-15-20
1st Reading: 05/18/20
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-15-20

A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN FOR SMOKEY BONES, 1615 STRINGTOWN, AS APPROVED BY RES. CR-59-05

WHEREAS, on August 1, 2005, Council approved a Development Plan for Smokey Bones located at 1615 Stringtown Road by Resolution No. CR-59-05; and

WHEREAS, on May 05, 2020, the Planning Commission recommended approval of amendments to the original Development Plan, for neon lighting, with the following stipulation:

1. The outstanding property maintenance and landscaping issues shall be addressed to meet the approved Development Plan.

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

SECTION 1. This Council hereby accepts the amendments to the Development Plan, approved by Resolution CR-59-05, for Smokey Bones, contingent upon the stipulation set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1109.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-16-20
1st Reading: 05/18/20
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-16-20

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR FARMSTEAD SUB AREA H LOCATED AT 62 JACKSON PIKE

WHEREAS, on May 05, 2020, the Planning Commission recommended approval of the Development Plan for Farmstead, Sub Area "H" with the following stipulations:

1. Further detail shall be submitted to the Development Department for the homes located at the terminus of the proposed cul-de-sacs, showing additional architectural detail and appropriate landscaping to ensure a quality streetscape. These lots are identified on the Plan Sheets as 8, 9, 26, 27, 41, 42, 56 and 57;
2. The location of the protective fence along Jackson Pike shall be amended on plans to be adjacent to the retention pond;
3. Applicant shall correct the typographic error for the Note on the reinforced fencing to state that the detail is referenced on Sheet 701, instead of 702.

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 Farmstead Sub Area "H" located at 62 Jackson Pike, contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:

Effective:

Attest:

I Certify that this resolution
is correct as to form.

City of Grove City, Ohio
Project Narrative and Development Text

Received by
City of Grove City
04-24-20

Farmstead

May 5, 2020

Applicant:

Grand Communities, LLC.
Contact: Jason M. Wisniewski
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859) 344-3136

Project Engineer:

Civil & Environmental Consultants, Inc.
Contact: Tim Volchko, P.E.
250 Old Worthington Bridge Road, Suite 250
Worthington, Ohio 43085
(614) 540-6633

Farmstead Planned Unit Development (PUD)

Application Index:

The following are included herein as part of the required items:

- 1. Project Narrative**
- 2. Zoning Text**
- 3. Exhibits/Appendix**
 - a. Exhibit A Product Offering Examples

FARMSTEAD SUB-AREA H – PROJECT NARRATIVE

Farmstead Sub-Area H is part of the Farmstead PUD, a residential master planned community located east of Hawthorne Parkway along Jackson Pike. The Farmstead PUD is a modern farmhouse-themed community that consists of various single-family detached residential housing products, active and passive open spaces, and a proposed school (elementary). Sub Area- H is a continuation of the master planned community of Farmstead.

Sub-Area H offers a secluded neighborhood, yet affords residents with easy access to the amenities of the Farmstead PUD. The Farmstead PUD includes numerous active and passive open spaces throughout the community, and includes a central amenity center. All residents of Sub-area H will have access to the amenity center – owned and maintained by a mandatory Homeowners Association.

Homes in Sub-Area H include ranch and two-story designs that are efficient, functional, and open, with exteriors that range from traditional to modern farmhouse styles. In addition to architectural styles, home buyers have the opportunity to customize their exterior through a wide, natural color palette that adds diversity and individuality throughout the neighborhood.

Not only does Farmstead value architectural diversity and land preservation, it also values sustainability. The narrow lot design significantly-reduces initial infrastructure investment and long-term maintenance costs when compared to traditional subdivisions. The design also allows for a minimal amount of homesites (six) to have a side view of Jackson Pike, as opposed to several homes backing to Jackson Pike. This design promotes the rural character along Jackson Pike and allows for a stepdown transition to the east.

FARMSTEAD SUB-ARA H – DEVELOPMENT TEXT

Farmstead Sub-area H is part of the Farmstead Planned Unit Development (PUD) totaling approximately two hundred six (206) acres located along the west side of Jackson Pike and east of Hawthorne Parkway. Sub-Area H which consist of approximately 20 acres allows for single-family and attached residential.

Unless otherwise specified in the submitted drawings or in this written text, the development standards of Part Eleven – Planning and Zoning Code of the Codified Ordinances of the City of Grove City (Local legislation current through 12-4-17) shall apply. Basic development standards are compiled regarding the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the property's development. The General Development Standards are as follows:

I. GENERAL DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Single-family detached residential dwellings.

B. Density and Bulk Standards - There shall be a maximum of eighty-seven (87) single-family detached dwelling units. Minimum development standards for each sub-area are as follows:

Sub-Area	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback (Interior lot)	Minimum Side Setback (Corner lot)	Minimum Rear Setback	Minimum Lot Size	Minimum Livable Floor Area
Sub-Area H	50'	25'	5'	10'	20'	6,000 sf	1,400 sq. ft. (ranch)
							1,800 sq. ft. (two-story)

- a. Lot widths are measured at the front setback line shown on each lot as depicted by the Final Development Plan.
- b. Corner lot setbacks are measured from the right-of-way line (not front of lot line).
- c. Building separation shall be a minimum of ten feet (10') from building-to-building, and does not include shared walls internal to building.
- d. The maximum building height is thirty-five feet (35') from finished grade at the front of the home to the mid-point of the gable.
- e. Minimum floor areas exclude any non-livable areas (garage, basement and/or walk-out floor area).
- f. Individual lot front yard setback can exceed the specified minimum front yard setback.

C. Density:

- a. A maximum of eighty-seven (87) residential dwelling units are allowed.

D. Architectural Standards:

- a. Farmstead is themed as a modern farmhouse community, and representative architecture planned for each sub-area as depicted on the Product Offering Examples (Exhibit A). Representative architecture provided in Exhibit A is for illustrative purposes only. The following architectural standards shall apply:
- b. Color Palettes: A mixed color palette shall be utilized on home exteriors, as found in Exhibit A. A mixed palette on a single building should be carefully selected so that all colors are harmonious.
- c. Exterior Materials: Permitted materials include the following:
 - i. Brick and/or brick veneer.
 - ii. Stone, cultured stone, and/or stone veneer.
 - iii. Fiber cement board.
 - iv. Stucco.
 - v. Dryvit (EIFS).
 - vi. Wood lap siding, composite lap siding, and cedar shake (painted or stained).
 - vii. Vinyl siding with a minimum thickness of 0.044".
- d. Home Mix:
 - i. To prevent monotony there shall be no duplication of the same plan within one (1) homesite on the same side of the street or directly across the street. There shall not be a duplication of the same elevation diagonally across the street. Home mix guidelines will be consistent with the approved zoning text for the Farmstead PUD. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porches, etc.
 - ii. Additional plans and/or elevations submitted after Final Development Plan approval by City Council shall be approved by the Development Director to allow for alterations based on changes and selections over time, so long as they are consistent with the quality, character and proportions of the building elevations approved with the Final Development Plan, subject to the standards of this Development Text.
- e. Exposed Foundations: There shall be no exposed, unfinished wall or porch foundations. All exposed foundation concrete or block must be finished with one of the following: brick, veneer brick, stone, cultured stone designed by the manufacturer for at-grade or below-grade installation.
- f. Roofs:
 - i. The main roof pitch for single-story residences shall be a minimum 5:12. The main roof pitch for 2-story residences shall be a minimum of 6:12.
 - ii. Extruded aluminum gutters with downspouts are allowed.
 - iii. Roofs shall be finished with dimensional asphalt shingles, cedar shake shingles, or slate or a combination thereof.
 - iv. Roof overhangs shall be a minimum of eight inches (8") on the front and rear.
- g. Windows and Doors: Vinyl windows and vinyl-coated or aluminum clad wood window and door frames are permitted.

E. Garages, Driveways, and Parking:

- a. A minimum two-car attached garage (400 square feet) is required for all dwelling units.
- b. Front-entry and side-entry garages are permitted. Carriage-style garages are considered side-entry.
- c. No more than three (3) garage bays may face the street on front-entry garages; however, in no instance shall a three-car garage have door openings facing a public street exceed 45% of the width of the house façade, including the garage.
- d. Driveways shall be a maximum of eighteen feet (18') at the right-of-way, and shall be setback a minimum of one foot (1') from all side property/lot lines.
- e. Driveways shall be constructed of concrete or decorative pavers.
- f. All homes shall have a sidewalk connecting the driveway or street to the front door of the home.

F. Accessory Uses:

- a. Above-ground swimming pools are prohibited. In-ground swimming pools and hot tubs/spas are permitted so long as they conform to all City Codes.
- b. All trash, garbage or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code Section 725.07.

G. Streets and Circulation - Interior street patterns, exterior road connections/intersections, and proposed street cross-sections shall be generally consistent with depictions on the Final Development Plan. The intent of the roadway network is to mimic the character of existing area roadways and maintain a rural character along Jackson Pike. In addition, the following standards shall apply:

- a. Streets on the site shall be constructed and laid out based on the Final Development Plan
- b. Streets proposed at twenty-eight feet (28') in width shall only permit parking on one (1) side, and streets that are narrower shall have no on-street parking and will be identified with "No Parking" signage consistent with the Final Development Plan.
- c. Streets shall have a minimum of a fifty foot (50') right-of-way.

H. Open Space - Open space shall be generally consistent with depictions on the Landscaping Plan included in the Final Development Plan. However, open space calculations on final engineering/plats may vary from calculations provided herein without approval from the City Planning Commission and/or City Council, provided that it meets the requirements of Section 1101.9(b) of the Grove City Code. In addition, the following standards shall apply:

- a. All open spaces, including stormwater detention/retention ponds, shall be owned and

maintained by the Homeowners Association unless determined otherwise the plat review process. Open spaces will be deeded to the Homeowners Association, and transfers will occur in phases after the open spaces are developed.

- b. Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces, only to the extent that the areas are still usable for residents as either active or passive open space.

I. Landscaping, Buffering, and Screening - Landscaping, buffering, and screening shall be in general conformance with the Landscaping Plan. In addition, the following standards shall apply:

- a. Any portion of a lot not occupied by a building, driveway, parking area, etc. shall be landscaped with lawn as a minimum.
- b. Single-family lots shall contain at least three (3) trees and five (5) shrubs as per Section 1136.09(a)(1).
- c. In order to ensure good horticulture practices and healthy tree development, the relocation of said trees to open spaces in lieu of the homesite may be allowed. The location of the relocated trees shall be depicted on the plans and administratively approved.
- d. High Impact Areas:
 - i. High Impact Areas will include items such as, but not limited to: additional landscaping, architectural elements, consistent with the Final Development Plan.
 - ii. High Impact Areas are as follows:
 - 1. Homesites that are adjacent to the main entrance.
 - 2. Homesites that are located on a corner lot.
 - 3. Areas that are located at the end of a cul-de-sac and adjacent to Jackson Pike.
- e. Tree Protection and Replacement:
 - i. Developer(s)/ Builder(s) shall make reasonable and good faith efforts to preserve existing healthy trees on-site during construction.
 - ii. Existing trees that are six inch (6") dbh and larger in good condition to be preserved may be credited toward screen requirements with approval of the Development Department. Ash Trees regardless of condition shall be removed as directed by the City's Urban Forester.
- f. Street Trees:
 - i. Street trees shall be located along all streets within the Farmstead development and be spaced at a maximum of fifty feet for large class trees, forty feet for medium class trees and thirty feet for small class trees. In the case that trees die, street trees shall be replaced by the property owner for that parcel, if located outside of the right of way.

- ii. Street trees shall vary in species to prevent a monoculture so long as they are in accordance with the City's planting list. Invasive plant species – as listed by the Ohio Department of Natural Resources (ODNR) shall be prohibited and the use of native plants will be encouraged. The amount and type of trees shall be approved by the City's Urban Forester.
 - iii. At time of installation, all street trees shall have a clear canopy height of at least five feet (5') above the ground for traffic safety purposes.
 - iv. The minimum distance between the tree and the back of the street curb shall be two and one-half feet. In the areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalk shall be two feet.
 - v. The minimum trunk caliper measured at six inches above the rootball for all street trees shall be no less than two (2) inches.
- g. Within the right-of-way of local streets and within any provided sidewalk and landscape easement the developer may install massings of ornamental shrubs, grasses, perennials, or rain gardens, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City's Urban Forester.
- h. Landscape Materials:
 - i. All landscape/plant materials shall conform to the standards of the American National Standards Institute (ANSI) Z.60 and shall have passed any inspection required under state regulations.
 - ii. Invasive plant species – as listed by the ODNR – are prohibited within this PUD. The use of native species is encouraged.
 - iii. The minimum size requirements for plant material installed within the PUD are as follows:
 - 1. Deciduous trees: two-and-one-half inch (2-½") caliper.
 - 2. Evergreen trees: six feet (6') height.
 - 3. Ornamental trees two-inch (2") caliper.
 - 4. Evergreen and deciduous shrubs used for screening purposes: thirty-six inch (36") height at the time of installation and spread.
 - 5. All other evergreen and deciduous shrubs: either eighteen inch (18") or twenty-four inch (24") in height depending on their placement per Section 1136.09(a)(1).
- i. Screening - Mounding shall be provided along Jackson Pike, in general conformance with the Final Development Plan. In addition, the following standards shall apply:
 - i. Mounding shall range in height from a minimum of four feet (4') to eight feet (8').
 - ii. Mounding slopes may range from 3:1 to 10:1.

- iii. The surface of any mound shall be planted in turf grass at a minimum. Planting on the mound per code requires a double staggered row of evergreen trees at a minimum six foot (6') height and maximum twenty foot (20') spacing, one (1) minimum two inch (2") caliper small class tree, and two (2) minimum eighteen inch (18") height deciduous shrubs per forty feet (40') of property line area to be planted.
 - iv. Mounding shall vary in height and slope to create a rolling, natural appearance.
 - v. Mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
 - i. Fencing - All fencing must be decorative in nature.
 - i. All fences and/or enclosures must be approved in writing by the Homeowners Association prior to installation.
 - ii. No wood privacy ("stockade") fencing shall be utilized on site.
 - iii. Chainlink fences are not permitted within the Farmstead Development.
- J. Sidewalks and Paths - All sidewalks and pathways – as depicted on the Final Development Plan – shall be installed by the Developer(s) and/or Builder(s), unless otherwise agreed to with the City. In addition, the following standards shall apply:
- a. Each street shall have a path and/or a sidewalk on each side. Sidewalks may be replaced with a path.
 - b. Sidewalks and paths shall be a minimum of five feet (5') in width.
 - c. The final locations for the sidewalks and pathways through the open space as shown on the Final Development Plan shall be generally consistent with the final development plan for the Farmstead development and will be determined on the construction plans in order to balance aesthetic placement with construction feasibility, topographic features and/or existing vegetation.
 - d. Any pathways or sidewalks located outside of the right-of-way will be placed in an easement at the time platting.
- K. Mechanical Equipment:
- a. Utility meters and air conditioning equipment shall be located in the side or rear yards, and all such improvements should be located in a manner as to minimize offensive noises, odors, and/or appearances to adjoining properties.
 - b. All plumbing vents and roof ventilators shall be installed to minimize their appearance from the front. All plumbing vents or other roof appurtenances must be painted to match the roof color.

- L. Lighting - Unless otherwise specified by the City's Codes, or agreed to with the City, the following lighting standards shall apply:
 - a. Roadway Lighting:
 - i. All lighting fixtures, posts, bases, arms, and accessories shall be in character and consistent with other area lighting fixtures in the Farmstead PUD.
 - ii. Street lighting shall be provided throughout the site as shown on the final development plan and street light spacing shall be consistent with the Farmstead development.
 - b. Landscape Lighting:
 - i. Landscape lighting is permitted so long as it emanates from a concealed source.
 - ii. All landscape lights shall be arranged to direct light away from exterior streets and/or adjacent properties.
 - iii. Except for temporary holiday or celebratory purposes, colored lights are not permitted to illuminate building exteriors.
- M. Mail Delivery - Mail delivery is intended to occur with cluster box units (CBUs) unless otherwise restricted by the United States Postal Service (USPS).
 - a. CBUs shall be located in appropriate areas as determined by the USPS and City during the site construction process.
 - b. All mailboxes or CBUs shall have a uniform and consistent design. These fixtures shall be decorative in appearance and shall match the quality and theme of other site fixtures within Farmstead.
 - c. Landscaping shall be installed around CBUs as permitted by the USPS.
- N. Home Owners Association (HOA) - A private, mandatory Master Homeowners Association (Master HOA) shall be established for the Farmstead Community. Sub-Area H shall be part of the Farmstead Master HOA.
- O. Utilities - All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground, but shall be discreetly located at the rear of lots, and screened from the street view.
- P. Regulated Streams and/or Wetlands - All streams and wetlands shall be permitted and mitigated for in accordance with the rules and regulations of the United States Army Corps of Engineers (USACE), the Ohio Environmental Protection Agency (OEPA), and the Grove City Stormwater Design Manual.



Product Offering Examples

Sub-Area H

(for illustrative purposes only)





BEACON

Maple Street Collection

welcome home.

Approximately 1413 sq ft



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by: *FH*



CAMBRIDGE COTTAGE

designed by: *FH*



COASTAL CLASSIC
(WITH OPTIONAL BRICK)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



CUMBERLAND

Maple Street Collection

welcome home.

Approximately 2439 sq ft



COASTAL CLASSIC
(WITH OPTIONAL BRICK)

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You

DANVILLE

Images & Options Available



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK & PORCH)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by 



WESTERN CRAFTSMAN
(WITH OPTIONAL PORCH)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by 

Images & Options Available at **fischerhomes.com**

DENALI

Magella Woods Collection



PACIFIC CRAFTSMAN
(WITH OPTIONAL BRICK & PORCH)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by 



PACIFIC CRAFTSMAN

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by 

Images & Options Available at **fischerhomes.com**



GREENBRIAR

Maple Street Collection

welcome home.

Approximately 1983 sq ft



COASTAL CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by *FH*



HYDE PARK COTTAGE
(WITH OPTIONAL BRICK & COVERED ENTRY)

designed by *FH*



COASTAL CLASSIC
(WITH OPTIONAL BRICK)

designed by *FH*



HYDE PARK COTTAGE

designed by *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



GREENBRIAR

Maple Street Collection

welcome home.

Approximately 1983 sq ft



Urban Modern

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You

HARPER

Wingate Ranch Collection



MODERN FARMHOUSE
(WITH OPTIONAL BRICK & PORCH)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL PORCH)

designed by 



MODERN FARMHOUSE

designed by 

Images & Options Available at **fischerhomes.com**



MACKINAW

Maple Street Collection

welcome home.

Approximately 1634 sq ft



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK & PORCH)

designed by *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



MADISON

Maple Street Collection

welcome home.

Approximately 2268 sq ft



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by *FH*



AMERICAN CLASSIC

designed by *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



MAYSVILLE

Maple Street Collection

welcome home.

Approximately 1427 sq ft



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by: *FH*



WESTERN CRAFTSMAN

designed by: *FH*



PACIFIC CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by: *FH*



PACIFIC CRAFTSMAN

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



PRESTON

Maple Street Collection

welcome home.

Approximately 1621 sq ft



MODERN FARMHOUSE

designed by *FH*



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by *FH*



AMERICAN CLASSIC

designed by *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



PRESTON

Maple Street Collection

welcome home.

Approximately 1805 sq ft



Urban Modern

designed by 

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You



PRESTON

Maple Street Collection

welcome home.

Approximately 1805 sq ft



Modern Farmhouse

designed by 

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You



REDWOOD

Maple Street Collection

welcome home.

Approximately 2817 sq ft



GRANDE VISTA
(WITH OPTIONAL BRICK)

designed by *FH*



GRANDE VISTA

designed by *FH*



BELLA VISTA

designed by *FH*



BELLA VISTA
(WITH OPTIONAL BRICK)

designed by *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



WESLEY

Maple Street Collection

welcome home.

Approximately 1842 sq ft



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK & PORCH)

designed by *FH*



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL PORCH)

designed by *FH*



MODERN FARMHOUSE

designed by *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You

WINCHESTER

Magical. Modern. Millenium.



PACIFIC CRAFTSMAN
(WITH OPTIONAL BRICK & PORCH)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by 



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by 

Images & Options Available at **fischerhomes.com**



YOSEMITE

Maple Street Collection

welcome home.

Approximately 2258 sq ft



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*



CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by: *FH*



CAMBRIDGE COTTAGE
(WITH OPTIONAL PORCH)

designed by: *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by: *FH*

Images & Options Available at **fischerhomes.com**

Our Plans Include You

**Farmstead
Munsell Color Chart**

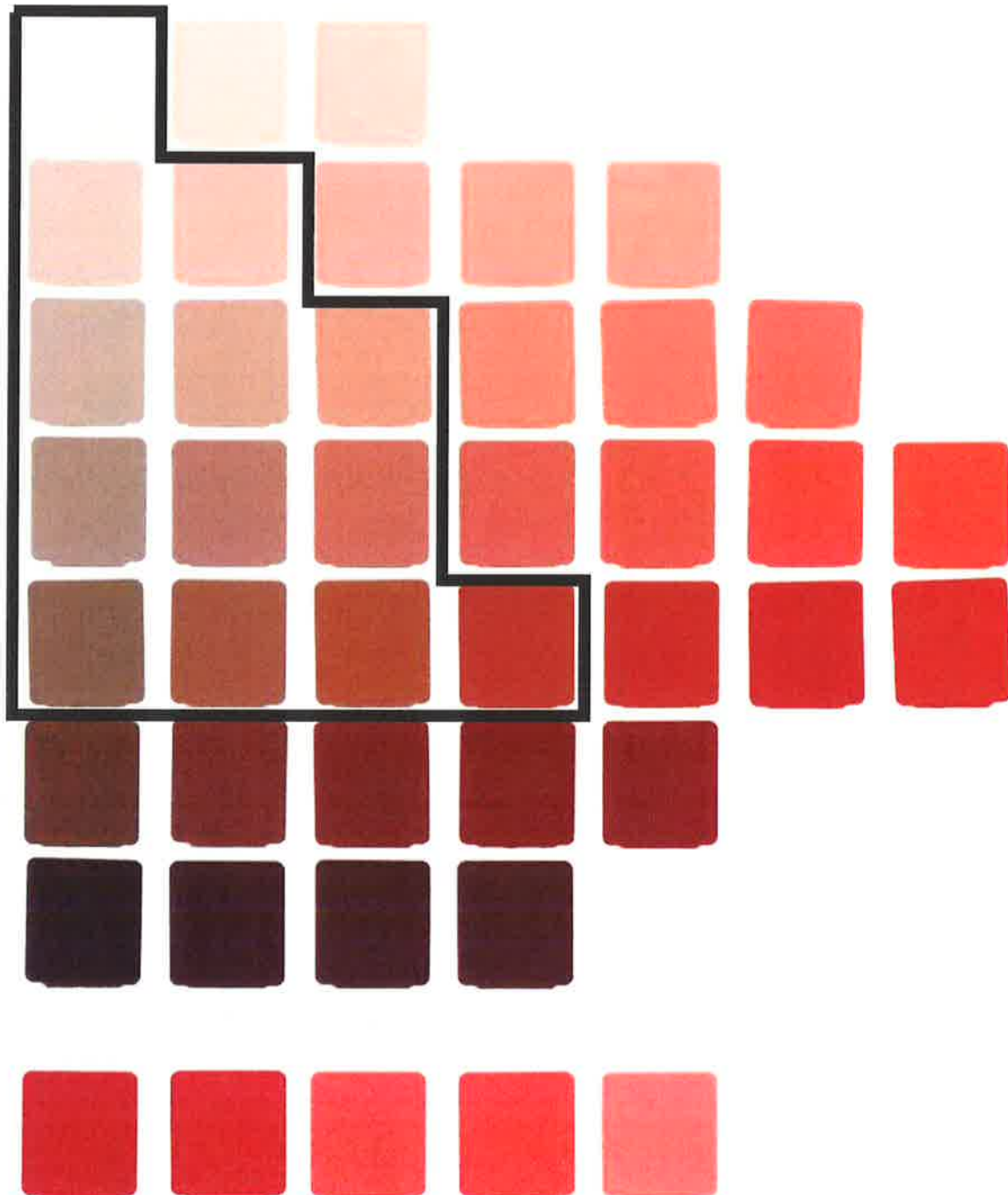
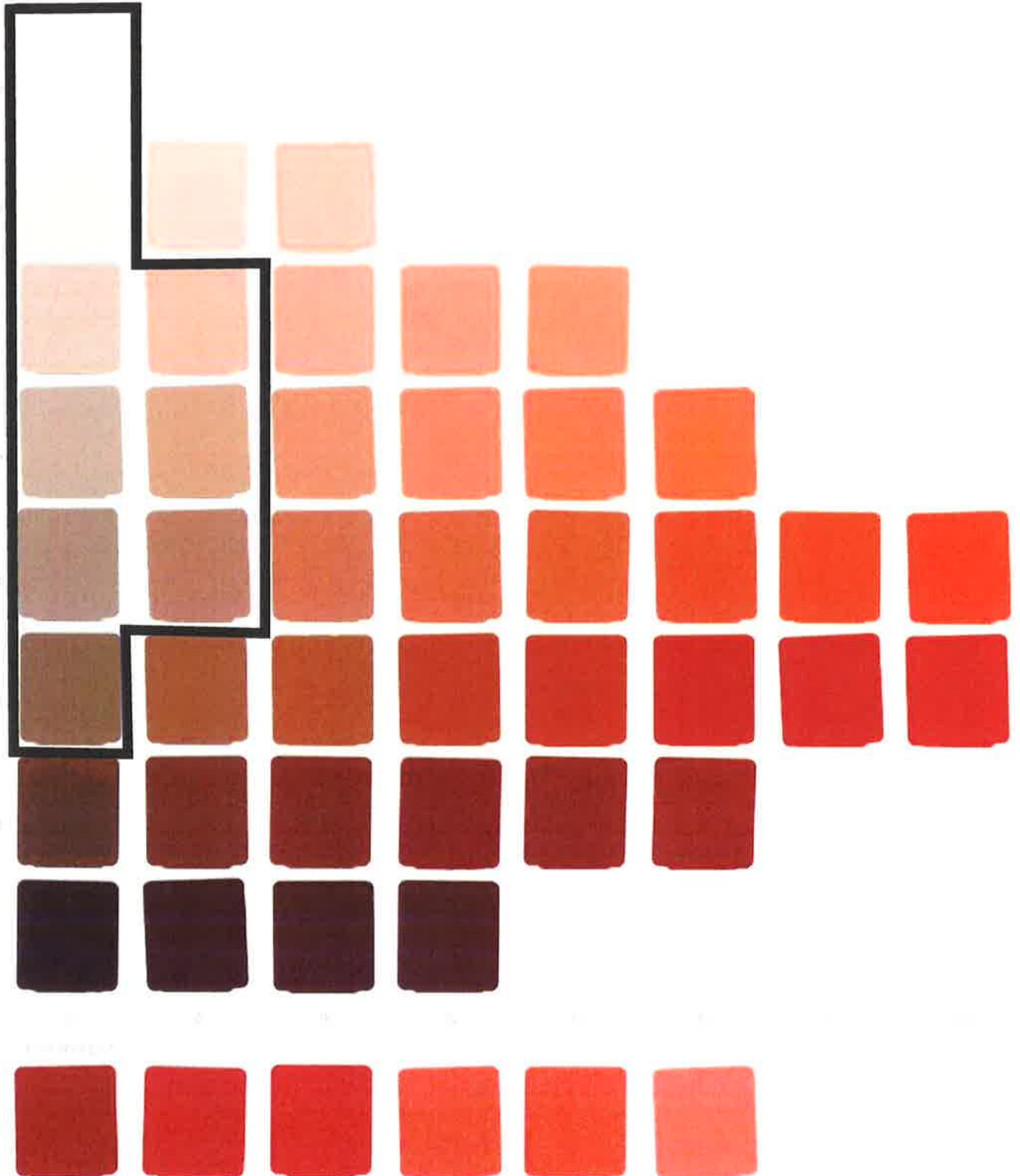


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 7.5R



Munsell Color Services Lab

Exhibit L - Munsell Color Chart

HUE: 2.5YR

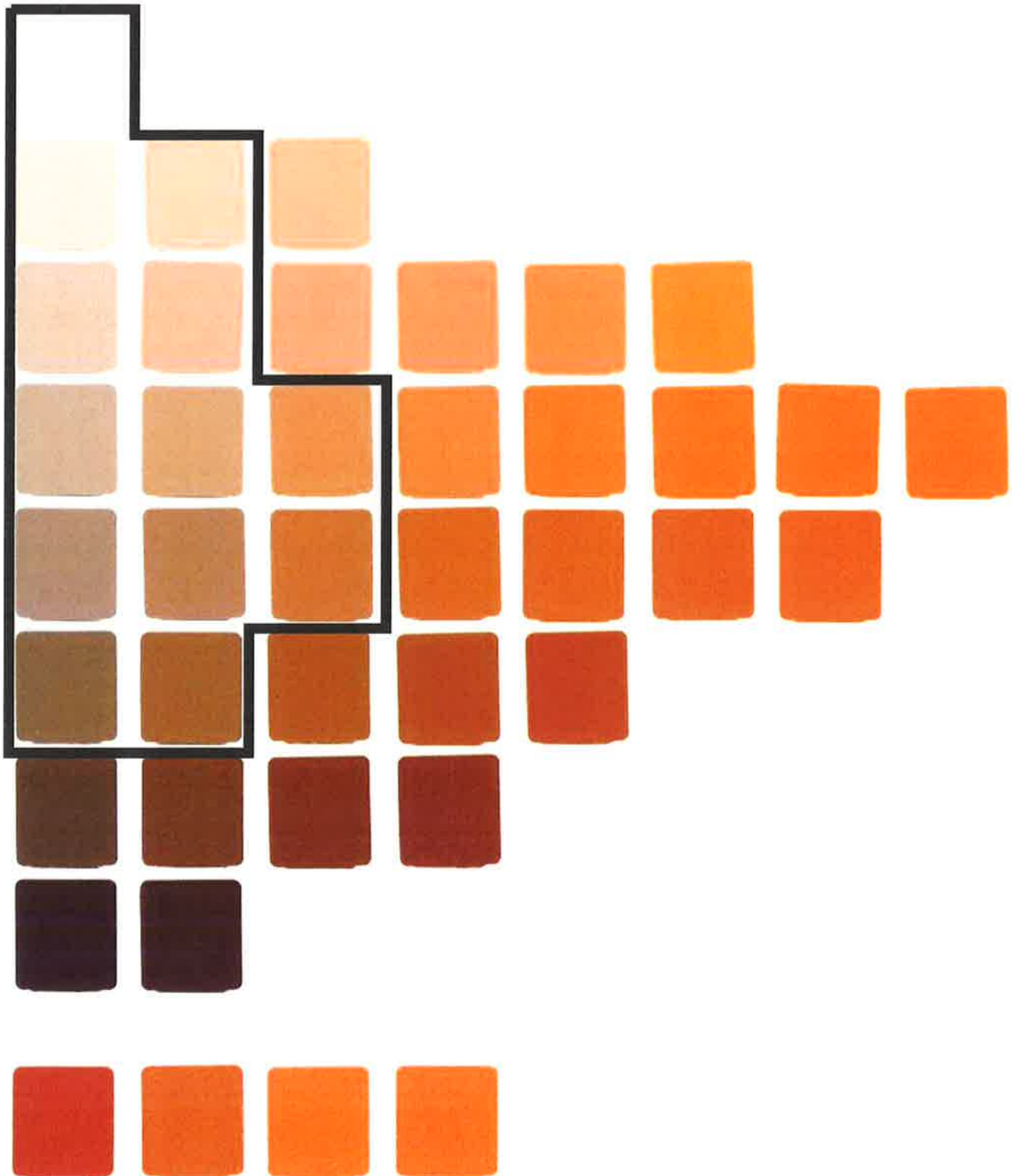


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5YR

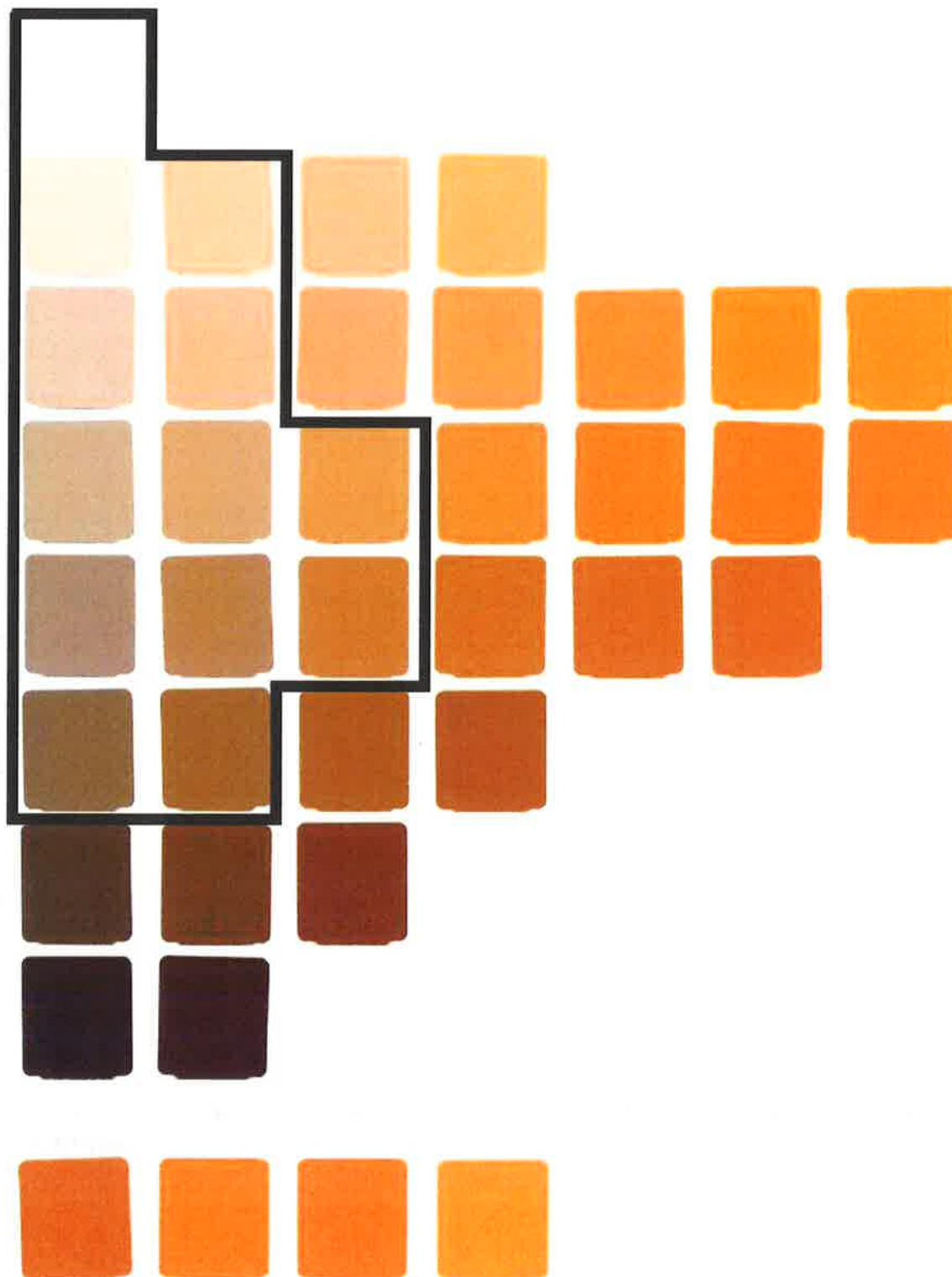


Exhibit L - Munsell Color Chart

HUE: 7.5YR

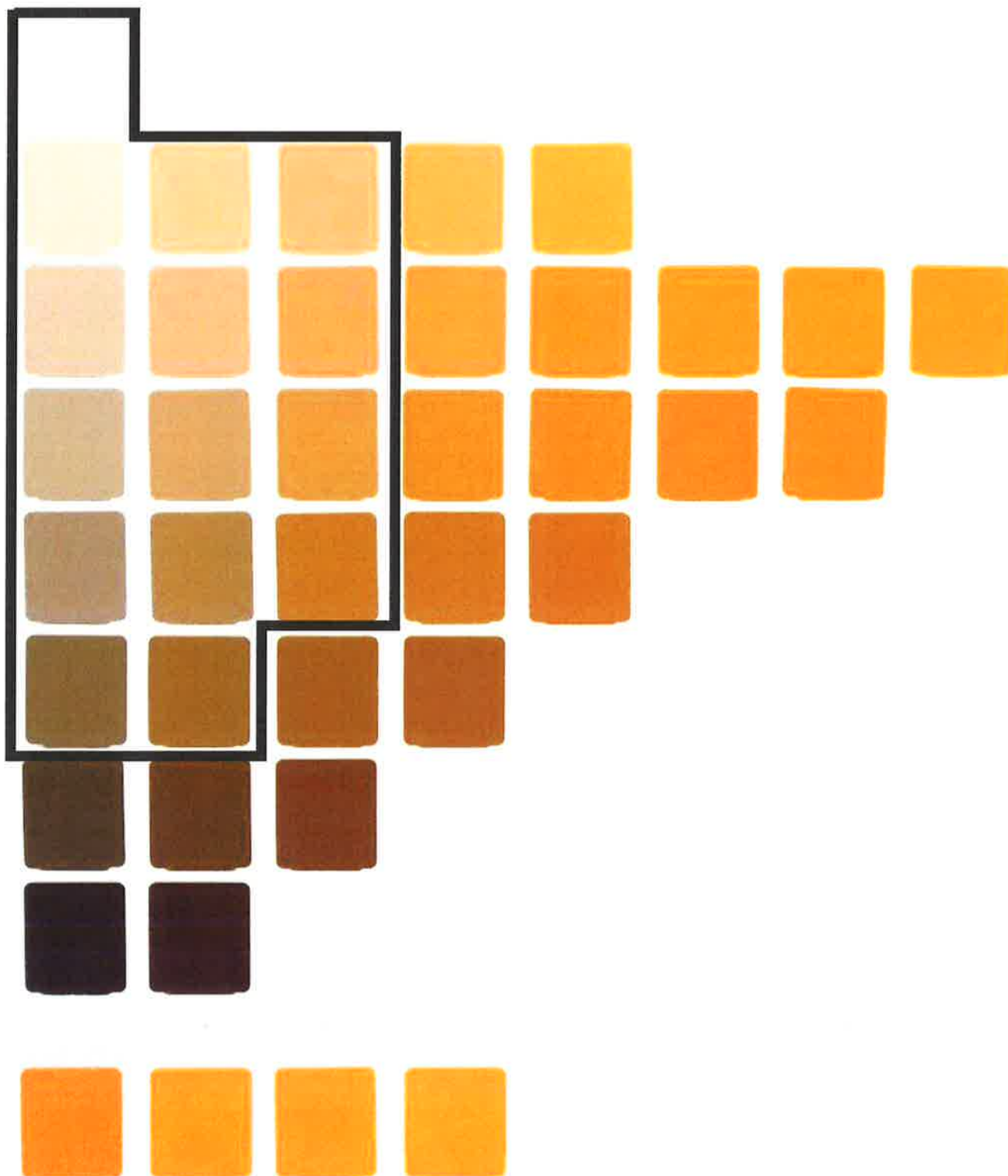
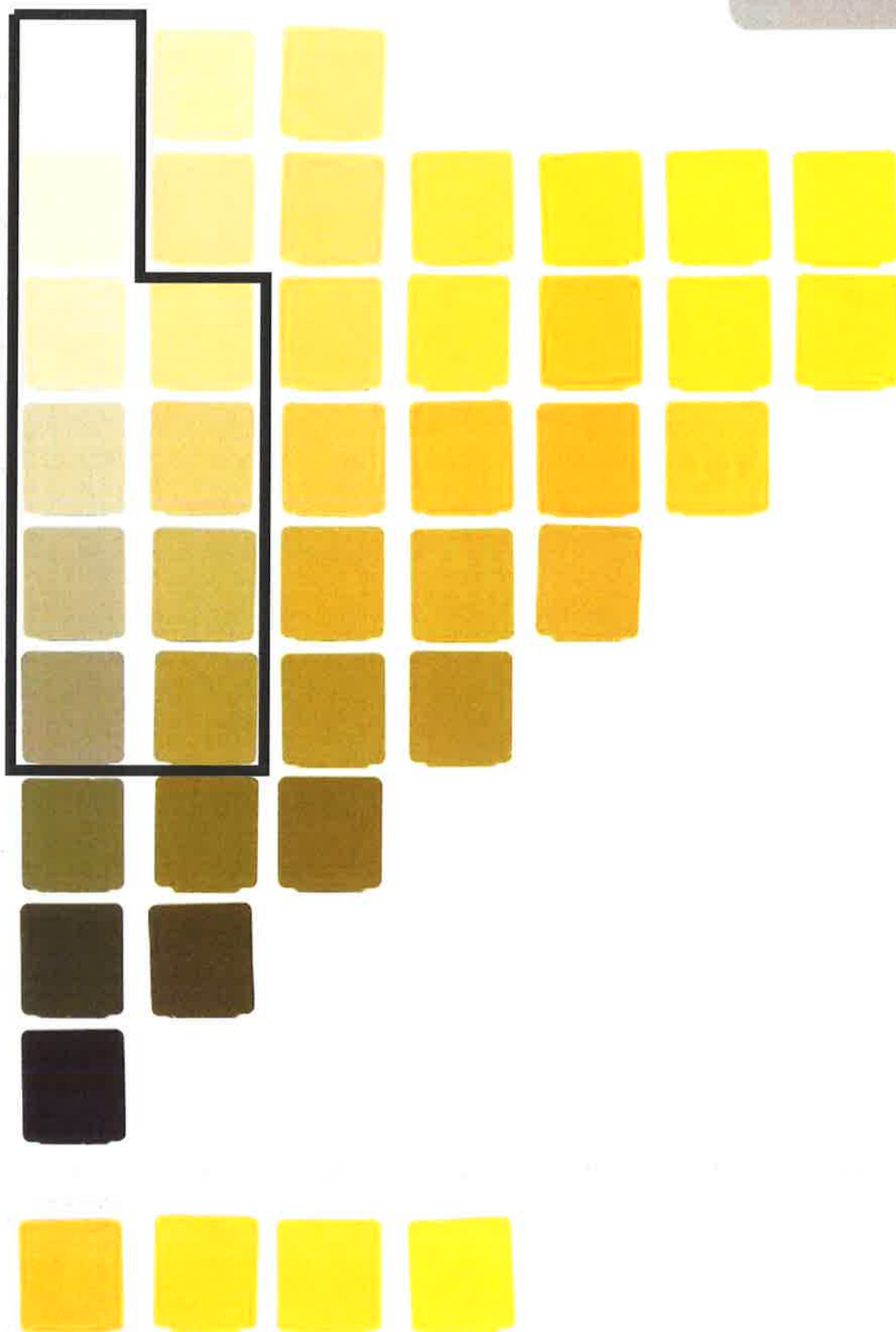


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5Y

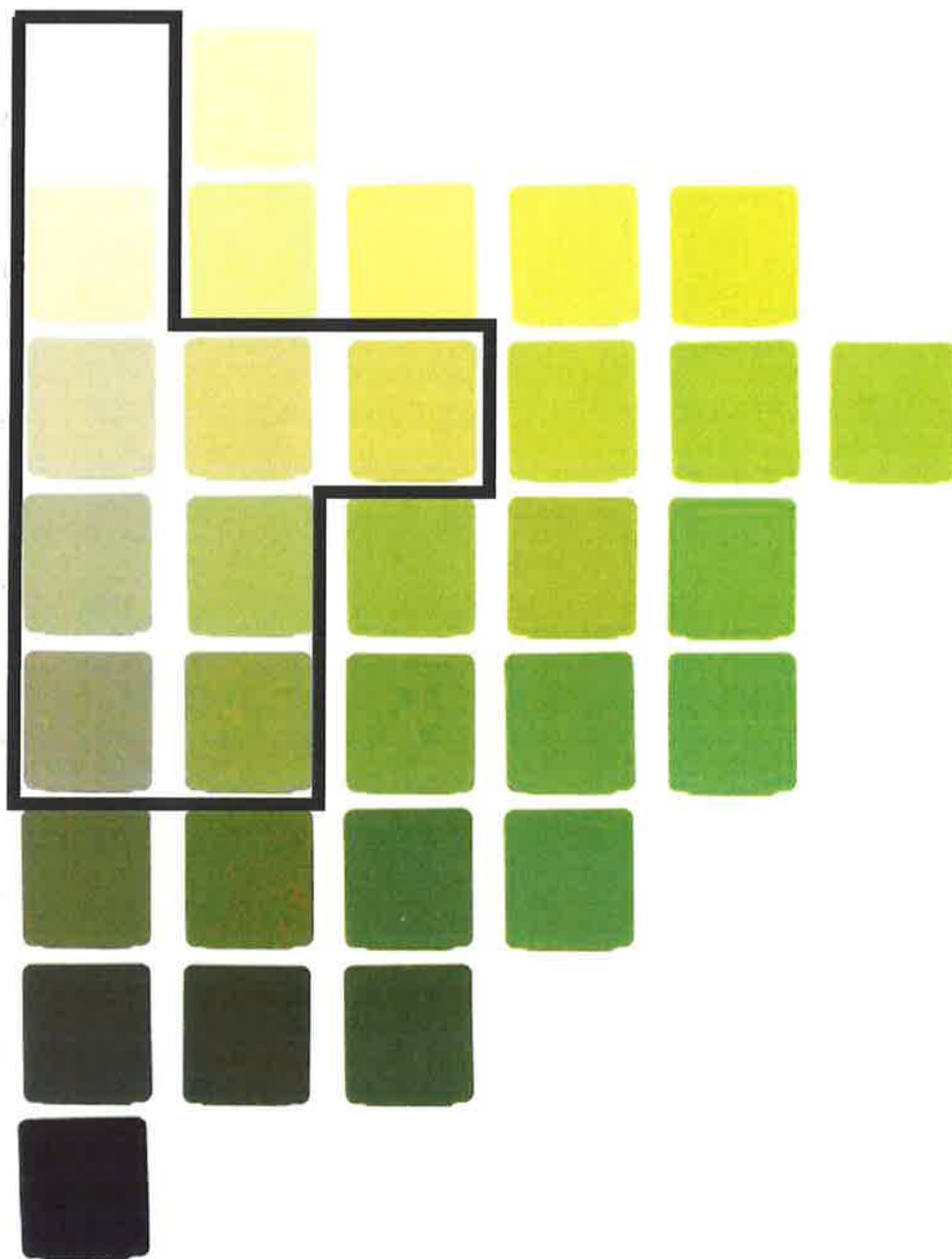


100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5GY



100% reflectance

100% reflectance

Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5G

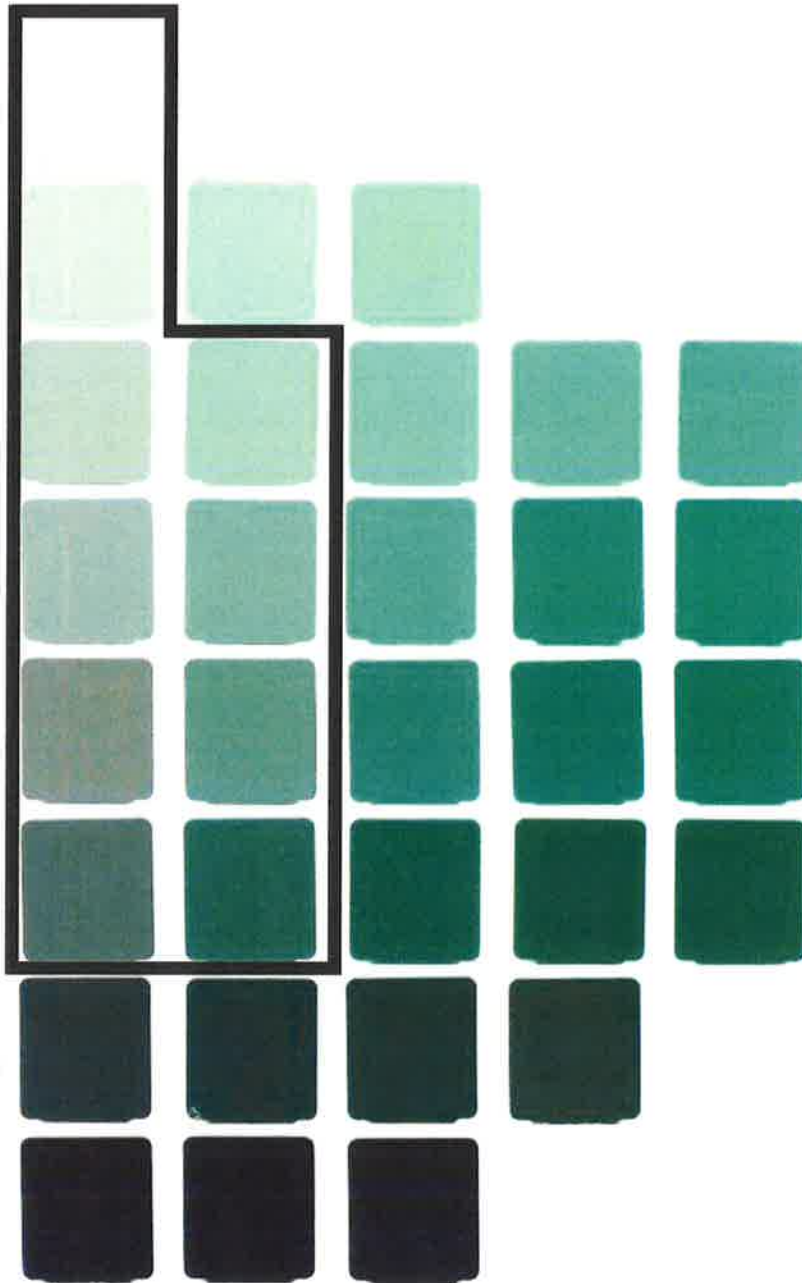


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5BG

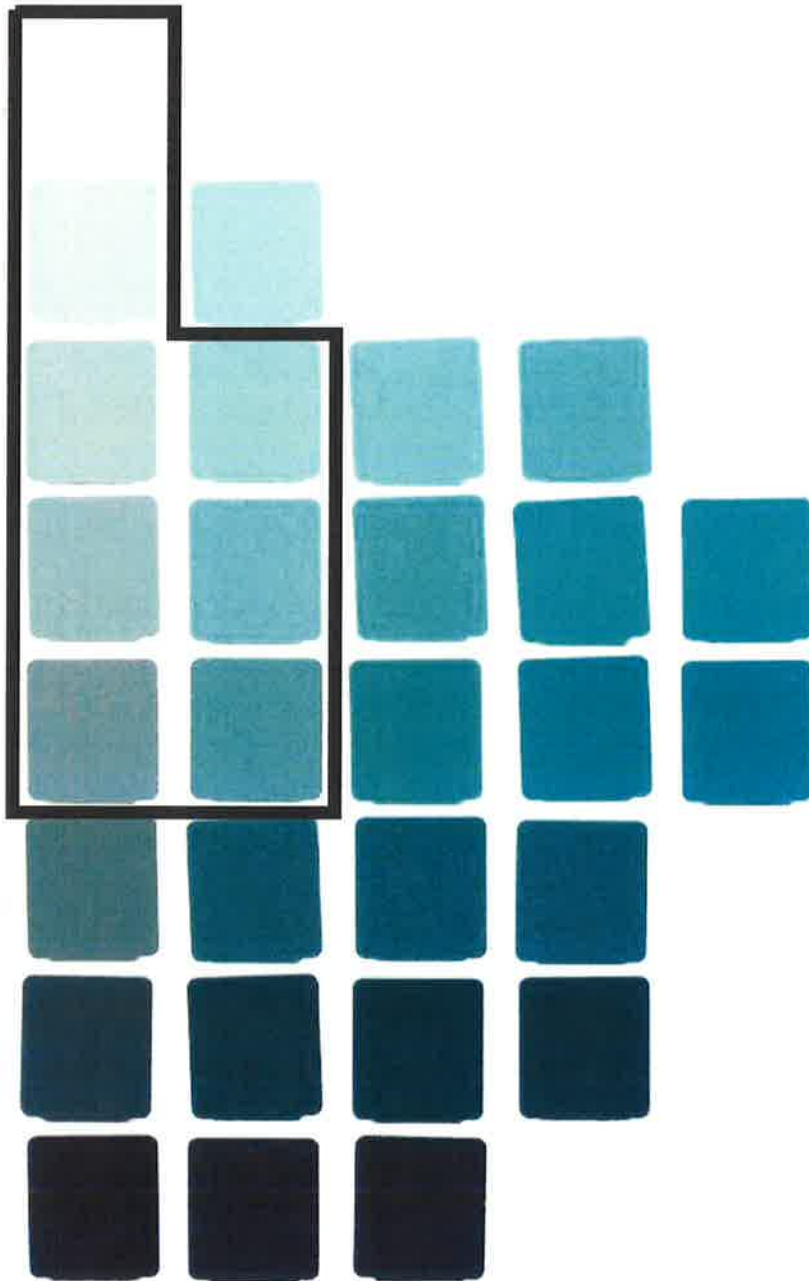


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5B

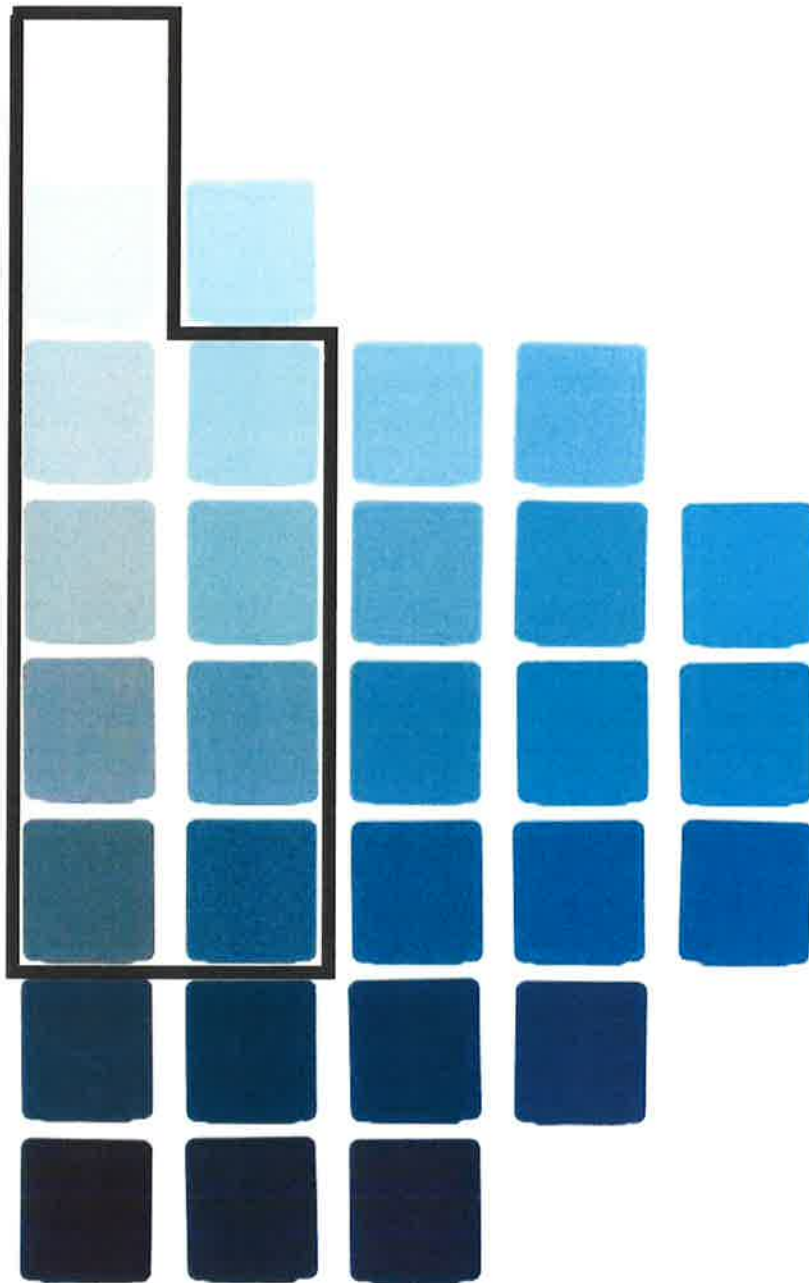


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5PB

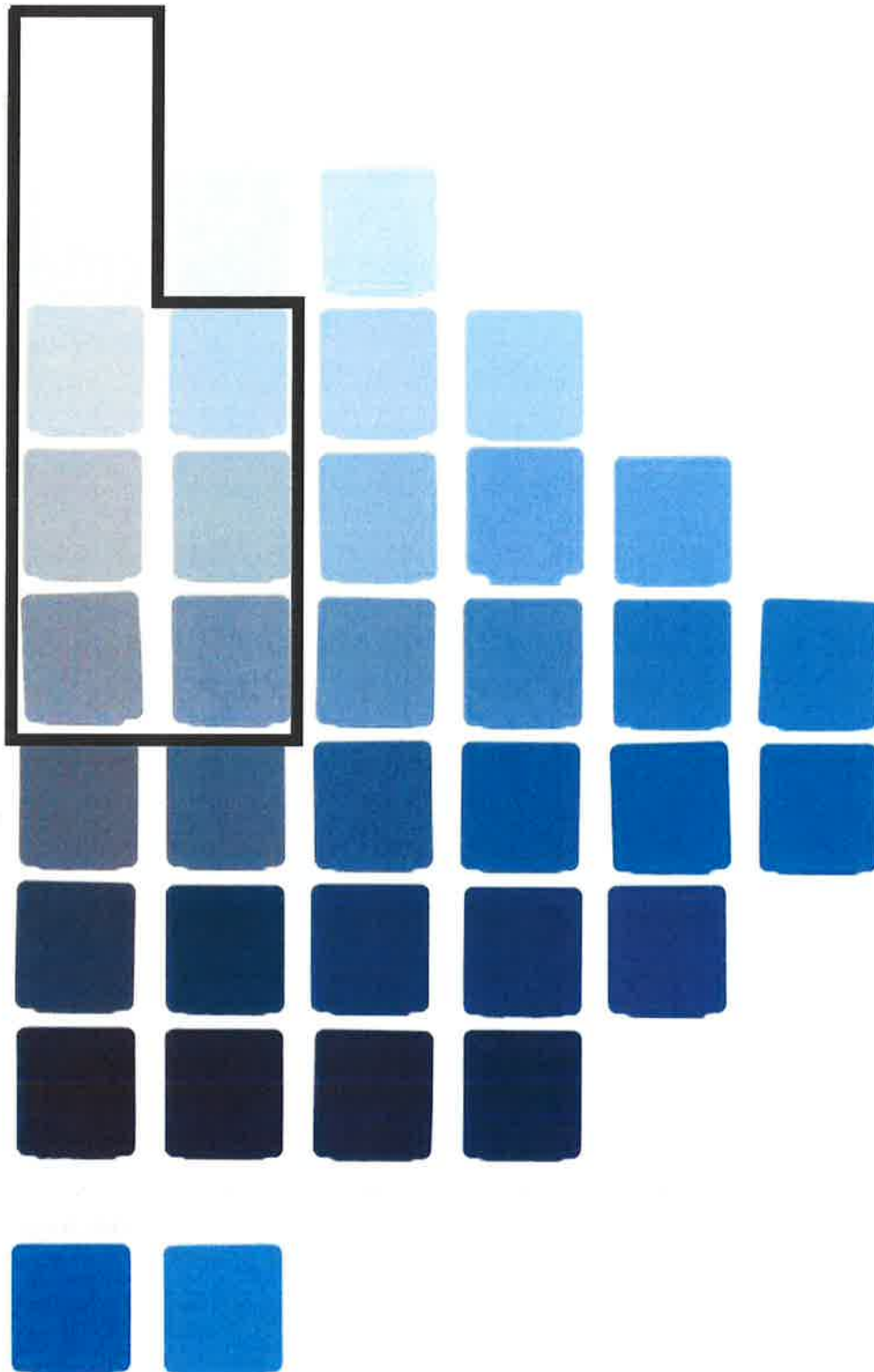


Exhibit L - Munsell Color Chart

THE MUNSELL BOOK OF COLOR

HUE: 5P



Exhibit L - Munsell Color Chart

THE MUNSSELL COLOR SYSTEM

HUE: 5RP



Exhibit L - Munsell Color Chart

DESCRIPTION OF 21.522 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 1105 and 6115, being part of a 207.933 acre tract of land, conveyed to Grand Communities, LLC, of record in Instrument Number 201906070067841, all of a 1.613 acre tract of land, conveyed to John H. Hancock Limited, of record in Instrument Number 201403120029967, and being part of Lot 3 of the Partition of Ephraim Borror's Estate, of record in Plat Book 3, Page 240, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 21.522 acre tract being more fully described herein;

BEGINNING FOR REFERENCE at FCGS Monument 5453 at the Centerline intersection of Jackson Pike (State Route 104) and Hibbs Road (Township Road 255);

Thence, South 36°00'00" West, a distance of 584.47 feet, with the original centerline of said Jackson Pike, to a point;

Thence, South 03°42'59" West, a distance of 2356.10 feet, with the original centerline of said Jackson Pike, to a MAG Nail set at the **TRUE POINT OF BEGINNING** at a southeast corner of said 207.933 acre tract, the northeast corner of said 1.613 acre tract, and being on the west line of a 75.626 acre tract of land, conveyed to Appalachia Ohio Alliance, of record in Instrument Number, 201803210037566, 201803210037568, 201803210037570, 201803210037572 and 201803270039767;

Thence, South 03°42'59" West, a distance of 275.67 feet, with the east line of said 1.613 acre tract, the west line of said 75.626 acre tract, and the centerline of said Jackson Pike, to a MAG Nail set at the southeast corner of said 1.613 acre tract, on the west line of said 75.626 acre tract, and being at the northeast corner of a 7.362 acre tract of land, conveyed to Paul G. Klein and Buddie J. Klein, of record in Official Record 00758 J10;

Thence, North 86°45'23" West, passing over an iron pin set at 30.00 feet, passing over a 3/4" iron pipe found at 253.93 feet, for a total distance of 837.90 feet, with the south line of said 1.613 acre tract, the south line of said 207.933 acre tract, and with the north line of said 7.362 acre tract, to an iron pin set;

Thence, through said 207.933 acre tract, the following twenty seven (27) courses:

1. North 03°20'51" East, a distance of 50.15 feet, to an iron pin set;
2. North 04°48'07" East, a distance of 59.35 feet, to an iron pin set;
3. North 07°48'41" East, a distance of 61.47 feet, to an iron pin set;
4. North 09°17'50" East, a distance of 204.00 feet, to an iron pin set;
5. North 09°09'10" East, a distance of 49.31 feet, to an iron pin set;
6. North 06°00'10" East, a distance of 49.31 feet, to an iron pin set;
7. North 01°44'21" East, a distance of 47.41 feet, to an iron pin set;
8. North 01°53'56" West, a distance of 48.76 feet, to an iron pin set;
9. North 02°22'33" West, a distance of 204.00 feet, to an iron pin set;
10. North 02°10'20" West, a distance of 54.49 feet, to an iron pin set;
11. North 01°30'38" East, a distance of 34.64 feet, to an iron pin set;
12. North 03°42'59" East, a distance of 289.88 feet, to an iron pin set;
13. North 18°29'36" East, a distance of 55.05 feet, to an iron pin set on the arc of a curve;

14. With a curve to the left, having a radius of 390.00 feet, a delta angle of 12°31'12", an arc length of 85.22 feet, a chord bearing of South 80°01'25" East and a chord distance of 85.05 feet, to an iron pin set at the point of tangency;
15. South 86°17'01" East, a distance of 102.60 feet, to an iron pin set at the point of curvature;
16. With a curve to the right, having a radius of 20.00 feet, a delta angle of 90°00'00", an arc length of 31.42 feet, a chord bearing of South 41°17'01" East and a chord distance of 28.28 feet, to an iron pin set at the point of tangency;
17. South 03°42'59" West, a distance of 4.00 feet, to an iron pin set;
18. South 86°17'01" East, a distance of 60.00 feet, to an iron pin set;
19. North 03°42'59" East, a distance of 4.00 feet, to an iron pin set at the point of curvature;
20. With a curve to the right, having a radius of 10.00 feet, a delta angle of 90°00'00", an arc length of 15.71 feet, a chord bearing of North 48°42'59" East and a chord distance of 14.14 feet, to an iron pin set at the point of tangency;
21. South 86°17'01" East, a distance of 480.00 feet, to an iron pin set at the point of curvature;
22. With a curve to the right, having a radius of 20.00 feet, a delta angle of 90°00'00", an arc length of 31.42 feet, a chord bearing of South 41°17'01" East and a chord distance of 28.28 feet, to an iron pin set at the point of tangency;
23. South 03°42'59" West, a distance of 351.33 feet, to an iron pin set;
24. South 86°17'01" East, a distance of 5.00 feet, to an iron pin set;
25. South 03°42'59" West, a distance of 409.53 feet, to an iron pin set;
26. South 86°17'01" East, a distance of 5.00 feet, to an iron pin set;
27. South 03°42'59" West, a distance of 119.49 feet, to an iron pin set on a south line of said 207.933 acre tract, and being on the north line of said 1.613 acre tract;

Thence, South 85°19'32" East, passing over a 3/4" iron pipe found at 11.13 feet, on the west Right-of-Way line of said Jackson Pike, for a total distance of 40.01 feet, with a south line of said 207.933 acre tract, and the north line of said 1.613 acre tract, to the **TRUE POINT OF BEGINNING**, containing 21.522 acres, subject to all easements and documents of record. Which 9.050 acres lies within VMS 1105, and 12.472 acres lies within VMS 6115.

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description the bearing of North 26°24'47" West, as determined for the centerline of Hibbs Road (Township Road 255), as determined between FCGS 1514 and FCGS 5470 by the Franklin County Engineer and shown on the centerline survey plat for Hibbs Road on file at the Franklin County Engineer's Office.

This document is based from an actual field survey performed by or under my direct supervision in March, 2018.



Mark Alan Smith
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

5/03/2020
Date

Date Prepared: 5/3/2020

File Name: 300277-SV01-Legal 21.522 acres.docx

Page 2 of 2

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 26°24'47" WEST, AS DETERMINED FOR THE CENTERLINE OF HIBBS ROAD (TOWNSHIP ROAD 255), AS DETERMINED BETWEEN FCGS 1514 AND FCGS 5470 BY THE FRANKLIN COUNTY ENGINEER AND SHOWN ON THE CENTERLINE SURVEY PLAT FOR HIBBS ROAD ON FILE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS:

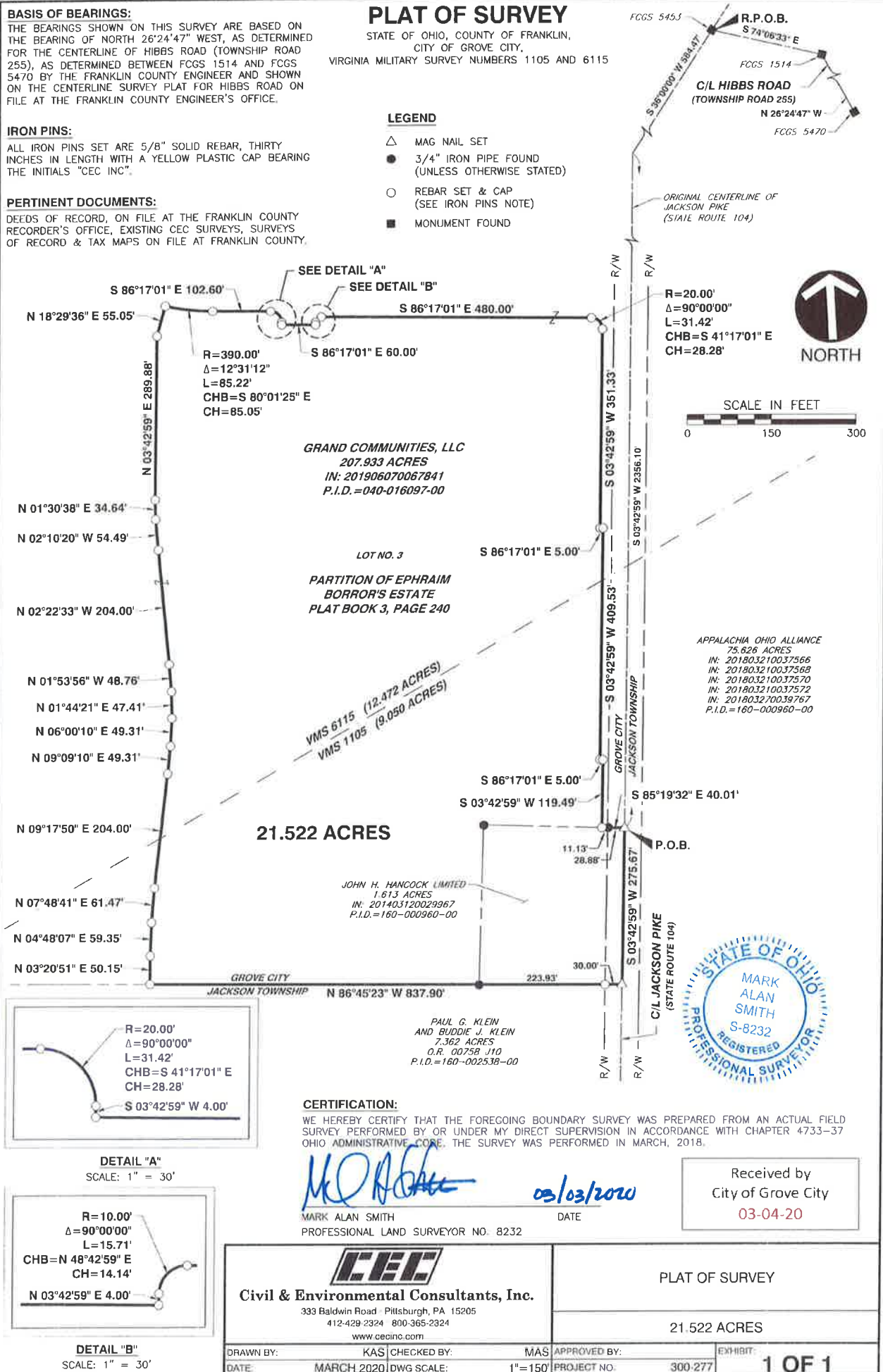
DEEDS OF RECORD, ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBERS 1105 AND 6115

LEGEND

- △ MAG NAIL SET
- 3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- MONUMENT FOUND



Received by
City of Grove City
04-08-20

Final

Effective Date: April 10, 2017
Expiration Date: April 09, 2022

Ohio EPA APR 10 '17
Entered Directors Journal

**OHIO GENERAL PERMIT FOR FILLING
CATEGORY 1 AND CATEGORY 2 ISOLATED WETLANDS**

Pursuant to Section 6111.021 of the Ohio Revised Code (ORC), the Director of the Ohio Environmental Protection Agency hereby authorizes the filling of, and the discharge of dredged material into, Category 1 and Category 2 isolated wetlands, in accordance with the conditions specified in Parts I through V of this permit, where the proposed project involves the filling of, or the discharge of dredged material into, Category 1 and Category 2 isolated wetlands of a total of $\frac{1}{2}$ acre or less.

Coverage under this general permit is conditioned upon payment of applicable fees and submittal of a complete Pre-Activity Notice (PAN).

This General Isolated Wetland Permit shall be effective for five (5) years and shall expire at midnight on the expiration date shown above.



Craig W. Butler
Director

I certify this to be a true and accurate copy of the
official documents as filed in the records of the Ohio
Environmental Protection Agency.

By  Date: 7-10-17

Part I. COVERAGE UNDER THIS PERMIT

Coverage under this permit is limited to the filling of, and the discharge of dredged material into, Category 1 and Category 2 isolated wetlands, of up to a total of one-half acre or less. The filling of, or discharge of dredged material into, greater than one-half acre of Category 1 or 2 isolated wetlands, or any Category 3 isolated wetlands is specifically not authorized under this general permit.

Part II. NOTIFICATION REQUIREMENTS

- A) Contents of Notification: For coverage under this general permit, a PAN must be submitted to the Ohio EPA and must contain the following information:
- 1) A completed General Isolated Wetlands Permit Application Form;
 - 2) An acceptable wetland delineation as performed in accordance with the 1987 U.S. Army Corps of Engineers wetland delineation manual and any other procedures and requirements adopted by the U.S. Army Corps of Engineers for delineating wetlands, including a determination from the U.S. Army Corps of Engineers that the wetlands proposed to be covered by this permit are isolated;
 - 3) A completed Ohio Rapid Assessment Method (ORAM 5.0) wetland categorization form for each isolated wetland on the project site. Ohio EPA will make the final assignment of a wetland category in accordance with Rule 3745-1-54 of the Ohio Administrative Code(OAC);
 - 4) A detailed project description;
 - 5) Maps showing project footprint/wetlands, including a U.S. Geological Survey topographic map, and other maps that may be pertinent to assessing the functional level of the isolated wetlands proposed to be covered under the PAN, such as county soil maps and National/Ohio Wetland Inventory maps;
 - 6) Photographs of each isolated wetland proposed to be covered by this permit with a photograph location map showing photograph number and direction the photograph was taken; and

- 7) An acceptable mitigation proposal in accordance with ORC Sections 6111.022(D) and 6111.027 including documentation that mitigation credits have either been purchased or reserved. If the proposal includes In-lieu fee mitigation, an evaluation of other mitigation alternatives must be provided.
- B) Fees: A PAN shall be accompanied by appropriate fees as specified in ORC Section 3745.113.
- C) Timing: Within fifteen (15) business days after the Director's receipt of a PAN, Ohio EPA shall notify the applicant whether the application is complete. If the application is not complete, Ohio EPA shall include in the notice an itemized list of the information or materials necessary to complete the application. If the applicant fails to provide the information or materials that are necessary to complete the application within sixty (60) days after the Director's receipt of the PAN, Ohio EPA may return the application and take no further action on it.

The Director shall notify the applicant within thirty (30) days after the Director's receipt of a complete PAN if the proposed filling of, or the discharge of dredged material into, the isolated wetlands will result in a significant negative impact on state water quality and, therefore, the project is not authorized under this general permit. If the applicant has not received notice that the project is not authorized by this general permit within thirty (30) days after the Director's receipt of a complete PAN, the applicant may move forward with the proposed project in accordance with the conditions stated in this general permit.

Part III. PERMIT CONDITIONS

Projects authorized under this General Isolated Wetland Permit shall be subject to the following conditions:

- A) The project shall be constructed in accordance with the information as set forth in the complete PAN and the conditions of this permit.
- B) Materials used for fill shall consist of suitable material free from toxic contaminants in other than trace quantities. Broken asphalt and rubber tires are specifically excluded from use as fill.
- C) Temporary fill shall consist of suitable non-erodible material and shall be stabilized to prevent erosion.

- D) When a project will result in the temporary removal of hydric topsoil from isolated wetlands, the hydric soil shall be separated and placed as the topmost backfill layer when the wetlands are restored.
- E) Wetland narrative and chemical criteria described at Rules 3745-1-51 and 3745-1-52 of the Administrative Code shall be maintained in isolated wetlands wholly or partially avoided.
- F) Except for linear transportation projects, visible signage shall be placed around the delineated boundary of avoided wetlands. The sign shall read as follows,

"This area has been identified as regulated wetlands. No filling may occur without first obtaining all necessary permits. For questions, please contact Ohio EPA at 614-644-2001."

Part IV. MITIGATION

- A) Mitigation, in accordance with ORC Sections 6111.022(D) and 6111.027, is required in order to qualify for coverage under this General Isolated Wetland Permit.
- B) Without the objection of the Director and at the discretion of the applicant, the applicant shall conduct either mitigation at a wetland mitigation bank within the same USACE district as the location of the proposed filling, permittee responsible mitigation, or at the director's discretion, the applicant may purchase credits from an approved In-lieu fee program which serves the impacted watershed.
- C) Mitigation for the filling of, or the discharge of dredged material into, isolated wetlands covered under this permit shall be conducted in accordance with the following ratios:
 - 1) For Category 1 and Category 2 isolated wetlands, other than forested Category 2 isolated wetlands, mitigation located at an approved wetland mitigation bank shall be conducted at a rate of two times the area of isolated wetland that is being impacted;
 - 2) For forested Category 2 isolated wetlands, mitigation located at an approved wetland mitigation bank shall be conducted at a rate of two and one-half times the area of isolated wetland that is being impacted;

- 3) All other mitigation shall be subject to mitigation ratios established in division (F) of rule 3745-1-54 of the OAC.
- D) Mitigation that involves the enhancement or preservation of isolated wetlands shall be calculated and performed in accordance with rule 3745-1-54 of the OAC.
- E) The mitigation site shall be protected long term, and appropriate practicable management measures, including reasonable vegetative buffers, shall be implemented to restrict harmful activities that jeopardize the mitigation.
- F) When mitigation will occur at an approved wetland mitigation bank or In-lieu fee program, mitigation credits must be acquired within 15 days after receipt of the written notice of approval authorizing impacts to isolated wetlands. Proof mitigation credits have been purchased shall be sent to Ohio EPA within 15 days after receipt of approval for coverage under this general permit.
- G) Construction of permittee responsible mitigation not located at an approved bank, shall commence within 15 days after completion of fill activities authorized under this General Permit, and shall be completed prior to termination of coverage of approval under this General Isolated Wetland Permit specified in ORC 6111.022(E).

Part V. LIMITATIONS

An applicant that qualifies for coverage under this general permit shall complete the filling of, and the discharge of dredged material within two (2) years after the end of the thirty-day period following the Director's receipt of a complete PAN. If the applicant does not complete the filling of, and the discharge of dredged material within that two-year period, the applicant shall submit a new PAN in accordance with ORC Section 6111.022. This two-year, project-specific time limitation, should not be confused with the five-year effective period of this General Isolated Wetland Permit. If construction has started but is not complete, and the two-year time limitation has not expired, the permittee will be covered by the General Isolated Wetland Permit that was valid at the time Ohio EPA determined the project met the PAN requirements even if the five-year effective period has expired.

Part VI. FURTHER INFORMATION

Coverage under this general permit does not relieve the applicant from the need to obtain other Federal, State, or local permits, approvals, or authorizations required by law.



Mike DeWine, Governor
Jon Husted, Lt. Governor
Laurie A. Stevenson, Director

Received by
City of Grove City
04-08-20

**Re: Farmstead
Permit - Intermediate
Approval
401 Wetlands
Franklin
DSW401196159**

February 21, 2019

Jason Wisniewski
Grand Communities, LLC
3940 Olympic Blvd, Ste 100
Erlanger, KY 41018

Subject: Grant Authorization under Level One General Isolated Wetlands Permit
Farmstead
Ohio EPA ID No. 196159

Dear Mr. Wisniewski:

On January 23, 2019, the Ohio Environmental Protection Agency (Ohio EPA) received a pre-activity notice (PAN) for coverage under the OHIO GENERAL PERMIT FOR FILLING CATEGORY 1 AND CATEGORY 2 WETLANDS (general permit). In the PAN, you requested to impact 0.28 acre of non-forested Category 1 wetlands for the purpose of constructing a residential development located in Grove City, Franklin County (39° 50' 07.2", -83° 02' 02.5"). As compensatory mitigation for the aforementioned impacts, you shall purchase 0.6 acre of non-forested wetland mitigation credit from Big Darby Hellbranch Wetlands Mitigation Bank.

Ohio EPA has reviewed your request and has determined that it is complete and meets the PAN requirements for coverage under the general permit.

Please familiarize yourself with the general permit (see link below). It contains requirements and prohibitions with which you must comply. In particular, please be aware of permit condition Part IV.F as it specifically pertains to this project.

http://www.epa.ohio.gov/portals/35/401/2017-2022_General_IWP.pdf

Additionally, please be aware that as per ORC §6111.022(E) and Part V of the general permit, the proposed filling of the isolated wetland must be completed within two years

of the date of this letter. If you do not complete the filling within this time, you must submit a new pre-activity notice to Ohio EPA.

You may find a copy of Ohio EPA's rules and laws online at <http://www.epa.ohio.gov/dsw/dswrules.aspx>. Information regarding Ohio's Section 401 and Isolated Wetlands Permitting programs is also available online at <http://www.epa.ohio.gov/dsw/401/permitting.aspx>.

If you have any questions, please contact me at 614-644-2327 or via email at Matthew.Lamoreaux@epa.ohio.gov.

Sincerely,



Matt Lamoreaux
Application Coordinator
401/Wetlands/Mitigation Section

ec: Andrea Kilbourne, Andrea.Kilbourne@epa.ohio.gov, Ohio EPA, DSW, Mitigation Coordinator
Jeff Boyles, Jeffrey.Boyles@epa.ohio.gov, 401/Wetlands/Mitigation Section Supervisor, Ohio EPA
Cory Wilson, cory.l.wilson@usace.army.mil, Department of the Army, Huntington District, Corps of Engineers
Vince Messerly, vmesserly@streamandwetlands.org, Stream + Wetlands Foundation
Jamie Vandusen, jvandusen@cecinc.com, Civil and Environmental Consultants, Inc.
DSW File



123 South Broad Street, Suite 238
P.O. Box 369
Lancaster, Ohio 43130
T: (740) 654-4016
F: (740) 689-0890

February 15, 2019

Received by
City of Grove City
04-08-20

Mr. Jason Wisniewski
Grand Communities, LLC
3940 Olympic Boulevard
Suite 100
Erlanger, Kentucky, 41018

**RE: Wetlands Mitigation at its Farmstead site located west of Jackson Pike in Jackson Township, Franklin County, Ohio.
ACCT NO. BDH-80**

Dear Mr. Wisniewski:

The Stream + Wetlands Foundation received on February 8, 2019 an additional deposit payment of \$1,100 (check # check #622938) and an updated purchase agreement for its Farmstead site located west of Jackson Pike in Jackson Township, Franklin County, Ohio.

As per the terms of the Big Darby Hellbranch agreement, this deposit payment reserves for your use 0.6 acres of non-forested wetlands mitigation credits at the Big Darby Hellbranch Wetlands Mitigation Bank for a period of six (6) months. The remaining balance is \$29,700 and is due within 30 days of the permit issuance date. If you do not receive your permit within the 6 month reservation period, additional deposit payments will be required as per the terms of our agreement.

Thank you very much for allowing Stream + Wetlands Foundation to assist you with the wetlands mitigation needs of this project. Should you need further assistance, please feel free to call anytime.

Sincerely,


Vincent E. Messerly, P.E.
President

Cc: Jamie VanDusen, Civil & Environmental Consultants, Inc., via email

Received by
City of Grove City
04-24-20

JACKSON PIKE HYDRAULIC CALCULATIONS
for:
FARMSTEAD

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

Prepared for:

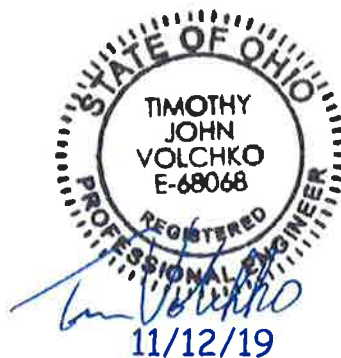
GRAND COMMUNITIES, LLC.

Prepared by:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
COLUMBUS, OHIO

CEC PROJECT 174-158

NOVEMBER 2019



Civil & Environmental Consultants, Inc.

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- Appendix A – Proposed Inlet and Culvert Capacity Calculations
- Appendix B – Proposed Ditch Calculations
- Appendix C – Existing Culvert Capacity Calculations
- Appendix D – Post-Developed Tributary Map
- Appendix E – Proposed Culvert HydroCAD Reports

1.0 POST-DEVELOPED SUMMARY

The proposed improvements along Jackson Pike (SR 104) for the proposed development Farmstead will include the construction of two (2) new inlets along Jackson Pike (SR 104). There are four (4) existing culverts located along Jackson Pike. Culverts A and B will have new inlets constructed in place of the existing culverts. Culvert C and D will not be disturbed. All four culverts outlet east of Jackson Pike.

For the two proposed inlets, inlet capacity calculations were completed to determine the 25-Year and 100-Year headwater elevations of the inlet. Per ODOT Section 1004.2 the design year storm of the proposed widening was determined to be a 25-Year storm. Proposed flows were calculated using the tributary acreage to each structure using HydroCAD. Culvert A shall have a 36" x 10.8" window with an invert of 717.00 on the west side and a top of casting (TC) of 718.40. Culvert B shall have a 36" x 12" window with an invert of 720.13 on the west side and a TC of 722.3. Culvert A used a combination of ODOT Figure 1102-1 and Hydraflow Express to determine the headwater elevation for the 25-Year and 100-Year headwater elevations. Hydraflow Express was used to determine the max flow rate that the proposed window could convey. This flow rate was then subtracted from the total flow entering the structure. The product of that calculation was then used on ODOT Figure 1102-1 to determine the headwater elevation above the TC. Culvert B was able to convey the entirety of the flow through the window. See Appendix A for the 25-Year and 100-Year calculations.

Culverts C and D were also modeled to determine the headwater depth using Hydraflow Express. Headwater depth was analyzed for both the 25-Year and 100-Year flows. Please see Appendix C.

Ditch calculations were also performed for the proposed work along Jackson Pike. Per ODOT section 1102.3.1 it is specified that the depth of flow shall be determined using a 10-year frequency storm. Q values were determined based on the tributary areas flowing through each section of ditch. The Q values were then utilized in Hydroflow Express AutoCAD to determine the depth at that location. Each location and tributary area are shown in Appendix D.

2.0 CONCLUSION

For the proposed improvements along Jackson Pike (SR 104) CEC has met all requirements set forth by ODOT and the City of Grove City. The proposed stormwater improvements should not pose a threat to property and public safety downstream of the proposed improvements along Jackson Pike.

APPENDIX A

PROPOSED INLET AND CULVERT CAPACITY CALCULATIONS

Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Tuesday, Nov 12 2019

Culvert A (25-Year)

Invert Elev Dn (ft) = 713.15
Pipe Length (ft) = 54.77
Slope (%) = 2.06
Invert Elev Up (ft) = 714.28
Rise (in) = 15.0
Shape = Circular
Span (in) = 15.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

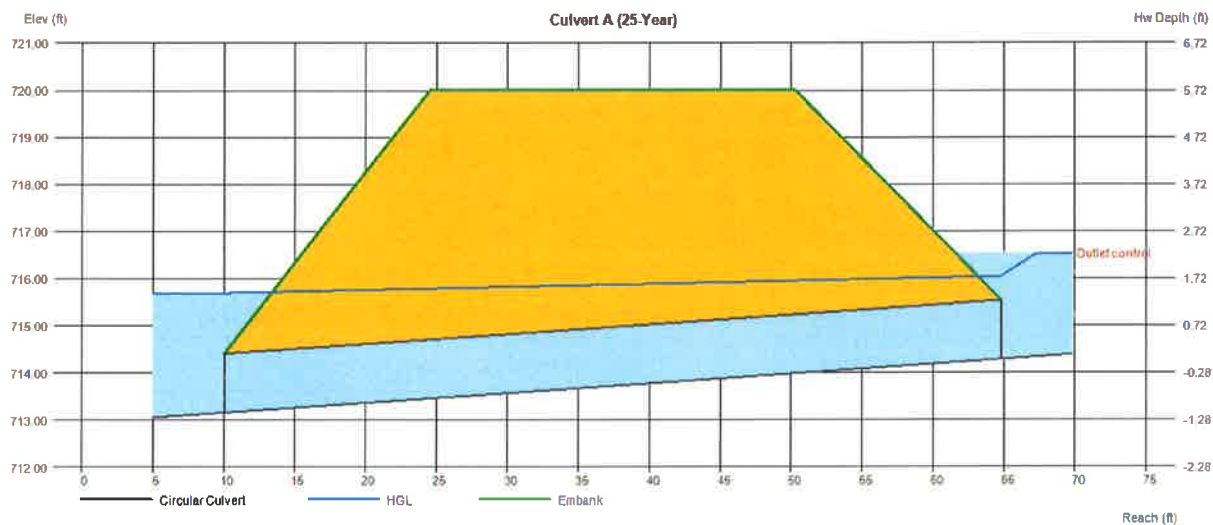
Top Elevation (ft) = 720.02
Top Width (ft) = 25.66
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 5.58
Tailwater Elev (ft) = 715.69

Highlighted

Qtotal (cfs) = 5.58
Qpipe (cfs) = 5.58
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 4.55
Veloc Up (ft/s) = 4.55
HGL Dn (ft) = 715.69
HGL Up (ft) = 716.04
Hw Elev (ft) = 716.52
Hw/D (ft) = 1.79
Flow Regime = Outlet Control



Weir Report

Culvert A Window Capacity

Rectangular Weir

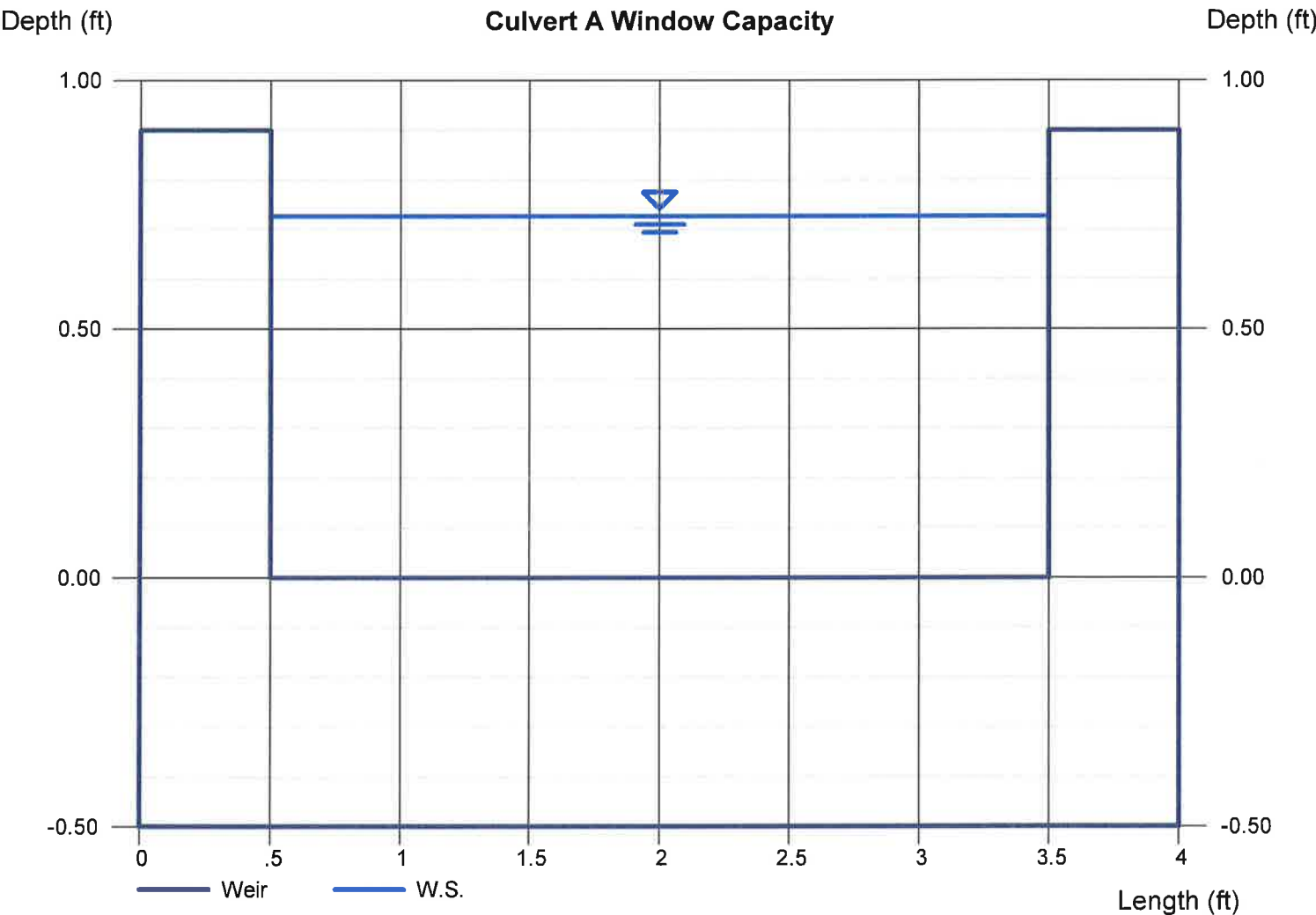
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 0.90

Calculations

Weir Coeff. Cw = 3.00
Compute by: Known Q
Known Q (cfs) = 5.58

Highlighted

Depth (ft) = 0.73
Q (cfs) = 5.580
Area (sqft) = 2.18
Velocity (ft/s) = 2.56
Top Width (ft) = 3.00



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Tuesday, Nov 12 2019

Culvert A (100-Year)

Invert Elev Dn (ft) = 713.15
Pipe Length (ft) = 54.77
Slope (%) = 2.06
Invert Elev Up (ft) = 714.28
Rise (in) = 15.0
Shape = Circular
Span (in) = 15.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

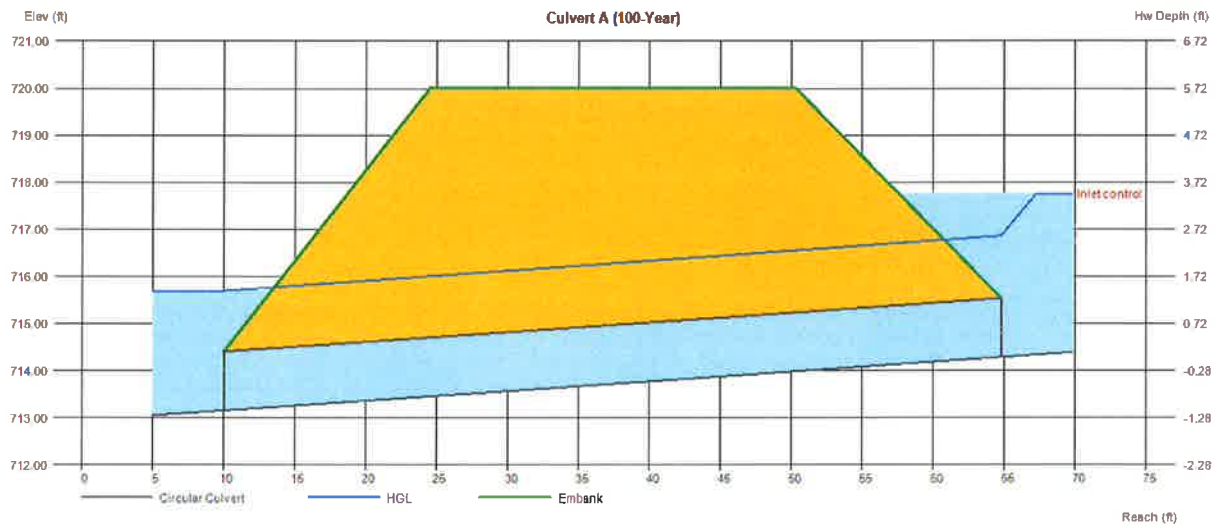
Top Elevation (ft) = 720.02
Top Width (ft) = 25.66
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 10.22
Tailwater Elev (ft) = 715.69

Highlighted

Qtotal (cfs) = 10.22
Qpipe (cfs) = 10.22
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 8.33
Veloc Up (ft/s) = 8.33
HGL Dn (ft) = 715.69
HGL Up (ft) = 716.86
Hw Elev (ft) = 717.76
Hw/D (ft) = 2.78
Flow Regime = Inlet Control



Weir Report

Culvert A (100-Year)

Rectangular Weir

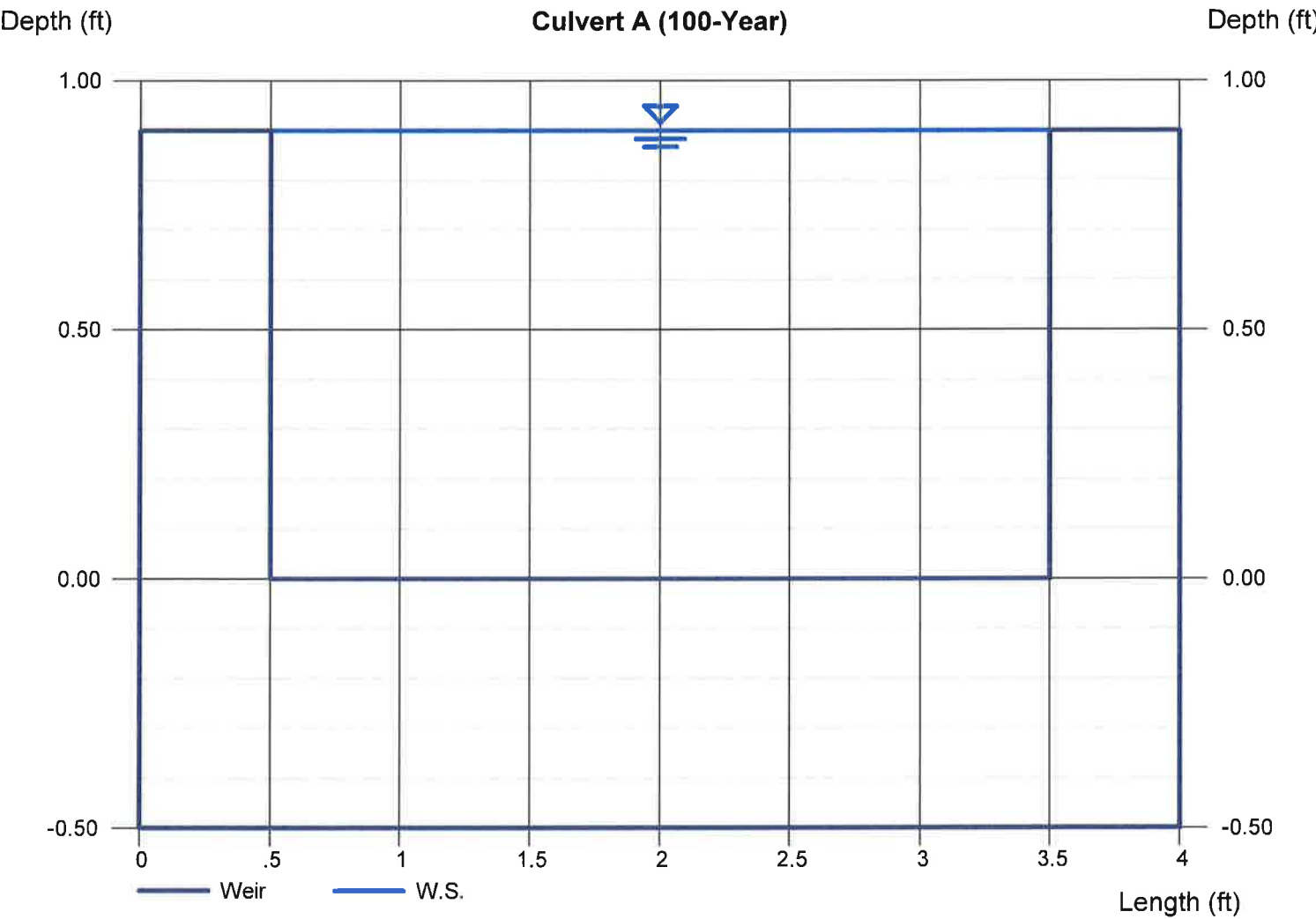
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 0.90

Calculations

Weir Coeff. Cw = 3.00
Compute by: Q vs Depth
No. Increments = 10

Highlighted

Depth (ft) = 0.90
Q (cfs) = 7.684
Area (sqft) = 2.70
Velocity (ft/s) = 2.85
Top Width (ft) = 3.00



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

Culvert B (25-Year)

Invert Elev Dn (ft) = 715.90
Pipe Length (ft) = 50.42
Slope (%) = 1.47
Invert Elev Up (ft) = 716.64
Rise (in) = 24.0
Shape = Circular
Span (in) = 24.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

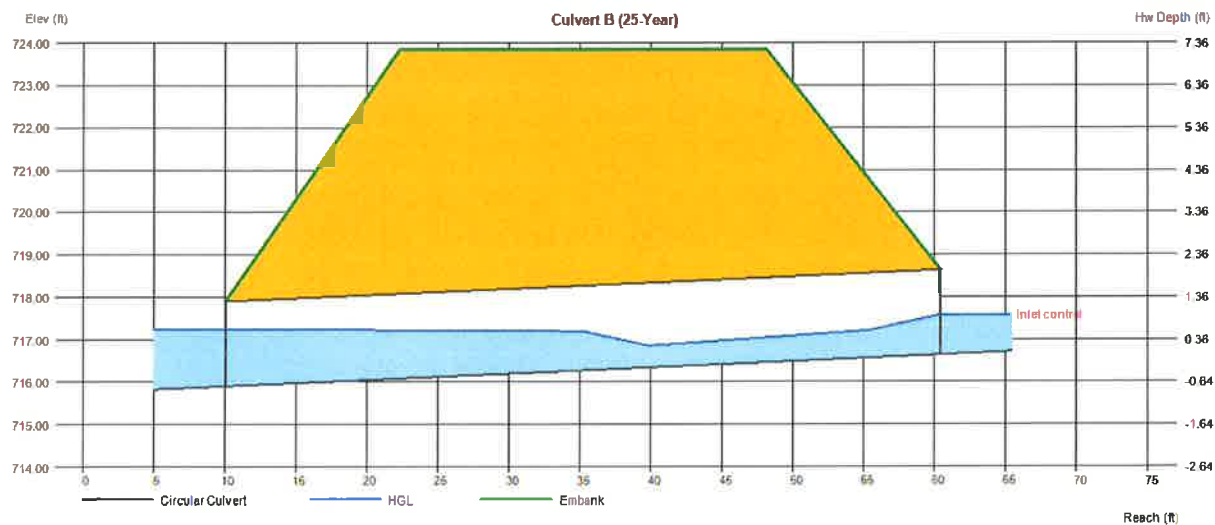
Top Elevation (ft) = 723.85
Top Width (ft) = 25.86
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 3.89
Tailwater Elev (ft) = $(dc+D)/2$

Highlighted

Qtotat (cfs) = 3.89
Qpipe (cfs) = 3.89
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 1.73
Veloc Up (ft/s) = 4.04
HGL Dn (ft) = 717.25
HGL Up (ft) = 717.33
Hw Elev (ft) = 717.58
Hw/D (ft) = 0.47
Flow Regime = Inlet Control



Weir Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

Culvert B (25-Year)

Rectangular Weir

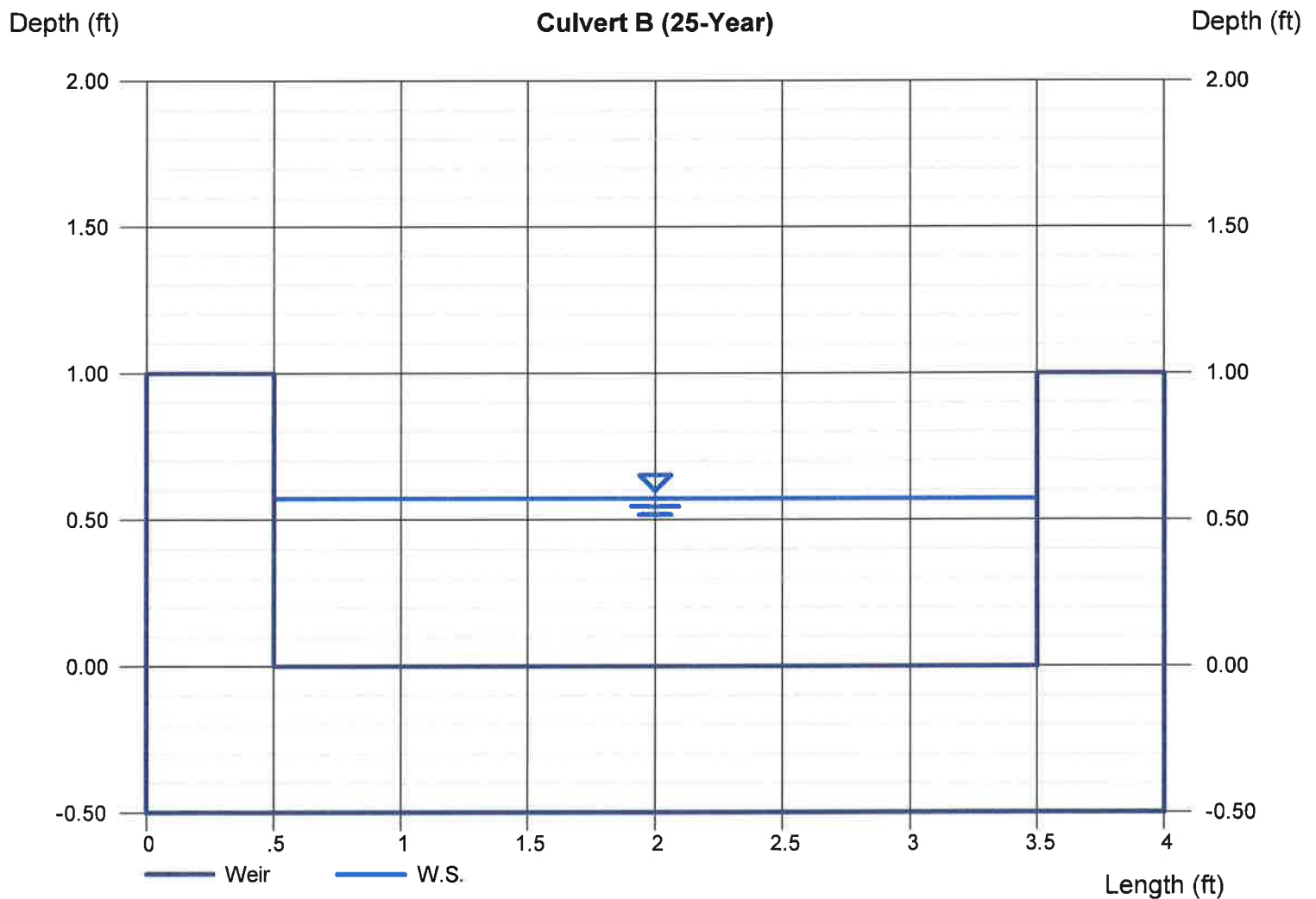
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 1.00

Calculations

Weir Coeff. Cw = 3.00
Compute by: Known Q
Known Q (cfs) = 3.89

Highlighted

Depth (ft) = 0.57
Q (cfs) = 3.890
Area (sqft) = 1.71
Velocity (ft/s) = 2.27
Top Width (ft) = 3.00



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

Culvert B (100-Year)

Invert Elev Dn (ft)	=	715.90
Pipe Length (ft)	=	50.42
Slope (%)	=	1.47
Invert Elev Up (ft)	=	716.64
Rise (in)	=	24.0
Shape	=	Circular
Span (in)	=	24.0
No. Barrels	=	1
n-Value	=	0.012
Culvert Type	=	Circular Corrugate Metal Pipe
Culvert Entrance	=	Headwall
Coeff. K _i ,M _s ,C _y ,K _c	=	0.0078, 2, 0.0379, 0.69, 0.5

Embankment

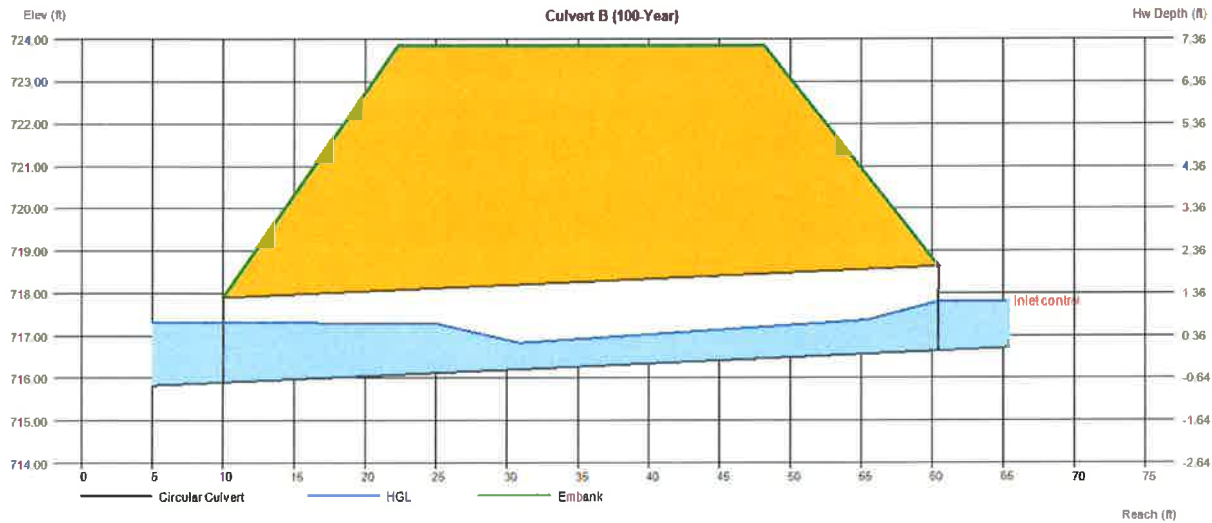
Top Elevation (ft) = 723.85
Top Width (ft) = 25.86
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 5.65
Tailwater Elev (ft) = (dc+D)/2

Highlighted

Qtotal (cfs)	= 5.65
Qpipe (cfs)	= 5.65
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 2.37
Veloc Up (ft/s)	= 4.52
HGL Dn (ft)	= 717.32
HGL Up (ft)	= 717.48
Hw Elev (ft)	= 717.81
Hw/D (ft)	= 0.58
Flow Regime	= Inlet Control



Weir Report

Culvert B (100-Year)

Rectangular Weir

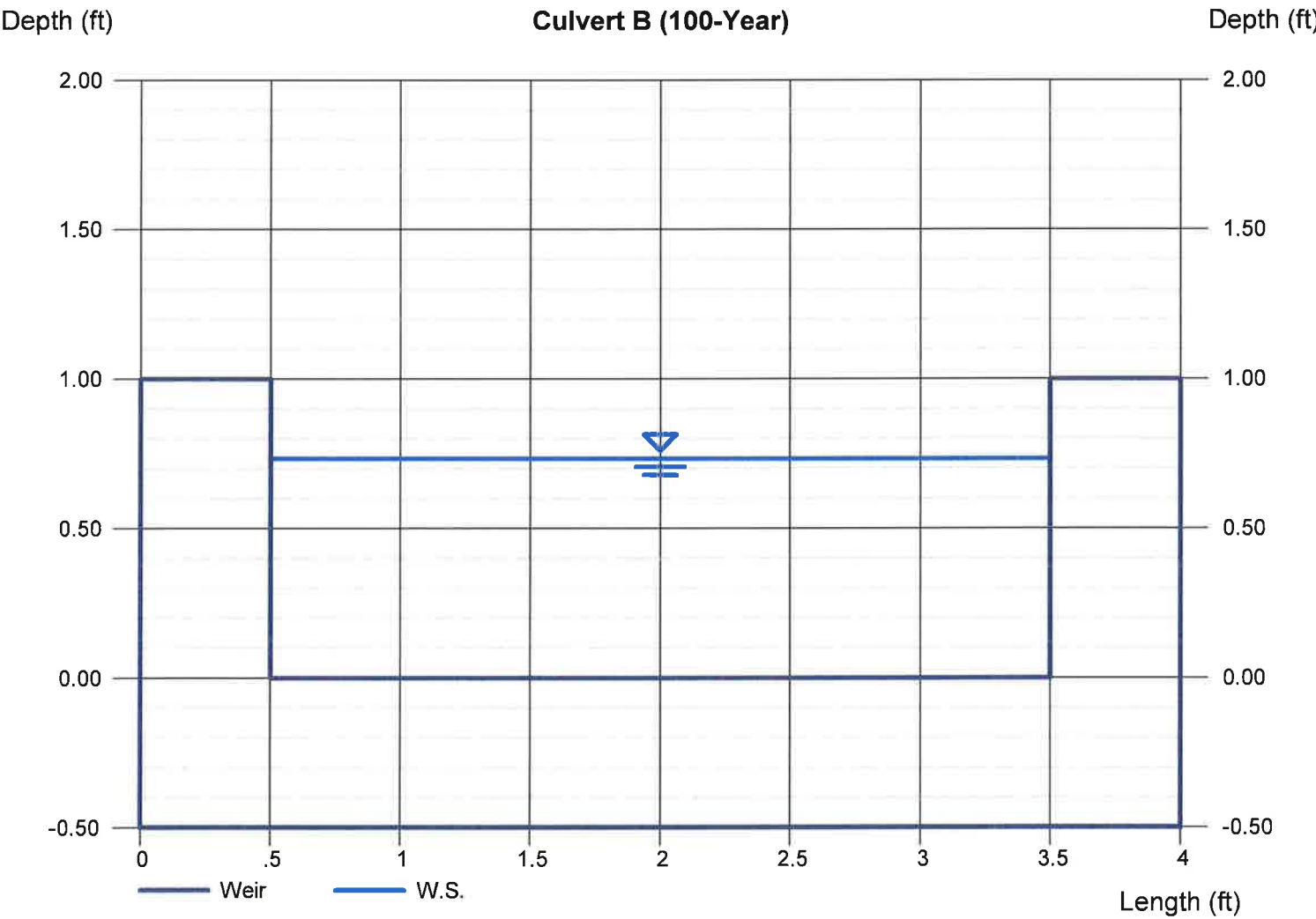
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 1.00

Calculations

Weir Coeff. Cw = 3.00
Compute by: Known Q
Known Q (cfs) = 5.65

Highlighted

Depth (ft) = 0.73
Q (cfs) = 5.650
Area (sqft) = 2.20
Velocity (ft/s) = 2.57
Top Width (ft) = 3.00



APPENDIX B

PROPOSED DITCH CALCULATIONS

SHEET 1 OF 1		BY: JTH	
JOB # 174-158		CHECKED: TJV	
PROJECT: Jackson Pike Ditch Calcs		DATE: 8/23/2019	
			
Civil & Environmental Consultants, Inc.			
DITCH CALC DESIGN			
DRAINAGE AREA		10 YEAR STORM	
(acres)		Q	
I (in/hr)		DITCH INVERT	
DITCH TYPE		DEPTH	
STATION		DELTA	
NUM		E.O.P. ELEV	
101+20		718.24 0.21 1.40 719.85	
102+90		717.86 0.50 1.43 719.79	
105+25		719.74 0.48 1.01 721.23	
112+60		720.24 0.47 2.67 723.38	
112+80		720.70 0.24 2.57 723.51	
117+00		720.59 0.40 1.51 722.50	

Channel Report

STA 101+20

Trapezoidal

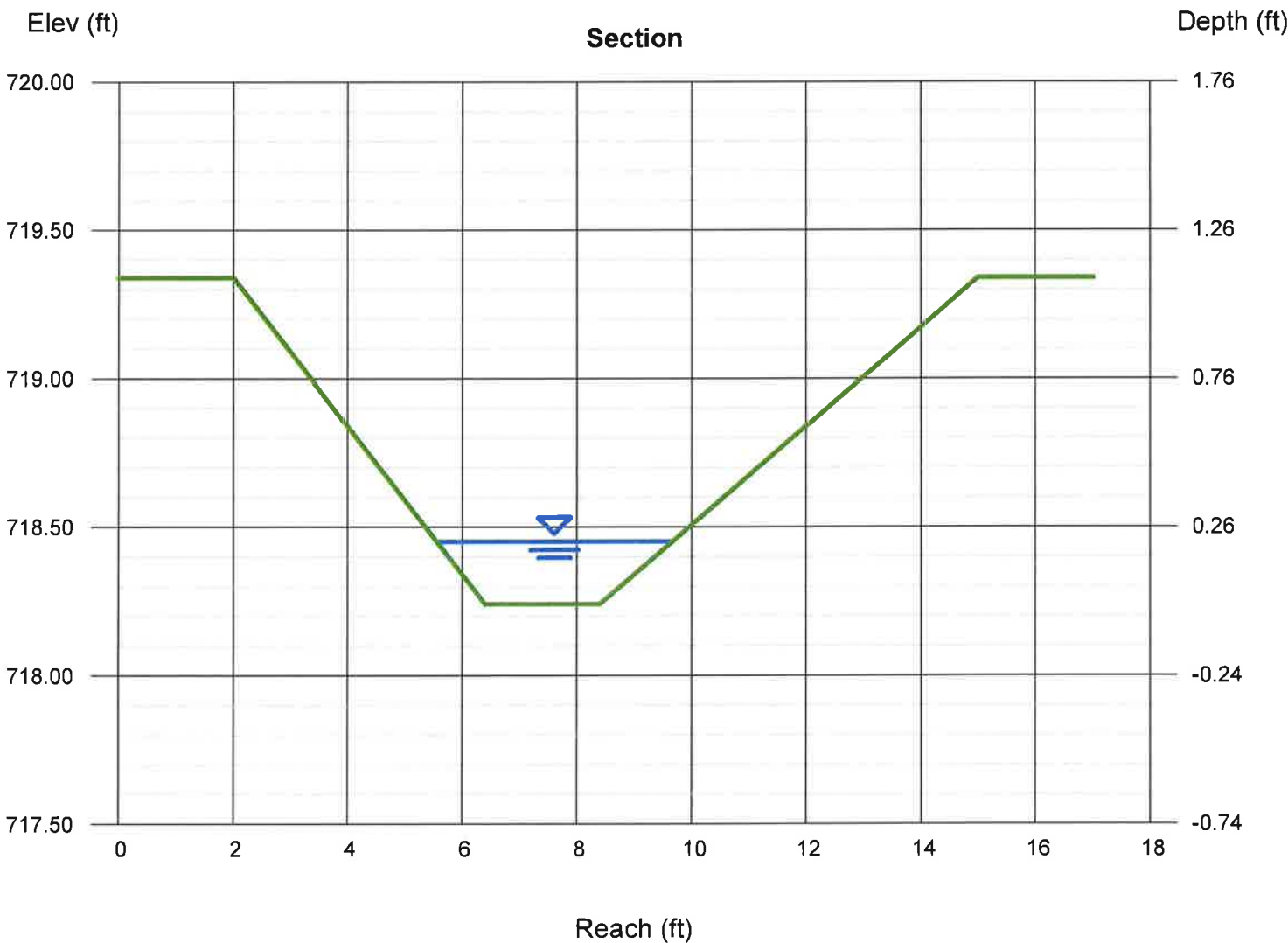
Bottom Width (ft)	= 2.00
Side Slopes (z:1)	= 4.00, 6.00
Total Depth (ft)	= 1.10
Invert Elev (ft)	= 718.24
Slope (%)	= 0.65
N-Value	= 0.040

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.55

Highlighted

Depth (ft)	= 0.21
Q (cfs)	= 0.550
Area (sqft)	= 0.64
Velocity (ft/s)	= 0.86
Wetted Perim (ft)	= 4.14
Crit Depth, Yc (ft)	= 0.12
Top Width (ft)	= 4.10
EGL (ft)	= 0.22



Channel Report

STA 102+90

Trapezoidal

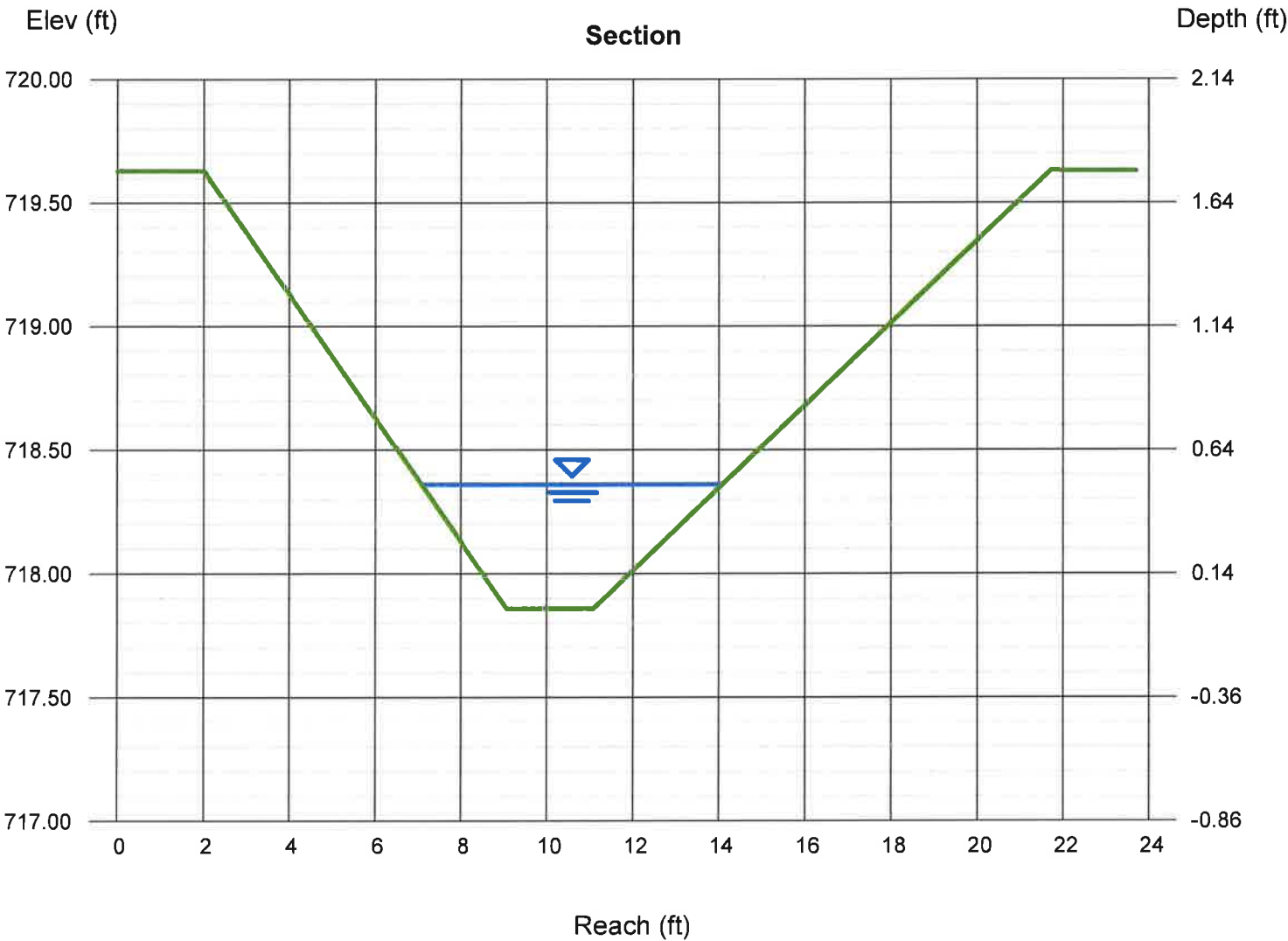
Bottom Width (ft)	= 2.00
Side Slopes (z:1)	= 4.00, 6.00
Total Depth (ft)	= 1.77
Invert Elev (ft)	= 717.86
Slope (%)	= 0.85
N-Value	= 0.040

Calculations

Compute by:	Known Q
Known Q (cfs)	= 3.45

Highlighted

Depth (ft)	= 0.50
Q (cfs)	= 3.450
Area (sqft)	= 2.25
Velocity (ft/s)	= 1.53
Wetted Perim (ft)	= 7.10
Crit Depth, Yc (ft)	= 0.35
Top Width (ft)	= 7.00
EGL (ft)	= 0.54



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Jun 20 2019

STA 105+25

Trapezoidal

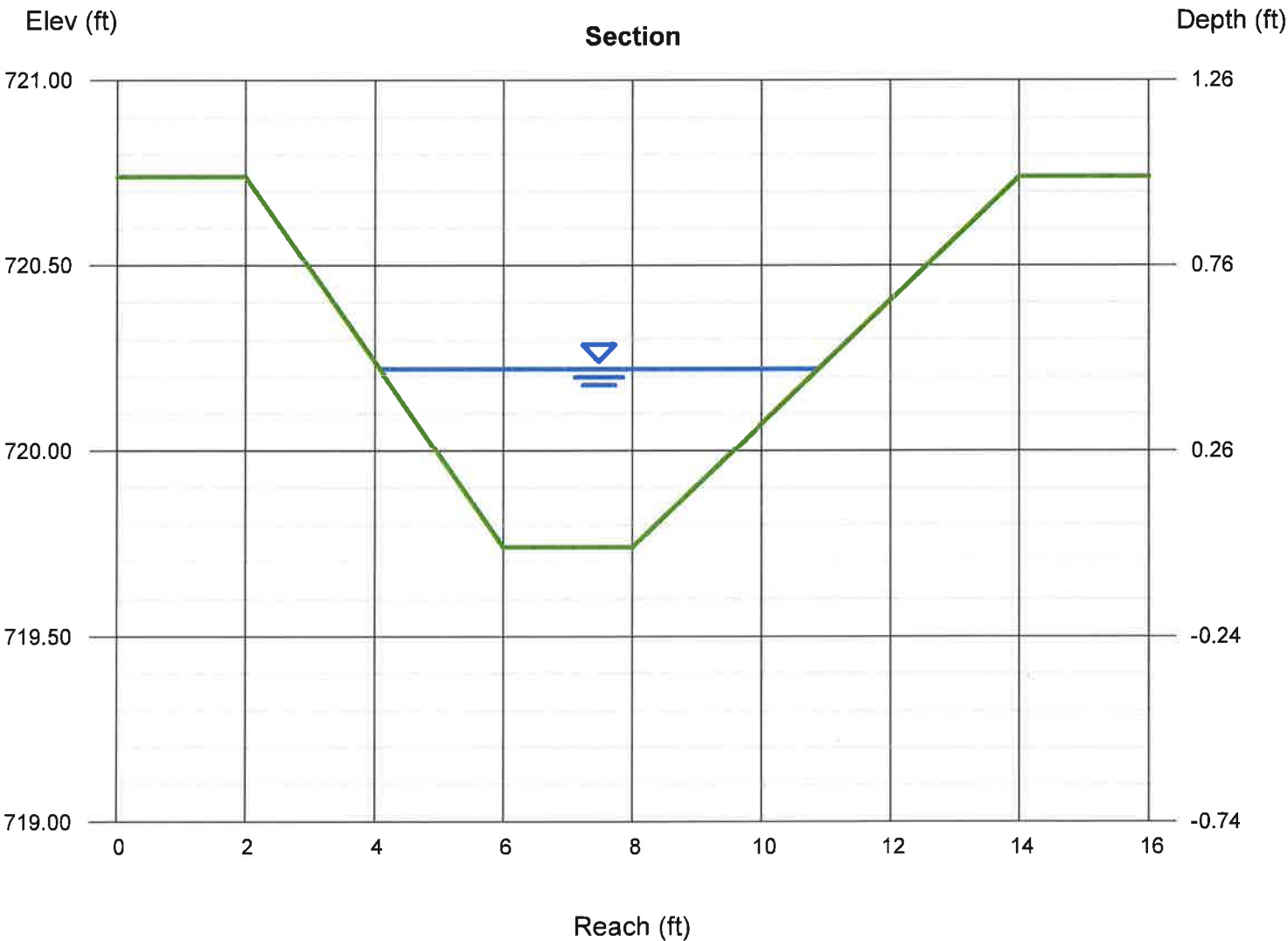
Bottom Width (ft) = 2.00
Side Slopes (z:1) = 4.00, 6.00
Total Depth (ft) = 1.00
Invert Elev (ft) = 719.74
Slope (%) = 0.50
N-Value = 0.040

Calculations

Compute by: Known Q
Known Q (cfs) = 2.50

Highlighted

Depth (ft) = 0.48
Q (cfs) = 2.500
Area (sqft) = 2.11
Velocity (ft/s) = 1.18
Wetted Perim (ft) = 6.90
Crit Depth, Yc (ft) = 0.29
Top Width (ft) = 6.80
EGL (ft) = 0.50



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Jun 20 2019

STA 112+60

Trapezoidal

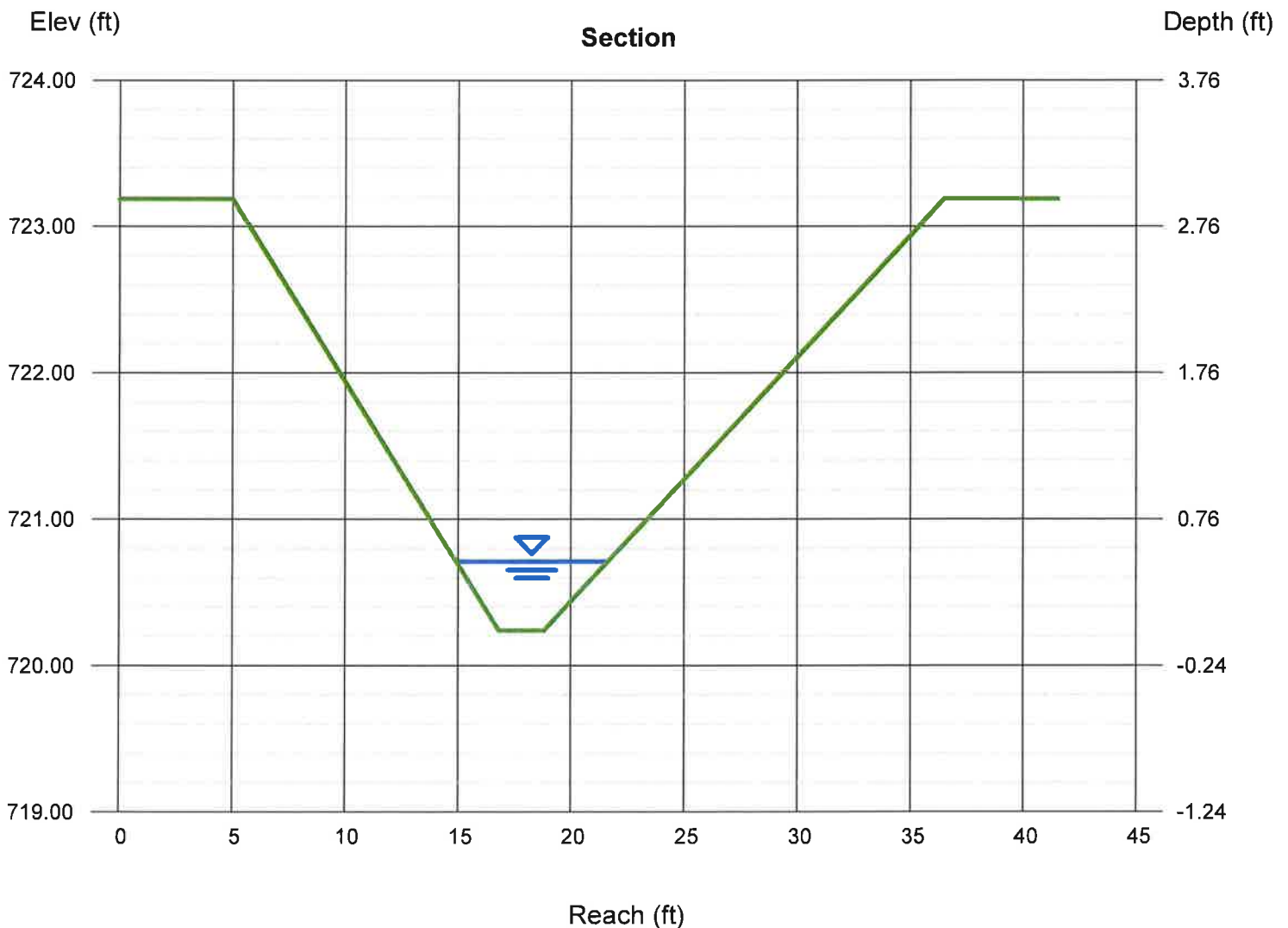
Bottom Width (ft) = 2.00
Side Slopes (z:1) = 4.00, 6.00
Total Depth (ft) = 2.95
Invert Elev (ft) = 720.24
Slope (%) = 0.50
N-Value = 0.040

Calculations

Compute by: Known Q
Known Q (cfs) = 2.41

Highlighted

Depth (ft) = 0.47
Q (cfs) = 2.410
Area (sqft) = 2.04
Velocity (ft/s) = 1.18
Wetted Perim (ft) = 6.80
Crit Depth, Yc (ft) = 0.29
Top Width (ft) = 6.70
EGL (ft) = 0.49



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Jun 20 2019

STA 112+80

Trapezoidal

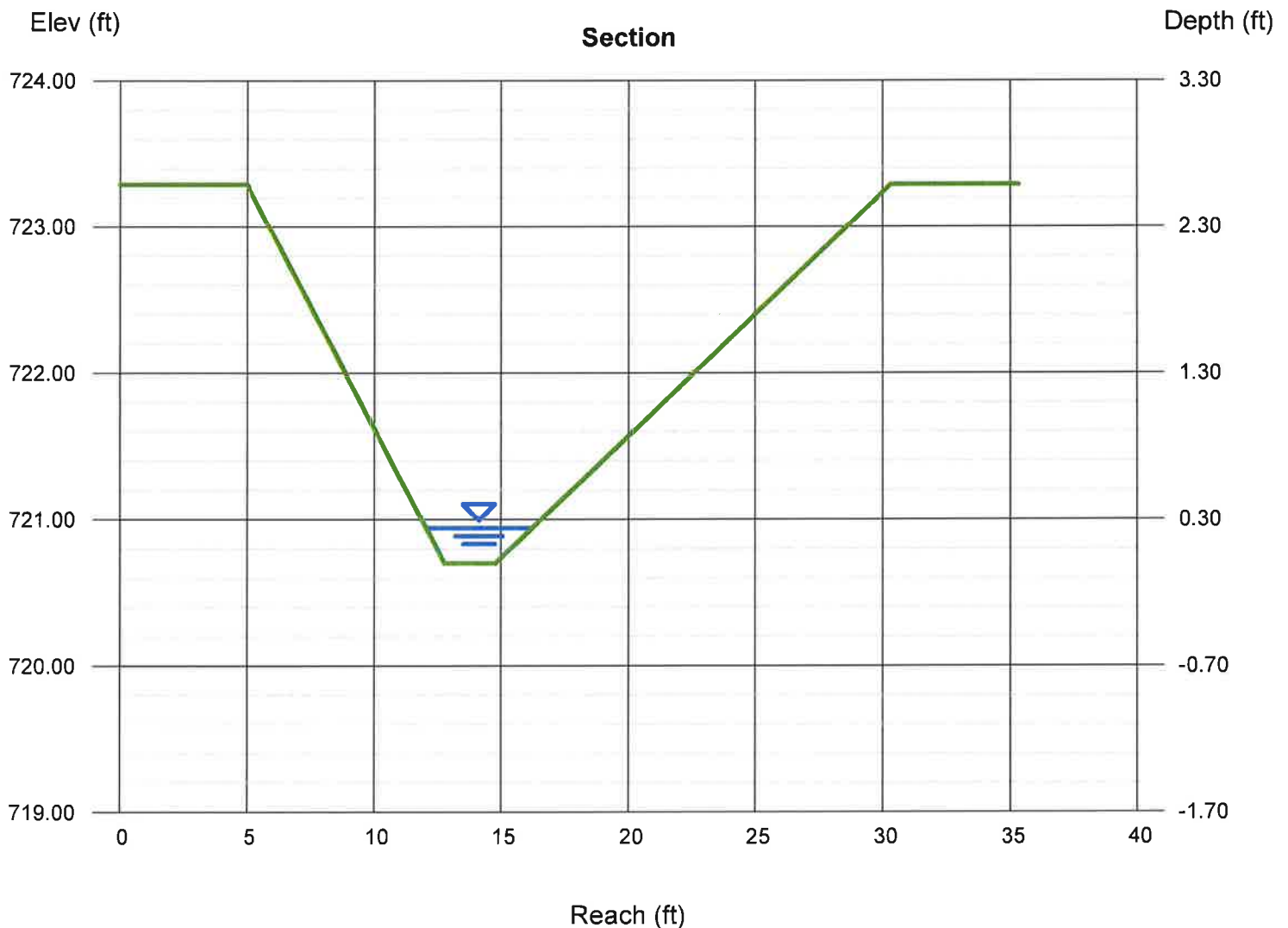
Bottom Width (ft) = 2.00
Side Slopes (z:1) = 3.00, 6.00
Total Depth (ft) = 2.59
Invert Elev (ft) = 720.70
Slope (%) = 0.50
N-Value = 0.040

Calculations

Compute by: Known Q
Known Q (cfs) = 0.58

Highlighted

Depth (ft) = 0.24
Q (cfs) = 0.580
Area (sqft) = 0.74
Velocity (ft/s) = 0.78
Wetted Perim (ft) = 4.22
Crit Depth, Yc (ft) = 0.13
Top Width (ft) = 4.16
EGL (ft) = 0.25



Channel Report

STA 117+00

Trapezoidal

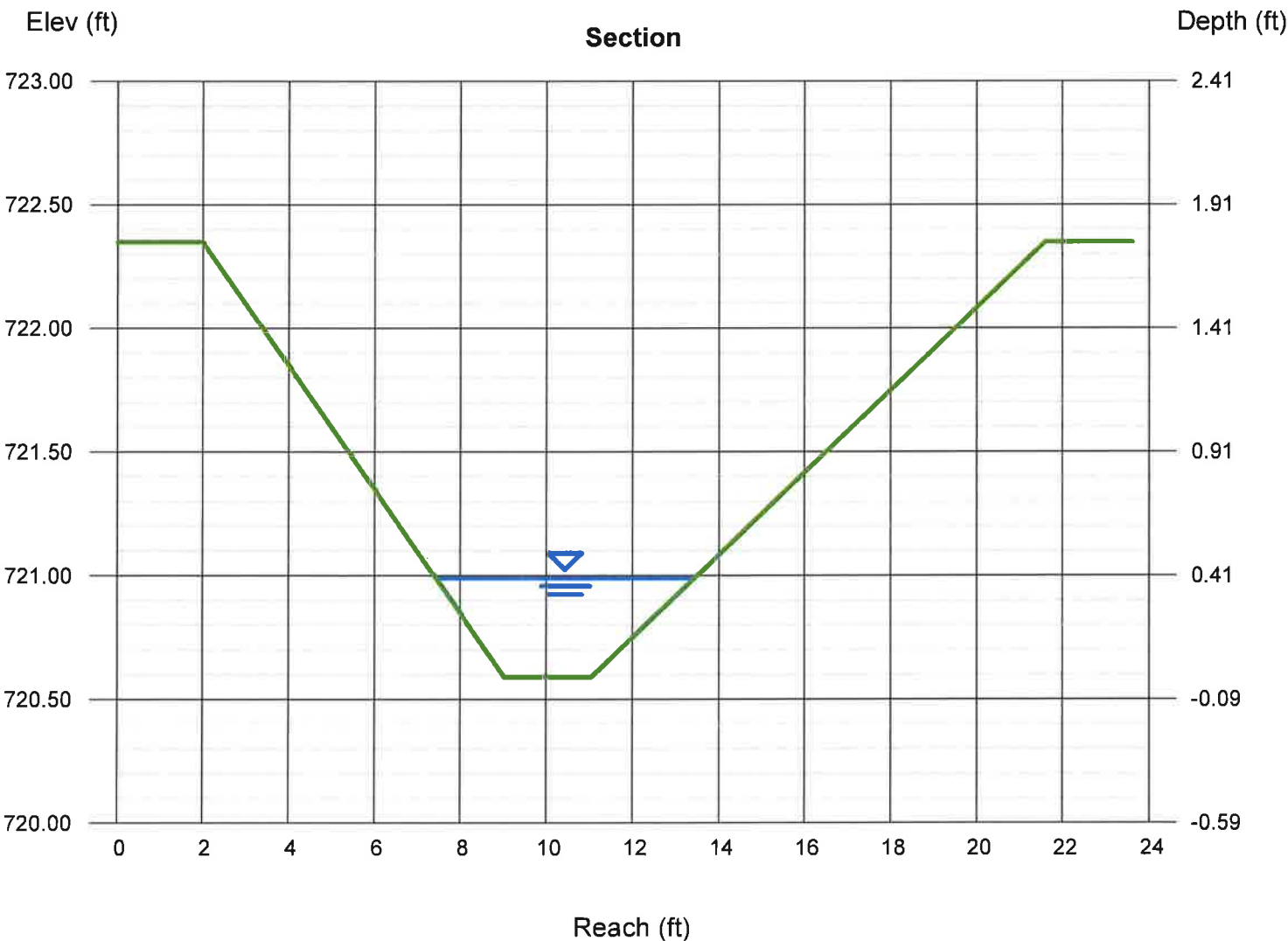
Bottom Width (ft)	= 2.00
Side Slopes (z:1)	= 4.00, 6.00
Total Depth (ft)	= 1.76
Invert Elev (ft)	= 720.59
Slope (%)	= 0.50
N-Value	= 0.040

Calculations

Compute by:	Known Q
Known Q (cfs)	= 1.68

Highlighted

Depth (ft)	= 0.40
Q (cfs)	= 1.680
Area (sqft)	= 1.60
Velocity (ft/s)	= 1.05
Wetted Perim (ft)	= 6.08
Crit Depth, Yc (ft)	= 0.23
Top Width (ft)	= 6.00
EGL (ft)	= 0.42



APPENDIX C

EXISTING CULVERT CAPACITY CALCULATIONS

Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

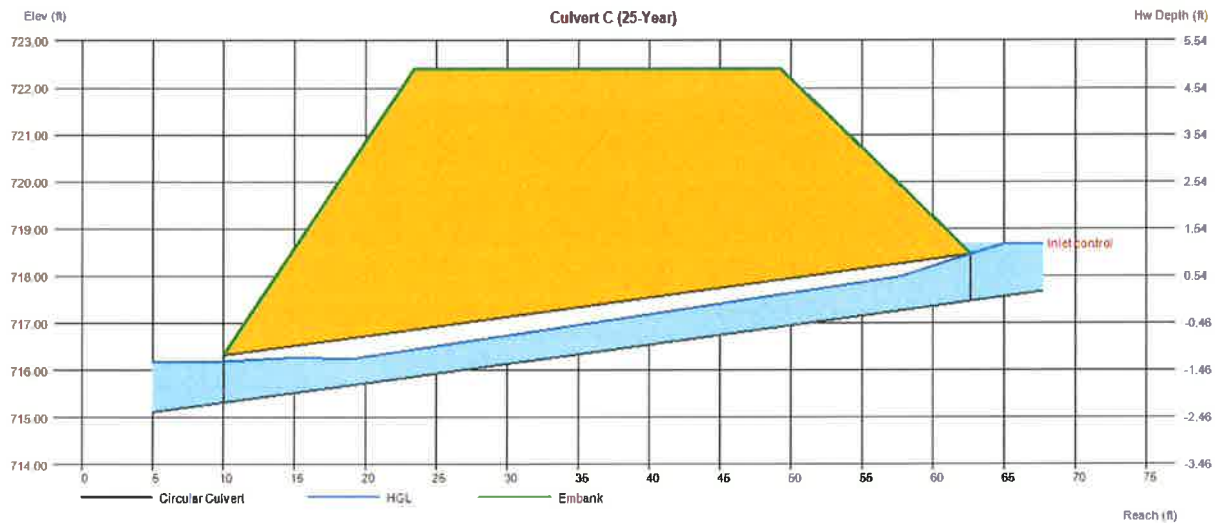
Culvert C (25-Year)

Invert Elev Dn (ft) = 715.31
Pipe Length (ft) = 52.65
Slope (%) = 4.08
Invert Elev Up (ft) = 717.46
Rise (in) = 12.0
Shape = Circular
Span (in) = 12.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment
Top Elevation (ft) = 722.40
Top Width (ft) = 25.86
Crest Width (ft) = 0.00

Calculations
Qmin (cfs) = 0.00
Qmax (cfs) = 3.01
Tailwater Elev (ft) = $(dc+D)/2$

Highlighted
Qtotal (cfs) = 3.01
Qpipe (cfs) = 3.01
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 4.14
Veloc Up (ft/s) = 4.81
HGL Dn (ft) = 716.18
HGL Up (ft) = 718.20
Hw Elev (ft) = 718.69
Hw/D (ft) = 1.23
Flow Regime = Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

Culvert C (100-Year)

Invert Elev Dn (ft) = 715.31
Pipe Length (ft) = 52.65
Slope (%) = 4.08
Invert Elev Up (ft) = 717.46
Rise (in) = 12.0
Shape = Circular
Span (in) = 12.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

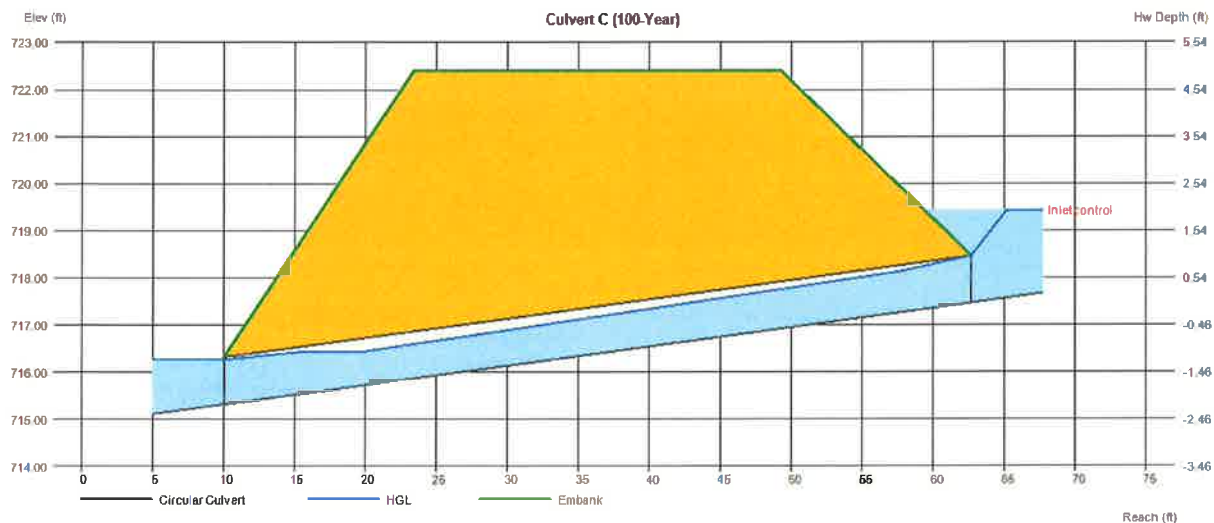
Top Elevation (ft) = 722.40
Top Width (ft) = 25.86
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 4.59
Tailwater Elev (ft) = (dc+D)/2

Highlighted

Qtotat (cfs) = 4.59
Qpipe (cfs) = 4.59
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 5.97
Veloc Up (ft/s) = 6.21
HGL Dn (ft) = 716.26
HGL Up (ft) = 718.35
Hw Elev (ft) = 719.42
Hw/D (ft) = 1.96
Flow Regime = Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

Culvert D (25-Year)

Invert Elev Dn (ft) = 714.19
Pipe Length (ft) = 51.59
Slope (%) = 4.85
Invert Elev Up (ft) = 716.69
Rise (in) = 30.0
Shape = Circular
Span (in) = 30.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

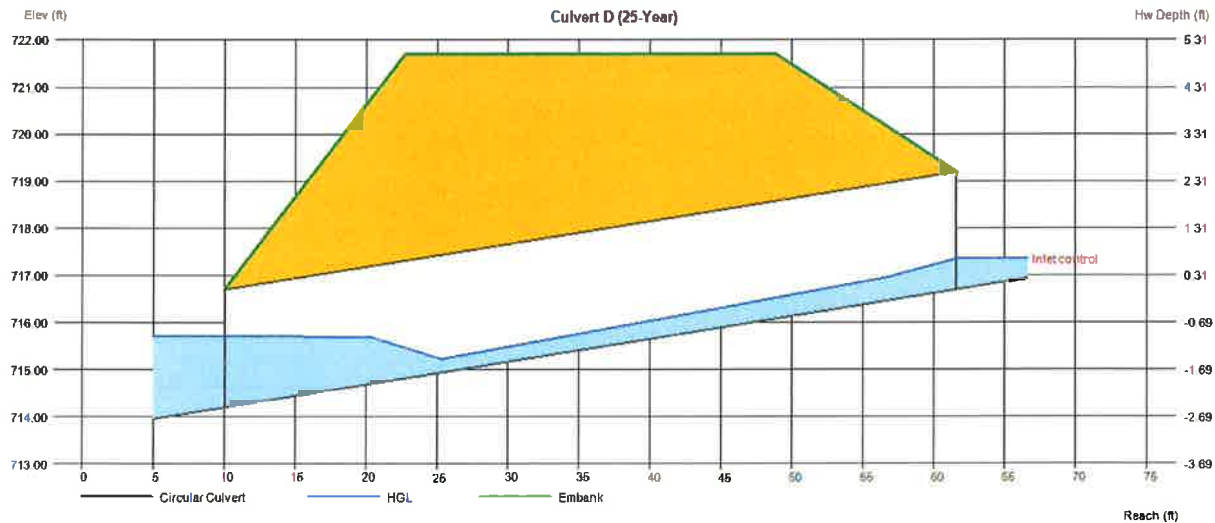
Top Elevation (ft) = 721.70
Top Width (ft) = 26.18
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 2.61
Tailwater Elev (ft) = (dc+D)/2

Highlighted

Qtotal (cfs) = 2.61
Qpipe (cfs) = 2.61
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 0.84
Veloc Up (ft/s) = 3.45
HGL Dn (ft) = 715.70
HGL Up (ft) = 717.22
Hw Elev (ft) = 717.35
Hw/D (ft) = 0.26
Flow Regime = Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Nov 7 2019

Culvert D (100-Year)

Invert Elev Dn (ft) = 714.19
Pipe Length (ft) = 51.59
Slope (%) = 4.85
Invert Elev Up (ft) = 716.69
Rise (in) = 30.0
Shape = Circular
Span (in) = 30.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

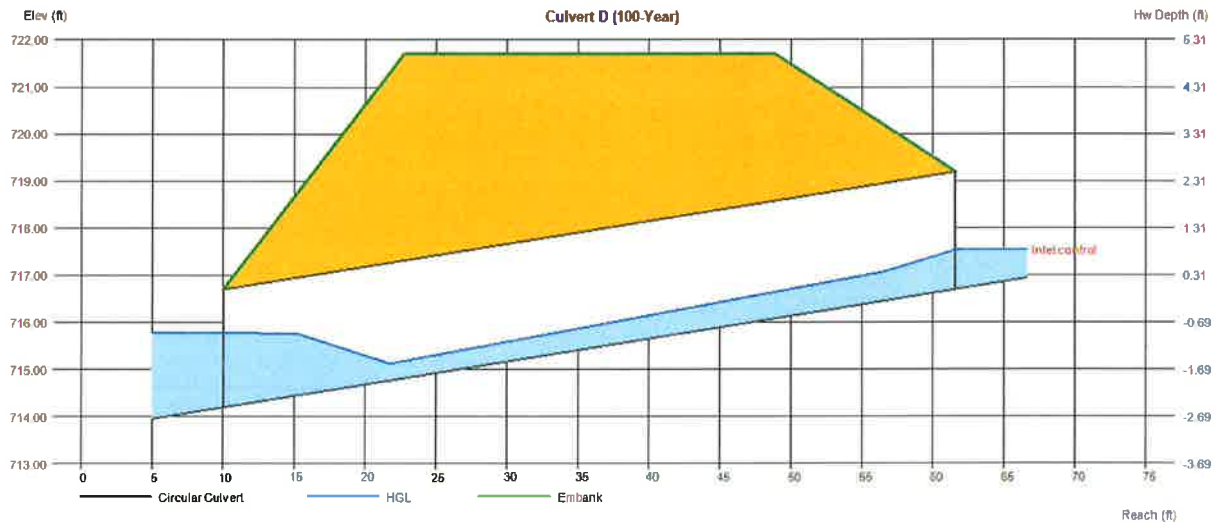
Top Elevation (ft) = 721.70
Top Width (ft) = 26.18
Crest Width (ft) = 0.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 4.03
Tailwater Elev (ft) = (dc+D)/2

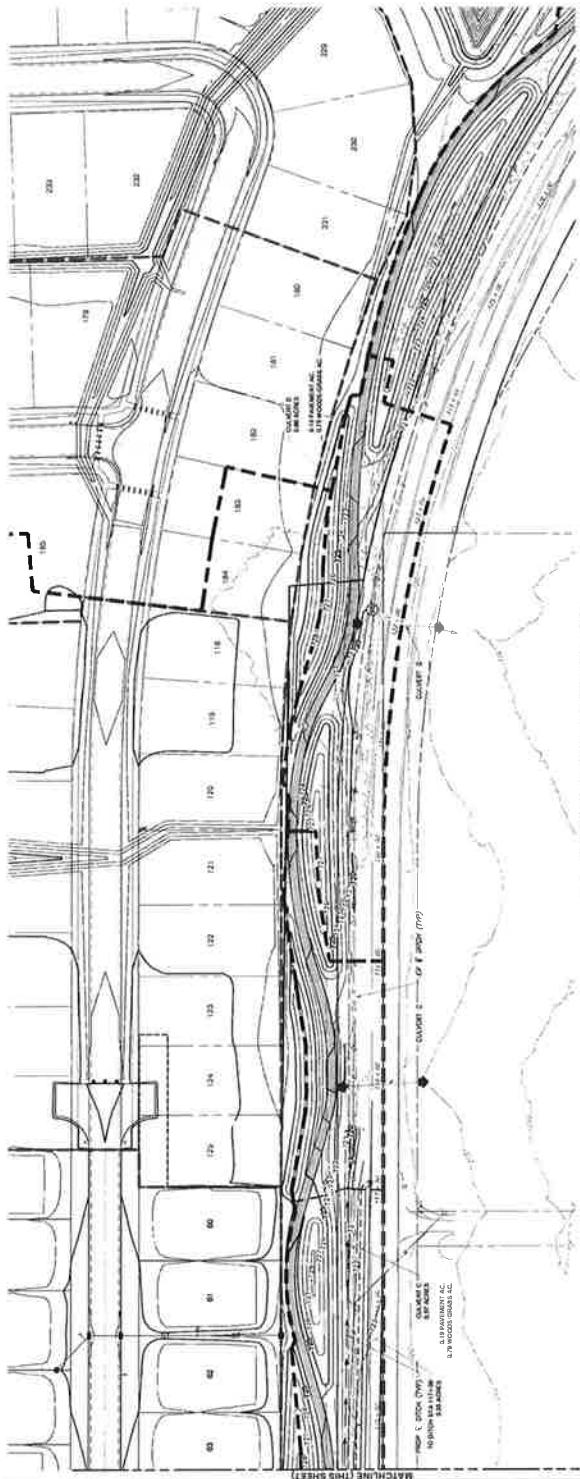
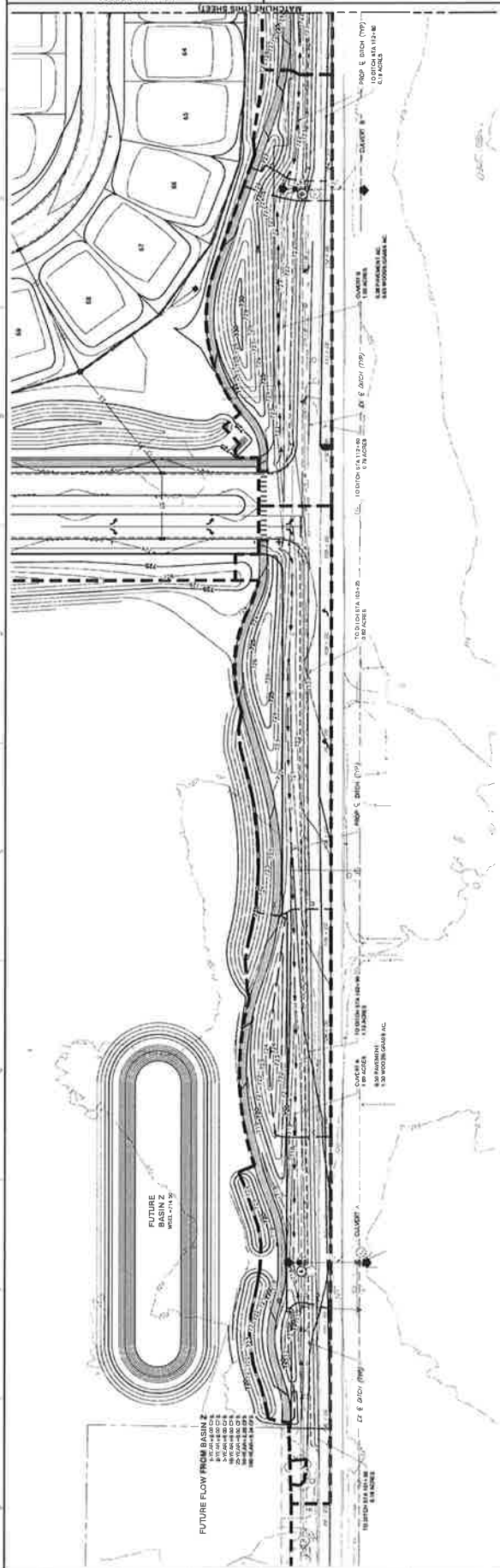
Highlighted

Qtotal (cfs) = 4.03
Qpipe (cfs) = 4.03
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 1.23
Veloc Up (ft/s) = 3.89
HGL Dn (ft) = 715.77
HGL Up (ft) = 717.35
Hw Elev (ft) = 717.53
Hw/D (ft) = 0.34
Flow Regime = Inlet Control



APPENDIX D

POST-DEVELOPED TRIBUTARY MAP

[illegible]

APPENDIX E

PROPOSED CULVERT HYDROCAD REPORTS

174-158 Jackson Pike Ditch Calcs

Prepared by CEC, Inc.

HydroCAD® 10.00-20 s/n 03447 © 2017 HydroCAD Software Solutions LLC

Type II 12-hr 25-Year Rainfall=3.88"

Printed 11/7/2019

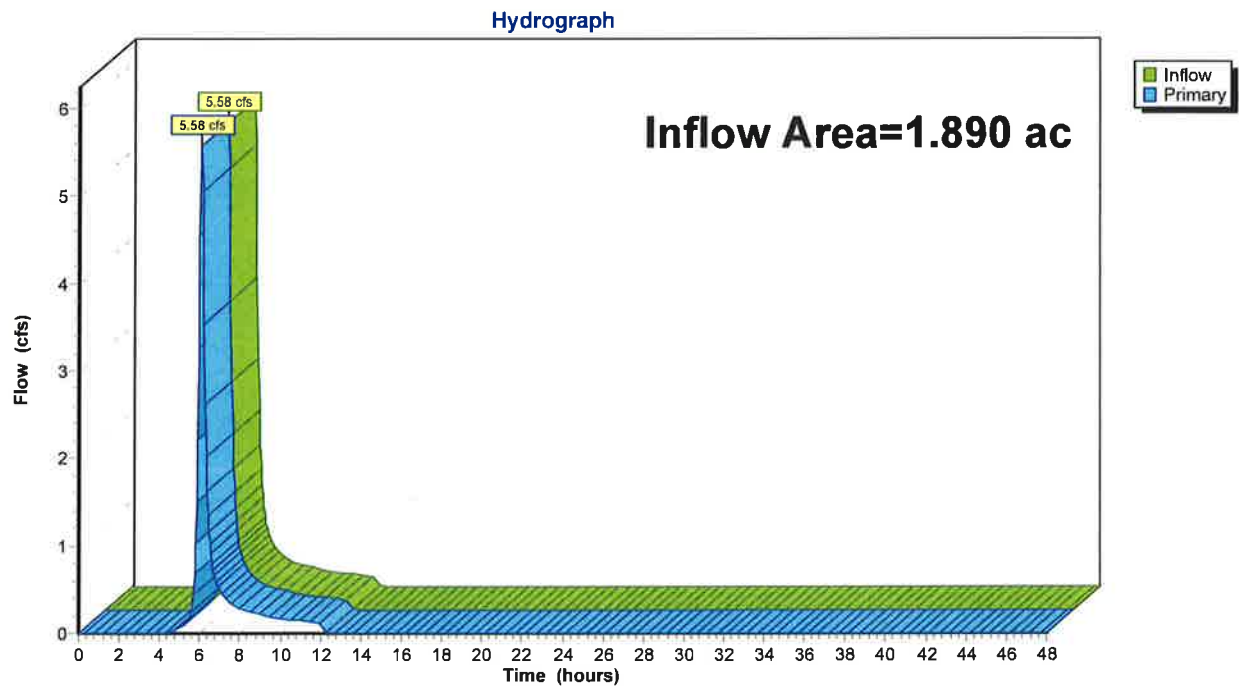
Page 1

Summary for Link PCU-A: Culvert A (Outfall 2)

Inflow Area = 1.890 ac, 31.22% Impervious, Inflow Depth = 1.94" for 25-Year event
Inflow = 5.58 cfs @ 6.08 hrs, Volume= 0.306 af
Primary = 5.58 cfs @ 6.08 hrs, Volume= 0.306 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PCU-A: Culvert A (Outfall 2)



174-158 Jackson Pike Ditch Calcs

Type II 12-hr 100-Year Rainfall=5.00"

Prepared by CEC, Inc.

Printed 11/7/2019

HydroCAD® 10.00-20 s/n 03447 © 2017 HydroCAD Software Solutions LLC

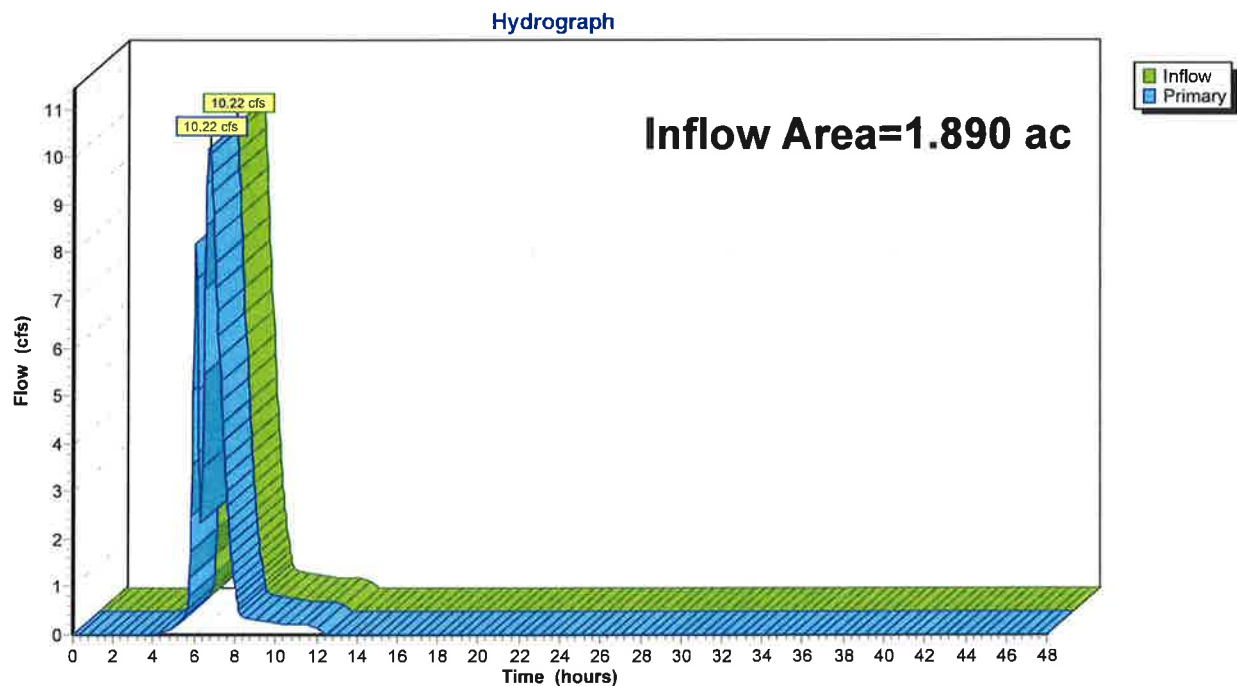
Page 2

Summary for Link PCU-A: Culvert A (Outfall 2)

Inflow Area = 1.890 ac, 31.22% Impervious, Inflow Depth = 7.23" for 100-Year event
Inflow = 10.22 cfs @ 6.73 hrs, Volume= 1.139 af
Primary = 10.22 cfs @ 6.73 hrs, Volume= 1.139 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PCU-A: Culvert A (Outfall 2)



174-158 Jackson Pike Ditch Calcs

Prepared by CEC, Inc.

HydroCAD® 10.00-20 s/n 03447 © 2017 HydroCAD Software Solutions LLC

Type II 12-hr 25-Year Rainfall=3.88"

Printed 11/7/2019

Page 1

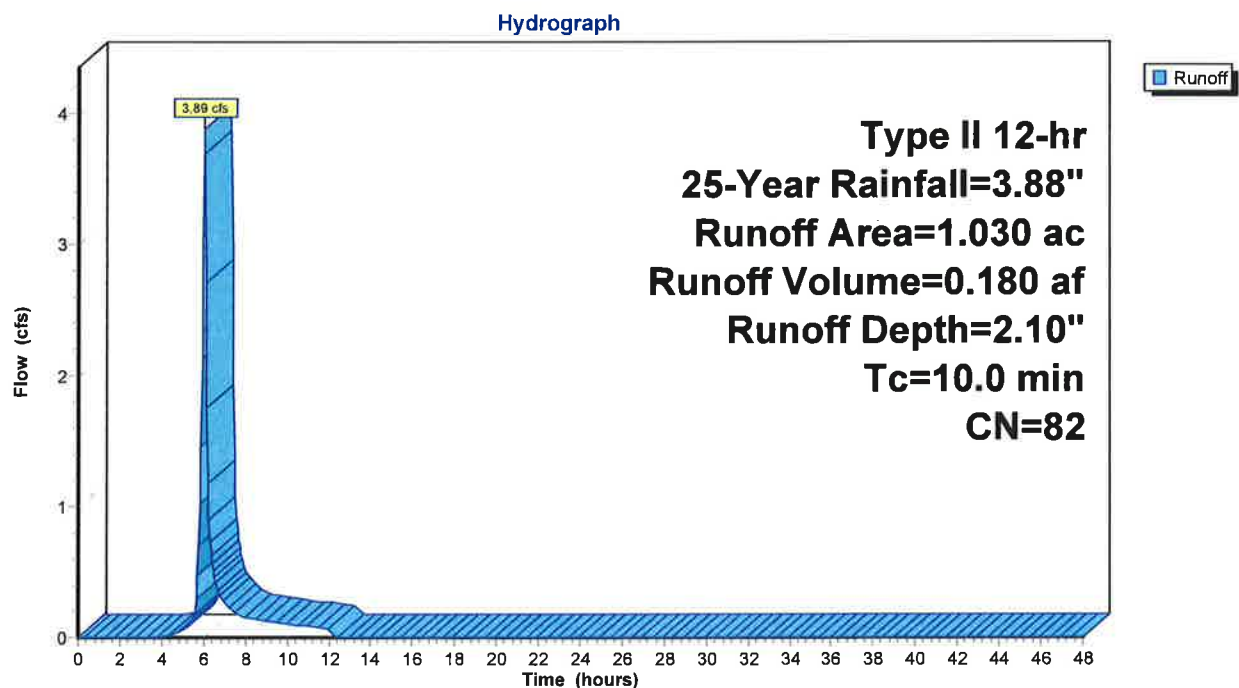
Summary for Subcatchment CU-B: Culvert B (Outfall 1)

Runoff = 3.89 cfs @ 6.02 hrs, Volume= 0.180 af, Depth= 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 12-hr 25-Year Rainfall=3.88"

Area (ac)	CN	Description
0.650	72	Woods/grass comb., Good, HSG C
0.380	98	Paved parking, HSG C
1.030	82	Weighted Average
0.650		63.11% Pervious Area
0.380		36.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment CU-B: Culvert B (Outfall 1)

174-158 Jackson Pike Ditch Calcs

Type II 12-hr 100-Year Rainfall=5.00"

Prepared by CEC, Inc.

Printed 11/7/2019

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Page 2

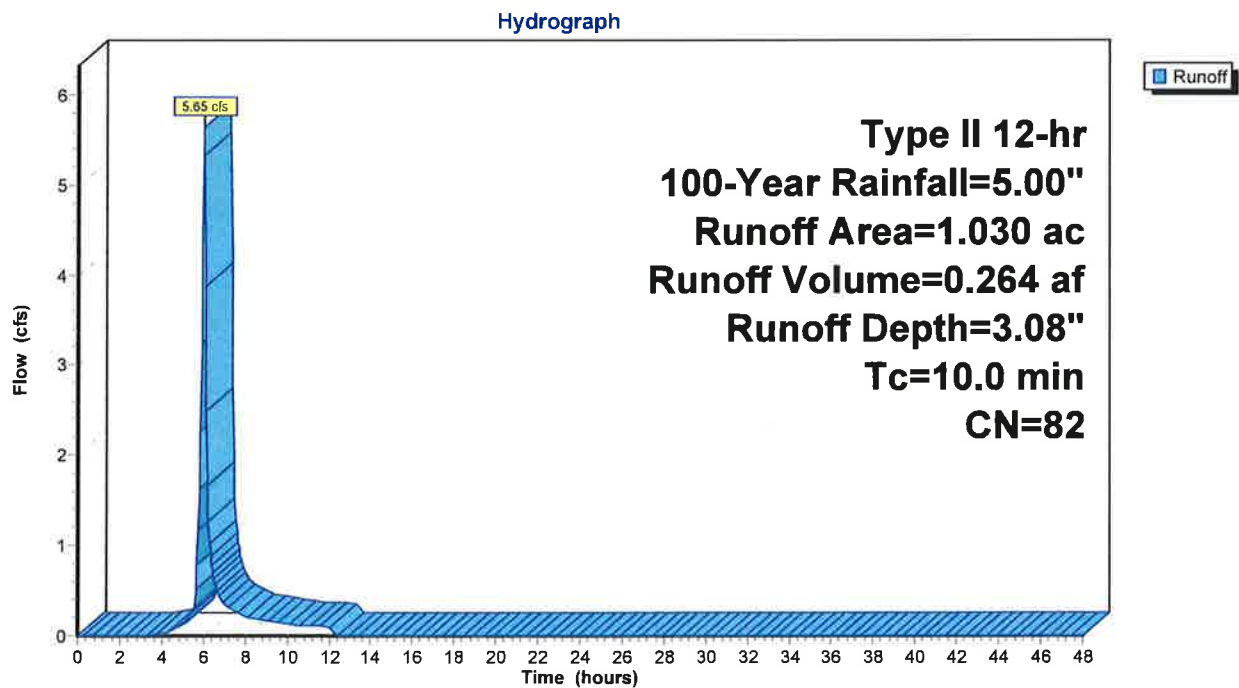
Summary for Subcatchment CU-B: Culvert B (Outfall 1)

Runoff = 5.65 cfs @ 6.01 hrs, Volume= 0.264 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 12-hr 100-Year Rainfall=5.00"

Area (ac)	CN	Description
0.650	72	Woods/grass comb., Good, HSG C
0.380	98	Paved parking, HSG C
1.030	82	Weighted Average
0.650		63.11% Pervious Area
0.380		36.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment CU-B: Culvert B (Outfall 1)

174-158 Jackson Pike Ditch Calcs

Prepared by CEC, Inc.

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Type II 12-hr 25-Year Rainfall=3.88"

Printed 11/7/2019

Page 1

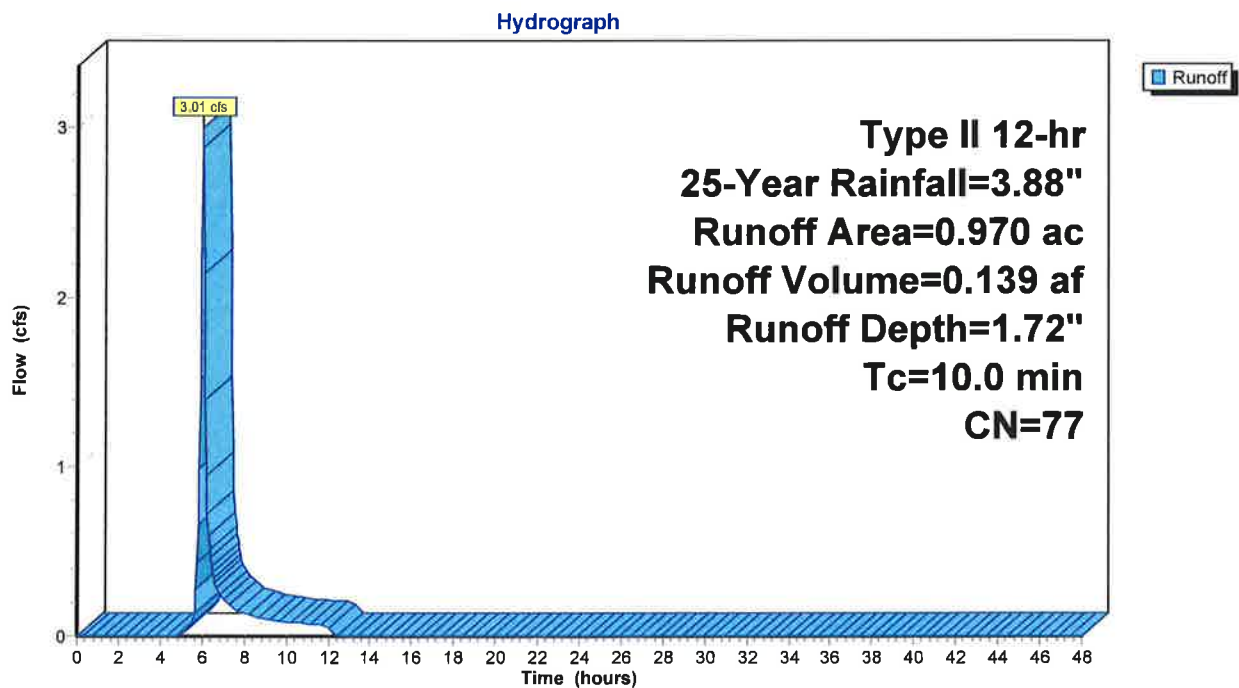
Summary for Subcatchment CU-C: Culvert C (Outfall 5A)

Runoff = 3.01 cfs @ 6.02 hrs, Volume= 0.139 af, Depth= 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 12-hr 25-Year Rainfall=3.88"

Area (ac)	CN	Description
0.780	72	Woods/grass comb., Good, HSG C
0.190	98	Paved parking, HSG C
0.970	77	Weighted Average
0.780		80.41% Pervious Area
0.190		19.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment CU-C: Culvert C (Outfall 5A)

174-158 Jackson Pike Ditch Calcs

Type II 12-hr 100-Year Rainfall=5.00"

Prepared by CEC, Inc.

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Page 2

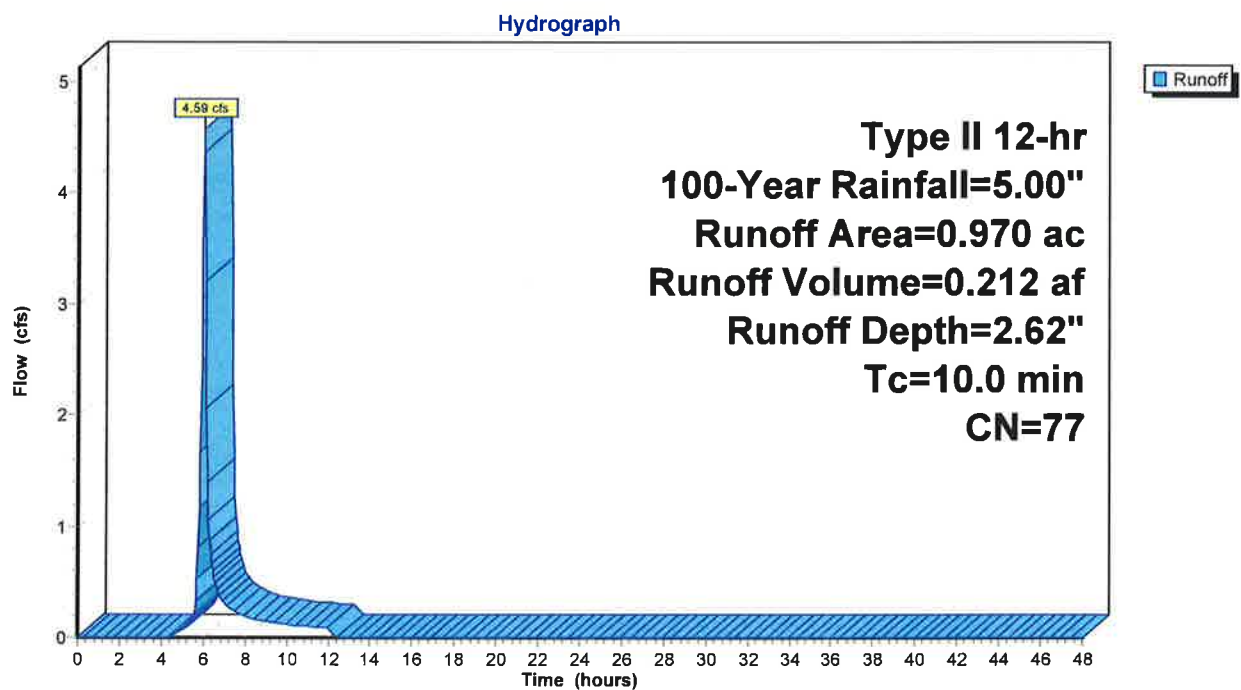
Summary for Subcatchment CU-C: Culvert C (Outfall 5A)

Runoff = 4.59 cfs @ 6.02 hrs, Volume= 0.212 af, Depth= 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 12-hr 100-Year Rainfall=5.00"

Area (ac)	CN	Description
0.780	72	Woods/grass comb., Good, HSG C
0.190	98	Paved parking, HSG C
0.970	77	Weighted Average
0.780		80.41% Pervious Area
0.190		19.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment CU-C: Culvert C (Outfall 5A)

174-158 Jackson Pike Ditch Calcs

Prepared by CEC, Inc.

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Type II 12-hr 25-Year Rainfall=3.88"

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Page 1

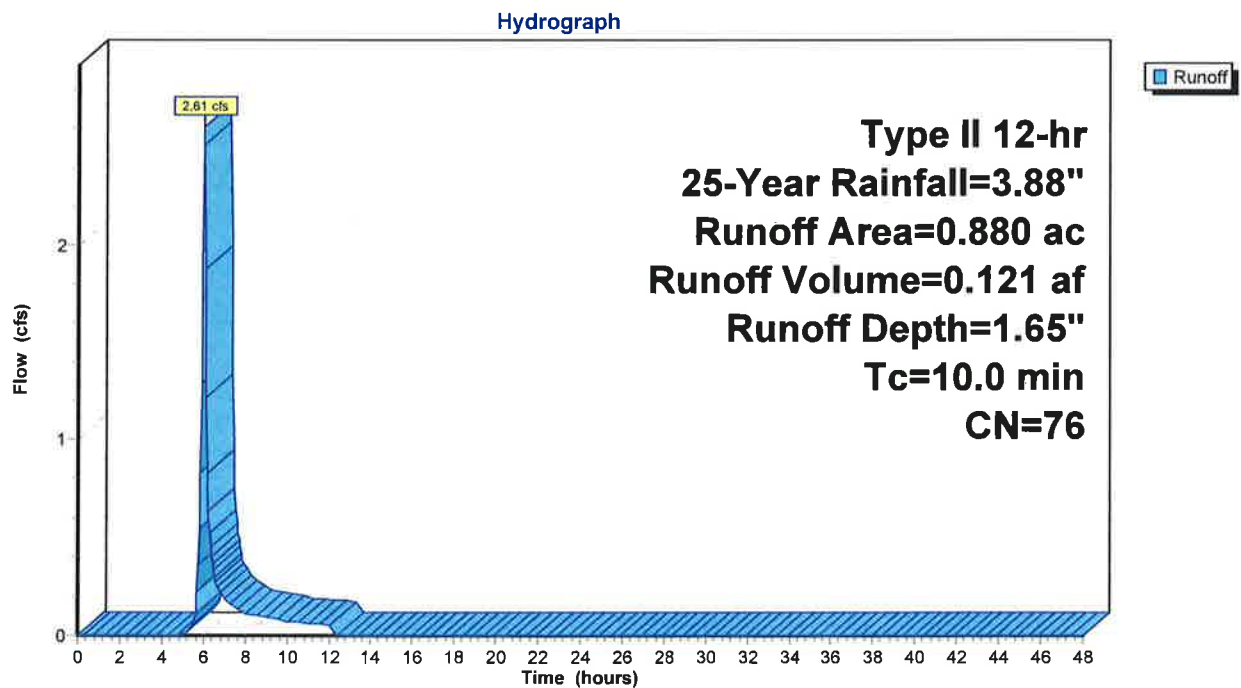
Summary for Subcatchment CU-D: Culvert D (Outfall 5B)

Runoff = 2.61 cfs @ 6.02 hrs, Volume= 0.121 af, Depth= 1.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 12-hr 25-Year Rainfall=3.88"

Area (ac)	CN	Description
0.750	72	Woods/grass comb., Good, HSG C
0.130	98	Paved parking, HSG C
0.880	76	Weighted Average
0.750		85.23% Pervious Area
0.130		14.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment CU-D: Culvert D (Outfall 5B)

174-158 Jackson Pike Ditch Calcs

Type II 12-hr 100-Year Rainfall=5.00"

Prepared by CEC, Inc.

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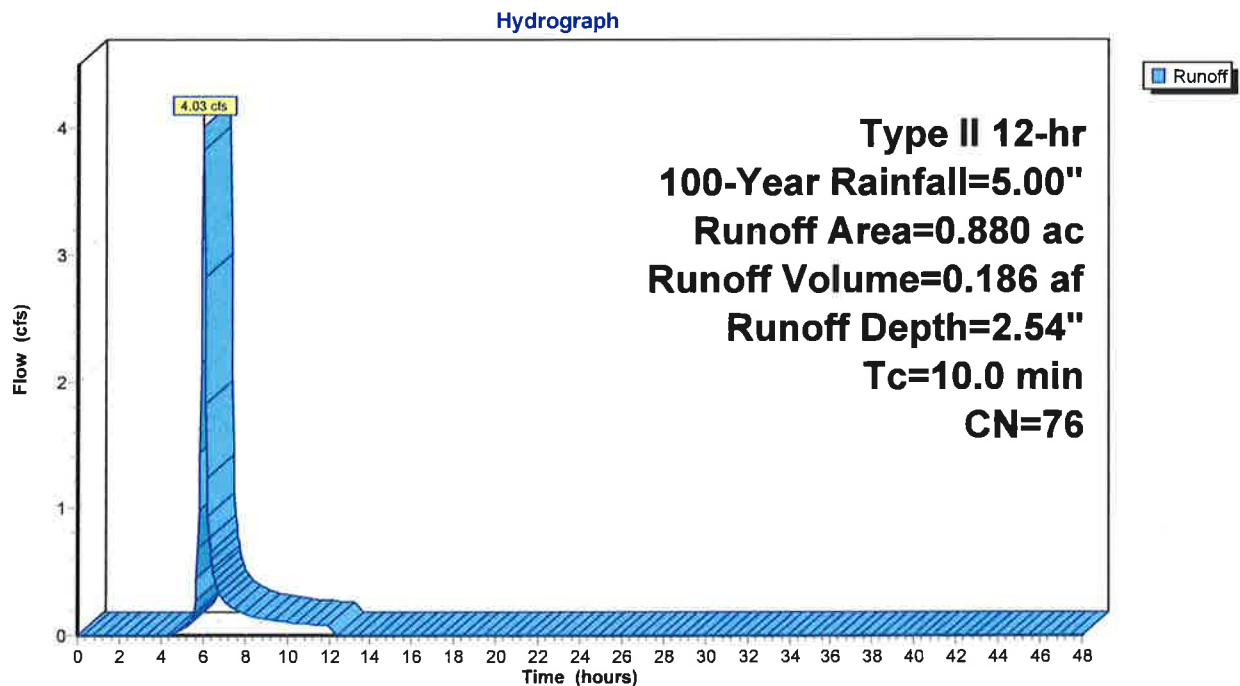
Summary for Subcatchment CU-D: Culvert D (Outfall 5B)

Runoff = 4.03 cfs @ 6.02 hrs, Volume= 0.186 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 12-hr 100-Year Rainfall=5.00"

Area (ac)	CN	Description
0.750	72	Woods/grass comb., Good, HSG C
0.130	98	Paved parking, HSG C
0.880	76	Weighted Average
0.750		85.23% Pervious Area
0.130		14.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment CU-D: Culvert D (Outfall 5B)

Date: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-17-20
1st Reading: 05/18/2020
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-17-20

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.54 ACRES LOCATED EAST OF DEMOREST ROAD AND SOUTH OF SOUTHWEST BLVD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.54+ acres located East of Demorest Road and South of Southwest Blvd., in Jackson Township to the City of Grove City and signed by William Bunstine, officer of Townsend Construction Co., was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 0.54+ acres located East of Demorest Road and South of Southwest Blvd., proposed for annexation by William Bunstine, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

Date: 04-27-20
Introduced By: Mr. Schlabb.
Committee: Safety
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-16-20
1st Reading: 05/04/20
Public Notice: 05/06&13/20
2nd Reading: 05/18/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-16-20

AN ORDINANCE TO CONTINUE THE DESIGNATED OUTDOOR REFRESHMENT AREA UNDER THE SAME REGULATIONS AS SET FORTH IN ORDINANCE C-17-19

WHEREAS, on May 20, 2019 this Council enacted Ordinance C-17-19 which established a Designated Outdoor Refreshment Area for the Grove City Town Center; and

WHEREAS, Ordinance C-17-19 required a one-year review of the DORA by City Council; and

WHEREAS, City Council wishes to continue the DORA under the same regulations.

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

SECTION 1. City Council hereby authorizes the continuance of the Designated Outdoor Refreshment Area for the Grove City Town Center upon the same regulations set forth in Ordinance C-17-19.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

ORDINANCE C-17-19

AN ORDINANCE CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA FOR THE GROVE CITY TOWN CENTER AND ENACTING REGULATIONS

WHEREAS, pursuant to the provisions of Ohio Revised Code §4301.82, the City of Grove City is permitted to create a Designated Outdoor Refreshment Area ("DORA"); and

WHEREAS, on April 03, 2019 Mayor Stage submitted an application to City Council for approval of a DORA in a specified section of the Grove City Town Center; and

WHEREAS, pursuant to §4301.82(C), notice of the filing of the DORA Application and the date of a public hearing thereon was published in a newspaper of general circulation in the City on April 18, 2019 and April 25, 2019; and

WHEREAS, the public hearing on the application was held on May 20, 2019 during which public testimony was held; and

WHEREAS, the DORA Application as submitted meets the requirements of Ohio Revised Code Section 4301.82.

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

SECTION 1. City Council approves the DORA Application as having met the requirements of ORC 4301.82(B)(1-5) and approves the establishment of a Grove City Town Center Designated Outdoor Refreshment Area comprised of the area as depicted on Exhibit A, attached hereto and made a part hereof, such area to include and encompass the premises of the permit holders located at the street addresses listed in Exhibit C, as is required to be included pursuant to ORC Section 4301.82(F)(1)(a).

SECTION 2. The DORA encompasses not fewer than four (4) qualified permit holders, all of which are identified in Exhibit C, attached hereto and made a part hereof, by business name, address, liquor permit type and liquor permit number.

SECTION 3. That in order to ensure public health and safety and in accordance with ORC 4301.82(F)(1)(b), the number, spacing, and type of signage designating the DORA boundary shall be as set forth on Exhibit F, attached hereto and made a part hereof.

SECTION 4. Section 6 of the DORA Application in accordance with ORC 4301.82(F)(1)(c) are the hours of operation for the DORA, which will apply to all activity within the DORA. City Council hereby recognizes that the DORA shall not be applicable and/or in operation for the events set forth in Section 6 of the DORA Application.

SECTION 5. The Public Health & Safety Plan as described in Section 5 of the DORA Application, attached hereto and made a part hereof is hereby approved as meeting the requirements of ORC 4301.82(F)(1)(d), including the manner in which the number of personnel needed to carry out the plan shall be determined.

SECTION 6. The Sanitation Plan that will help maintain the appearance and public health of the area as described in Section 5 of the DORA Application, attached hereto and made a part hereof, is hereby approved as meeting the requirements of ORC 4301.82(F)(1)(e), including the manner in which the number of personnel needed to carry out the plan shall be determined.

SECTION 7. As is required by ORC4301.82(F)(1)(g), beer and intoxicating liquor shall only be served in plastic bottles or other plastic containers, which shall be provided by the qualified permit holders in a readily-identified container that identifies the name of the establishment that is serving the beverage, as approved by the City's Department of Public Safety.

SECTION 8. City Council shall review the requirements of the DORA, as established herein, at a minimum one (1) year from the effective date of this Ordinance to determine whether to continue the DORA under the same or modified terms and conditions, or dissolve it according to statutory provisions.

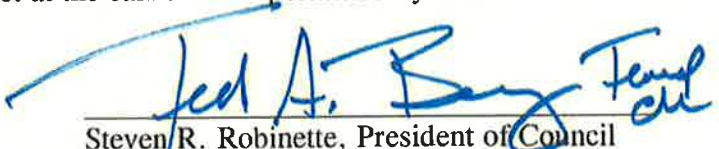
SECTION 9. City Council determines that all public notice requirements of ORC 4301.82 prior to the passage of this Ordinance have been met.

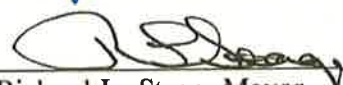
SECTION 10. The Clerk of Council is hereby instructed to forward a copy of this Ordinance to the Ohio Division of Liquor Control and to the investigative unit of the Ohio Department of Public Safety, all in accordance with ORC 4301.82(C) and 4301.82(F)(3).

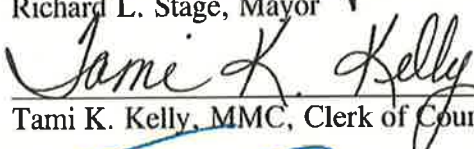
SECTION 11. This Ordinance shall take effect at the earliest date permitted by law.

Passed: 05-20-19
Effective: 06-20-19
Attest:

I certify that this
ordinance is correct as to form.


Steven R. Robinette, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

C-17-19

APPLICATION TO THE GROVE CITY COUNCIL

for the establishment of a

GROVE CITY TOWN CENTER DESIGNATED OUTDOOR REFRESHMENT AREA



O.R.C. 4301.82

The Office of the Mayor of Grove City, Ohio respectfully submits the following application to the Grove City Council to approve and enact the Grove City Town Center Designated Outdoor Refreshment Area, in accordance with O.R.C. 4301.82

Submitted: _____

Richard L. Stage, Mayor

I. INTRODUCTION AND SUBMITTAL OF APPLICATION

Section 4301.82 of the Ohio Revised Code (O.R.C.) authorizes municipalities to create Designated Outdoor Refreshment Areas ("DORA"). To begin the process of creating a DORA, the municipality's Executive Officer may submit an application to City Council which meets certain statutory requirements. The application must be advertised for two consecutive weeks in a newspaper of general circulation within 45 days of the application submission to City Council. Not earlier than 30 days, but not later than 60 days, after the initial publication of the notice, City Council may approve, disapprove or modify the application.

In September 2018, the Heart of Grove City organization submitted a request that the City Council adopt legislation to create a DORA in the Grove City Town Center. Members of the Heart of Grove City organization met with Council Members and the Administration to discuss the desirability of such a project as well as the requirements for establishing a DORA.

The creation of a DORA is meant to serve as an economic tool to attract patrons to the Grove City Town Center and highlight the area as a destination for dining and entertainment. The purpose of this application is to request that City Council create and approve a Designated Outdoor Refreshment Area (DORA) in Grove City.

Section 1. Map of Proposed DORA, not exceeding 150 contiguous acres

Please refer to **Exhibit A** attached. In accordance with O.R.C. 4301.82 (B)(1), Exhibit A includes a map of the proposed DORA that does not exceed 150 acres in size. The proposed area is 15.81 acres in size.

Section 2. Nature and Types of Establishments located within the DORA

Please refer to **Exhibit B** attached. In accordance with O.R.C. 4301.82 (B)(2), Exhibit B lists the names and types of establishments located within the DORA.

Section 3. List of Qualified Permit Holders

Please refer to **Exhibit C** attached. In accordance with O.R.C. 4301.82 (B)(3), Exhibit C outlines the establishments within the DORA that currently have a D liquor permit which is the necessary permit required to participate in a DORA. The DORA will include not fewer than four (4) qualified permit holders. Grove City identified nine (9) qualified permit holders located in the DORA.

Section 4. Evidence that Use of Land within the DORA are in accord with Grove City's Comprehensive Plan

Please refer to **Exhibit D** attached. In accordance with O.R.C. 4301.82 (B)(4), Exhibit D shows a map of Grove City's zoning for the DORA that shows the uses of land within the DORA.

Section 5. Proposed Requirements for Ensuring Public Health and Safety within the DORA

In accordance with O.R.C. 4301.82(B)(5), the proposed requirements for ensuring public health and safety are included below. The Grove City Public Service Department will be responsible for maintaining the appearance and public health within the DORA.

Required Cups:

Those liquor permit establishments within the DORA selling alcohol that can be carried outside its permit area must provide special cups marked with the name of the establishment. The city will establish rules for the types and cost of cups. Cups shall be made of compostable material.

Law Enforcement Duties:

The Grove City Division of Police will be responsible for providing law enforcement services within the DORA. The city is divided into four (4) patrol districts with at least one officer assigned to each district. The DORA is in District 1 and the officers assigned to the district will have primary responsibility for providing services within the DORA.

The on-duty supervisor shall ensure that appropriate attention is provided to the DORA during the hours of operation. In the event a larger than normal number of people are in the DORA, the on-duty supervisor may assign additional officers, and/or assign an officer to specifically patrol the DORA. The use of foot patrol, bicycle patrol as well as the special operation bureau will be considered as alternate methods of patrolling in the DORA.

For special events in the DORA drawing large attendance, additional officers, other agency personnel and/or private security may be required as determined by the Safety Director.

Fire/EMS Responsibilities:

Jackson Township Fire Department will be responsible for providing Fire, Rescue and EMS within the DORA.

- Donald F. Miller Station 201 is located approximately 0.7 miles away from the closest boundary and one (1) mile from the farthest boundary. The estimated response time would be between one (1) and three (3) minutes to any area within the DORA.

For planned events in the DORA drawing large attendance, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response.

Sanitation:

Please refer to **Exhibit E** attached. Grove City has staff specifically allocated to the Town Center area to ensure the area remains clean. Grove City will install 12 additional refuse and recycling containers.

Signage:

Please refer to **Exhibit F** attached. Grove City will install 22 DORA signs as indicated, nine (9) on existing signposts and 13 on newly placed signposts. Portable signs may be used as needed.

Special Events:

Grove City is home to numerous events and festivals throughout the year including, but not limited to, Alumni Weekend, Homecoming, Wine and Arts Festival, Bourbon Festival, and other Heart of Grove City Events.

Grove City may require event organizers pay for special duty officers, private security or overtime for public service or safety personnel if necessary to ensure adequate health and public safety requirements are maintained at the event holders expense.

Outdoor Dining and/or Events on Property within the DORA:

Permit holders that sell alcoholic beverages as part of providing an outdoor dining area in Grove City's right of way (adjacent to the establishment), must obtain a right of way permit (or encroachment agreement) and meet the requirements of the Codified Ordinances for right of way use, the DORA, and the City's Outdoor Seating policy in the Town Center (Chapter 907.) The permit holder may not sell alcoholic beverages outside their liquor permit area. These policies will require the qualifying permit holder to submit sanitation and signage plans and a physical layout of the tables, chairs, and other facilities. Additionally, the permit review will ensure there are adequate pedestrian passageways and ingress/egress for emergency services is adequate. Failure to comply with the requirements of the permit can result in revocation.

Restaurants without a liquor permit and any other establishment within the DORA may allow patrons with DORA cups to enter their establishment if permitted by the owner.

Section 6. Designated Hours of Operation

The hours of operation of the DORA will be Thursday, Friday and Saturday from 2:00 p.m. to Midnight. The days which the following events occur are specifically excluded:

Boo Off Broadway/Beggars Night;
Christmas Celebration;
Homecoming; and

Circumstances or situations determined by the Safety Director to be in the best interest of the community in maintaining public safety.

EXHIBIT A

Liquor Permit Holders

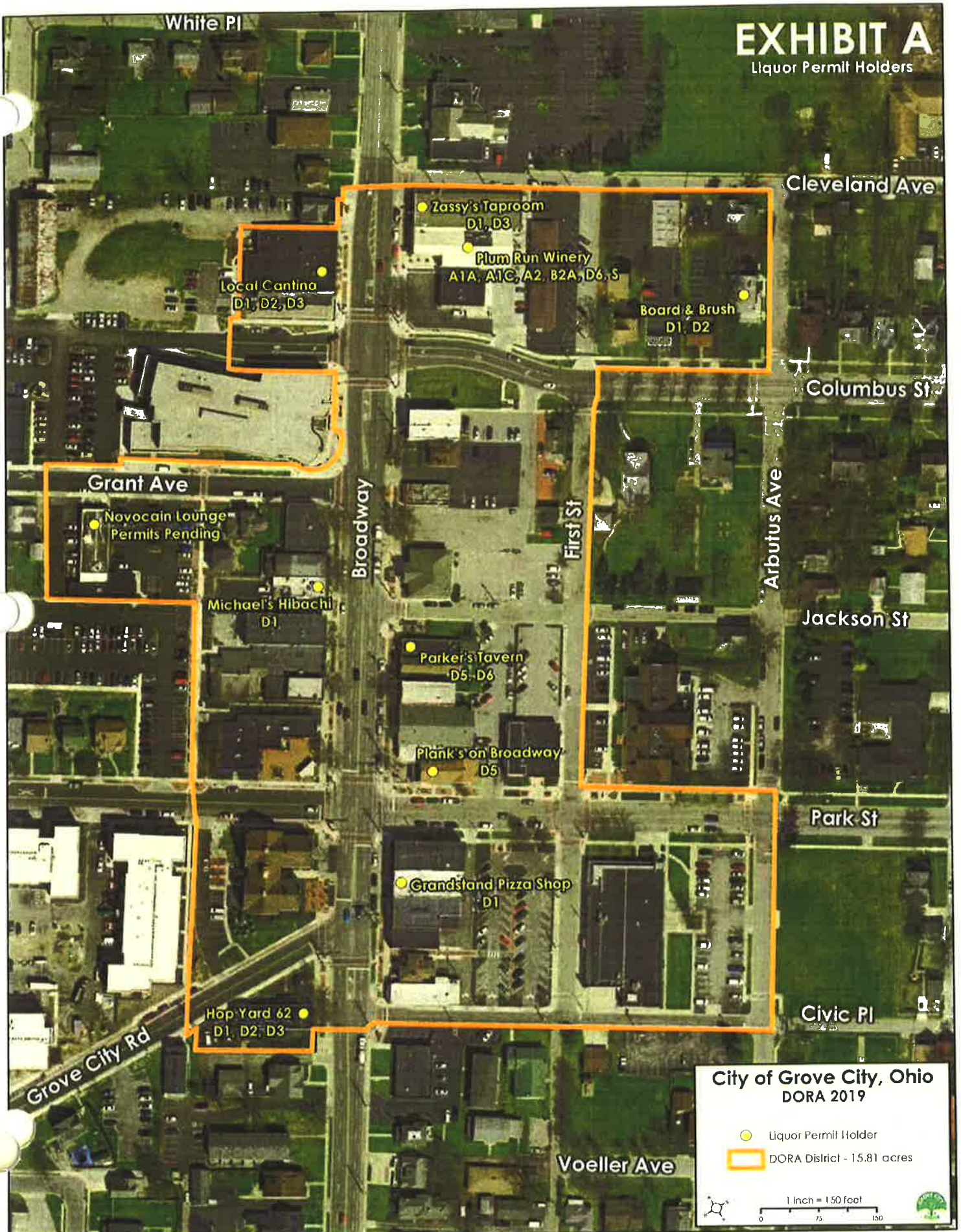


Exhibit B

3975	Arbutus Avenue, Suite A	Sonic Lounge Recording Studios
3937	Broadway	Hair Gallery and Day Spa
3937	Broadway Ste D	The Honey House
3937	Broadway Unit A-1	Vacant
3937	Broadway, Suite B	Country Hearth Primitives
3940	Broadway	Zassy's Tap Room and Home Décor
3946	Broadway	Grove City Brewing Company
3946	Broadway	Plum Run Winery
3952	Broadway	Kitty's Kottage
3952	Broadway	The Farm Table on 62
3968	Broadway	Vacant
3971	Broadway	Personal Expressions, LLC
3974	Broadway	White's Barber Shop
3980	Broadway	Roach Enterprises
3981	Broadway	Little Theatre Off Broadway
3984	Broadway	Tammy's Pizza of Grove City
3985	Broadway	Michael's Hibachi
3989	Broadway	Certify, Inc.
3989	Broadway	Cultivate
3989	Broadway	KatBro Marketing
3989	Broadway	Keller Williams
3989	Broadway	Rampart Websites and Mobile Apps
3989	Broadway	Sensus
3989	Broadway	Tammel Homecare Solutions
3989	Broadway	The Garden Bar
3989	Broadway	ViaForge
3989	Broadway Ste 275	Healthcare Revenue Services & Consulting
3995	Broadway	Grove City Visitors Center
3995	Broadway	Quick Square Consulting, LLC
3998	Broadway	Parkers Tavern
3999	Broadway	Shepherd Insurance Partners Inc
3999	Broadway, Suite A	Vacant
3999	Broadway, Suite B	Jeans Tax Service
4007	Broadway	Edward Jones Investments / Jeff Danziger, AAMS
4008	Broadway	Lilly's Kitchen Table
4009	Broadway	Capital City Cakes & Sweet Treats
4011	Broadway	Coldwell Banker King Thompson
4014	Broadway	Sharp's Grove City Auction Gallery

Exhibit B (continued)

4018	Broadway	Grove City Barber Shop
4022	Broadway	Plank's on Broadway
4026	Broadway	Marks Sports Cards Plus
4030	Broadway	Bowshier, Davitz & Rieser LLC
4030	Broadway	S.J. Parkway Properties, Inc.
4030	Broadway, Suite 100	Steve J. Edwards, Attorney at Law
4030	Broadway, Suite 300	Peters, Laura, Attorney at Law, LLC
4032	Broadway - 2nd Floor	Rise Yoga Ohio
4034	Broadway	Grandstand Pizza
4038	Broadway	Sommer House Gallery, Inc.
4002	Broadway	Never Grow Up Boutique
4050	Broadway	Transcend Coffee + Roastery
4056	Broadway	Broadway Cleaners LLC
4057	Broadway	Hop Yard 62
4063	Broadway	Total Platinum Salon
4063	Broadway, Suite B	A Classic Touch, Inc.
3323	Cleveland Avenue	Daystarz Childcare Center
3306	Columbus St	Board & Brush Grove City
3343	Columbus Street	The Hair Shoppe
3425	Grant Ave., Suite B	Novocain Lounge (pending)
3425	Grant Avenue, Suite A	John J. Dubos, D.D.S.
3449	Grove City Road	Heritage Cycles
3391	Park Street	Scruffy to Fluffy
3378	Park Street, Suite B	Southwest Franklin County Historical Society
3378	Park Street, Suite C	Grove City Town Center Inc.
3378	Park Street, Suite D	The Franklin County Genealogical & Historical Society
3378	Park Street, Suite E	Grove City Arts Council

Exhibit C

Business Name	DBA	Business Address	Permit Types	Permit #
MJG Design Co. LLC	Board and Brush	3306 Columbus St.	D1, D2	60699020010
Parkers Tavern LLC	Parkers Tavern	3998 Broadway	D5, D6	6713399
Planks Garden Inc.	Planks on Broadway	4022 Broadway	D5	69562980005
Kevin S. Bradley	Grandstand Pizza Shop	4034 Broadway	D1	0904575
Grey Beard LLC	Hop Yard 62	4057 Broadway	D1, D2, D3	3374329
Michael Cui, Inc.	Michaels Hibachi	3985 Broadway	D1	5903470
Local Cantina Grove City LLC	Local Cantina	3937 Broadway	D1, D2, D3	5253979
Zassy Taproom LLC	Zassy's Tap Room	3940 Broadway	D1, D3	9896574
Plum Run Vineyard LLC	Plum Run Winery	3946 Broadway	A1A, A1C, A2, B2A, D6, S	6970215
Novocain Lounge	Novocain Lounge	3425 Grant Ave	Pending	Pending

EXHIBIT D

Zoning Classification



City of Grove City, Ohio
DORA 2019

Liquor Permit Holder

DORA District = 15.81 acres

1 inch = 150 feet

0 75 150

White Pl

EXHIBIT E

Refuse Container
Locations

Cleveland Ave

Zassy's Taproom
D1, D3

Plum Run Winery
A1A, A1C, A2, B2A, D6, S

Local Cantina
D1, D2, D3

Board & Brush
D1, D2

Columbus St

Grant Ave

Novocain Lounge
Permits Pending

Broadway

First St

Arbutus Ave

Michael's Hibachi
D1

Jackson St

Parker's Tavern
D5, D6

Plank's on Broadway
D5

Park St

Grandstand Pizza Shop
D1

Civic Pl

Hop Yard 62
D1, D2, D3

Grove City Rd

Voeller Ave

City of Grove City, Ohio DORA 2019

● Liquor Permit Holder

✱ Existing Refuse Container (24)

✱ Proposed Refuse Container (12)

□ DORA District - 15.81 acres

1 inch = 150 feet

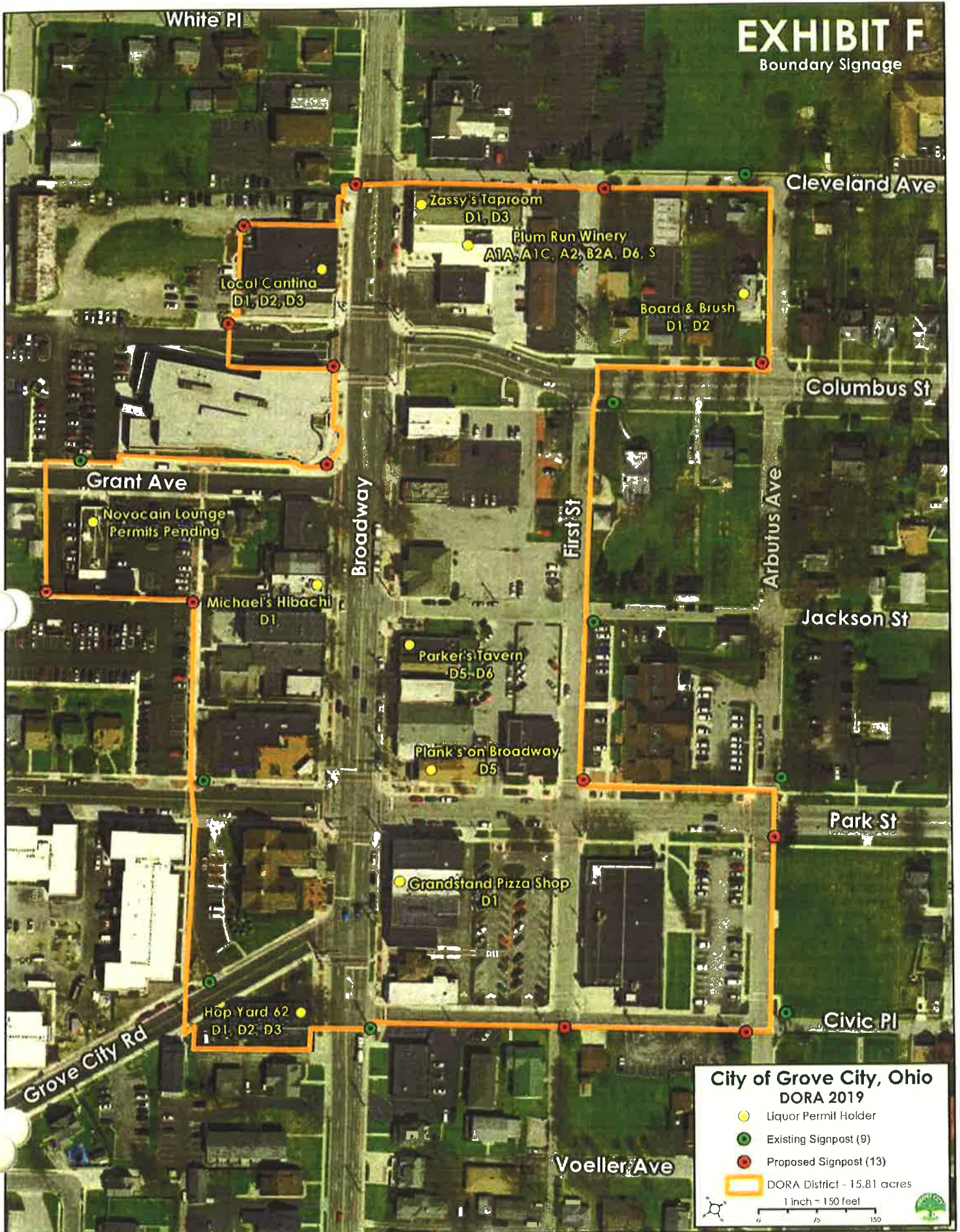


0 75 150



EXHIBIT F

Boundary Signage



Date: 04-27-20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: _____
Current Expense: _____

No. : C-17-20
1st Reading: 05-04-20
Public Notice: 5-06-20
2nd Reading: 05-18-20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-17-20

AN ORDINANCE TO REPLACE EXHIBIT "A" OF ORDINANCE C-09-19 TO APPROVE A TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on July 2, 2001, Council approved a Town Center Community Revitalization Grant Program with C-43-01; and

WHEREAS, on March 1, 2010, Exhibit "A" was updated and replaced with the approval of Ordinance C-03-10; and

WHEREAS, on May 20, 2013, Council repealed and replaced Ordinance C-03-10 with Ordinance C-29-13 to expand and define eligible projects and fund dispersal procedures; and

WHEREAS, on May 21, 2018, Council repealed and replaced Ordinance C-29-13 with Ordinance C-31-18 to expand the program boundaries to more closely match the Town Center Core in the GroveCity2050 Community Plan and to include the southern gateway in the Town Center; and

WHEREAS, on March 4, 2019, Council repealed and replaced Ordinance C-31-18 with Ordinance C-09-19 to expand the boundaries of the Broadway Corridor north to Southwest Boulevard to include more of the northern gateway area.

WHEREAS, it is the desire of the City to amend the TCCR Grant Program to expand the eligible projects to include repair and replacement of items, as well as demolition and clean-up in a building's interior due to a weather event to alleviate some of the burden these events may cause to a business.

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

SECTION 1. "Exhibit A" of Ordinance No. C-09-19 is hereby replaced as shown in "Exhibit A", attached hereto and made a part hereof.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

Exhibit "A"

TOWN CENTER COMMERCIAL REVITALIZATION (TCCR) GRANT PROGRAM

**What is the Town Center Commercial Revitalization Grant Program?**

The Town Center Commercial Revitalization (TCCR) Grant Program is designed to assist business and property owners with improving commercial buildings and properties for the betterment of Grove City as a whole. This program is an elaboration of a Community Development Block Grant (CDBG) obtained through the Franklin County Commissioners in 1978 which provided monies to match private funding for certain renovation projects. The program was ~~re-established~~ created in 2001 in the spirit of the 1987 Downtown Redevelopment Project and has undergone several program modifications to best serve the community. Today, it is based on the principles contained within the GroveCity2050 Community Plan and is focused on alleviating physical, socioeconomic and environmental challenges that are not present elsewhere in the community. ~~It was revised in 2009 following the completion of the 2008 Town Center Plan, and it has been recently revised to incorporate the principles of GroveCity2050 and other community plans, as well as expand the program's boundaries.~~

Program Description: Grant money is provided as a reimbursement and matched at \$.50 per \$1.00 of private investment up to a maximum of either \$5,000 or \$10,000 for eligible projects based on the location of the property within the program boundaries. The total reimbursement amount will be based on submitted quote(s) contained within and set as part of the approved grant application.

Eligible Geography: Commercial properties located in the Town Center Core and Broadway Corridor illustrated on Exhibit 1-A, attached hereto, are eligible to participate in the grant program. Program boundaries are generally based on the boundaries of the Town Center Core future land use in the GroveCity2050 Community Plan. Within the Broadway Corridor, only principal buildings fronting on Broadway are eligible for funding.

Eligible Participants: Owners and/or tenants of buildings and properties primarily used to conduct business, non-profit or not-for-profit activities within the program's boundaries may apply for a TCCR grant. Ineligible businesses include national chains, check cashing, sexually-oriented businesses, governmental or quasi-governmental agencies and other businesses determined by the City to be contrary to the goals and objectives of community plans. Eligibility of non-profit, not-for-profit organizations shall be determined by proof of 501(c) status. Portions of buildings occupied by ineligible businesses may make the building ineligible for program funds. The eligibility ~~Eligibility~~ of participants is at the sole discretion of the City.

Applicants requesting funding through the program must be current in their real estate property taxes and must be in good standing with all local, regional, state and federal taxing authorities. All properties participating in the program shall comply ~~be in compliance~~ with all applicable zoning, building and property maintenance standards.

Eligible Projects: Eligible projects are generally categorized into ~~four~~ five types based on the nature of the proposed improvements. The following categories list examples of eligible improvements but do not represent an all-inclusive list. The Development Department is responsible for determining the eligibility of proposed improvements and said eligibility will remain at the sole discretion of the City. The City retains the right to approve an entire request, to approve portions of a request, suggest and/or ask for changes/additions to a request before approving or to deny any request or portion thereof. Building permit fees and professional design fees may be eligible for funding if associated with a project listed in the categories below.

1. Façade and exterior building improvement projects that will enhance/preserve the appearance and/or integrity of the structure (some examples provided below):

- Paint
- Tuck point
- Gutters
- Roofing
- Windows
- Doors
- Exterior Lighting
- Awning and canopies
- Signage (wall & window)
- Entryway enhancements
- Siding

2. Exterior site improvement projects that will enhance/preserve the appearance and character of the Town Center Core and Broadway Corridor (some examples provided below):

- Exterior furnishings (tables, chairs, benches and umbrellas)
- Bike racks (permanent)
- Permanent landscaping
- Sidewalk (new, repair and replacement)
- Signage
- Dumpster enclosures
- Parking lot enhancements and maintenance (striping, sealing, curb replacement and landscaping)
- Parking lot expansion, resurfacing and reconstruction (the use of permeable surfaces is strongly encouraged)

3. Exterior and/or interior building improvement projects that will protect the life, safety and welfare of occupants as well as the protection of surrounding structures and properties within Town Center Core and Broadway Corridor (some examples provided below):

- Structural repairs
- Emergency egress lights
- Accessibility improvements in accordance with the Americans with Disabilities Act (ADA) requirements
- Life safety projects (~~in order~~ to comply with building and fire codes)

4. Utility improvement projects that will repair, replace or upgrade the mechanical facilities contained within or providing service to the structure (some examples provided below):

- Heating ventilation and air conditioning (HVAC)
- Electric service and circuits (excluding portable and plug-in electrical fixtures – e.g. light bulbs, fuses, window a/c units, etc.)
- Plumbing facilities (excluding new and replacement fixtures – e.g. sinks, toilets, etc.)
- Kitchen ventilation and suppression

5. Improvement projects that are not normally eligible for consideration but are deemed necessary by the City Administrator to mitigate substantial impacts resulting from significant weather-related events that occurred during a specific time period, not already covered by insurance (some examples are provided below):

- Cleanup and removal of water, dirt, and debris
- Moisture/mold remediation
- Flooring including subflooring, joists, and finishes
- Walls and stairs including framing, drywall, insulation, and painting
- Appliances including refrigerators/freezers (interior or exterior), ovens and dishwashers (excludes small appliances as determined by the City)
- Cabinets/Countertop
- Interior seating including tables, chairs and booths
- Interior doors
- Insurance claim deductible
- Projects contained under sections 3 and 4

Funding: Project funds are provided as a reimbursement and matched for qualifying projects at a rate of \$0.50 per \$1.00. The maximum award (or cumulative awards) for a given calendar year shall not exceed \$10,000 for projects in the Town Center Core and \$5,000 in the Broadway Corridor. Owners and/or tenants are eligible to reapply until the maximum award is reached for the given calendar year. The City determines the total reimbursement award based on the submitted quote(s) contained within the approved grant eligibility application. Costs exceeding the originally estimated amount may not be eligible for reimbursement. Additionally, an exceptional circumstance may be granted by City Council to increase the maximum award amount or to increase the City's portion of the grant match (or reduce the applicant's portion).

Projects that are submitted and approved in response to damage from a weather-related event as described above will be reimbursed at a rate of \$0.50 per \$1.00. The maximum award, regardless of being in the Town Center Core or the Broadway Corridor will be capped at \$10,000 for approved eligible projects, that are not already covered by insurance.

Exceptional Circumstances: If an applicant believes their proposed project warrants an exceptional circumstance for increased funding, an Exceptional Circumstance Request Form shall be submitted to the City for review by City Council demonstrating that at least three of the criteria below are satisfied.

- (1) proposed improvement will substantially enhance the vitality and appearance of the Town Center Core or Broadway Corridor;
- (2) proposed improvement will result in creation of jobs;
- (3) proposed improvement will result in the leveraging of additional economic investment and/or activity;
- (4) proposed improvement will result in the utilization of sustainable building and site design concepts;
- (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan;
- (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan;
- (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities;
- (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; and
- (9) proposed improvement will result in substantially improved accessibility and compliance with current ADA standards.

Dispersal of Funds: Dispersed funds are to reimburse applicants for incurred expenses associated with approved project costs. Funds may be dispersed up to a maximum of two times during the duration of an approved project. Reimbursement requests will be processed upon the submission of proof of payment, photographs, inspection results and other needed documentation (as determined by staff) to verify the completion of the improvement.

Grant recipients are required to maintain records of expended funds and are to provide copies of all paid final invoices, paid receipts, inspection results and additional documentation demonstrating proper use of grant funds. Recipients not able to provide the necessary documentation/records will not be issued grant reimbursement funds.

This grant may be treated as income subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this grant through the Town Center Commercial Revitalization Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer of the City of Grove City.

Conflict of Interest: No official, employee or agent of the City shall have any personal interest, either direct or indirect, in the TCCR grant program, nor shall any such official, employee or agent participate in any decision relating to the TCCR grant program which affects his personal interests or the interests of any corporation, partnership or association in which he is, either directly or indirectly, interested. Additionally, work completed by applicants and/or property owners that hold ownership in any firm performing that work, or other instances in which the Development Department determines a conflict of interest is or may be present, shall be ineligible for TCCR funding.

Project Monitoring: Grant recipients must agree to allow any duly authorized representatives of the City of Grove City, at reasonable times and with twenty-four (24) hours prior notice, to have access to any portion of the project in which the City is involved and the period of such right to this access shall be until the City closes out the project.

Grant Approval Process:

STEP 1 Pre-Application Meeting: It is recommended that prospective applicants have a pre-submittal meeting with Development Department staff. Please contact the Development Department at 614-277-3004 to obtain an application.

STEP 2 Eligibility Application: This application is to determine if proposed projects are eligible for reimbursement and sets the maximum amount the City can reimburse. Eligibility is determined through project quotes and photos of the site's current conditions, and plans, drawings, and/or photos of what is proposed. Submittal requirements are set forth on the application form. Information the applicant provides will be used as the basis for evaluating the project. Applications will not be considered complete and eligible for participation in the program unless all items on the application are answered and all required attachments are included.

Applications submitted in response to a weather-related event, as described under Section 5, shall be accompanied by a letter from an insurance provider if a claim has or will be filed. At minimum the documentation shall contain line-item costs to summarize the total damage as well as the insured's payout amount for the event. Applicants not filing an insurance claim will be required to certify that they are not pursuing additional compensation outside of the TCCR program.

STEP 3 Eligibility Approval Letter: This letter is sent to applicants when an Eligibility Application has been approved listing the eligible projects and maximum eligible reimbursement. A Reimbursement Application is sent to the applicant with the Eligibility Approval Letter.

STEP 4 Permits Obtained: Participants in the grant program agree to obtain all necessary permits prior to the commencement of work and comply with all Grove City Ordinances.

- STEP 5 Work Completed: All projects shall be completed and have received approval of all required inspections prior to submittal of the Reimbursement Application. Approved projects should be completed within 180 days from the date of the approved Eligibility Application unless a written extension is granted by the Development Department.
- STEP 6 Reimbursement Application: This application is submitted after all work has been completed and received all necessary approvals (i.e. permits, inspections, approved plans, etc.). The Reimbursement Application determines the amount of possible reimbursement based on payments (i.e. paid invoices, copies of checks, credit card statements, etc.) and photos of the completed projects. Applications will not be considered complete and eligible for reimbursement unless all items on the application are answered and all required attachments are included.
- STEP 7 Funds Released: Funds are in the form of a check that can either be picked-up at City Hall or mailed.

Date: 05/12/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: Mr. Berry
Emergency: 30 Days:
Current Expense: XX

No.: C-21-20
1st Reading: 5/18/20
Public Notice: 5/19/20
2nd Reading: 6/01/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-21-20

AN ORDINANCE TO APPROPRIATE \$1,044,016.00 FROM THE DEPOSIT TRUST FUND FOR THE CURRENT EXPENSE OF INTERSECTION IMPROVEMENTS TO DEMOREST DRIVE AND STATE ROUTE 62

WHEREAS, the City has identified the need to improve the intersection of Demorest Drive and state Route 62; and

WHEREAS, this improvement will include pavement reconstruction storm sewer additions, traffic signalization and street lighting; and

WHEREAS, the total cost including engineering, land acquisition, permitting, construction and construction administrative services is estimated to be \$1,296,016; and

WHEREAS, the 2019 Budget appropriated \$250,000.00 for this project, leaving a balance of \$1,046,016.00 to be funded; and

WHEREAS, the City has \$1,046,016.00 on deposit from the receipt of private development partner contributions.

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

SECTION 1. There is hereby appropriated \$1,046,016.00 from the unappropriated monies of the Deposit Trust Fund to be transferred to the Capital Improvement Fund and appropriated to account #305000.603180 for the Current Expense of Demorest Drive & State Route 62 improvements.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance