



The City of Grove City

AGENDA

Planning Commission

December 5, 2023

1:30 PM

City Hall

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MINUTES

1. November 7, 2023

D. NEW ITEMS

1. APPLICATION Auto Doctors, LLC - Automotive Repair - Special Use Permit

Planner in Charge: Terry Barr
Project Number: 2023011010036
Location: 3515 Grove City Rd (Parcel #040-001095)
Proposal: To operate a small engine repair business at 3515 Grove City Road.
Representative: Gregory Drenovas, Auto Doctors, 3283 Harrisburg Georgesville Rd., Grove City, OH., 43123

2. APPLICATION 3400 Southwest Boulevard LLC - Outdoor Storage - Special Use Permit

Planner in Charge: Dash Logan
Project Number: 202306290024
Location: 3400 Southwest Blvd (Parcel #040-006747)
Proposal: To allow for the temporary outdoor storage of equipment at 3400 Southwest Blvd.
Representative: Rebecca J. Mott, Plank Law Firm, LPA, 411 E. Town St., Floor 2, Columbus, OH., 43215

3. APPLICATION Grove City Innovation Center - Final Development Plan

Planner in Charge: Dash Logan, AICP
Project Number: 202308310031
Location: 3679 Grove City Road (Parcel # 040-003261)
Proposal: To construct two multi-tenant flex buildings totaling 270,000 square feet and associated site improvements on a 27.41-acre parcel.

Representative: Chris Bradley, The Camber Co., LLC, 6760 Colt Court, Dublin, OH., 43017

4. APPLICATION Beulah Crossing - Final Development Plan

Planner in Charge: Terry Barr, AICP
Project Number: 202311060037
Location: North of Grant Ave., West of Front St., North and South of W. Cleveland Ave., East of Lincoln Ave. (Parcel # 040- 000443).
Proposal: For a mixed-use development consisting of residential, retail, restaurant, and office space located on 3.4 acres along the north and south sides of Columbus Street at the southeast entrance to Beulah Park from the Town Center.
Representative: Rebecca J. Mott, Plank Law Firm, LPA, 411 E. Town St., Floor 2, Columbus, OH., 43215.

E. ADJOURN



MEETING MINUTES

Planning Commission

November 7, 2023 – City Hall

The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Mr. Jim Rauck, Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant, Jesse Shamp, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Manager; Roby Schottke, Council Member; Tami Kelly, Clerk of Council; and Scott Shaffer, EMH&T.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster asked for approval of the October 3, 2023, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0, Mr. Frea abstained.

New Items:

ITEM #1 – Bluegrass Park Medical Office Building – Final Development Plan

PID # 202310040035

Mr. Barr presented the Development Department's findings. He stated the proposed application is the Development Plan for the Bluegrass Park Medical Office Building, part of the Bluegrass Park PUD approved in 2020. The proposed 22,075-square-foot medical office is located on a 2.5-acre parcel on Hoover Road with one access point off the Birch Bark Trail extension. The site will have 121 parking spaces proposed on the outer portion of the site, which exceeds the required number of 74 spaces per the approved zoning text. The proposed building has three tenant spaces and will be 22,075 square feet and measure 20 feet in height. The building will be finished primarily with masonry brick (dark and light gray) on all four sides.

Accent metal panel siding (dark walnut) is proposed around the center entryway of the building. Mr. Barr noted that while the building has been designed to include façade offsets around the building entrances, staff believes that additional elements such as black metal canopies over the windows on the south and east elevations would further break up the mass of the building.

Plans provided show landscaping around the building and throughout the site including shrubs, trees, perennials, and ornamental grasses that meet all landscape requirements per the zoning text. Additionally, a 5-foot black cedar fence will be installed along the north and west property lines for screening as permitted by the zoning text.

Mr. Barr indicated that staff believes the proposed development meets all applicable PUD Analysis and GroveCity2050 principles and recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the stipulation noted in the staff report regarding the addition of canopies over the windows on the south and east sides of the building.

Rebecca J. Mott, Plank Law Firm LPA, 411 E. Town St., Floor 2, Columbus, OH was present to speak on the item. She provided an overview of the uses and reviewed the building architecture in detail. She mentioned the addition of the darker brick along the Hoover Road façade endcap. She mentions that based on the architectural elements provided and the zoning text requirements that the applicant would like to have the stipulation removed from the project.

Mr. Titus asked Ms. Mott to show them the elevations on her display board. Chair Oyster asked staff if they would like to comment on the canopy stipulation. Kim Shields, Community Development Manager, responded they thought it would break up the longer façade massing and windows.

Mr. Frea asked if the replacement trees in the Hoover Rd. tree scape would be full-sized trees. Ms. Mott responded they would be.

Mr. Rauck asked if the dumpster could be moved to allow for cross-lot access if the sites to the north were to develop. Ms. Mott replied that the north and west property lines will be entirely fenced in, and the furthest north section of the Bluegrass Park development. Also, there are no plans to create more development in that area.

Mr. Titus stated he believes the building is beautiful as it is, and he likes it with the canopies over the doorways.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Final Development Plan to City Council as submitted. Mr. Frea seconded the motion, and the item was approved 5-0.

ITEM #2 – Keeneland Place — Final Development Plan

PID # 202310040034

Mr. Barr presented the Development Department's findings. This application is for a multi-family residential development, Keeneland Place, along Hoover Road. The property was rezoned to PUD-R in 2020, and City Council Approved the ordinance to purchase land for the Quail Creek Boulevard extension on the site in 2023. The proposed development is located on a 25.21-acre parcel on Hoover Road, with access shown from a temporary loop roadway connecting to the Birch Bark Trail extension. One 26-foot-wide access point to the multi-family development will be located at the center of the loop roadway to serve as the main entrance to the apartments. Additionally, a 20-foot-wide emergency access drive with removable bollards is located to the south of the site off the loop road. Due to the regional nature of these improvements, the applicant has and will continue to coordinate with the city regarding construction in the area.

A total of 14 multi-story apartment buildings are proposed throughout the site. 685 parking spaces are provided, with 595 surface parking spaces and 90 garage spaces which meet the requirements per the approved zoning text. Per the approved zoning text, the site is required to have a 5-foot opaque fence along the north property line that will connect with the proposed fence for the Bluegrass Park Medical office building. The applicant is requesting a deviation from this standard to allow for a 6-foot fence to be constructed in place of the required 5-foot fence due to the residential use of the site. Staff are supportive of the increase to 6 feet for the opaque fence as it does not exceed the maximum height for privacy fences as permitted in the zoning code. Per the submitted material, the proposed fence is pressure-treated cedar. Staff

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recommends that the fence be painted black to match the fence proposed with the medical office building. A monument sign is proposed on the south side of the multi-family access road near the clubhouse. Additionally, an entryway sign is proposed at the northwest corner of the Hoover Road and Birch Bark Trail intersection.

The proposed site has three different building types. All of these are three stories and are finished with a combination of brown brick, almond color Lap siding and Board and Batton siding, black Shingles, white Single Hung Vinyl windows, and black Aluminum guardrails for balconies. A clubhouse is also proposed for the site. Additionally, a dog park and Pickleball court are located on the western side of the development. A landscape plan was submitted showing proposed landscaping within the development. Plans show a combination of trees, shrubs, and ornamental grasses planted around all residential structures and the clubhouse.

Mr. Barr noted that staff believes the proposed development meets all applicable PUD Analysis and Grove City 2050 principles and recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the deviations and stipulations noted in the staff report regarding the fence, landscaping and parking lot lighting.

Don Plank, Plank Law Firm LPA, 411 E. Town St., Floor 2, Columbus, OH, was present to speak on the item. He explained some of the background of the project including the Quail Creek Boulevard and Birch Bark Trail locations, stormwater basin, parkland, and temporary site access.

Mr. Titus asked about the size of each apartment and how much they rent for. Mr. David Ruma 485 Metro Place S., Dublin, OH., responded they are one and two bedrooms, and rent will vary according to material costs, averaging \$1200 to \$1600.

Mr. Frea asked what their target demographic is, if there would be a fence around the pond, and if the two smaller ponds adjacent to the property would be removed. Mr. Ruma responded that residents are a mix of ages, but most typically ranging from 25-40 years old. Mr. Plank answered that no fence would be around the pond. He mentioned it will be a functional pond to serve the complex, roadway, and out parcels along Hoover Road with roadway protections to prevent cars from going into the pond. He said the smaller ponds belong to Kroger and that the city will have to talk to them about pond removal. Ms. Shields commented that staff are currently in talks with area property owners over regional elements including stormwater management.

Mr. Frea feels that two EV charging stations need to be installed per building for a total of 30 in the parking lot. Mr. Ruma responded that all the garages have oversized electric panels with a pathway to add chargers and that the panels' life cycle is about 5-7 years. They are trying to be prepared and add as needed and not do more than is necessary today. Mr. Ruma mentions that they have similar communities with 324 units with six charging spots and they are never all full, with 2 or 3 usually in use at a time.

Mr. Frea also feels that buildings #2, 5, and 6 have no green space to get out into, and to take down trees for #6 is disappointing. He also feels the density is too high but likes the location near commercial and other multi-family developments. He questioned the green space per building. Ms. Shields replied that the zoning text notes that open spaces is approved with the development plan and that the agreement associated with the purchase of the Quail Creek Boulevard right-of-way indicates that if between 2.1-2.6 acres of wooded land in the west portion of the site is preserved, then the open space requirements are fulfilled.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to add a stipulation to staff's recommended stipulations:

1. The developer shall provide 30 EV chargers in non-garage areas of the parking lot.

Chair Oyster seconded the motion, and the stipulation was approved 4-1, Mr. Titus voting no.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the development plan to City Council with the following deviations and stipulations:

1. A deviation shall be granted to allow the screening fence along the north property line to exceed the maximum permitted height of five feet (5) by one (1) foot for a maximum of six (6) feet in height.
2. The proposed screening fence shall be painted black to match the medical office building screening and the 4-rail fence along Hoover Road.
3. All shrubs shall be a minimum of 24 inches in height at the time of installation.
4. One lighting fixture shall be installed south of Building 5 to increase lighting levels within the parking lot to be above zero footcandles.
5. The developer shall provide 30 EV chargers in non-garage areas of the parking lot.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #3 – 4371 Broadway – Preliminary Development Plan

PID # 202310040032

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a Preliminary Development Plan in association with a future request to rezone 2.73 acres at 4371 Broadway to allow for a range of office and commercial uses, and the operation of a flooring business. The property is currently zoned SD-4 (Miscellaneous) which is limited in permitted uses and would not permit the proposed flooring business, only permitted in the IND-1 district. Staff recommended the applicant rezone the property to PUD-I, which would allow for the establishment of specific development standards and uses for the site, allowing for the operation of the applicant's flooring business while removing more impactful land uses permitted under the IND-1 zoning. The Preliminary Development Plan is the first step of the Planned Unit Development (PUD) process, with Rezoning and Final Development Plan applications required in the future.

The GroveCity2050 Future Land Use and Character Map designates this site as Tech Flex, which recommends a range of research, office, clean manufacturing, and light industrial uses in an environment designed to foster growth. Primary uses identified for the Tech Flex designation include Light Industrial and Office, with Commercial designated as a secondary use. The proposed use of this site for the operation of a flooring business aligns with the future land use goals and objectives outlined in GroveCity2050.

The business will utilize the two existing buildings on site. The front building will be used for retail and office space for the proposed business. The parking lot will remain to be used for customer and employee parking. The existing warehouse located behind the site fencing is proposed to be used for storage. Plans note that storage, work van parking, and the dumpster will all be located around the perimeter of the warehouse, with the existing gravel parking area to remain as is. Currently, a six-foot-high chain link fence separates the front of the site from the gravel area, which is proposed to be replaced with a new fence. While not specified in the materials, during discussions with the applicant, the applicant indicated that a six-foot chain-link fence with privacy slats would be installed. However, to be more compatible with recent redevelopments in the area, the fence screening the storage area from Broadway should be a continuous, opaque, stained wood fence to provide adequate screening of the gravel storage area from Broadway.

Per Chapter 1136.05 of code, when there is a change of use, all exiting non-complying parking and drive aisles are required to be brought into compliance with the requirements in code, and plans show that the parking lot at the front of the site will be brought into compliance. The required 10-foot parking and drive aisle setback will be established along the northern property line, with one 2" caliper tree and two 18" deciduous shrubs planted for every 40 lineal feet of the property line. Two parking lot peninsulas are proposed to be installed, each containing a 2" caliper tree. Additionally, a row of 6-foot arborvitae shrubs, 4 spaced 5 feet on center will be planted along the outside of the fence separating the storage area from the parking area. However, the row of arborvitae as shown does not extend the entire length of the fence and will need to be extended to the south to provide supplemental landscaping along the fencing that faces Broadway.

Mr Logan concluded stating that as the application can meet all relevant PUD analyses, the proposed uses are in line with those identified in the GroveCity2050 Community Plan, and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the two stipulations noted in the staff report regarding fencing and supplemental landscaping.

Alexsandr Yakhnitskiy, Yak Consulting LLC, 1366 Dyer Rd., Grove City, OH was present to speak on the item. He stated the business next door has opaque chain link fencing, and that it is more secure in his opinion. Due to commercially available gates, wood fence doesn't make sense since the gate needs metal rails to slide. He stated even with a wood fence, the gate will still be metal and feels that the gate will not look good. He stated the shrubs can be extended, but in the future, an additional driveway is proposed into the gated area in the location shrubs would be required.

Chair Oyster asked for the timing of the property being used for the business. Mr. Yakhnitskiy replied that the owner would begin using the property as soon as the zoning allowed. The plan is to use the existing buildings once zoned, with additional buildings in the future.

Mr. Titus stated that at his business, he is currently installing a decorative, swing-up metal gate that he can give him the information on after the meeting. Mr. Titus stated he felt the wooden fence with a decorative gate would look good in this context.

Mr. Farnsworth asked if the flooring business was a retail business. Mr. Yakhnitskiy replied the business is both retail as well as an installation business.

Mr. Frea stated he is pleased to see the property upgraded and agrees that the fencing should be wooden. He asked staff if the zoning would give the owner rights to build on the property without coming before City Council. Mr. Logan responded that during preliminary discussions, the applicant had indicated that they may add additional buildings in the future, so a future zoning text may allow for additional buildings but would require a development plan.

Mr. Frea asked if either of the curb cuts proposed could be removed. Mr. Logan replied that neither are proposed to be removed.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Preliminary Development Plan to City Council with the following stipulations:

1. Fencing to screen the storage area from Broadway shall be an opaque stained wood fence.
2. The row of six-foot arborvitae shrubs shall extend the entire length of the fence separating the storage area from the parking lot.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:19 p.m.

Terry Ellis, Development Assistant

Chair Julie Oyster



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested
information and submit to:

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

Received By:
Grove City Development
11/1/23

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Auto Doctors, LLC relocation

PROJECT LOCATION: 3515 Grove City Rd

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001095

ACREAGE AFFECTED BY THIS APPLICATION: .3

EXISTING ZONING: IND-2

EXISTING LAND USE: Commercial

PROPOSED ZONING: IND-2

PROPOSED LAND USE: Commercial

PROPERTY OWNER INFORMATION

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

Gary Curry

3515 Grove City Rd

Grove City, OH 43123

Name

Address

City, State, Zip

614-560-4383

gljc1960@msn.com

Phone

Fax

Email

APPLICANT INFORMATION

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

Gregory Drenovas

Owner

Auto Doctors

Name

Title

Company / Organization

3283 Harrisburg Georgesville Rd

Grove City

Ohio, 43123

Address

City

State, Zip

614-657-0134

drenogre@sbcglobal.net

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

Name

Title

Company / Organization

Address

City

State, Zip

Phone

Fax

Email

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

FOR OFFICE USE ONLY

DATE RECEIVED:

11-1-23

RECEIVED BY:

T. Ellis

PAYMENT AMOUNT:

100.00 cash

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

202311010036

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Auto Doctors, LLC

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

ACREAGE DISTURBED: .3 TOTAL FLOOR AREA: 4224

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 11ft

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 4

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

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

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

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

Signature of Current Property Owner: Gary Curry Date: 10-31-2023

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023.

ALTIN YZEIRI
Official Seal and Signature of Notary Public



ALTIN YZEIRI
Notary Public, State of Ohio
Commission No. 2023-RE-867172
My Commission Expires
August 13, 2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: Gregory Drenovas Date: 10-31-2023

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023.

ALTIN YZEIRI
Official Seal and Signature of Notary Public



ALTIN YZEIRI
Notary Public, State of Ohio
Commission No. 2023-RE-867172
My Commission Expires
August 13, 2028

REVIEW FEES

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

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

GROVECITY2050 GUIDING PRINCIPLES

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

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



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

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

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

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

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

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

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

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



Grove City Planning Commission Meeting and Deadline Schedule 2023

Planning Commission		City Council
Application Filing Deadline	Planning Commission	Tentative City Council Meeting Date
November 30, 2022	January 3, 2023	1st Reading January 17, 2023 2nd Reading February 6, 2023
January 4, 2023	February 7, 2023	1st Reading February 21, 2023 2nd Reading March 6, 2023
February 1, 2023	March 7, 2023	1st Reading March 20, 2023 2nd Reading April 3, 2023
March 1, 2023	April 4, 2023	1st Reading April 17, 2023 2nd Reading May 1, 2023
March 29, 2023	May 2, 2023	1st Reading May 15, 2023 2nd Reading June 5, 2023
May 3, 2023	June 6, 2023	1st Reading June 19, 2023 2nd Reading July 3, 2023
May 31, 2023	July 5, 2023	1st Reading July 17, 2023 2nd Reading August 7, 2023
June 28, 2023	August 8, 2023	1st Reading August 21, 2023 2nd Reading September 5, 2023
August 2, 2023	September 5, 2023	1st Reading September 18, 2023 2nd Reading October 2, 2023
August 30, 2023	October 3, 2023	1st Reading October 16, 2023 2nd Reading November 6, 2023
October 4, 2023	November 7, 2023	1st Reading November 20, 2023 2nd Reading December 4, 2023
November 1, 2023	December 5, 2023	1st Reading December 18, 2023 2nd Reading January 2, 2024

*Time Frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

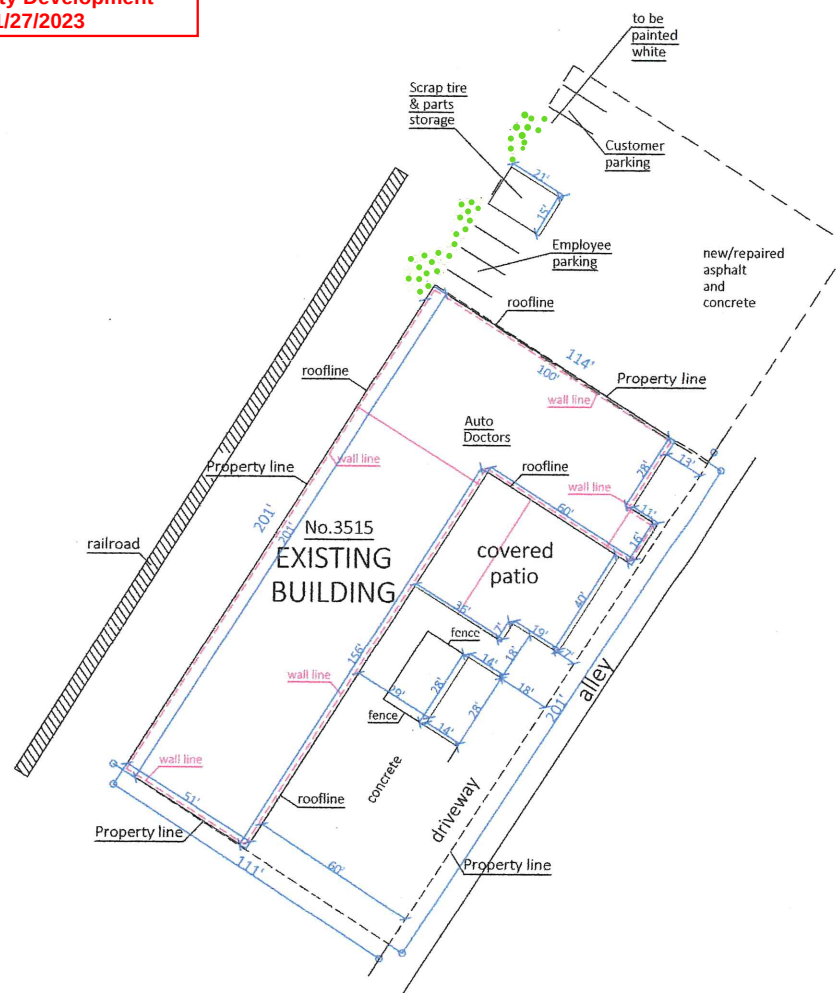
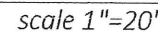
Additional Notes:

- 1.Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
- 2.The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
- 3.Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio 43123.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development

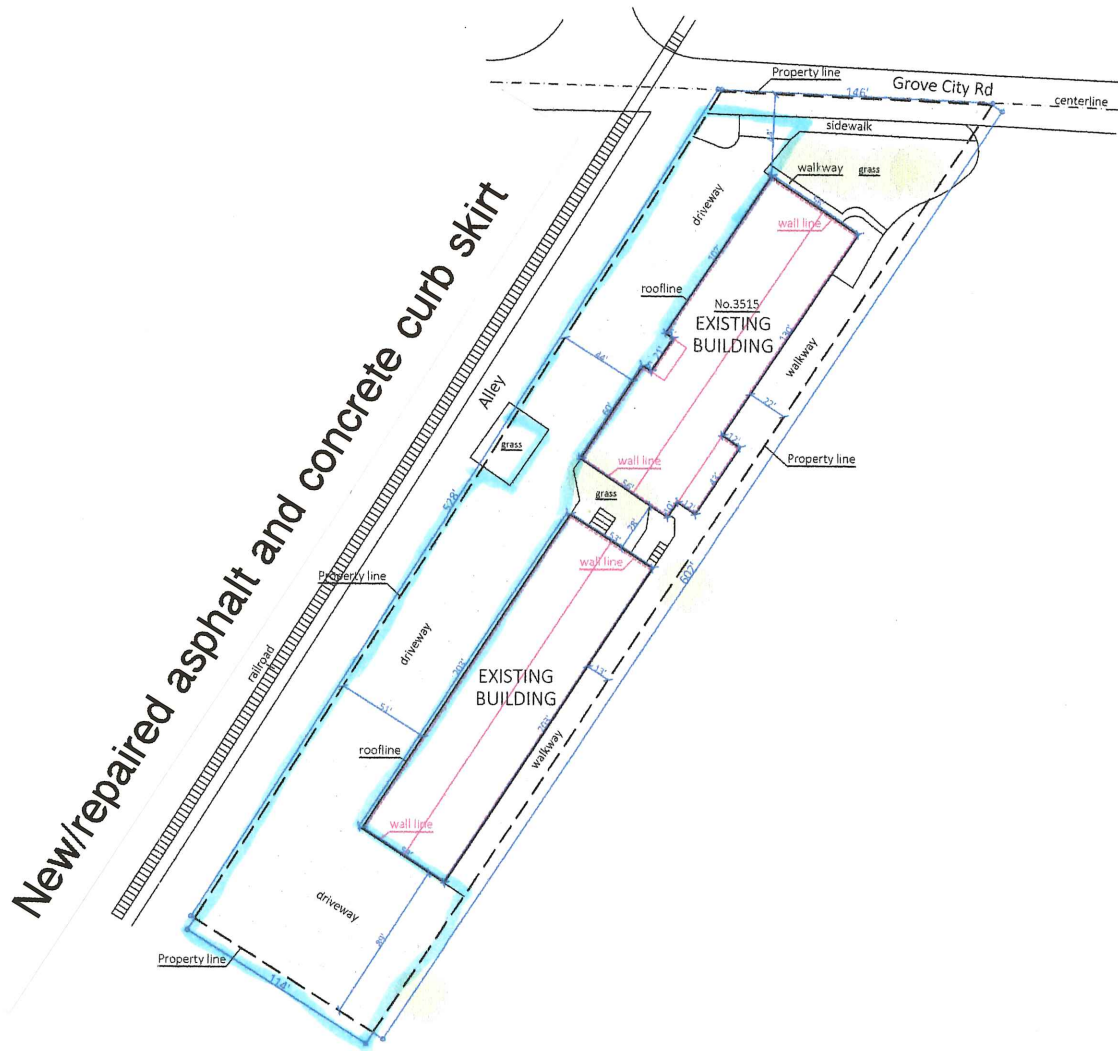
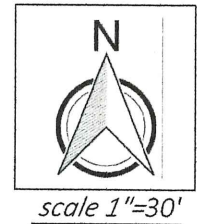
3515 Grove City Road
Grove City, OH 43123
Parcel ID: 040-001095
Lot area: 0.52 Acres
Paper Size: 24"x36"

127/2023



SITE PLAN

3515 Grove City Rd
Grove City, OH 43123
Parcel ID: 040-000098
Lot area: 1.54 Acres
Paper Size: 24"x36"



Enter the parking lot from Grove City Rd, then exit using the alley, or vice versa.



RE: Special use permit for Auto Doctors, LLC, control number 202311010036

Received By:
Grove City Development
11/27/2023

To The City of Grove City, Ohio,

Thank you for reviewing my special use permit. As requested, this is a letter advising how I addressed each comment/recommendation mentioned in my recent communication.

1. A land usage agreement has been written and signed by both parties to address the concern of my parking lot lying in an adjacent parcel. The same person owns both parcels.
2. The site plan has been updated to show landscaping in the grassy area between the lot and railroad tracks. This will include 3-2" diameter trees, and approximately 200 sq. ft. of flower beds including bushes and ornamental flowers.
3. A map has been submitted showing the best entrance and exit to our lot for emergency vehicles. There are also several other side streets that could be taken depending on traffic, but the route highlighted allows for the most space and easiest access.
4. The project narrative has been modified to provide information on the operation of the business as listed below:
 - Hours of operations and whether or not services are by appointment only.
 - Number of employees.
 - A note that no vehicles awaiting service will be stored outside overnight
 - A note that no tires or scrap parts be stored outside.
 - A note that no repairs will be conducted outside of the structure
 - Clarified that no items will be sold or displayed outside the structure.
 - The expected number of vehicles to be serviced each day and the expected duration for each vehicle.
 - Information on where / how scrap parts and tires be disposed of.
5. Several lights currently exist on neighboring building. I will be adding cut-off wall pack lighting to each of the 4 northward facing overhead doors to keep the parking lot lit, but not the surrounding neighborhood.

6. Vehicles will not be stored outside overnight.

7. A note has been added to the site plan indicating the parking lot striping will be white.

Thank you for considering my application. Hopefully Ive answered all of the concerns. I look forward to my hearing!

Sincerely,



Gregory Drenovas

Auto Doctors Project Narrative

Auto Doctors, an existing auto/golf cart/small engine repair business in Columbus, is requesting an automotive repair special use permit and site plan approval in order to relocate the business to 3515 Grove City Rd.

The parcel ID of this property is: 040-001095 and is already zoned IND-2.

Auto Doctors will occupy 4224 sq ft of currently empty inside space on the north part of the building, as well as employee parking, a small tire/scrap parts storage building, and customer parking extending to the north side of the building.

Hours of operation will be 8am-5pm Monday-Friday, and Saturday from 9am-12pm. We prefer to do business on an appointment basis when possible, but do occasionally allow for immediate service if time and staffing allows. Vehicles awaiting service will not be stored outside overnight. Repairs will not be made outside of the structure. Items will not be sold or displayed outside of the structure.

We service between 4-10 vehicles per day, as vehicles can take from a few minutes to several days to repair depending on what services are needed.

No scrap tires or parts will be stored outside. They will be stored inside the small building on the north side of the proposed shop. Our scrap metal is picked by a licensed scrap metal recycler once every two weeks, and our scrap tires are picked up monthly by a tire recycling company.

Auto Doctors currently has 3 full time employees. We will likely hire a 4th employee very soon after making this move.

Upon execution of the lease, the landlord has agreed to improve the property by making repairs and improvements to the site, including: curb/street skirt, asphalt and concrete to repair the driveway, striping parking spots (painted in white) so cars are parked in an organized fashion, lot lighting, landscaping, and painting the north face of the building (that faces Grove City Rd.)

Because the footprint of the project is located within an existing developed property, this project will have no impact on future land use in the surrounding area, trail connectivity, open space, or other improvements. The building improvements to be made will enhance the character of the area.

Land use agreement for Auto Doctors, LLC parking and lot access:

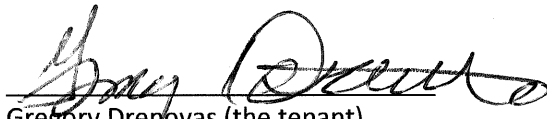
This agreement, made on November 20th, 2023, by and between Gary Curry, hereafter referred to as the property owner, and Gregory Drenovas of Auto Doctors, LLC, hereafter referred to as the tenant, to enter upon and use the following described area located at 3515 Grove City Rd (parcel ID: 040-000098) in Grove City, Ohio for the purpose of accessing and parking for the tenants proposed business at the neighboring parcel (040-001095).

The tenant and their customers may enter and use the lot to access the business and for parking. In order to accomplish this, upon execution of the lease, the property owner will repair the asphalt/concrete driveway and curb skirt as shown on the site plan.

The parking lot will be striped in white to keep vehicles organized.

This agreement shall be valid for the duration of the tenant's lease.

Cost of use and maintenance of this area is included in the tenant's lease agreement.



Gregory Drenovas (the tenant)



Gary Curry (the owner)



Grove City Planning Commission

SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: 3400 Southwest LLC - Outside Storage

PROJECT LOCATION: 3400 Southwest Boulevard, Grove City, Ohio 43123

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-006747-00

ACREAGE AFFECTED BY THIS APPLICATION: 10.01

EXISTING ZONING: Ind-2

EXISTING LAND USE: Industrial

PROPOSED ZONING: Ind-2

PROPOSED LAND USE: Industrial

PROPERTY OWNER INFORMATION

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

3400 Southwest LLC

3400 Southwest Boulevard

Grove City, Ohio 43123

Name

Address

City, State, Zip

Phone

Fax

Email

APPLICANT INFORMATION

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

Mark Olson

Architect

3400 Southwest LLC

Name

Title

Company / Organization

3400 Southwest Boulevard

Grove City

Ohio 43123

Address

City

State, Zip

740-503-0122

molson@westpatrick.com

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

Rebecca J. Mott

Attorney

Plank Law Firm, LPA

Name

Title

Company / Organization

411 East Town Street, Floor 2

Columbus

Ohio 43215

Address

City

State, Zip

614-947-8600

614-228-1790

rjm@planklaw.com

Phone

Fax

Email

Attorney/Legal Counsel

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

FOR OFFICE USE ONLY

DATE RECEIVED: 6/29/23

RECEIVED BY: T. Ellis

PAYMENT AMOUNT: \$100.00

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER: CC

PROJECT ID NUMBER: 202306290024

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: 3400 Southwest LLC - Outside Storage

DEVELOPMENT TYPE: Commercial Retail

Commercial Office ☐Residential ☐Industrial ☒Mixed ☐Other ☐ACREAGE DISTURBED: 3.56TOTAL FLOOR AREA: NANUMBER OF BUILDINGS: NABUILDING HEIGHT: NA

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

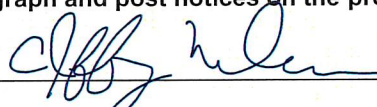
ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____

ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

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

I, 3400 Southwest LLC, the current property owner hereby authorize the applicant Mark Olson, Architect to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

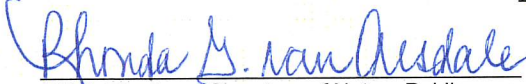
Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

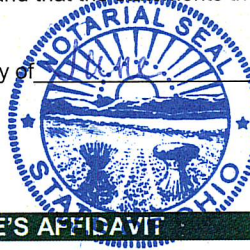
Signature of Current Property Owner:  Date: 6/20/2023

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2023.

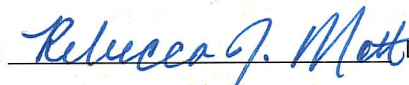

Official Seal and Signature of Notary Public



RHONDA G. VAN ARSDALE
Notary Public, State of Ohio
My Commission Expires 07-04-2024

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Rebecca J. Mott, Plank Law Firm, LPA, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative:  Date: June 20, 2023

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 20 day of June, 2023


Official Seal and Signature of Notary Public



Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

Revised 06/2020

Page 2 of 5

REVIEW FEES

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

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

GROVECITY2050 GUIDING PRINCIPLES

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

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



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



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

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

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

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

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

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

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

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



Grove City Planning Commission Meeting and Deadline Schedule 2023

Special Use Permit Application

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline		
November 30, 2022	January 3, 2023	1st Reading	2nd Reading	30-day Effective Period
		January 17, 2023	February 6, 2023	
January 4, 2023	February 7, 2023	1st Reading	2nd Reading	30-day Effective Period
		February 21, 2023	March 6, 2023	
February 1, 2023	March 7, 2023	1st Reading	2nd Reading	30-day Effective Period
		March 20, 2023	April 3, 2023	
March 1, 2023	April 4, 2023	1st Reading	2nd Reading	30-day Effective Period
		April 17, 2023	May 1, 2023	
March 29, 2023	May 2, 2023	1st Reading	2nd Reading	30-day Effective Period
		May 15, 2023	June 5, 2023	
May 3, 2023	June 6, 2023	1st Reading	2nd Reading	30-day Effective Period
		June 19, 2023	July 3, 2023	
May 31, 2023	July 5, 2023	1st Reading	2nd Reading	30-day Effective Period
		July 17, 2023	August 7, 2023	
June 28, 2023	August 8, 2023	1st Reading	2nd Reading	30-day Effective Period
		August 21, 2023	September 5, 2023	
August 2, 2023	September 5, 2023	1st Reading	2nd Reading	30-day Effective Period
		September 18, 2023	October 2, 2023	
August 30, 2023	October 3, 2023	1st Reading	2nd Reading	30-day Effective Period
		October 16, 2023	November 6, 2023	
October 4, 2023	November 7, 2023	1st Reading	2nd Reading	30-day Effective Period
		November 20, 2023	December 4, 2023	
November 1, 2023	December 5, 2023	1st Reading	2nd Reading	30-day Effective Period
		December 18, 2023	January 2, 2024	

Revised 11-17-2022

* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Exhibit “A”

Project Narrative and Legal Standard for a Special Use Permit (Section 1135.09(b)(12)(A)(1)(r) the Grove City Planning and Zoning Code (the “Zoning Code”))

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

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the “Property”). The property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned in the I-1 (Light Industrial) district to the north (in the Village of Urbancrest’s jurisdiction) and Ind-2 (Heavy Industry) (in the City of Grove City’s jurisdiction) to the east and west for similar or more intensive uses.

The Property contains businesses and tenant operations of an industrial nature, including administrative offices for support. One of the tenants on the Property is Maxim Crane Works, which is a specialized crane and lifting equipment rental company using the latest technology advancements and providing other value-add services, such as engineering, project management, heavy hauling, and maintenance for maximum efficiency in job layout and productivity.

Maxim Crane Works would like to utilize a portion of the Property, of less than 4 acres, for a temporary two-year period under this special permit request for a lay down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the Property prepares the portion of the real property owned by 3400 Southwest LLC within the jurisdiction of the Village of Urbancrest to handle, accommodate, and provide the storage yard for this same equipment and cranes for the permanent and long-term solution. The storage yard will be kept and organized in a neat and orderly manner.

The proposed use is appropriately positioned adjacent to industrial uses to the north, east and west, and is immediately contiguous to industrial zoned properties and compatible land uses that include other similar or more intense industrial land uses. Therefore, the proposed use – the storage yard for a temporary time – is in harmony, and consistent, with the essential character of the neighborhood.

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

The parcel is zoned in the Ind-2 (Heavy Industry) zoning classification, and surrounding properties are also predominately zoned in the light industrial and Ind-2 (Heavy Industry) zoning classifications. The proposed storage area will have a 45' setback from the public right-of-way of Lewis Centre Way and, therefore, have a larger buffer from the adjacent property to the west and will be screened by 2" caliper deciduous trees (35' on center); a 3' in height evergreen, opaque hedge of trees; 18" in height ornamental, deciduous shrubs; and ample plantings and landscaping, as shown on page 2 of the Site Plan dated May 30, 2023 (the "Site Plan"). There will be no adverse affects relative to the uses conducted on adjacent properties. Applicant is, and will continue to be, a good neighbor and supporter of the community.

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

The storage area will be screened from the view by the neighboring industrial zoned properties to the west. In addition, there are already existing buildings (which offer screening) and a landscaped mound (offering additional screening) located along the frontage of Southwest Boulevard from the view of vehicular and pedestrian passers-by and properties to the south. Similarly, this storage yard is a temporary use. Therefore, the Property and the uses put to the Property, including a temporary storage yard, which will be kept in a neat and orderly manner, will be in keeping with the character of the industrial-zoned properties. There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

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

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water and sanitary sewer, and the school system. The storage of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes will be kept in a neat and orderly manner and provide for adequate access and drive aisles within the storage area for police, fire, and other emergency responders to access and maneuver into and onto the Property and storage area.

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

The included additional proposed use of the Property for a storage area for equipment, cranes, crane trucks, pieces of boom, semi-trucks and trailers shall not impose a material traffic impact upon the public right-of-ways. When this Property was re-zoned to Ind-2, a traffic impact study was completed and the owner made improvements to handle any traffic impact it would cause with

any more intensive Ind-2 type industrial and manufacturing uses, which the actual uses on the Property are more of a light industrial nature. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic users, such as employees, customers, vendors, and patrons. The use will complement and support the other industrial businesses in the neighborhood, and the road systems adequately serve the use and all of the uses in the surrounding neighborhood.

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

The Property is located in the Ind-2 District, and it is common that businesses of an industrial nature necessitate the use of outside storage facilities for equipment and other trade items. However, there will be no outside storage of materials. The GroveCity2050 plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City of Grove City's goals and planning objectives under the GroveCity2050 plan for the tech flex area include uses such as research, office, clean manufacturing, and light industrial uses in an area designed to foster growth. Flexibility and accommodation for maximum utilization of outdoor spaces on parcels of real property within the tech flex area shall be encouraged by the City of Grove City to foster and support continued business and industry growth and development. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the outside storage; therefore, the existing uses and the uses specified in this application all comport with the GroveCity2050 plan.

In addition, the future land use plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. The Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City.

The Property uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 plan.

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

In accordance with this argument under items #1-9, Applicant and the property owner meet the standards in the Zoning Code for the granting of a special permit, as set forth under Section 1135.09(b)(12)(B)(1) through (9). In addition, as depicted on the Site Plan, the property owner will either meet the supplementary special use permit requirements (or they are not applicable, as there are not adjacent residentially zoned properties) under Section 1135.09(b)(12)(G)(3) of the Zoning Code, including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway; ***Applicant has met this standard by providing not a ten (10) foot setback from a road right-of-way, but by exceeding that setback requirement with a forty-five (45) foot setback from the road right-of-way of Lewis Centre Way.***
 - b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan; ***Although Applicant has no requirement to provide a landscaped buffer strip as it relates to adjacent residential property under this section (because there are none), Applicant has, as a good neighbor and in the spirit of maximum cooperation and screening and protection to other properties relative to a temporary storage yard use, has proposed an opaque landscaped screening installation, as set forth on page 2 of the Site Plan and as described herein.***
 - c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas; ***Not applicable to this use.***
 - d. Outdoor displays shall be maintained in a neat and orderly fashion; ***This will be done and is a business objective of the tenant, Maxim Crane Works.***
 - e. Signage for outdoor stalls or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138; ***Not applicable to this use.***
 - f. The site plan submitted with an application for a special use permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display. ***There is no filling station use or other retail uses with outside displays of merchandise for sale or customer interaction. The subject outside storage use is for business equipment (not for consumer transactions), and the outside storage use is of a temporary nature. This request is only for a two-year period.***
8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.

Under Section 1135.09(b)(12)(A)(1) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the following specified uses (under 1 through 9, parenthetical added), except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit: (r) Outdoor sales, storage, display and as stipulated in subsection G hereof.

The Property is located in the Ind-2 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-2 District with a special use permit. In addition, the property owner shall meet all stipulations in the subsection G referenced above (and as denoted in Item 7 above).

Exhibit "B"

Legal Description

DESCRIPTION OF 10.000 ACRES OF LAND
(Tax Parcel No. 040-006747)

Situated in the State of Ohio, County of Franklin, Township of Jackson, and the City of Grove City, and being part of Virginia Military Survey No. 1388 and also being 10.000 acres out of Parcels No. 2 and No. 3 belonging to Helen M. Schoch and T. Richard Barbee, of record in Deed Volume 2805, Page 40 at The Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

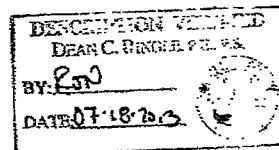
Beginning at an iron pin, said iron pin being located in the Westerly line of said Parcel No. 2, said iron pin also being located in the Northerly right-of-way line of Southwest Blvd., said iron pin also being located at the Southeasterly corner of a 24.33 acre tract belonging to Universal Concrete Products, Inc. of record in Official Record 2542, Page E-11 at said Recorder's Office, said iron pin also being located at the True Point of Beginning;

Thence North 3°, 16', 17" East along the Easterly line of said 24.33 acre tract, and along the Westerly line of said Parcel No. 2 a distance of 920.90 feet to a stone, said stone being located at the Southwesterly corner of a 5 acre tract belonging to John H. William Gilbert, of record in Official Record 3814, Page J-17 at said Recorder's Office, said stone also being located at the Northwesterly corner of said Parcel No.3;

Thence South 87°, 43', 44" East along the Northerly line of said Parcel No. 3, and the Southerly line of said 5 acre tract a distance of 471.74 feet to an iron pin;

Thence South 3°, 16', 17" West across said Parcels No. 2 and No. 3 a distance of 925.84 feet to an iron pin, said iron pin being located in the said Northerly right-of-way line of Southwest Blvd;

Thence North 87°, 01', 45" West along the said Northerly right-of-way line of Southwest Blvd. a distance of 471.68 feet to the True Point of Beginning and containing 10.000 acres of land more or less.



0-03rd
ALLOF
(640)
006747

Parcel ID #	Owner Name	Owner Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
040-007676-00	Plymouth 3500 Southwest LLC	Corelogic - N/A (Mortgage)	1300 East Ninth Street, Cleveland, Ohio 44114	3500 Southwest Boulevard, Grove City, Ohio 43123
040-004262-00	WPT Southwest Boulevard LP	Post Office Box A3879, Chicago, Illinois, 60690	4350 Baker Road, Suite 400, Minnetonka, MN 55343	0 Southwest Boulevard, Grove City, Ohio 43123
040-006747-00	3400 Southwest LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	3400 Southwest Boulevard, Grove City 43123	3400 Southwest Boulevard, Grove City 43123
161-001059-00	3400 Southwest Five LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	250 North Hartford, Columbus, Ohio 43222	3400 Lewis Center Way, Grove City, Ohio 43123
161-001062-00	Richard E. Cooley	Corelogic - N/A (Mortgage)		0 John Street, Grove City, Ohio 43123
	Richard E. Cooley	Corelogic - N/A (Mortgage)	3765 West Third Avenue, Urbancrest, Ohio 43123	3765 West Third Avenue, Urbancrest, Ohio 43123

MAXIM TENANT IMPROVEMENTS

2882 LEWIS CENTRE WAY, URBANCREST, OHIO 43123

STAMP

NOT FOR
CONSTRUCTION

SET + DATE

PRELIMINARY
MAY 30, 2023

SHEET TITLE

SITE PLAN

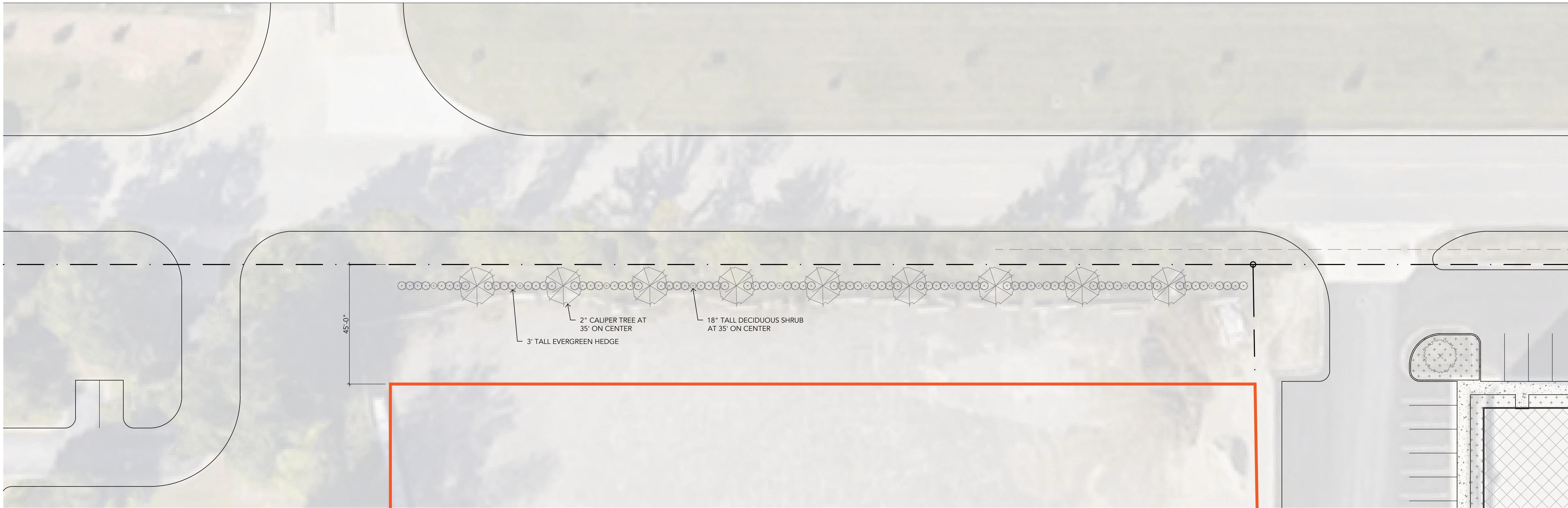
SHEET #

A001



MAXIM TENANT IMPROVEMENTS

2882 LEWIS CENTRE WAY, URBANCREST, OHIO 43123



A SITE PLAN
SCALE 1"=20'-0"

20 10 0

STAMP

NOT FOR
CONSTRUCTION

SET + DATE

PRELIMINARY
MAY 30, 2023

SHEET TITLE

LANDSCAPING PLAN

SHEET #

A002

Exhibit “A”

Project Narrative and Legal Standard for a Special Use Permit (Section 1135.09(b)(12)(A)(1)(r) the Grove City Planning and Zoning Code (the “Zoning Code”))

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

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the “Property”). The property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned in the I-1 (Light Industrial) district to the north (in the Village of Urbancrest’s jurisdiction) and Ind-2 (Heavy Industry) (in the City of Grove City’s jurisdiction) to the east and west for similar or more intensive uses.

The Property contains businesses and tenant operations of an industrial nature, including administrative offices for support. One of the tenants on the Property is Maxim Crane Works, which is a specialized crane and lifting equipment rental company using the latest technology advancements and providing other value-add services, such as engineering, project management, heavy hauling, and maintenance for maximum efficiency in job layout and productivity.

Maxim Crane Works would like to utilize a portion of the Property, of less than 4 acres, for a temporary two-year period under this special permit request for a lay down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the Property prepares the portion of the real property owned by 3400 Southwest LLC within the jurisdiction of the Village of Urbancrest to handle, accommodate, and provide the storage yard for this same equipment and cranes for the permanent and long-term solution. The storage yard will be kept and organized in a neat and orderly manner.

The proposed use is appropriately positioned adjacent to industrial uses to the north, east and west, and is immediately contiguous to industrial zoned properties and compatible land uses that include other similar or more intense industrial land uses. Therefore, the proposed use – the storage yard for a temporary time – is in harmony, and consistent, with the essential character of the neighborhood.

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

The parcel is zoned in the Ind-2 (Heavy Industry) zoning classification, and surrounding properties are also predominately zoned in the light industrial and Ind-2 (Heavy Industry) zoning classifications. The proposed storage area will have a 45' setback from the public right-of-way of Lewis Centre Way and, therefore, have a larger buffer from the adjacent property to the west and will be screened by 2" caliper deciduous trees (35' on center); a 3' in height evergreen, opaque hedge of trees; 18" in height ornamental, deciduous shrubs; and ample plantings and landscaping, as shown on page 2 of the Site Plan dated May 30, 2023 (the "Site Plan"). There will be no adverse affects relative to the uses conducted on adjacent properties. Applicant is, and will continue to be, a good neighbor and supporter of the community.

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

The storage area will be screened from the view by the neighboring industrial zoned properties to the west. In addition, there are already existing buildings (which offer screening) and a landscaped mound (offering additional screening) located along the frontage of Southwest Boulevard from the view of vehicular and pedestrian passers-by and properties to the south. Similarly, this storage yard is a temporary use. Therefore, the Property and the uses put to the Property, including a temporary storage yard, which will be kept in a neat and orderly manner, will be in keeping with the character of the industrial-zoned properties. There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

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

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water and sanitary sewer, and the school system. The storage of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes will be kept in a neat and orderly manner and provide for adequate access and drive aisles within the storage area for police, fire, and other emergency responders to access and maneuver into and onto the Property and storage area.

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

The included additional proposed use of the Property for a storage area for equipment, cranes, crane trucks, pieces of boom, semi-trucks and trailers shall not impose a material traffic impact upon the public right-of-ways. When this Property was re-zoned to Ind-2, a traffic impact study was completed and the owner made improvements to handle any traffic impact it would cause with

any more intensive Ind-2 type industrial and manufacturing uses, which the actual uses on the Property are more of a light industrial nature. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic users, such as employees, customers, vendors, and patrons. The use will complement and support the other industrial businesses in the neighborhood, and the road systems adequately serve the use and all of the uses in the surrounding neighborhood.

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

The Property is located in the Ind-2 District, and it is common that businesses of an industrial nature necessitate the use of outside storage facilities for equipment and other trade items. However, there will be no outside storage of materials. The GroveCity2050 plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City of Grove City's goals and planning objectives under the GroveCity2050 plan for the tech flex area include uses such as research, office, clean manufacturing, and light industrial uses in an area designed to foster growth. Flexibility and accommodation for maximum utilization of outdoor spaces on parcels of real property within the tech flex area shall be encouraged by the City of Grove City to foster and support continued business and industry growth and development. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the outside storage; therefore, the existing uses and the uses specified in this application all comport with the GroveCity2050 plan.

In addition, the future land use plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. The Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City.

The Property uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 plan.

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

In accordance with this argument under items #1-9, Applicant and the property owner meet the standards in the Zoning Code for the granting of a special permit, as set forth under Section 1135.09(b)(12)(B)(1) through (9). In addition, as depicted on the Site Plan, the property owner will either meet the supplementary special use permit requirements (or they are not applicable, as there are not adjacent residentially zoned properties) under Section 1135.09(b)(12)(G)(3) of the Zoning Code, including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway; ***Applicant has met this standard by providing not a ten (10) foot setback from a road right-of-way, but by exceeding that setback requirement with a forty-five (45) foot setback from the road right-of-way of Lewis Centre Way.***
- b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan; ***Although Applicant has no requirement to provide a landscaped buffer strip as it relates to adjacent residential property under this section (because there are none), Applicant has, as a good neighbor and in the spirit of maximum cooperation and screening and protection to other properties relative to a temporary storage yard use, has proposed an opaque landscaped screening installation, as set forth on page 2 of the Site Plan and as described herein.***
- c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas; ***Not applicable to this use.***
- d. Outdoor displays shall be maintained in a neat and orderly fashion; ***This will be done and is a business objective of the tenant, Maxim Crane Works.***
- e. Signage for outdoor stalls or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138; ***Not applicable to this use.***
- f. The site plan submitted with an application for a special use permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display. ***There is no filling station use or other retail uses with outside displays of merchandise for sale or customer interaction. The subject outside storage use is for business equipment (not for consumer transactions), and the outside storage use is of a temporary nature. This request is only for a two-year period.***

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

Under Section 1135.09(b)(12)(A)(1) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the following specified uses (under 1 through 9, parenthetical added), except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit: (r) Outdoor sales, storage, display and as stipulated in subsection G hereof.

The Property is located in the Ind-2 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-2 District with a special use permit. In addition, the property owner shall meet all stipulations in the subsection G referenced above (and as denoted in Item 7 above).

Parcel ID #	Owner Name	Owner Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
040-007676-00	Plymouth 3500 Southwest LLC	Corelogic - N/A (Mortgage)	1300 East Ninth Street, Cleveland, Ohio 44114	3500 Southwest Boulevard, Grove City, Ohio 43123
040-004262-00	WPT Southwest Boulevard LP	Post Office Box A3879, Chicago, Illinois, 60690	4350 Baker Road, Suite 400, Minnetonka, MN 55343	0 Southwest Boulevard, Grove City, Ohio 43123
040-006747-00	3400 Southwest LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	3400 Southwest Boulevard, Grove City 43123	3400 Southwest Boulevard, Grove City 43123
161-001059-00	3400 Southwest Five LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	250 North Hartford, Columbus, Ohio 43222	3400 Lewis Center Way, Grove City, Ohio 43123
161-001062-00	Richard E. Cooley	Corelogic - N/A (Mortgage)		0 John Street, Grove City, Ohio 43123
	Richard E. Cooley	Corelogic - N/A (Mortgage)	3765 West Third Avenue, Urbancrest, Ohio 43123	3765 West Third Avenue, Urbancrest, Ohio 43123

Grove City Planning Commission
FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

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

Received By:
Grove City Development
11/2/23

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Grove City Innovation Center

PROJECT LOCATION: 3679 Grove City Road Grove City, OH 43123

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-003261-00, 040-003268-00, 040-003263-00, 040-003267-00, 040-003265-00, 040-003260-00 (lot split, parcel TBD)

ACREAGE AFFECTED BY THIS APPLICATION: 27.441

EXISTING ZONING: **IND2** EXISTING LAND USE: **300 - Vacant Industrial**

PROPOSED ZONING: IND2 PROPOSED LAND USE: Flex

FUTURE LAND USE DESIGNATION: IND2 Flex/Warehouse/Distribution/Office/Storage

PROPERTY OWNER INFORMATION

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

Rubex Realty Inc. 185 Bluegrass Valley Pkwy Alpharetta, GA 30005

Name	Address	City, State, Zip
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440.708.0445 rdwilson@wwcolpa.com

Phone _____ Fax _____ Email _____

APPLICANT INFORMATION

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

Chris Bradley Managing Member The Camber Company (or its assignee)

Name	Title	Company / Organization
------	-------	------------------------

6760 Colt Court Dublin, OH 43017

Address _____ City, State, Zip _____

614.578.3581 thecambercompany@gmail.com

Phone _____ Fax _____ Email _____

AUTHORIZED REPRESENTATIVECheck box if same as Applicant: ☐

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

Name	Title	Company / Organization
------	-------	------------------------

Address _____ City, State, Zip _____

Phone	Fax	Email
-------	-----	-------

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

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
----------------	--------------	-----------------

TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
----------------------------	--------------------	---------------

PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
--------------------	-------------------------	------------------------------

PLANNER IN CHARGE:		
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ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Grove City Innovation CenterDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☒ Mixed ☐ Other ☐ACREAGE DISTURBED: 27.441 less preservation areas TOTAL FLOOR AREA: 277,000 SF +/-NUMBER OF BUILDINGS: 3 BUILDING HEIGHT: 28'-35'ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): TBDESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$25 Million ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$5 Million**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, James Cooke, President of Rubex Realty, Inc., the current property owner hereby authorize the applicant The Camber Company (Chris Bradley) to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: [Signature] Date: August 28, 2023STATE OF OHIO, COUNTY OF ~~FRANKLIN~~ Georgia Fulton

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

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2023.

[Signature: Jamica Brown]
Official Seal and Signature of Notary Public

**APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT**

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

Signature of Applicant or Authorized Representative: [Signature: C. Bradley] Date: 8/28/23STATE OF OHIO, COUNTY OF ~~FRANKLIN~~ Delaware

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

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2023

[Signature]
Official Seal and Signature of Notary

Public Revised 06/2020



REVIEW FEES

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

Application Processing Fee: \$ 300.00 **pd at submittal**
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

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

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



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



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

- ☒ One signed and notarized application
 - ☒ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
 - ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - ☒ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☒ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|--|
| City Administrator | |
| Service Director | |
| Reviewer for the City of Grove City | |
| Fire Department Jackson Township | |
- ☒ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☒ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☒ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☒ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☒ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

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

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



Grove City Planning Commission Meeting and Deadline Schedule 2023

Development Plan Application		
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative Hearing before City Council
November 30, 2022	January 3, 2023	January 17, 2023
January 4, 2023	February 7, 2023	February 21, 2023
February 1, 2023	March 7, 2023	March 20, 2023
March 1, 2023	April 4, 2023	April 17, 2023
March 29, 2023	May 2, 2023	May 15, 2023
May 3, 2023	June 6, 2023	June 19, 2023
May 31, 2023	July 5, 2023	July 17, 2023
June 28, 2023	August 8, 2023	August 21, 2023
August 2, 2023	September 5, 2023	September 18, 2023
August 30, 2023	October 3, 2023	October 16, 2023
October 4, 2023	November 7, 2023	November 20, 2023
November 1, 2023	December 5, 2023	December 18, 2023

Revised 11-17-2022

- * Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Design Collective

OWNER
The Chamber Company
6780 Oak Court
Dublin, OH 43017

ARCHITECT
Design Collective Architecture
131 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 494-2285

PROJECT STATUS
Design Development

NOT FOR CONSTRUCTION

Sheet R - Exterior Elevations # 0212
Revision Date: December 31, 2023

Grove City Innovation Center
Grove City Road, Grove City, OH

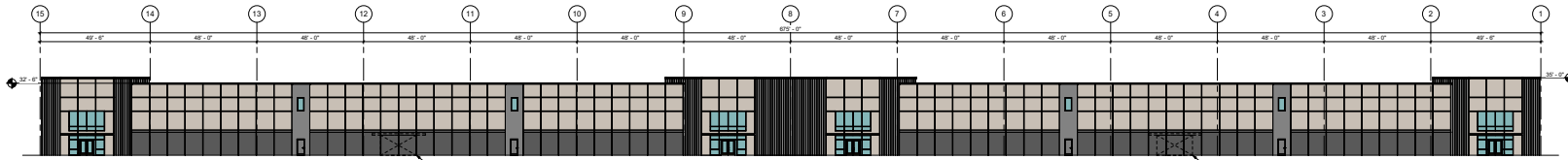
REVISIONS	DATE
1	
2	
3	
4	
5	

INITIAL ISSUE DATE
10/31/2023
PROJECT NO.
1287.02

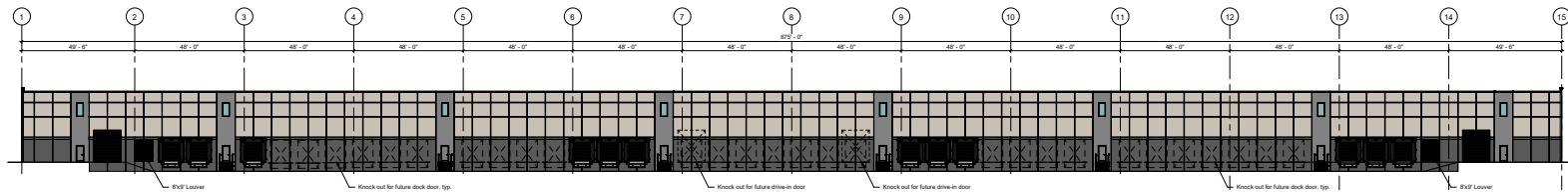
Exterior Elevations - Bldg 1 & 2

A4

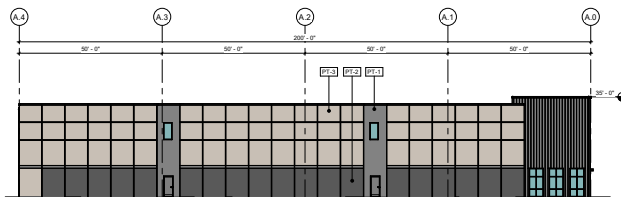
Received By:
Grove City Development
11/2/23



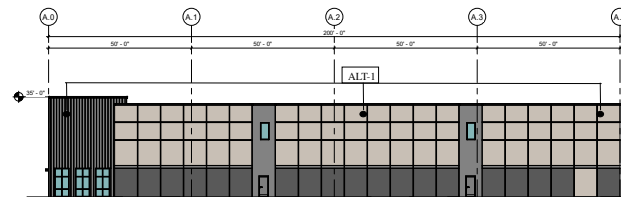
1 West Elevation - Buildings 1 & 2
Scale: 1" = 20'-0"



2 East Elevation - Buildings 1 & 2
Scale: 1" = 20'-0"



3 North Elevation - Buildings 1 & 2
Scale: 1/8" = 1'-0"



4 South Elevation - Buildings 1 & 2
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

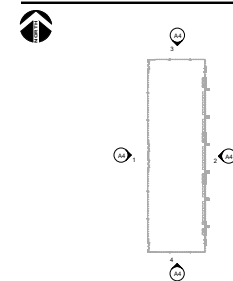
- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
PF-1	Painted Concrete - Field	Shawin Williams	Polysolve #5005	1 coat primer, 2 coats finish
PF-2	Painted Concrete - Accent 1	Shawin Williams	Polysolve #5005	1 coat primer, 2 coats finish
PF-3	Painted Concrete - Accent 2	Shawin Williams	Polysolve #5005	1 coat primer, 2 coats finish

ALT-1 - Building 1, South elevation only, Metal Panels, same color scheme

KEY PLAN - EXTERIOR ELEVATIONS



Received By:
Grove City Development
11/2/23

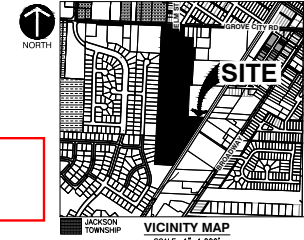


FINAL DEVELOPMENT PLAN

GROVE CITY INNOVATION CENTER

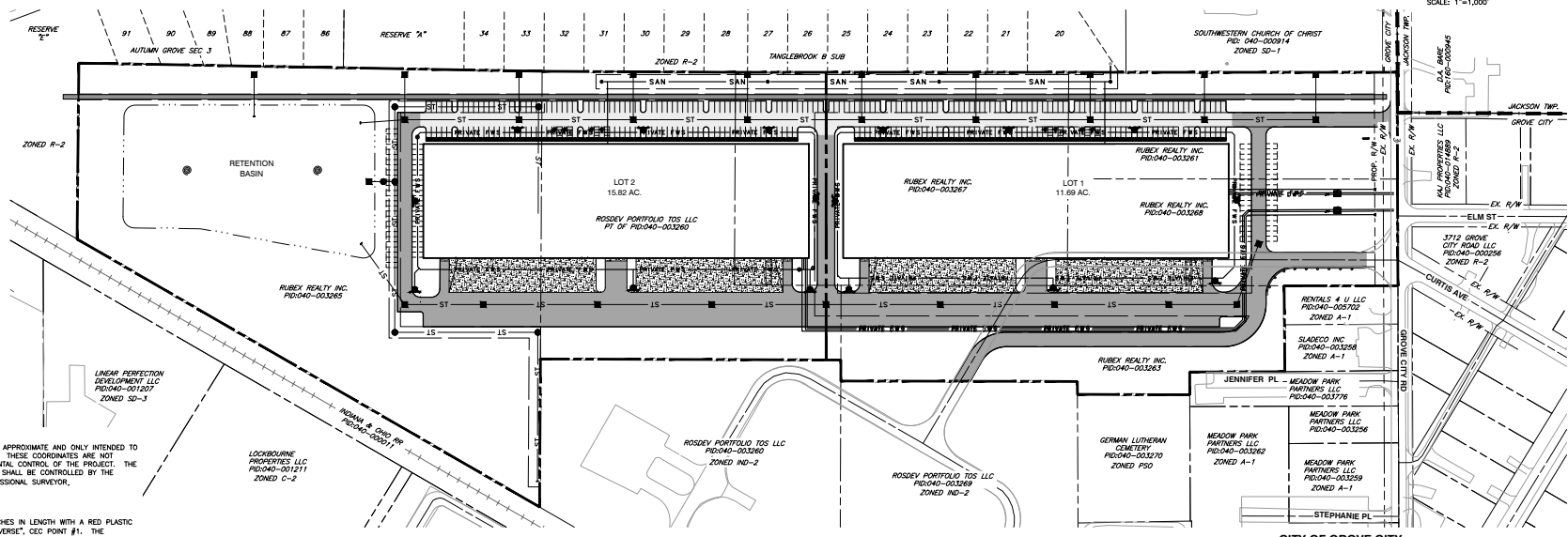
GROVE CITY, FRANKLIN COUNTY, OHIO
2023

Received By:
Grove City Development
11/27/23



STANDARD CONSTRUCTION DRAWINGS	
CITY OF GROVE CITY CONSTRUCTION DRAWINGS	
C-GC-01	C-GC-27
C-GC-02	C-GC-31
C-GC-03	C-GC-37
C-GC-04	C-GC-42A
C-GC-11	C-GC-46A
C-GC-20	
C-GC-22	
C-GC-24	
C-GC-26	

THE STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED ABOVE SHALL BE CONSIDERED A PART OF THESE DRAWINGS.



BENCHMARKS:
THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

SOURCE BENCHMARK:
TOP OF A 5/8" SOLID REBAR THIRTY INCHES IN LENGTH WITH A RED PLASTIC CAP BEARING THE INITIALS "CEC INC TRAVELER", CEC POINT #1. THE ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON JUNE 13 OF THE YEAR 2023 AS BASED ON A NGS OPUS-S SOLUTION USING O.D.O.S. GPS NETWORK, OHIO SOUTH ZONE NAD 83 (2011 ADJUSTMENT), NAD 83 (GEOID18) DATUM.

NORTHING: 685180
EASTING: 1799934
ELEVATION: 859.28

BENCHMARK 1:
RAILROAD SPIKE IN THE WEST SIDE OF THE FOURTH POWER POLE SOUTH OF THE INTERSECTION OF GROVE CITY ROAD AND CURTIS AVENUE ON THE EAST SIDE OF ASPHALT DRIVE.

ELEVATION: 857.04

BENCHMARK 2:
RAILROAD SPIKE IN THE WEST SIDE OF THE THIRD POWER POLE SOUTH OF THE INTERSECTION OF GROVE CITY ROAD AND CURTIS AVENUE ON THE EAST SIDE OF ASPHALT DRIVE.

ELEVATION: 854.83

BENCHMARK 3:
CHISELED "SQUARE" IN THE NORTHEAST CORNER OF THE FIRST CONCRETE LIGHT POLE BASE WEST OF THE INTERSECTION OF GROVE CITY ROAD AND CURTIS AVENUE ON THE SOUTH SIDE OF GROVE CITY ROAD.

ELEVATION: 856.53

REFERENCES
1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON 6/13/2023.
2. EXISTING UTILITY INFORMATION SHOWN PER RECORDS.

DRAWING INDEX	
Sheet Number	Sheet Title
C000	COVER SHEET
C100-C101	EXISTING CONDITIONS & DEMOLITION PLAN
C200-C201	SITE DIMENSION PLAN
C300	FIRE TRUCK TURNING EXHIBIT
C300-C301	GRADING PLAN
C500-C501	UTILITY PLAN
C600	CONSTRUCTION DETAILS
2-SHEETS	LIGHTING PLANS (BY OTHERS)
2-SHEETS	LANDSCAPE PLANS (BY OTHERS)

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECONC.COM

OWNER/ DEVELOPER
THE CAMBER COMPANY LLC
6760 COLT COUNTRY
DUBLIN, OH 43017
PHONE: (614) 578-3581
CONTACT: CHRIS BRADLEY
EMAIL: CBRADLEY@HOTMAIL.COM

SITE STATISTICS

PARCEL NUMBERS
040-003261-00
040-003263-00
040-003265-00
040-003267-00
040-003268-00
040-003269-00

TOTAL ACREAGE
427.44 AC

ZONING
HEAVY INDUSTRY (IND-2)

BUILDING SETBACKS
FRONT: 70 FT FROM E
REAR/SIDE (RESIDENTIAL): 100 FT
REAR/ SIDE (NON-RESIDENTIAL): 50 FT

DRIVE AISLE MIN WIDTH
25 FT

PARKING STALL TYPICALLY
9FT X 20FT

LOT 1

ACREAGE
11.89 ACRES

BUILDING SQUARE FOOTAGE
135,000 FT²

BUILDING HEIGHT REQUIRED
35 FT MAX

BUILDING HEIGHT PROVIDED
35 FT

NUMBER OF SPACES REQUIRED
TOTAL EMPLOYEES OF THE SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES

NUMBER OF SPACES PROVIDED
131 (INCLUDES 4 ADA)
+38 FUTURE SPACES

LOT 2

ACREAGE
15.82 ACRES

BUILDING SQUARE FOOTAGE
135,000 FT²

BUILDING HEIGHT REQUIRED
35 FT MAX

BUILDING HEIGHT PROVIDED
35 FT

NUMBER OF SPACES REQUIRED
TOTAL EMPLOYEES OF THE SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES

NUMBER OF SPACES PROVIDED
131 (INCLUDES 4 ADA)
+49 FUTURE SPACES

CITY OF GROVE CITY
CITY OF GROVE CITY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR _____ DATE _____

DIRECTOR OF PUBLIC SERVICE _____ DATE _____

REVIEWED FOR THE CITY OF GROVE CITY _____ DATE _____

FIRE DEPARTMENT JACKSON TOWNSHIP _____ DATE _____

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONSEQUENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.



11/23/2023
REGISTERED PROFESSIONAL ENGINEER
DATE

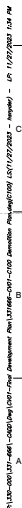
REVISION RECORD	
NO.	DATE

Civil & Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 250 Worthington, OH 43085
614-540-6633 FAX 614-540-6600
WWW.CECONC.COM

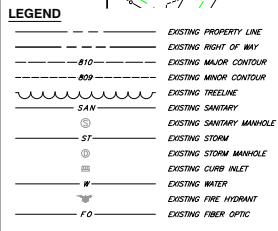
THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

COVER SHEET	
DATE	NOV 2023
DRAWN BY	MM
CHECKED BY	MM
APPROVED BY	MM

DRAWING NO.:
C000
SHEET 1 OF 11



MATCHLINE - SEE SHEET C101



SCALE: 1"=50'

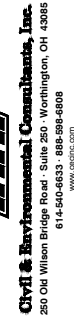
SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

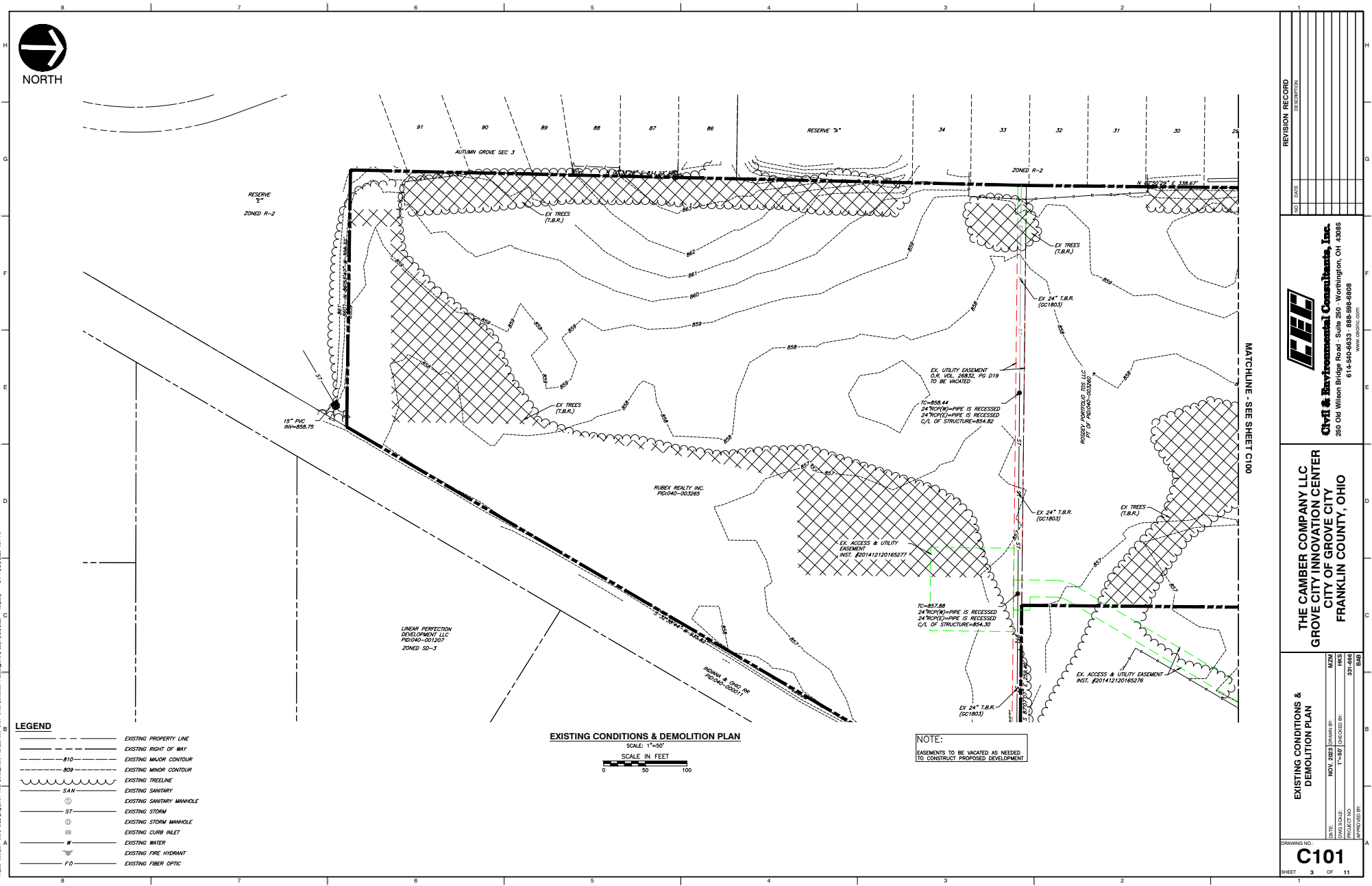
EXISTING CONDITIONS & DEMOLITION PLAN

C100

[illegible]

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

P:\130-0001\137-0001\137-0001.dwg 11/27/2023 11:07 AM



REVISION RECORD	
NO.	DESCRIPTION

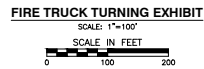
C&E
Civil & Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 500, Worthington, OH 43085
614-540-4833 FAX 614-540-4800
www.candec.com

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

EXISTING CONDITIONS & DEMOLITION PLAN	
DRAWING NO.	M729
DATE	NOV. 2023
DRAWN BY	1-1807
CHECKED BY	333
APPROVED BY	333

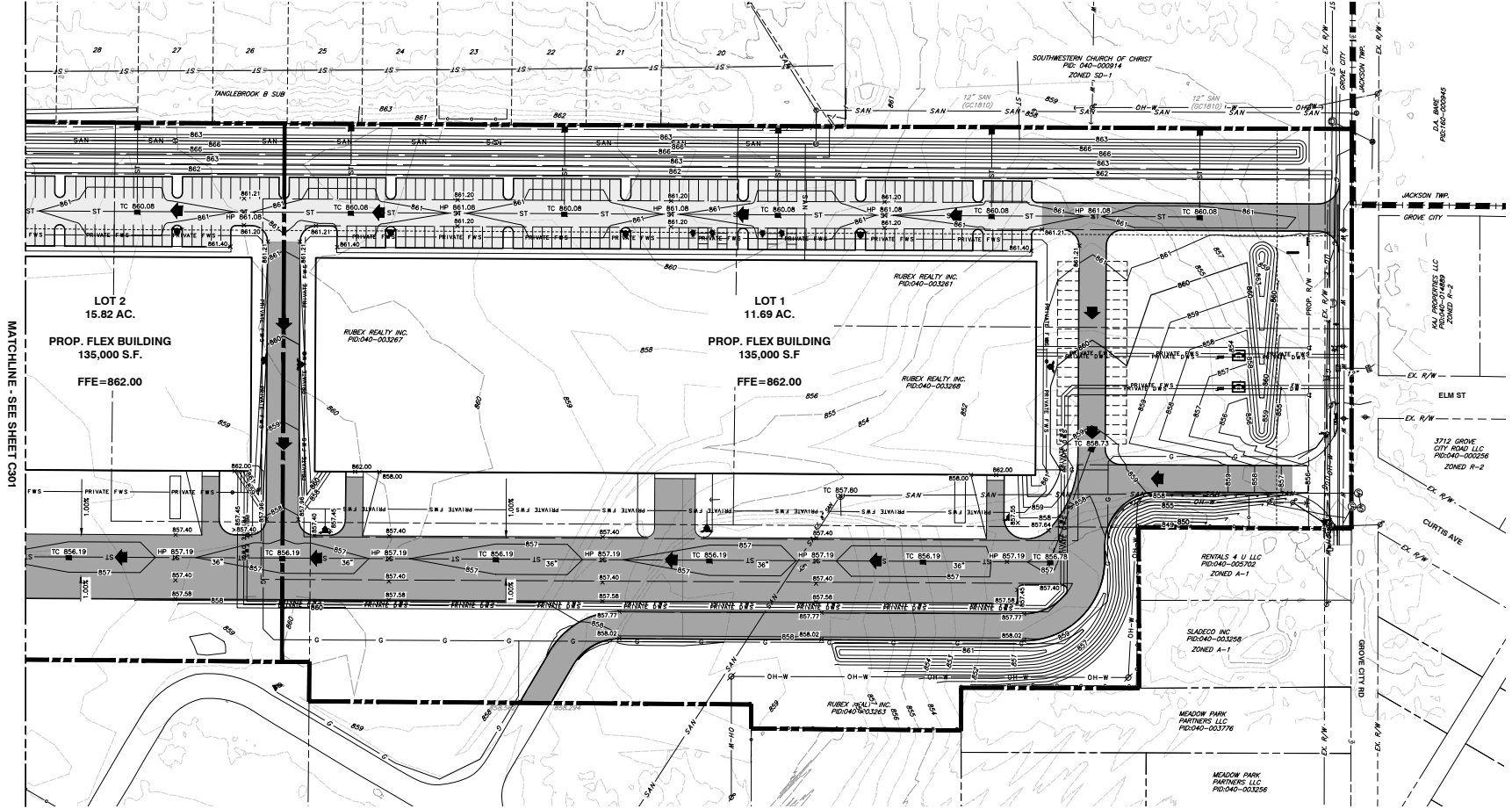


[illegible]



MATCHLINE - SEE SHEET C200

[illegible]



GRADING PLAN
SCALE: 1"=50'
SCALE IN FEET
0 50 100

LEGEND
FLOOD ROUTING PATH

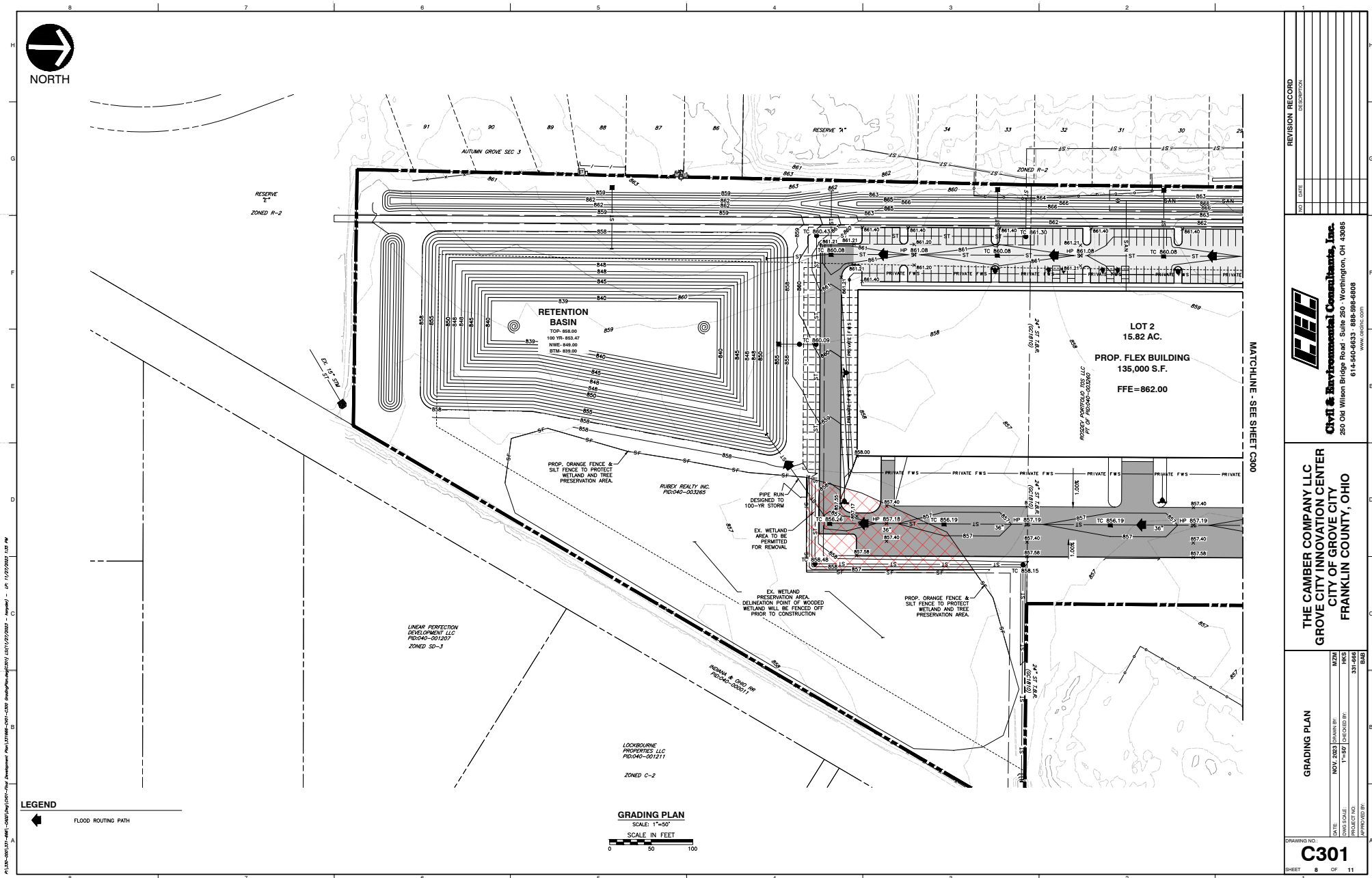
REVISION RECORD	
NO.	DESCRIPTION

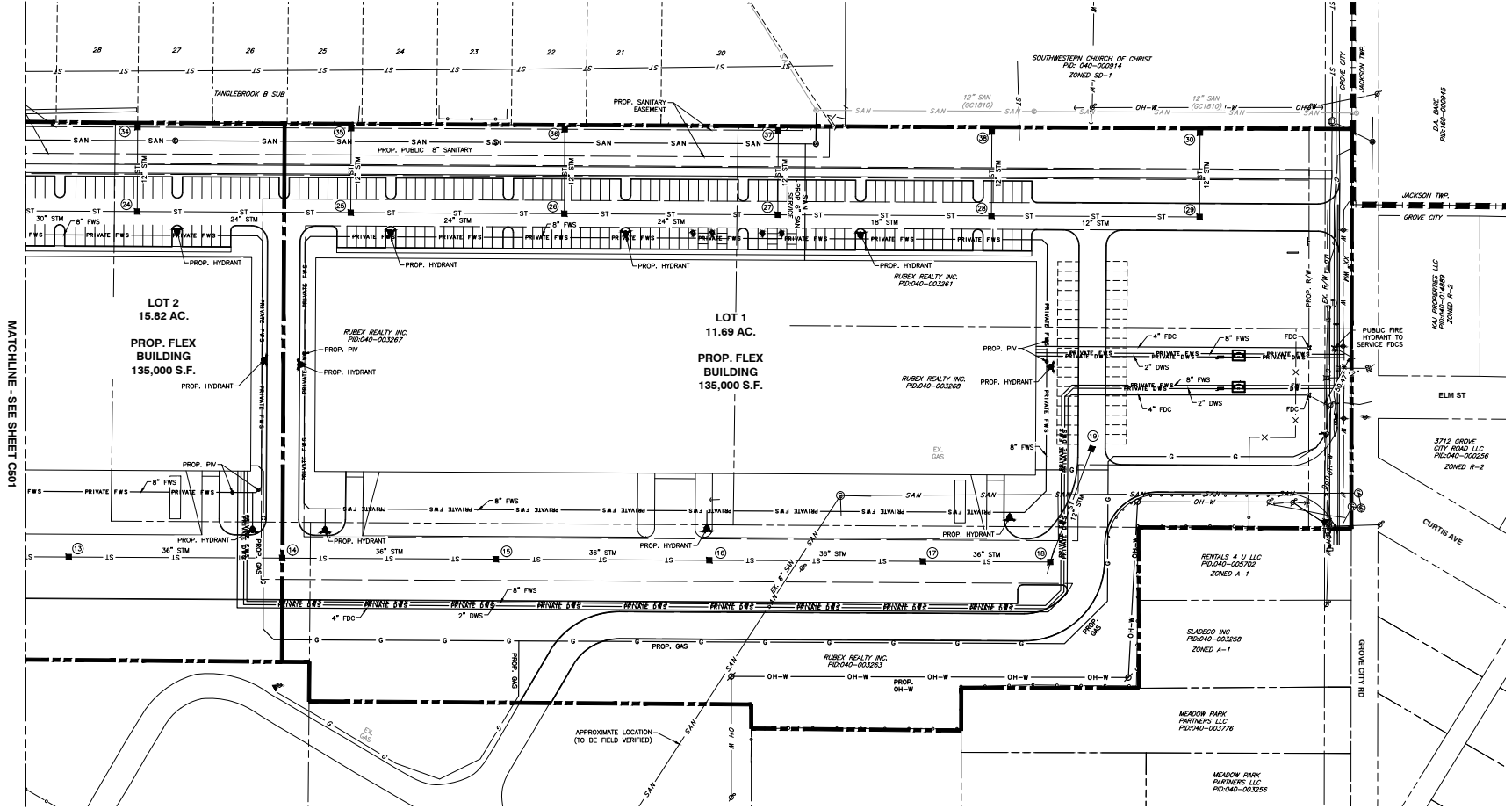
CEE
Chil & Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 500, Worthington, OH 43083
614-540-4833 FAX 614-540-4806
www.ceeinc.com

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

GRADING PLAN	
DATE	NOV. 2023
DRAWN BY	11-2023
CHECKED BY	11-2023
APPROVED BY	11-2023

DRAWING NO.
C300
SHEET 7 OF 11





UTILITY PLAN
SCALE: 1"=50'
0 50 100

MATCHLINE - SEE SHEET C501

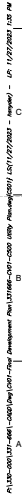
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NO.	DESCRIPTION

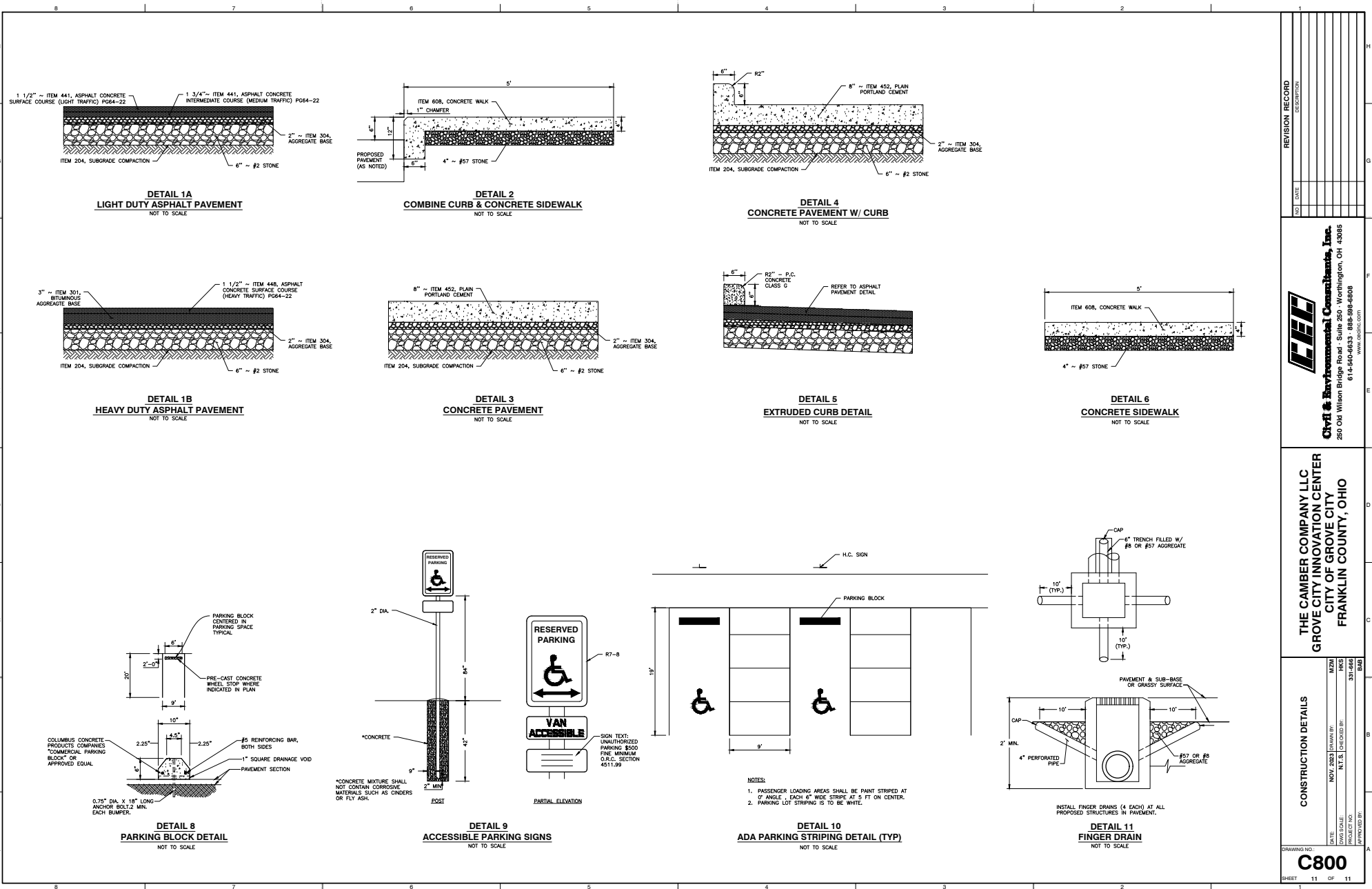
CEL
City & Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 500, Worthington, OH 43083
614-540-4833, 888-598-4800
www.cecinc.com

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

UTILITY PLAN	
DRAWING NO.	M/250
DATE	NOV. 2023
DRAWN BY	17-487
CHECKED BY	333
APPROVED BY	333

C500
SHEET 9 OF 11

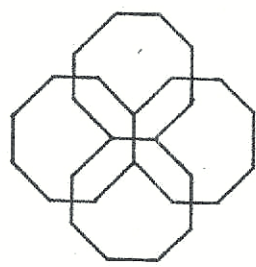


[illegible]

E.E.C.
Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085
 614-540-6633 • 800-599-6808
www.eecinc.com

**THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO**

C800		DWG SCALE:	N.T.S.	CHECKED BY:	HKS	MZNO
SHEET	11	OF	11	DATE:	NOV 2023	JRANIN RP:
		PROJECT NO.	331-666		BAS	CONSTRUCTION DETAILS
		APPROVED BY:				



BOZZACCO CO. INC.

LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO
43015

PH: (614) 206-1268

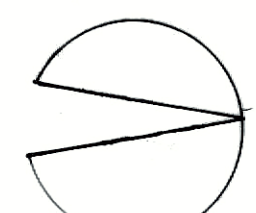
GROVE CITY INNOVATION CENTER
LANDSCAPE PLAN

GROVE CITY, OHIO

DATE: 11-6-23

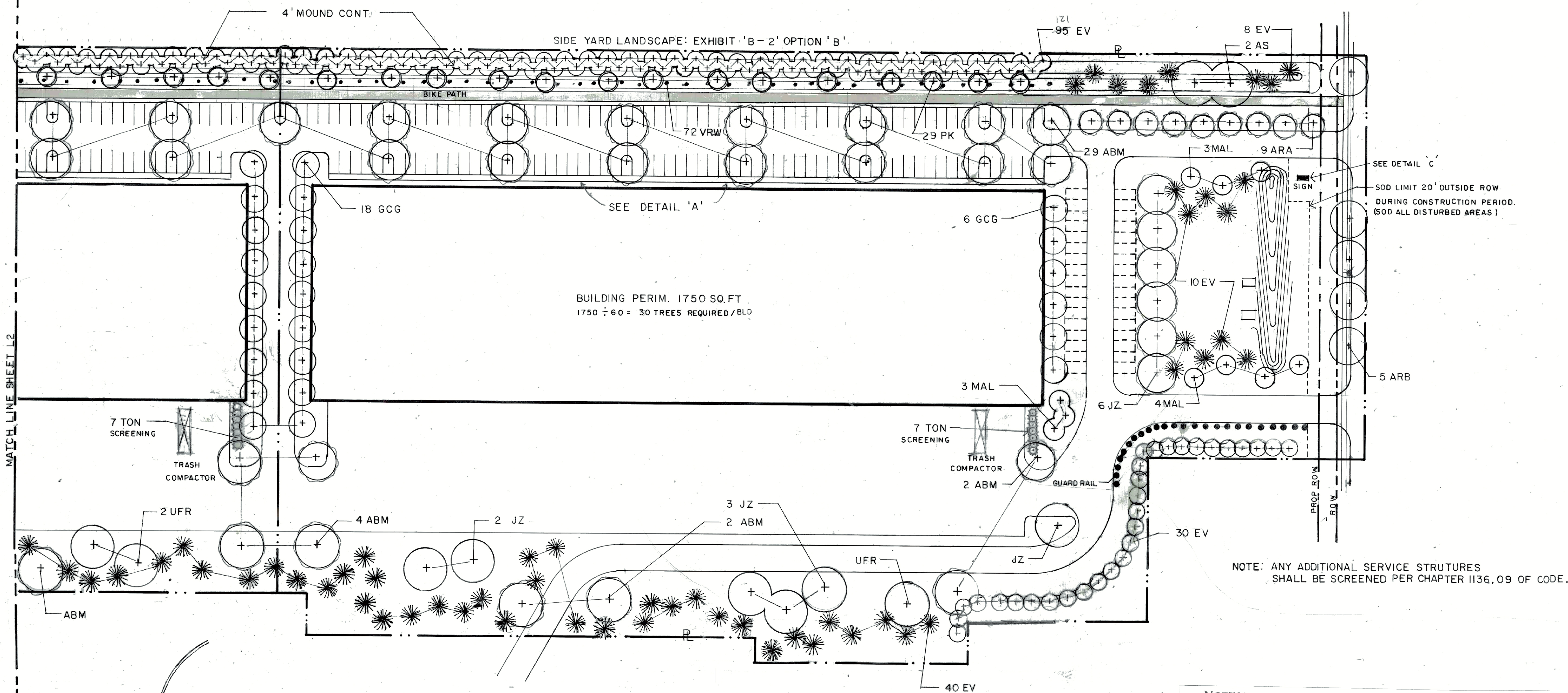
REV: 11-26-23

DRAWN BY:



NORTH
1" = 50'

L1



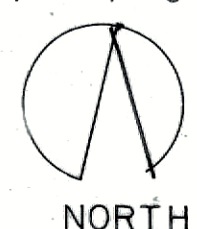
PLANT SCHEDULE:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
EV	EVERGREEN TREE	PICEA / PINUS	6"	227
GT	HONEY LOCUST	GLEDISIA 'IMPERIAL'	2"	7
JZ	JAPANESE ZELKOVA	ZELKOVA s 'GREEN VASE'	2"	13
GCG	GINKGO	GINKGO BILOBA	2"	32
MAL	SPRING SNOW CRABAPL.	MALUS 'SPRING SNOW'	2"	10
ARA	ARMSTRONG MAPLE	ACER R. 'ARMSTRONG'	2"	9
OMG	OCTOBER GLORY MAPLE	ACER R. 'OCTOBER GLORY'	2"	2
CK	CRIMSON KING MAPLE	ACER PLAT 'CRIMSON KING'	2"	
AS	SUGAR MAPLE	ACER SACCABRUM	2"	2
ABM	AUTUMN BLAZE MAPLE	ACER x 'AUTUMN BLAZE'	2"	48
PK	KWANZAN CHERRY	PRUNUS x 'KWANZAN'	2"	24
ARB	BOWHALL MAPLE	ACER R. 'BOWHALL'	2"	
CWK	WINTERKING HAWTHORN	CRATAEGUS 'WINTERKING' (MULTISTEM)	6"	
UFR	FRONTIER ELM	ULMUS x 'FRONTIER'	2"	3
TON	WILLOWWOOD VIBURNUM	VIB. RYT. 'WILLOWWOOD'	18"	72
TON	ARBORVITAE	THUJA o. 'NIGRA'	5"	24
VOC	DWARF EURO CRNBERRY	VIB. o. 'COMPACTUM'	24"	80
TTT	TOM THUMB ARBORVITAE	THUJA 'TOM THUMB'	24"	80
ASG	GREEN MT. SUGAR MAPLE	ACER S. 'GREEN MOUNTAIN'	2"	4
BUX	WINTERGREEN BOXWOOD	BUXUS 'WINTERGREEN'	24"	15

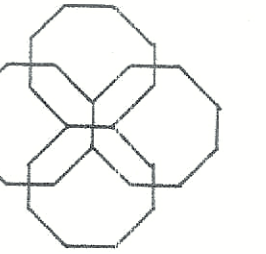
NOTES:

STREET TREES	REQUIRED: 1 TREE 2" / 50' FRONTAGE PROVIDED:	5 5
INTERIOR PARKING	REQUIRED: 1 TREE 2" / PARKING LOT ISLAND PROVIDED:	29 29
PARKING SCREEN (WEST LOT) 50'	REQUIRED: EXHIBIT B-2: OPTION 'B' (1420 LN FT) REQUIRED: 2 TREES 2" / 100 LN FT P.L. PROVIDED: REQUIRED: 2 ROWS EV. TREES 6'-20' O.C. PROVIDED: REQUIRED: 2-18" SHRUBS / 40 LN. FT. PROVIDED:	28 29 142 142 72 72
PARKING SCREEN (EAST LOT)	REQUIRED: EXHIBIT B-1: OPTION 'A' 1 TREE 2" / 35' PROP. LINE 1365' = OR 1 EV. TREE 6' / 20 FT. PROP. LINE PROVIDED: DEC. TREES 2" PROVIDED: EV. TREE 6'	39 68 14 74
OTHER PLANT REQ	REQUIRED: 1 TREE 2" OR 1 EV. TREE 6' PER 60' BUILDING PERIMETER. (3500 LN. FT.) PROVIDED: EVERGREEN TREES 6' DEC TREES 2"	59 18 67
RETENTION POND	REQUIRED: 1 TREE 2" / 50 FT. PERIMETER (1375') PROVIDED:	28 28
	REQUIRES: 1 FLOATING FOUNTAIN PROVIDED: 1 AQUAMASTER, MASTER SERIES 2 HP WITH LAKESIDE DIFFUSER	1 1
BLD. PERIM. PLANTS	REQ: 20 SQ FT PLANTING AREA / 50 LN. FT. BLD. PERIM. 1750 LNFT = 35 X 20 SQ. = PROVIDED: PER BLD. MIN SQ. FT.	700 720

DETAIL 'C'
1" = 1'-0"



MAINT LINE SHEET L2



BOZZACCO CO. INC.

LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO
43015

PH: (614) 206-1268

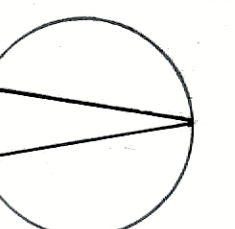
GROVE CITY INNOVATION CENTER
LANDSCAPE PLAN

GROVE CITY, OHIO

DATE: 11-6-23

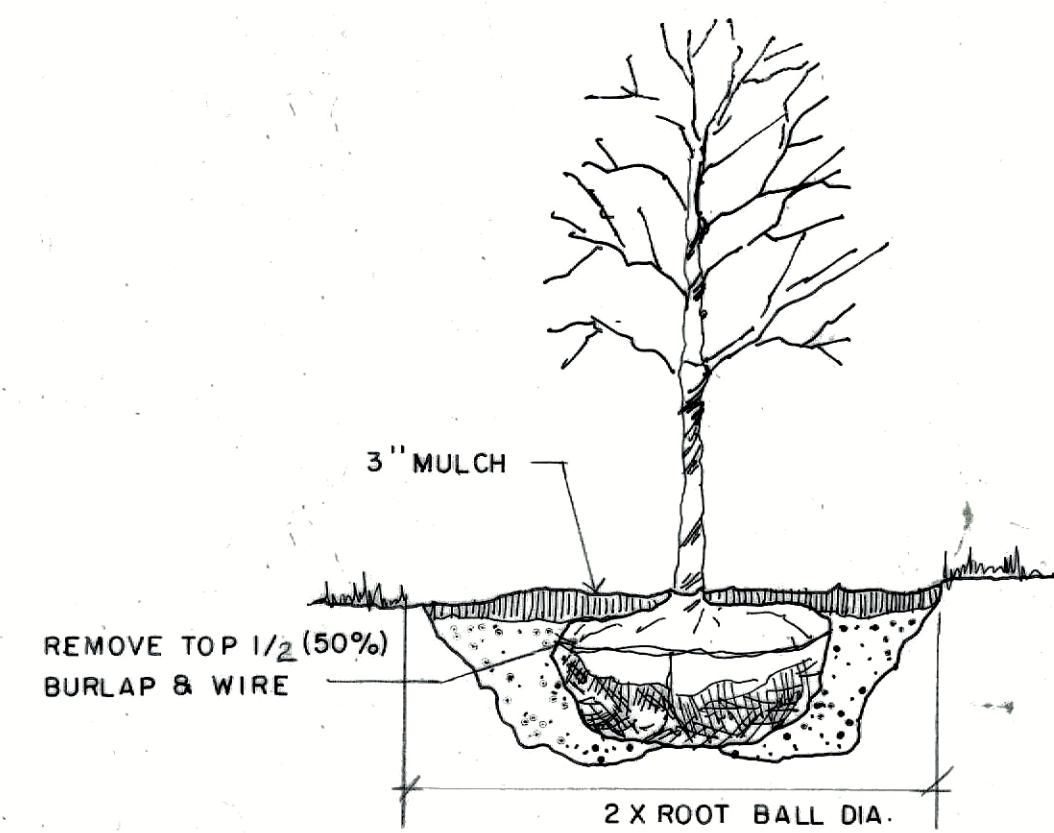
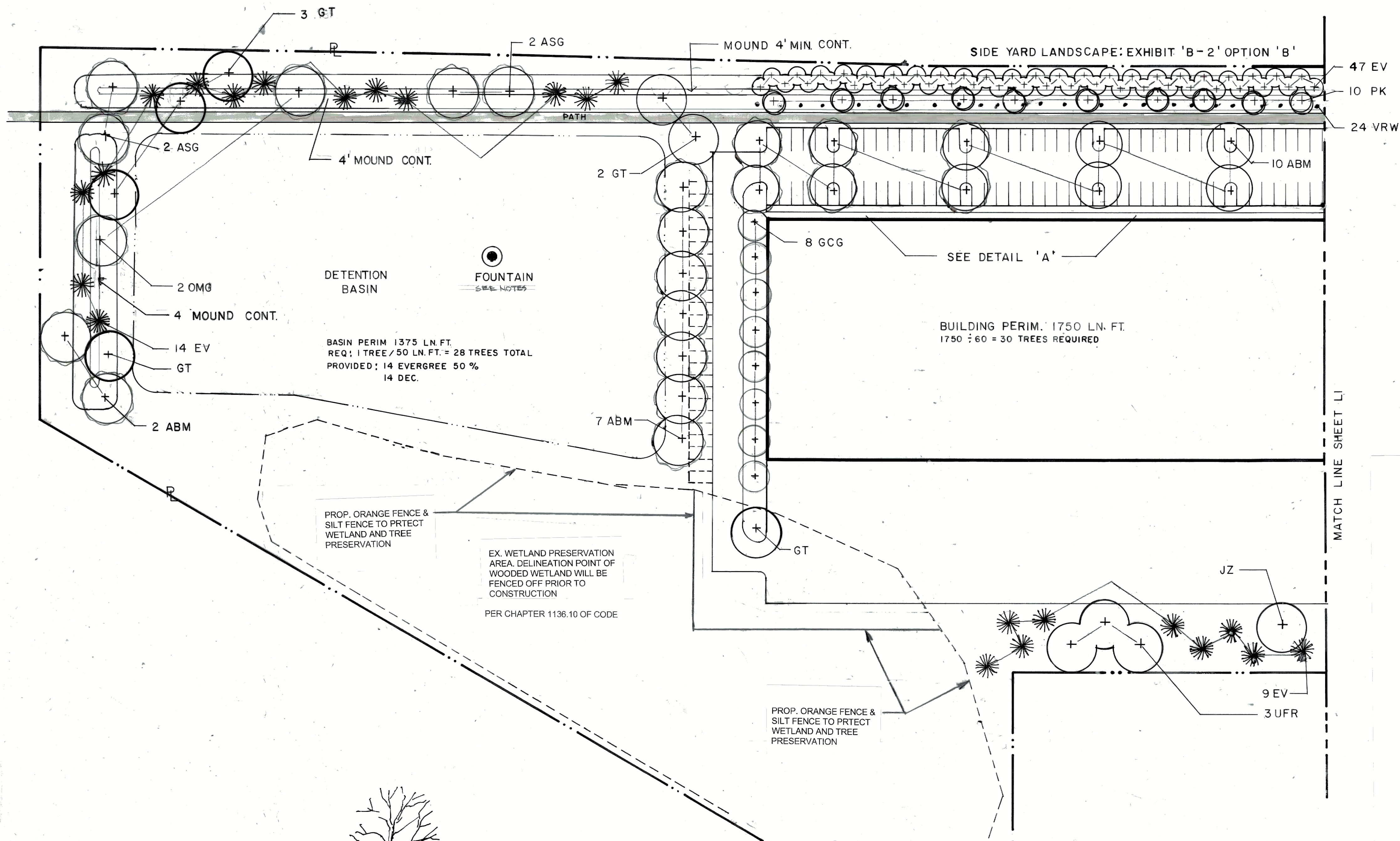
REV: 11-26-23

DRAWN BY:

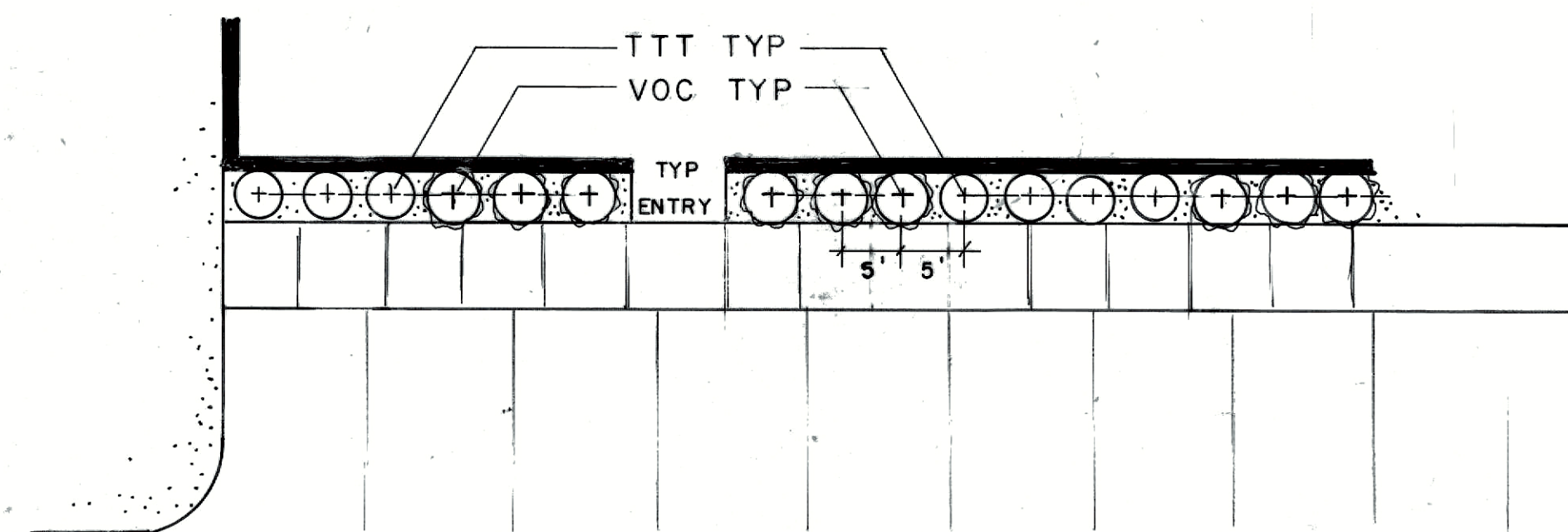


NORTH
1" = 50'

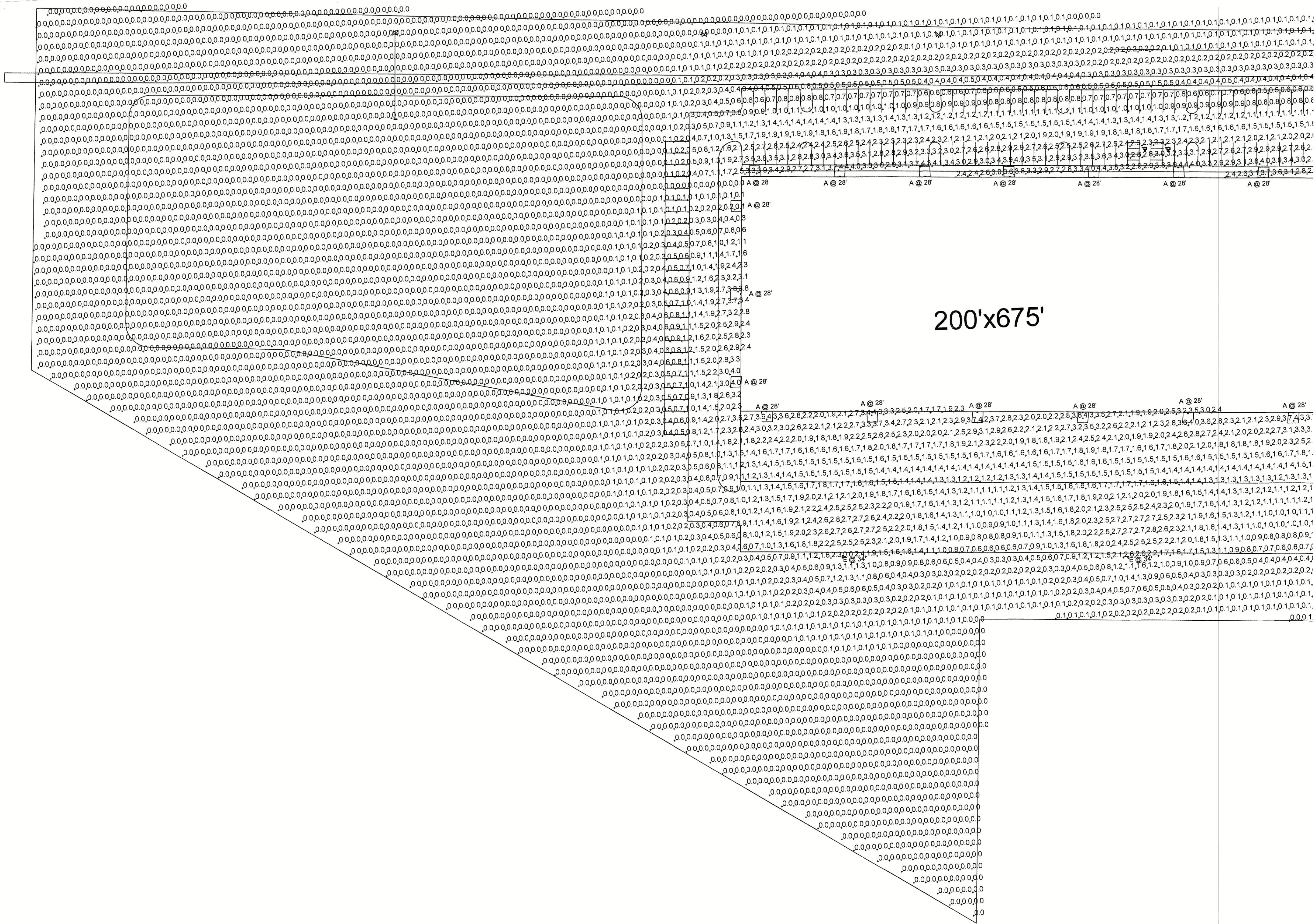
L2



DETAIL 'B' TREE PLANTING



DETAIL 'A'
1" = 10'-0"



GROVE CITY INNOVATION CENTER

PREPARED FOR:
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Chris Bradley
The Camber Company
6760 Colt Court
Dublin, OH 43017

Via email: thecambercompany@gmail.com

Received By:
Grove City Development
11/27/23

Dear Mr. Bradley,

Staff has reviewed your Development Plan application for Grove City Innovation Center. The control number for this application is #202308310031 and should be referenced in any future correspondence concerning this matter.

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

General

1. Please provide a turn lane warrant analysis at the proposed access points for the project based on the projected traffic.

CEC Response: Per conversations with the City, this requirement has been eliminated.

2. Please be advised that a public access easement will be needed over the multi-use path running through the site. However, this easement is not required as part of Development Plan approval.

CEC Response: Easement added to site plan.

Plan Sheets

3. Existing drive aisles that are to be demolished should be shown on the existing conditions and demolition plan, and do not need to be shown on the site plan. Areas that will be demolished should be removed from the site plan to help clarify the proposed site configuration and layout. Additionally, easements that are to be vacated should be removed from the site plan as well.

CEC Response: Areas that are to be removed are removed from site/grading/utility plans.

Easements to be vacated are in red on the Existing Conditions plan.

4. Plan sheets show two right of way lines along Grove City Road and should distinguish the future right of way dedication from the existing right of way.

CEC Response: Labels updated.

5. Due to the six foot drop off from the drive aisle shown at the corner of the site, a guardrail or reinforced fence should be installed. Grove City standard drawing C-GC-96 can be used for reference.

CEC Response: Guardrail added, and grading revised in area referenced on revised plan.

6. A sign should be added at both site access drives that all trucks must turn left (to travel west bound on Grove City Road and not into the Town Center).

CEC Response: Truck signage locations added at entries to revised Site Plan. Signage subject to removal of all existing no truck signs on Grove City Road and Demorest Road to allow trucks to/from the development to access I-270 via Demorest Road from Grove City Road and Southwest Boulevard in lieu of going downtown via Grove City Road and US-62.

Site Lighting

7. Per chapter 1135.12(N) of code, all vehicular and pedestrian areas are required to be illuminated to a minimum of 0.5 footcandles. Several areas on the plan provided do not meet this requirement and additional lighting fixtures are required to meet this requirement.

Response: Updated accordingly on revised photometric plan.

8. A lighting fixture should be added between the multi-use path and the westernmost entrance to provide

adequate illumination to both the drive aisle and path.

Response: Added on revised photometric plan.

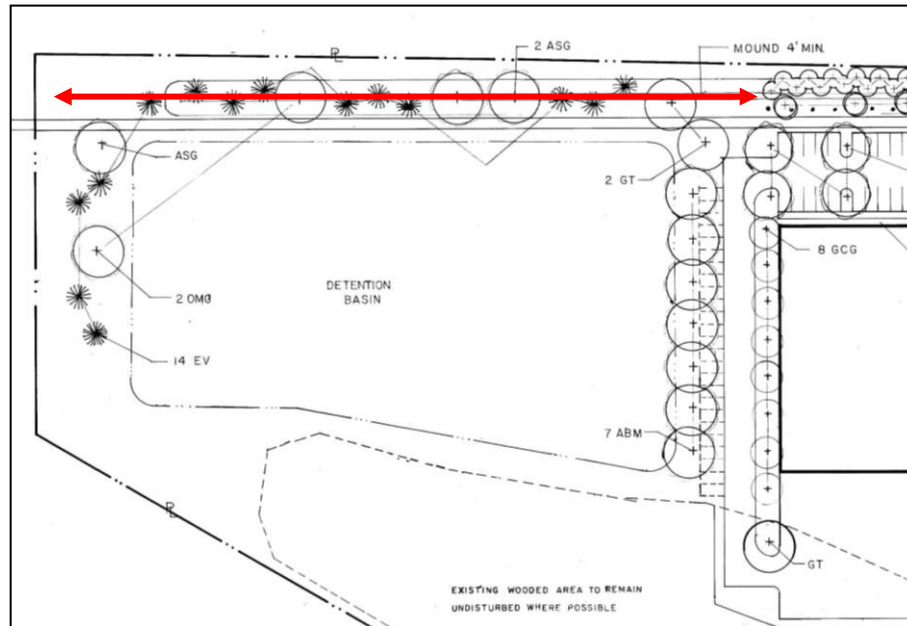
Building

9. Label overall building height on the elevations. Please be advised that the maximum permitted building height in the IND-2 zoning district is 35 feet.
10. Noting this project is being labeled as an “Innovation Center” and that the site is within one of the city’s CRAs providing tax abatement for real property improvements, additional architectural interest should be added to the proposed buildings through the introduction of additional finish materials, patterns, and colors to differentiate the project from a more standard light industrial project.

Response: Applicant believes the architecture is appropriate and a significant improvement to neighboring buildings as presented. This comment was not made in the initial review and the architecture is substantially similar. However, applicant’s architect is working on revisions for consideration and discussion prior to the December 5 meeting.

Landscaping

11. Additional landscaping is required along the western property line in the area highlighted below. Chapter 1136.07 of code (Landscape Buffer Relating to Uncomplimentary Land Uses) requires a continuous 80% opaque hedge, fence, wall or earthen mound in addition to screening of vehicular use areas.



Response: Earthen mound added to revised photometric plan.

12. Verify that the basin plantings meet the requirements for a tier 4 basin per the City’s Stormwater Design Manual. The landscaping shown around the proposed basin does not match what is listed in the notes on sheet L1. Additionally, it appears that some trees may be being counted for both basinlandscaping and other planting requirements and cannot be double counted.
13. Per chapter 136.09(a)(4) of code, a minimum of twenty (20) square feet of landscaped area is required for each fifty (50) lineal feet of building perimeter. These landscaped areas are to be constructed adjacent to the building and are to contain shrubs, ground cover, or other ornamental plantings. The average initial height of these plantings is to be twenty-four inches (24") minimum at five foot (5') maximum spacing.

Response: Condition met. See ‘Detail A’ of Landscape Plan.

14. All shrubs around the proposed monument sign need to be 24" tall at the time of installation. The "Viburnum" shown are listed as 18" in height.
Response: Updated to 24" on revised Landscape Plan.
15. The City's Urban Forester recommends that the six "Japanese Zelkova" trees between building one and Grove City Road be planted further to the north, to prevent damage to these trees when the future parking spaces shown on the plans are installed.
Response: Trees moved north on revised Landscape Plan.
16. Please be advised that burning bush ("Euon A 'Compactus'") is an invasive species and the city prefers another species of shrub is planted instead.
Response: Different species substituted on revised Landscape Plan.
17. Label the species of the plantings shown as "Compactor Screening".
Response: Labeled on revised Landscape Plan.
18. A tree preservation plan should be provided stating how all exiting trees on property that are to be saved during construction will be protected.
Response: As noted on revised Grading Plan and Landscape Plan.
19. A tree planting typical should be provided and state that 50% of burlap and wire cage will be removed from the root ball of all trees planted on site.
Response: See 'Detail B' on Landscape Plan.
20. All service structures are to be screened per chapter 1136.08 of code, and a note should be added to the plan sheets stating such.
Response: Note added to page 1 Landscape Plan.
21. All areas along Grove City Road that are disturbed during construction will need to be sodded if visible from the right-of-way.
Response: Note added to page 1 Landscape Plan defining boundary.

Engineering & Utilities

22. The relocated 30" storm will need to be placed in an easement since it is conveying offsite water. Additionally, the existing easement (or portions of) would need vacated.
CEC Response: Easement added.
23. Label the size of private fire and domestic water lines.
CEC Response: Sizes labeled on utility plan.
24. Fire hydrants will need to be added along the east side of both proposed buildings, as the distance between hydrants exceeds 300 feet.
CEC Response: Added on revised plan.
25. Please be advised that the 4" FDC shown is acceptable, unless the riser served is larger. Provide the riser size for clarification.
CEC Response: OK, as noted.
26. Label the hydrant along Grove City Road as public, noting that this will service the FDCs.
27. **CEC Response:** Labeled on revised plan.
28. Include record plan numbers and easement information for existing easements on plan sheets.
CEC Response: Included on revised plan.
29. Include the proposed sanitary easement along the west property line on plan sheets.
CEC Response: Included on revised plan.

30. Consider adding a catch basin at the northeast corner of the property (adjacent to 040-003258 and 040-003776) for added drainage relief.

CEC Response: The grade change does not allow a catch basin to be placed here.

Stormwater

31. Per the Stormwater Design manual, the elevation difference between top of bank and normal pool elevation cannot exceed 5 feet. Plans currently show a difference of 9 feet, which would require a waiver from the design manual. Please provide a justification on why this is unable to meet the design manual.

CEC Response: The storm must run under the shallow existing offsite storm that will be relocated around the new development. This creates a much deeper basin than the existing ground around it. Additionally, the developer has agreed to a smaller than typical release rate as a result to the downstream drainage issues which requires a basin with more storage. Because of this, a waiver will be needed.

32. Please be advised that the basin is required to include fountains per section 6.7.3 of the city's Stormwater Design Manual.

CEC Response: Included on revised plan.

Additional Comments

33. Please be advised that splitting the development into three parcels as indicated on the plan sheets will require a number of easements be recorded, including access easements, utility easements and Stormwater O&M agreements.

CEC Response: Proposed property lines and easements to be recorded on the final plat.

34. The signature block lines on the cover sheet should read City Administrator, Director of Public Service, Reviewed for the City of Grove City, and Fire Department Jackson Township. There are currently minor typos in these titles on the cover.

CEC Response: Updated and corrected on revised plan.

Please note that, based on the detail of the plans submitted, additional comments were generated during the review of your development plan. However please be advised that these comments do not need to be addressed for the development plan to proceed and have been provided to you to help expedite the review of the site construction / engineering plans.

35. Prior to construction plan approval, a copy of the permit to fill the wetland area must be provided.

CEC Response: OK, as noted.

36. The City of Columbus Division of Water (DOW) is responsible for the review and approval of water service plans associated with connecting to the public water system within the City of Grove City. The Developer will need to coordinate with the DOW to get an approved water service plan to install a water service tap/meter in conjunction with the Construction Plan development. A copy of this approved water service plan shall be provided to the City of Grove City prior to construction. The Developer is responsible for coordinating with the City of Grove City, Building Department for all fees and permits associated with water service including tapping fees, capacity fees, etc. (for Columbus and Grove City).

CEC Response: OK, as noted.

37. Along with the site improvement plan, a brief narrative will need to be provided regarding the intent for the existing sanitary that services the Edge Adhesives building to remain.

38. **CEC Response:** Noted as 'To Remain In Place' on Existing Conditions sheet on revised plan.

39. Construction plans will need to include notes regarding the relocation of a city streetlight at the western

cut onto Grove City Road.

CEC Response: Noted "T.B.R." on Existing Conditions sheet on revised plan.

Please revise your materials accordingly and submit a revised submission with a response letter indicating how each issue noted was addressed in the revised materials to the OneDrive folder provided to you by 5:00pm on Monday November 27th, 2023, to proceed on the December 5th, 2023, Planning Commission meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full-scale set of any plan sheets, to be folded and collated.**

This will allow us time to review the revisions prior to finalizing the agenda for the December Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the January Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, December 5th, 2023, in Council Chambers of City Hall at 1:30 p.m. The staff report for your application will be sent out by the end of day Friday December 1st, 2023. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at (614) 277-3024 or email dlogan@grovecityohio.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Dash Logan".

Dash Logan, AICP
Senior Planner

Grove City Innovation Center Project Narrative

The subject property includes 27.441 acres of undeveloped land. It is adjacent to Grove City Road to the north, the Edge Adhesives industrial building to the east, railroad tracks to the south, and a residential neighborhood to the west. The property is currently zoned IND2, the city's most intense Industrial zoning.

The project, as proposed, is scaled and planned to be a "softer" development and use than fully allowable under the current zoning of IND2. The project will maintain the existing zoning and does not require any material variances to the city's code as submitted. The two buildings, as located on the plan, are designed to be for "Flex" purposes (office entry in the front, industrial entry in the rear) and target small to mid-size users in this category, ultimately bringing additional employment opportunities to the community. The buildings can demise to accommodate Tenant spaces as small as 15-20,000 SF.

There is considerable pent-up demand in the flex/tech space in the central Ohio market and the project is seeking to accommodate and attract those organizations to Grove City. Additionally, the plan purposefully limits off-dock semi-trailer parking to eliminate the potential for major distribution users. The 200' depth of the buildings and the single-loaded dock space drives a very different user than a much deeper and double-loaded distribution building. There are several very good comparable examples in the central Ohio market of this type of building and development. An example of a very similar development that was recently completed and is fully leased indicating the targeted types of Tenants would be 850 and 870 Corduroy Drive in Lewis Center, Ohio.

The land use is consistent with the neighboring property to the east, although the development plan is of a considerably higher quality in terms of architectural and landscape design and materials, both a major focus for the project. The project will create a much-needed new access drive for the property and Edge Adhesives and will allow for both properties to better handle ground water with the upgraded grading and stormwater design and construction.

The project respects the neighboring residential use to the west in several ways. The buildings are oriented in a non-traditional manner with the rear of the buildings facing the main access drive (east) which is the opposite direction of the approximately 20 homes that share a property line. Additionally, the heavily landscaped plan, as required, along the western portion of the property line is substantial in terms of mounding and the quantity, quality, and size of plants.

Although it is not the most efficient way to layout the site plan, the project is compromising additional density to preserve the majority of the large (5 acres +/-), wooded area in the southern portion of the property. Thus, creating a significant amount of open space.

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, TOWNSHIP OF JACKSON,
VIRGINIA MILITARY SURVEY NUMBER 1383.

SCHEDULE B - PART II:

ITEMS 1-12 AND 21-22 ARE NOT SURVEY RELATED.

20. ANY UNRECORDED LEASES.

SCHEDULE B - PART II:

ITEMS 1-12 AND 17-21 ARE NOT SURVEY RELATED.

16. APPURTENANT EASEMENT: 45 FOOT RIGHT OF WAY AS CONTAINED IN A WARRANTY DEED FROM OSCAR HOFFMAN AND MARIE M. HOFFMAN, HUSBAND AND WIFE, TO MID CONTINENT CHEMICAL COMPANY RECORDED ON MAY 1, 1956 IN DEED BOOK 1954, PAGE 229, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOT LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON.

ALTA / NSPS TABLE A ITEMS:

- 9) NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. **THERE ARE NO DESIGNATED PARKING SPACES ON THE SURVEYED PROPERTY**

- 11(a) EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY.
(PLANS AND OR REPORTS PROVIDED BY THE CLIENT)

UTILITIES ARE DEPICTED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA PUBLICATION C/ASCE 38-02. ALL UTILITIES ARE DEPICTED AT QUALITY LEVEL C (QL-C) UNLESS OTHERWISE NOTED.

ASCE SUBSURFACE UTILITY DEPICTION:

QL-A PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL
EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITY

QL-B INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITY (811) MARKED.

QL-C INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES

QL-D INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

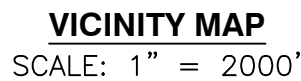
- 13) NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AS SHOWN.
- 14) AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET: **SUBJECT PARCEL IS LOCATED AT THE INTERSECTION OF GROVE CITY ROAD AND ELM STREET.**
- 16) THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 17) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 18) ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE AS SHOWN.

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO:
(I) THE CAMBER COMPANY, LLC
(II) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: JUNE 15, 2023

JEREMY L. VAN OSTRAN, P.S.
OHIO REGISTRATION/LICENSE NO. 8283

DATE _____



SURVEYOR'S NOTES:

- 1) FIELD WORK PERFORMED IN JUNE 2023.
- 2) THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN THE TITLE COMMITMENT SHOWN ON THIS SURVEY.
- 3) THE SUBJECT PARCEL HAS DIRECT ACCESS TO GROVE CITY ROAD, A PUBLICLY DEDICATED ROADWAY.
- 4) THE SUBJECT PARCEL IS CONTIGUOUS ALONG IT'S COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 87°40'11" EAST AS DETERMINED FOR THE CENTERLINE OF GROVE CITY ROAD BASED ON FIELD OBSERVATIONS PERFORMED IN JUNE, 2023 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON JUNE, 14 OF THE YEAR 2023.

IRON PINS

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

REVISION RECORD

DESCRIPTION

NO	DATE
----	------



Civil & Environmental Consultants, Inc.

**HIGHLAND REAL ESTATE
GROUP, LLC**

GROVE CITY, OHIO

**ALTA / NSPS
LAND TITLE SURVEY**

DATE:	JUNE 2023	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	DRAFT

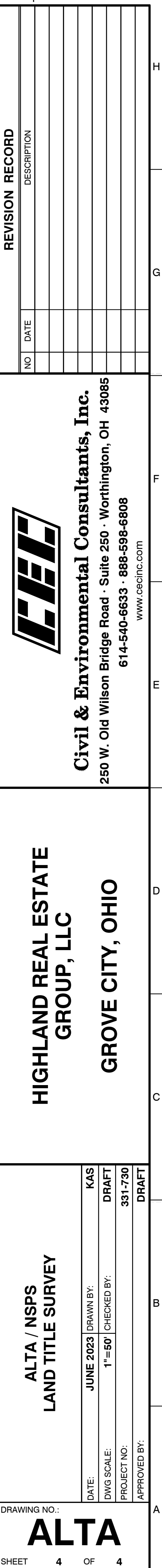
DRAWING NO.:

ALTA

SHEET 1 OF 4

HIGHLAND REAL ESTATE GROUP, LLC GROVE CITY, OHIO						 Civil & Environmental Consultants, Inc. 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cccinc.com							
ALTA / NSPS LAND TITLE SURVEY						REVISION RECORD							
DATE:	JUNE 2023	DRAWN BY:	KAS	NO	DATE	DESCRIPTION							
DWG SCALE:	N/A	CHECKED BY:	DRAFT										
PROJECT NO:	331-730	APPROVED BY:	DRAFT										

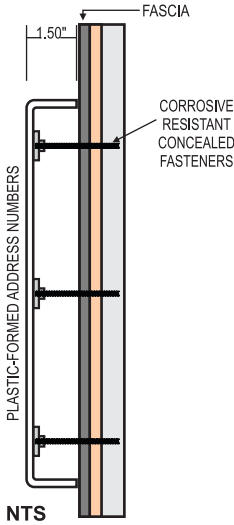




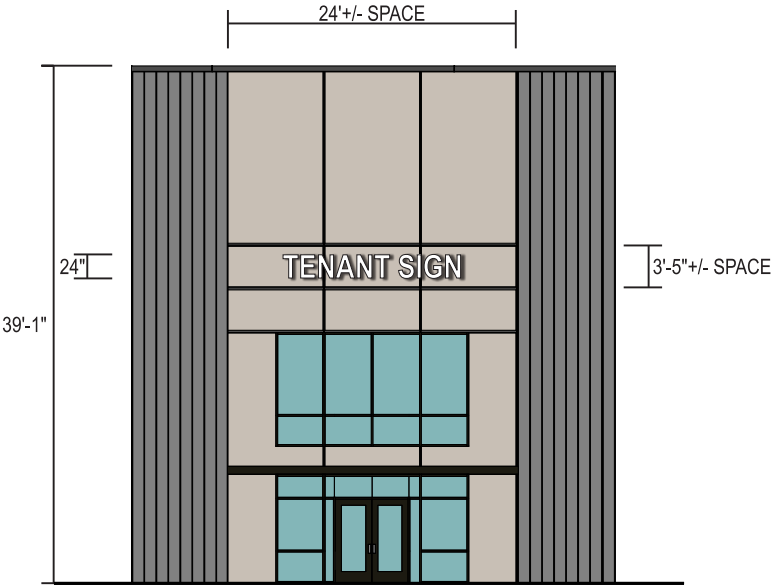
Non-Illuminated Dimensional Numbers

INDIVIDUAL PLASTIC FORMED ADDRESS NUMBERS.
1-1/2" DEEP NUMBERS ARE MOUNTED FLUSH TO FASCIA USING
1/4" x LENGTH STUDS AND SILICONE ADHESIVE INTO PRE-DRILLED BORES.

COLOR: TBD



TYPICAL TENANT NAME CENTERED IN SPACE (CHANNEL LETTERS - 50 SQ.FT. MAX)



Tenant Signs OPTION 1 - Illuminated Channel Letters

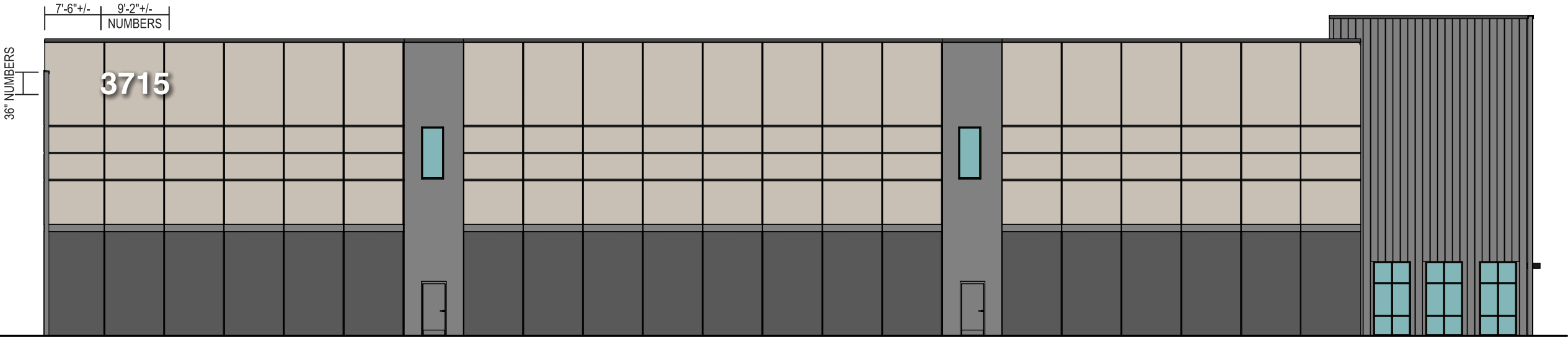
INDIVIDUAL ALUMINUM FORMED LETTERS.
TRANSLUCENT ACRYLIC FACES ILLUMINATED WITH LED LIGHT CLUSTERS HOUSED INSIDE EACH SHAPE. FACES
HELD IN WITH TRIMCAP RETAINERS.
4" DEEP FABRICATED LETTERS ARE MOUNTED TO FASCIA USING STANDOFF SPACERS AND 1/4" x 3" FASTENERS
(TBD).
REMOTE ELECTRIC & POWER UNITS.
PRIMARY ELECTRIC POWER BROUGHT TO SITE BY OTHERS.

COLORS:
LETTER FACES - TBD
TRIMCAP & RETURNS - TBD

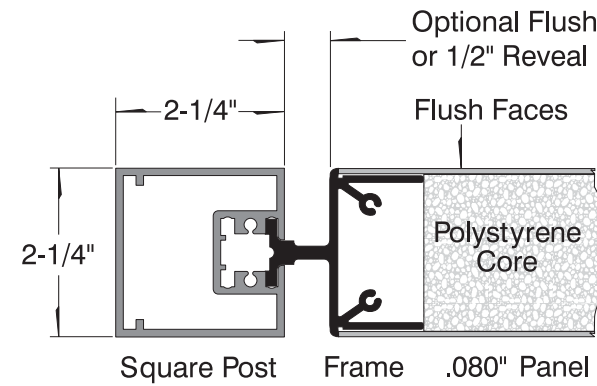
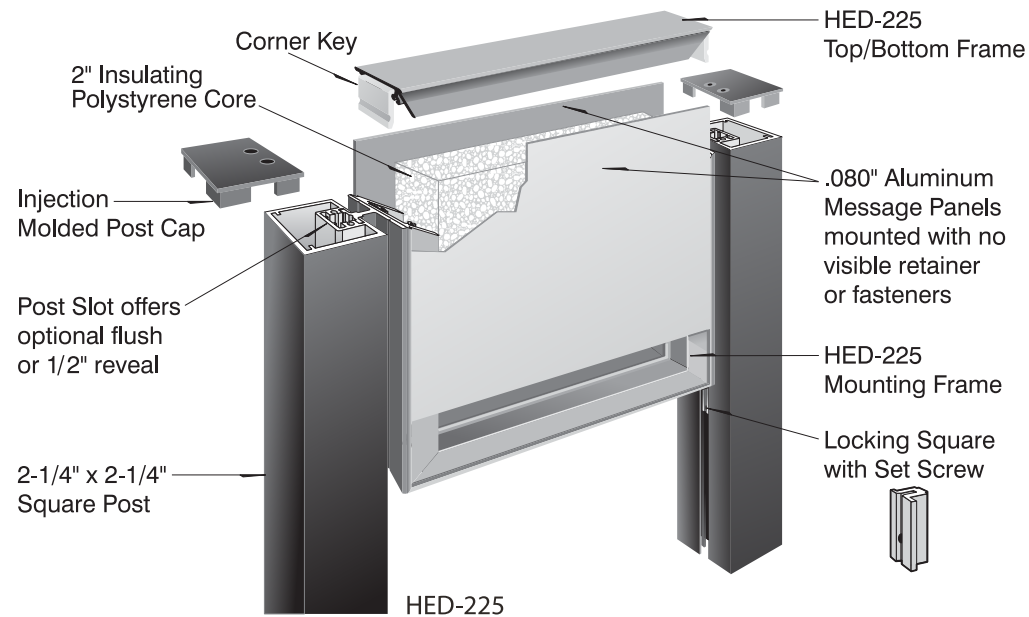
Tenant Signs OPTION 2 - Non-Illuminated Dimensional Letters

INDIVIDUAL 1/2" THICK ROUTED ACRYLIC LETTERS ARE CONCEALED STUD MOUNTED TO FASCIA USING
STANDOFF SPACERS AND SILICONE ADHESIVE INTO PRE-DRILLED BORES.

COLOR: TBD

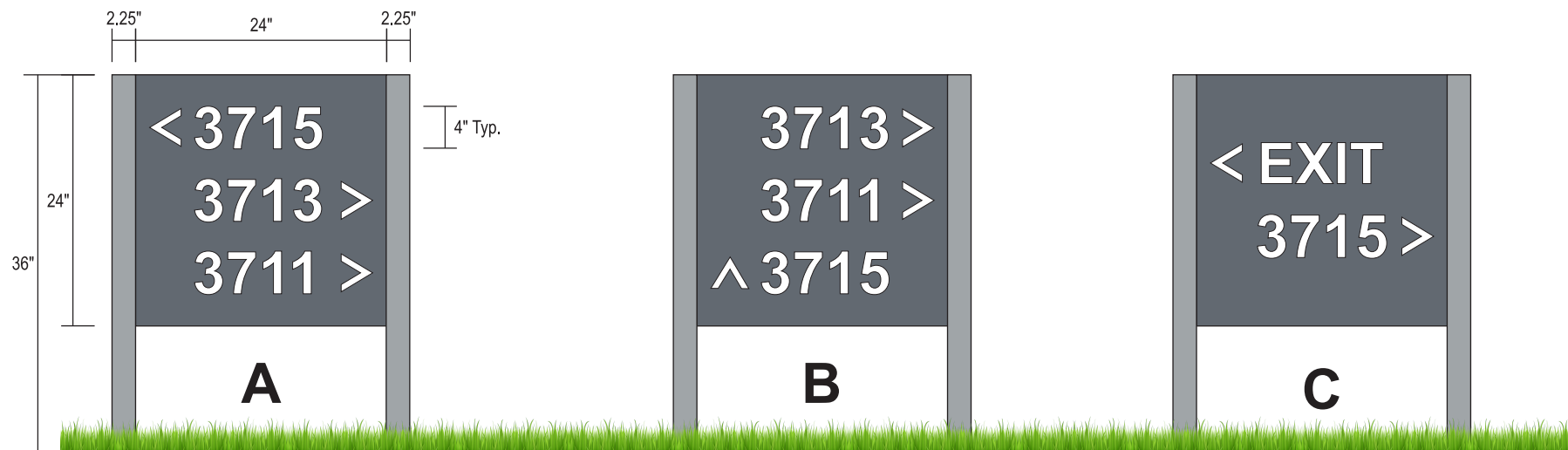


SCALE 1/16" = 1' CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION PAGE 3



(3) S.F. ALUMINUM POST AND PANEL VEHICULAR WAYFINDING SIGNS.

.080" THICK PAINTED ALUMINUM PANELS WITH HIGH PERFORMANCE VINYL GRAPHICS (FONT - SWIS 721 BT) APPLIED. POSTS SET IN CONCRETE CAISSONS 3 FT. DEEP.
COLORS: TBD



SCALE 3/4" = 1'

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

PAGE 2

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CLIENT APPROVAL _____ DATE _____

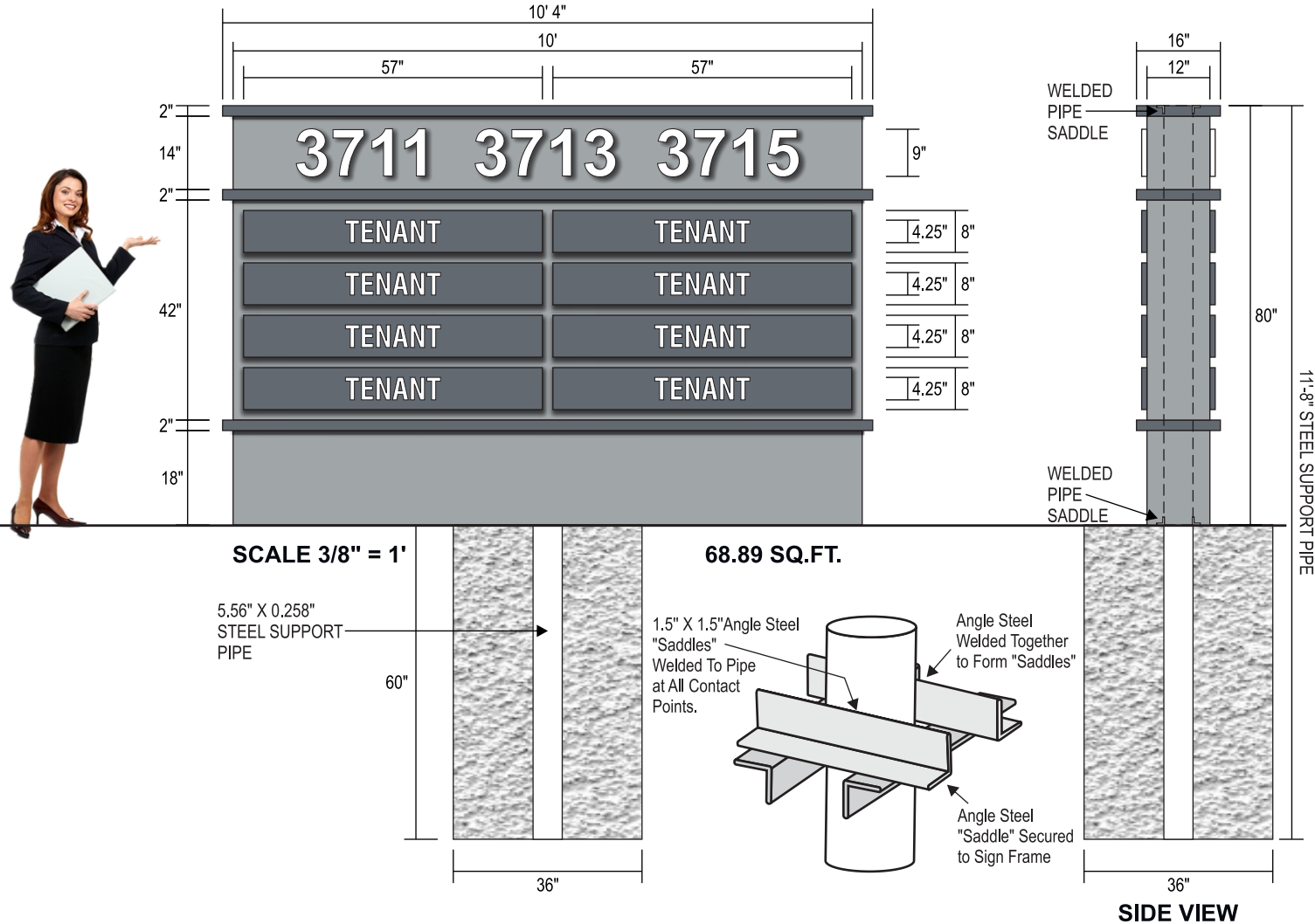
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME 3907 GROVE CITY RD
LOCATION _____
CITY COLUMBUS STATE OHIO

REVISION 8-30-23

SALES NIELS
DESIGN RAF
SIZE 14

DATE 8-23-23
SCALE Noted
PROJECT# 23521



(1) DF Monument Sign with Tenant Panels

OPTION 1 - INTERNALLY ILLUMINATED

ALUMINUM CABINET, SKIRT AND TRIM - ALL WELDED CONSTRUCTION OVER WELDED ALUMINUM ANGLE FRAMEWORK, PRIMED AND PAINTED. ADDRESS NUMBERS ROUTED OUT OF FACE PANEL AND BACKED WITH 3/4" THICK PUSH-THRU CLEAR ACRYLIC FACED WITH TRANSLUCENT WHITE VINYL. NUMBERS ARE FACE AND RETURN (HALO) ILLUMINATED. (8) EACH SIDE TENANT PANELS ARE "SHOEBOX" STYLE FABRICATED ALUMINUM WITH 1" DEEP BRAKE-FORMED RETURNS. TENANT COPY AND/OR GRAPHICS, TO BE DETERMINED, ARE ROUTED OUT OF EACH PANEL AND BACKED WITH 1/8" THICK TRANSLUCENT WHITE ACRYLIC.EACH PANEL SECURED TO CABINET USING COUNTERSUNK SCREWS ALONG RETURNS AND ARE REMOVABLE FOR REPLACEMENT.

CABINET IS ILLUMINATED WITH INTERNAL HIGH OUTPUT WHITE LED GRID WITH POWER SUPPLY CONVERTORS **UL LISTED #E153594** HOUSED IN CABINET CONNECTED TO 120V AC ELECTRICAL FEED RUN TO LOCATION BY OTHERS.

SUPPORT CONSISTS OF SINGLE 5.563" OD X 0.258" WALL STEEL PIPE WELDED TO PIPE SADDLES IN CABINET FRAMEWORK. PIPE IS SET IN 36" DIA. X 5 FT. DEEP CONCRETE CAISSON.

CABINET COLORS - TBD

PUSH-THRU ADDRESS NUMBERS - FONT: ARIAL BOLD

FACED WITH 3M 3630-20 WHITE VINYL

TENANT COPY/GRAPHICS - FONT: SWIS721 CN BT - ON WHITE ACRYLIC

OPTION 2 - EXTERNALLY (SPOT) ILLUMINATED

CABINET CONSTRUCTION REMAINS THE SAME AS ABOVE.

1/2" THICK ROUTED, PAINTED ACRYLIC ADDRESS NUMBERS CONCEALED STUD MOUNTED TO CABINET.

TENANT PANEL GRAPHICS ARE HIGH PERFORMANCE WHITE VINYL, 3M 7725-10, APPLIED TO EACH TENANT PANEL.

EXTERNAL ILLUMINATION BROUGHT TO SITE BY OTHERS.

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

STORMWATER MANAGEMENT REPORT

GROVE CITY INNOVATION CENTER

GROVE CITY, FRANKLIN COUNTY, OHIO

Prepared For:

THE CAMBER COMPANY, LLC
DUBLIN, OH 43017

Prepared By:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085

CEC 331-666
NOVEMBER 2023



11/1/2023

Received By:
Grove City Development
11/2/23



Civil & Environmental Consultants, Inc.

PROJECT SUMMARY

Project Name: Grove City Innovation Center
Location: City of Grove City, Franklin County, OH
Reviewing Agency: Grove City Engineer

HYDROLOGIC SUMMARY

Rainfall Data: Per “*City of Grove City Stormwater Drainage Manual*”
1-yr: 1.88"
2-yr: 2.25"
5-yr: 2.79"
10-yr: 3.24"
25-yr: 3.88"
50-yr: 4.42"
100-yr: 5.00"

Rainfall Distribution: NOAA Atlas 14, 12 hour
Retention Policy: City of Grove City/Ohio’s Rainwater and Land
Development Manual
Water Quality: Ohio EPA
Hydrology Modeling Program: HydroCAD

DESIGN SUMMARY

Retention: Wet Retention Basin
Water Quality: Wet Retention Basin
Receiving Water Body: Unnamed Tributary to Scioto River

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	HYDROLOGIC ANALYSIS	2
3.0	PRE-DEVELOPED ANALYSIS	3
4.0	POST-DEVELOPED ANALYSIS.....	4
5.0	RETENTION BASINS & OUTLET DESIGN	6
6.0	WATER QUALITY	7
7.0	SEDIMENTATION	8
9.0	CONCLUSION	9

APPENDICES

Appendix A:	Pre-Developed Calculations
Appendix B:	Post-Developed Calculations
Appendix C:	Critical Storm Calculations
Appendix D:	Post-Developed Basin, Direct Release & Overall Combined Calculations
Appendix E:	Water Quality Calculations
Appendix F:	Sediment Basin Calculations
Appendix H:	Pre & Post-Developed Drainage Maps
Appendix I:	Soils Report

TABLES

Table 1:	North On-site Drainage Area Summary of Release Rates
Table 2:	South On-site Drainage Area Summary of Release Rates
Table 3:	Basin Summary of Release Rates (on-site only)

1.0 INTRODUCTION

The following report provides a detailed analysis of the Stormwater Management Plan for the Grove City Innovation Center development. The proposed site is located on the southwest corner of Grove City Road and Curtis Ave, in the City of Grove City, Franklin County, Ohio.

Stormwater runoff and water quality for the project will be handled by a wet retention basin on the south side of the site. The basin will utilize a lift station and force main to outlet to the existing downstream storm structure.

2.0 HYDROLOGIC ANALYSIS

Hydrologic parameters such as Runoff Curve Number and Time of Concentration were determined using the Natural Resources Conservation Service (NRCS) methodology. The 1-, 2-, 5-, 10-, 25-, 50-, and 100-year storm event discharge amounts were calculated using the Huff, 2nd quartile method. This analysis reflects the NOAA Atlas 14, 12 hour storm duration.

3.0 PRE-DEVELOPED ANALYSIS

For the north pre-developed conditions, the drainage area consists of 8.94 acres with Type C soils and a 23.3-minute time of concentration.

Area	CN	Description
3.21 Ac.	70	Woods, Good, HSG C
5.29 Ac.	74	>75% Grass Cover, Good, HSG C
0.44 Ac.	98	Paved Parking, HSG C
8.94 Ac.	74	Weighted Average

For the south pre-developed conditions, the drainage area consists of 12.75 acres with Type C soils and a 12.5-minute time of concentration.

Area	CN	Description
3.10 Ac.	70	Woods, Good, HSG C
9.60 Ac.	74	>75% Grass Cover, Good, HSG C
0.05 Ac.	98	Paved Parking, HSG C
12.75 Ac.	74	Weighted Average

Refer to Appendix A for the pre-developed flow rates.

4.0 POST-DEVELOPED ANALYSIS

For the north post-developed conditions, the drainage area consists of 0.93 acres with Type D soils and an 11.0-minute time of concentration.

Area	CN	Description
0.88 Ac.	80	>75% Grass cover, Good, HSG D
0.05 Ac.	98	Paved parking, HSG D
0.93 Ac.	81	Weighted Average

For the south post-developed conditions, the drainage area consists of 21.13 acres with Type D soils and a 25.5-minute time of concentration.

Area	CN	Description
5.10 Ac.	80	>75% Grass cover, Good, HSG D
2.37 Ac.	98	Water Surface, HSG D
7.46 Ac.	98	Paved parking, HSG D
6.20 Ac.	98	Roofs, HSG D
21.13 Ac.	92	Weighted Average

Refer to Appendix B for the post-developed flow rates.

Due to the increase in runoff, stormwater management will be required for the proposed development. One wet retention basin will be constructed on the south side of the project site. Per the City of Grove City stormwater regulations, the critical storm method shall be utilized to determine the allowable release rates. Under this methodology, runoff from storm events less than or equal to the critical storm shall be released from the site at a rate no greater than the peak runoff during the 1-year storm event under pre-developed conditions. Runoff from larger storm events shall be detained to the existing peak flow rates.

The north post-developed 1-year runoff volume decreased 83% from the pre-developed condition; this results in a 1-year critical storm event.

$$\% \text{ Increase} = [(2,483 - 14,505) / 14,505] \times 100 = 83\%$$

The south post-developed 1-year runoff volume increases 536% from the pre-developed condition; this results in a 100-year critical storm event.

$$\% \text{ Increase} = [(121,532 - 19,122) / 19,122] \times 100 = 536\%$$

Refer to Appendix C for the critical storm calculations.

Additionally, due to downstream capacity issues noted by the City, EMH&T calculated the approximate release rates based on pipe capacity and the project's percentage of total tributary

area to the outfall of the storm sewer system. Because of this, the allowable release rates were further restricted. See tables below.

Table 1: North On-site Drainage Area Summary of Release Rates				
Storm Event (yr)	Pre Developed Peak-Flow (cfs)	Post Developed Peak-Flow (cfs)	Allowable Peak Out-Flow (cfs)	Direct Release Out-Flow (cfs)
1	0.59	0.12	0.59	0.12
2	0.98	0.17	0.98	0.17
5	1.65	0.26	1.65	0.26
10	2.27	0.34	1.76*	0.34
25	3.23	0.45	1.76*	0.45
50	4.09	0.55	1.76*	0.55
100	5.05	0.66	1.76*	0.66

*The allowable basin peak out-flow will further be detained below the capacity of the receiving storm sewer system per the EMH&T study.

Table 2: South On-site Drainage Area Summary of Release Rates				
Storm Event (yr)	Pre Developed Peak-Flow (cfs)	Post Developed Peak-Flow (cfs)	Allowable Peak Out-Flow (cfs)	Basin Peak Out-Flow (cfs)
1	0.76	6.26	0.76	0.36
2	1.30	7.87	0.76	0.41
5	2.23	10.24	0.76	0.48
10	3.11	12.20	0.76	0.52
25	4.46	14.99	0.76	0.58
50	5.67	17.33	0.76	0.63
100	7.03	19.93	0.76	0.67

Refer to Appendix D for the post-developed flow rates from the direct release area, retention basin and total combined flow rates.

5.0 RETENTION BASINS & OUTLET DESIGN

Retention Basin Design Elevations:

839.00 to 849.00- Sediment Storage

849.00 to 849.83 –WQ Zone

849.83 to 857.00 – Detention Zone

857.00 to 858.00 – Spillway Zone

Top of Basin – 858.00

100-yr Peak Elevation – 853.47

Retention Basin Principal Spillway:

Outlet pipe: 12" @ Invert 848.90 to Invert 848.65 (25' @ 1.00% Slope)

WQ Orifice: 3.5" @ Invert 849.00

24"W x 6"H Window @ Invert 853.50

Catch Basin: Top of Grate @ Invert 855.00

Retention Basin Emergency Spillway:

20' Wide Earthen Spillway @ Invert 857.00

Table 3: Basin Summary of Release Rates (on-site only)			
Storm Event (yr)	Peak Out-Flow (cfs)	Peak Elevation (ft)	Peak Storage (cf)
1	0.36	850.43	89,329
2	0.41	850.80	114,401
5	0.48	851.35	151,941
10	0.52	851.80	183,806
25	0.58	852.42	229,734
50	0.63	852.93	268,882
100	0.67	853.47	311,282

Refer to Appendix D for the post-developed flow rates from the retention basin.

6.0 WATER QUALITY

The Ohio EPA requires that the water quality volume for wet basins be detained for a period of 24 hours while releasing less than half of that volume in the first 8 hours.

The retention basin will treat a water quality volume of 50,585 cu. ft. for the 21.13-acre tributary area, which has a corresponding required top of water quality elevation of 849.83. Drawdown of the water quality volume will be accomplished with a 3.5" orifice attached to the proposed principal spillway.

Refer to Appendix E for the water quality calculations.

7.0 SEDIMENTATION

The proposed basins will be utilized as a sediment basin during construction. A temporary skimmer will be attached to the principal spillway and will provide the proper 48-hour drawdown.

Sediment shall be removed and the sediment basin restored to its original dimensions when sediment has filled 50% of the design depths of the sediment storage zone.

After construction is complete and 70% of the upstream drainage area is established, the sediment basin will be converted to the post-construction retention basin.

Refer to Appendix F for the sediment basin calculations.

9.0 CONCLUSION

The proposed wet basin meets all requirements for retention and water quality as set forth by the City of Grove City and the Ohio EPA for the proposed Grove City Innovation Center development.

APPENDIX A

PRE-DEVELOPED CALCULATIONS

331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

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Page 1

Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 0.59 cfs @ 6.09 hrs, Volume= 0.220 af, Depth= 0.30"

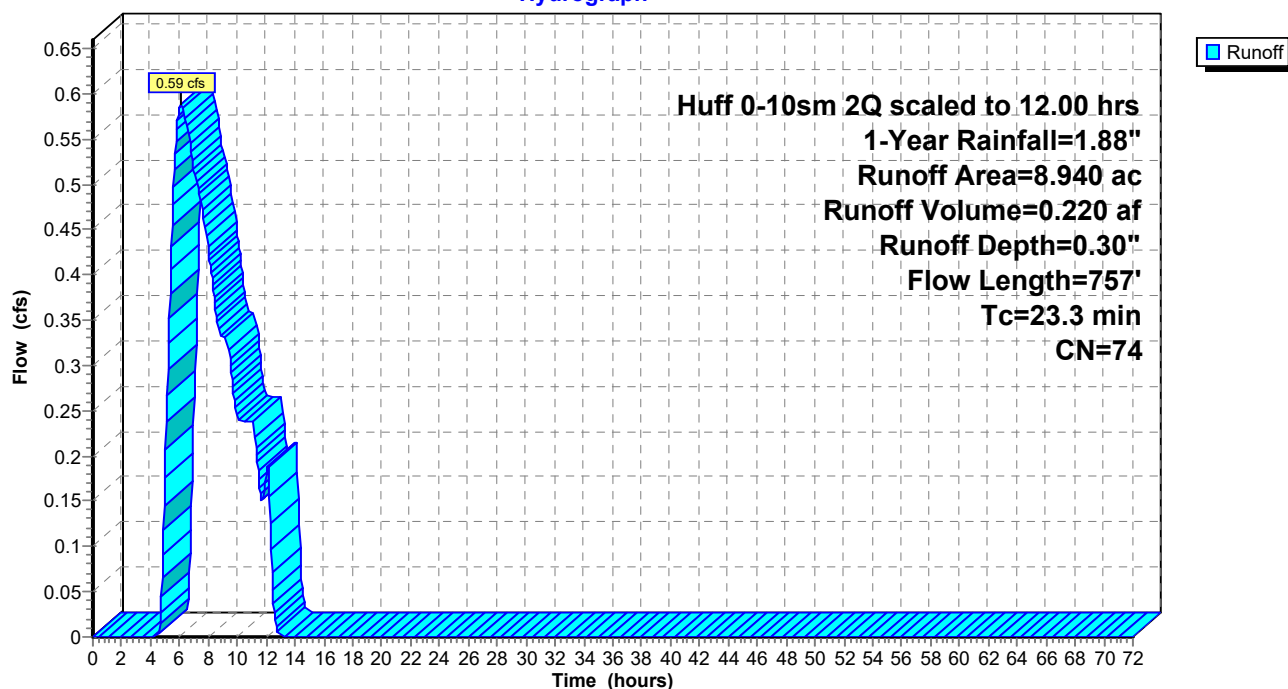
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 0.98 cfs @ 5.94 hrs, Volume= 0.352 af, Depth= 0.47"

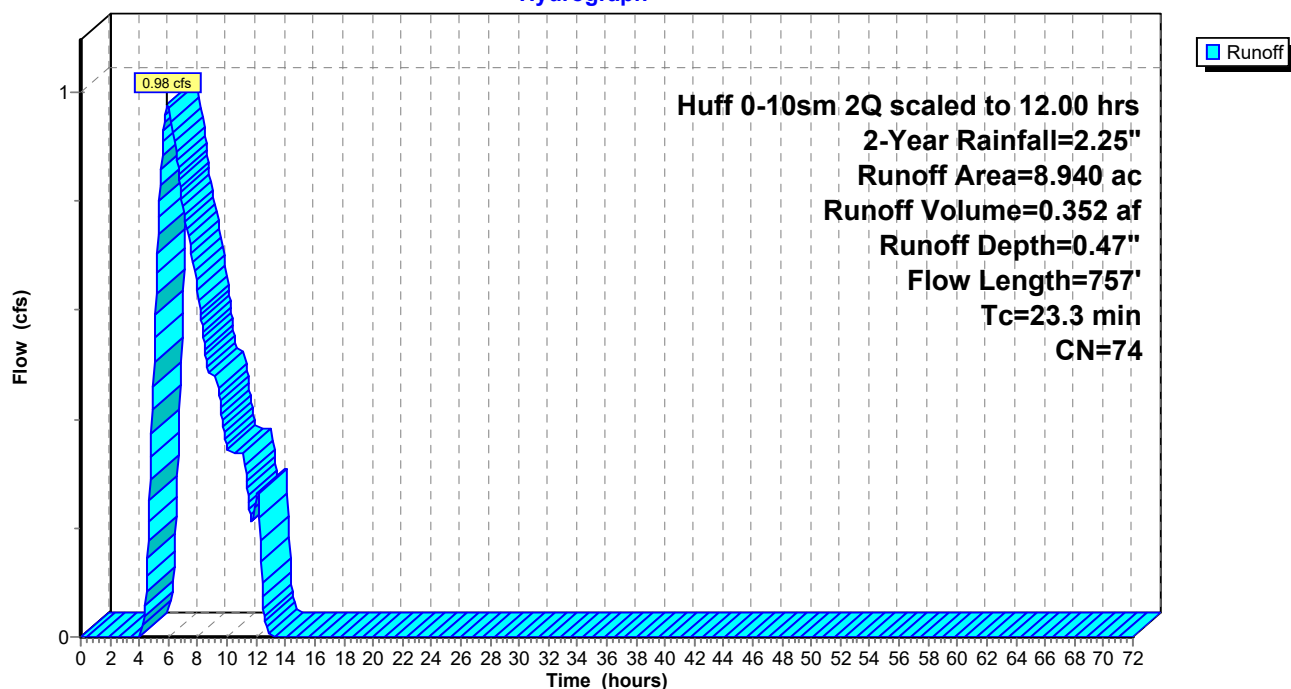
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 2-Year Rainfall=2.25"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 1.65 cfs @ 5.82 hrs, Volume= 0.580 af, Depth= 0.78"

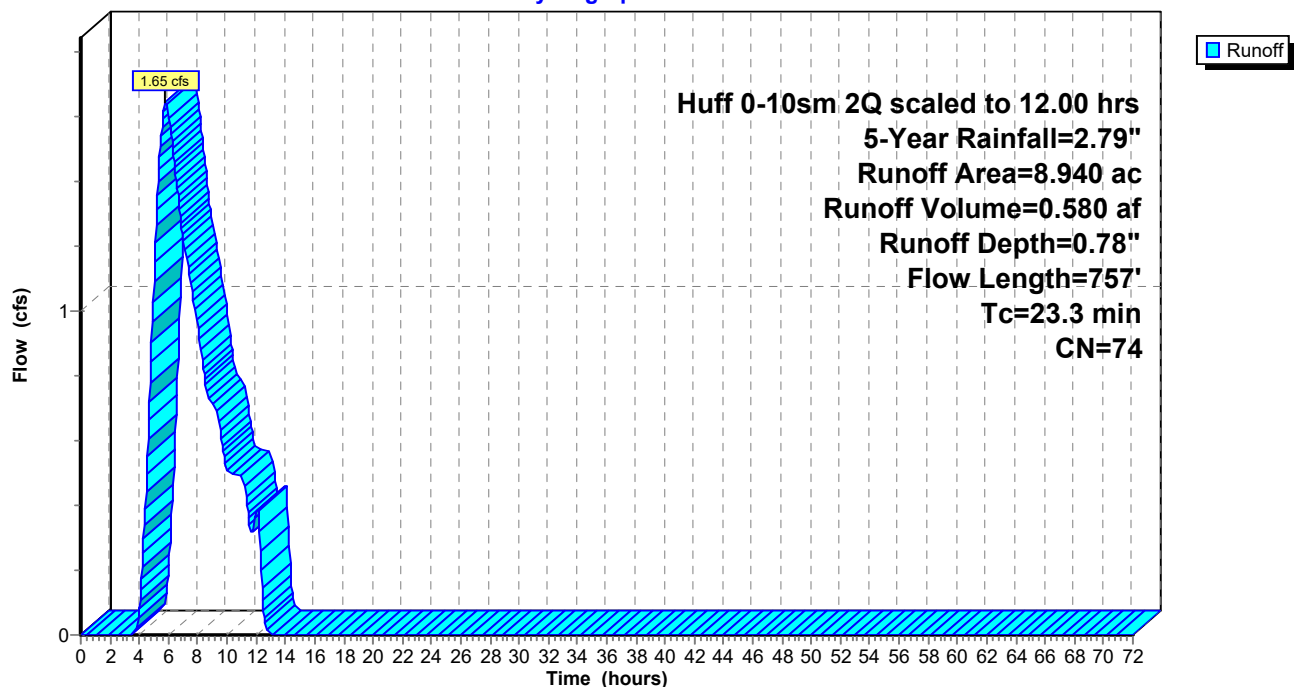
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 5-Year Rainfall=2.79"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 2.27 cfs @ 5.76 hrs, Volume= 0.793 af, Depth= 1.06"

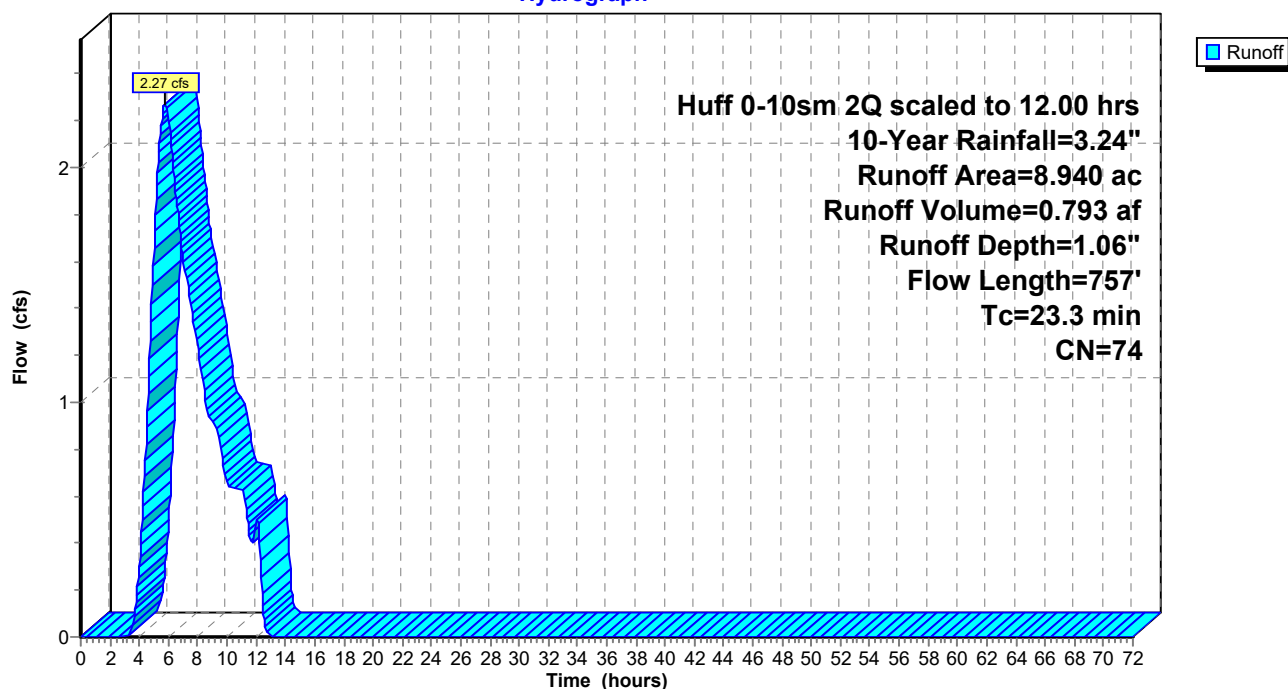
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 10-Year Rainfall=3.24"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 25-Year Rainfall=3.88"

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Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 3.23 cfs @ 5.71 hrs, Volume= 1.124 af, Depth= 1.51"

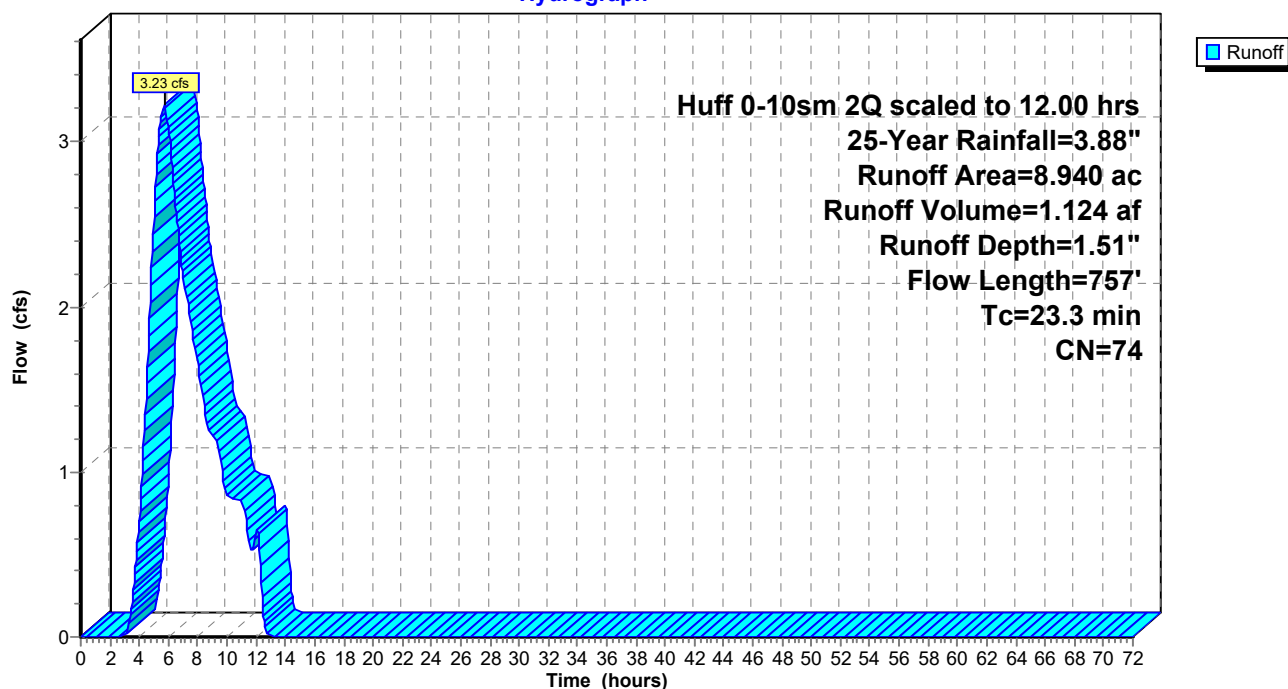
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 25-Year Rainfall=3.88"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 50-Year Rainfall=4.42"

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Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 4.09 cfs @ 5.68 hrs, Volume= 1.424 af, Depth= 1.91"

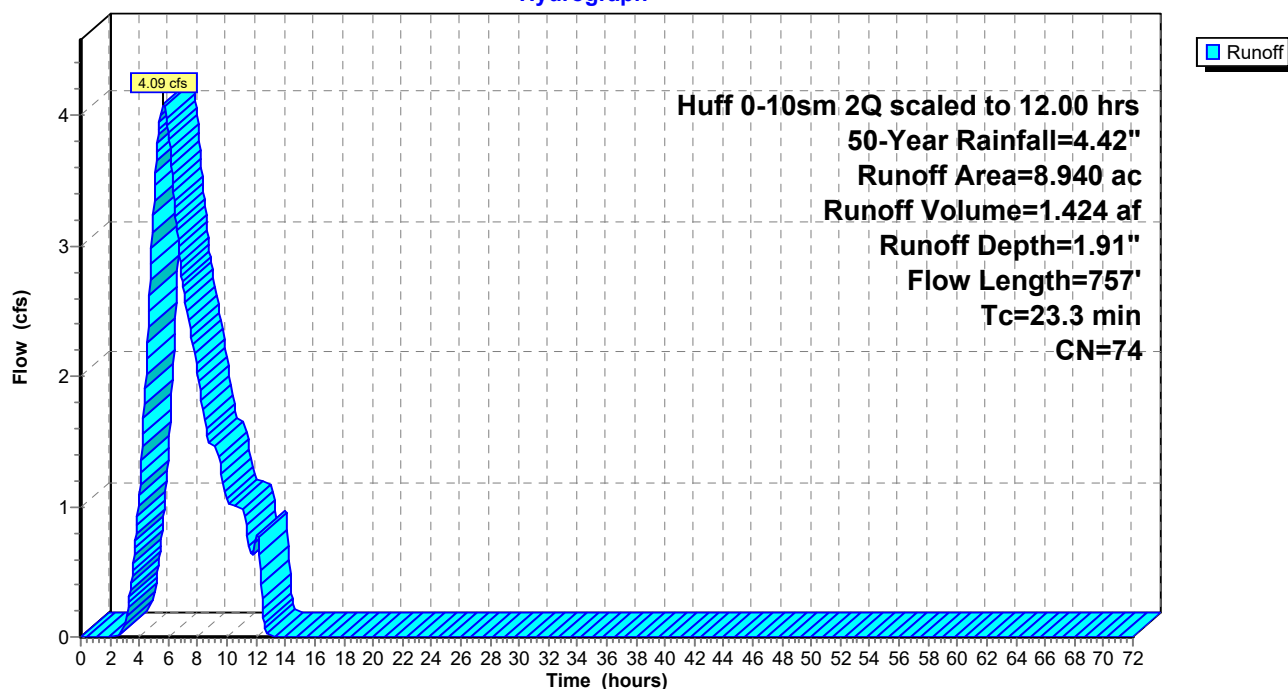
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 50-Year Rainfall=4.42"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 100-Year Rainfall=5.00"

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Summary for Subcatchment 1S: PRE (NORTH)

Runoff = 5.05 cfs @ 5.65 hrs, Volume= 1.761 af, Depth= 2.36"

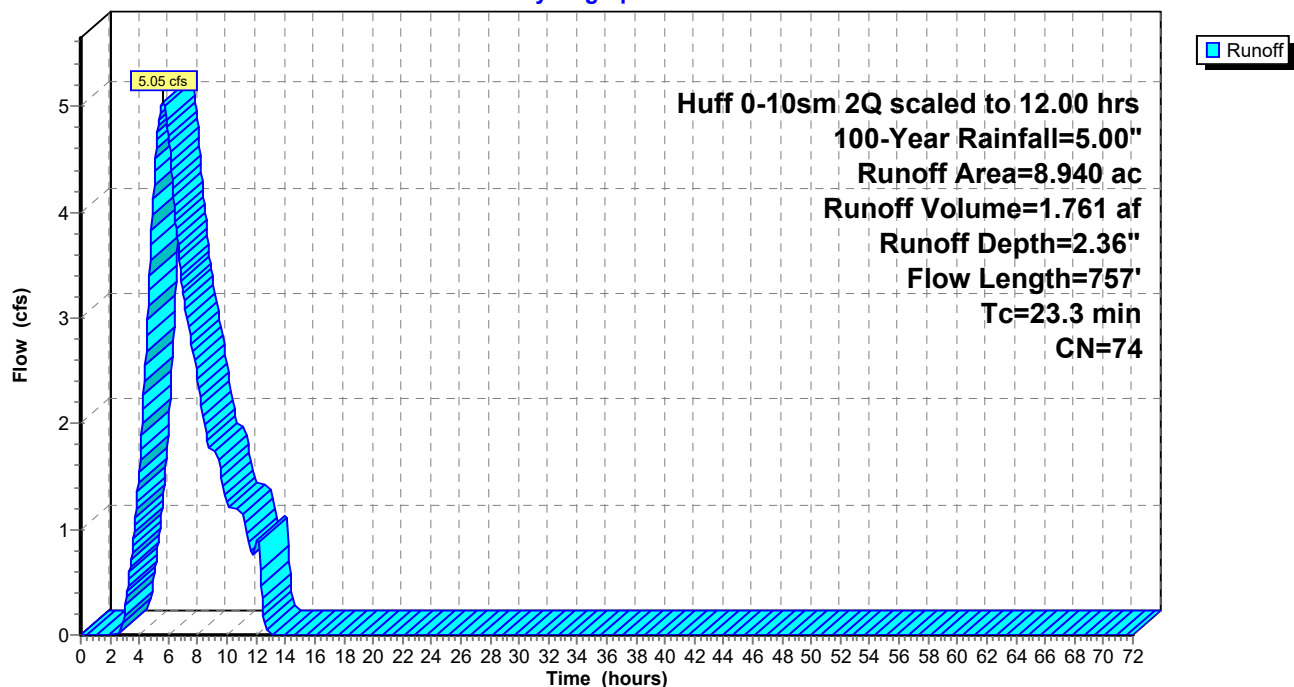
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 100-Year Rainfall=5.00"

Area (ac)	CN	Description
3.210	70	Woods, Good, HSG C
5.290	74	>75% Grass cover, Good, HSG C
0.440	98	Paved parking, HSG C
8.940	74	Weighted Average
8.500		95.08% Pervious Area
0.440		4.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.0	100	0.0064	0.10		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
3.6	375	0.0131	1.72		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
2.7	282	0.0134	1.74		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
23.3	757	Total			

Subcatchment 1S: PRE (NORTH)

Hydrograph



Summary for Subcatchment 2S: PRE (SOUTH)

Runoff = 0.76 cfs @ 5.96 hrs, Volume= 0.285 af, Depth= 0.27"

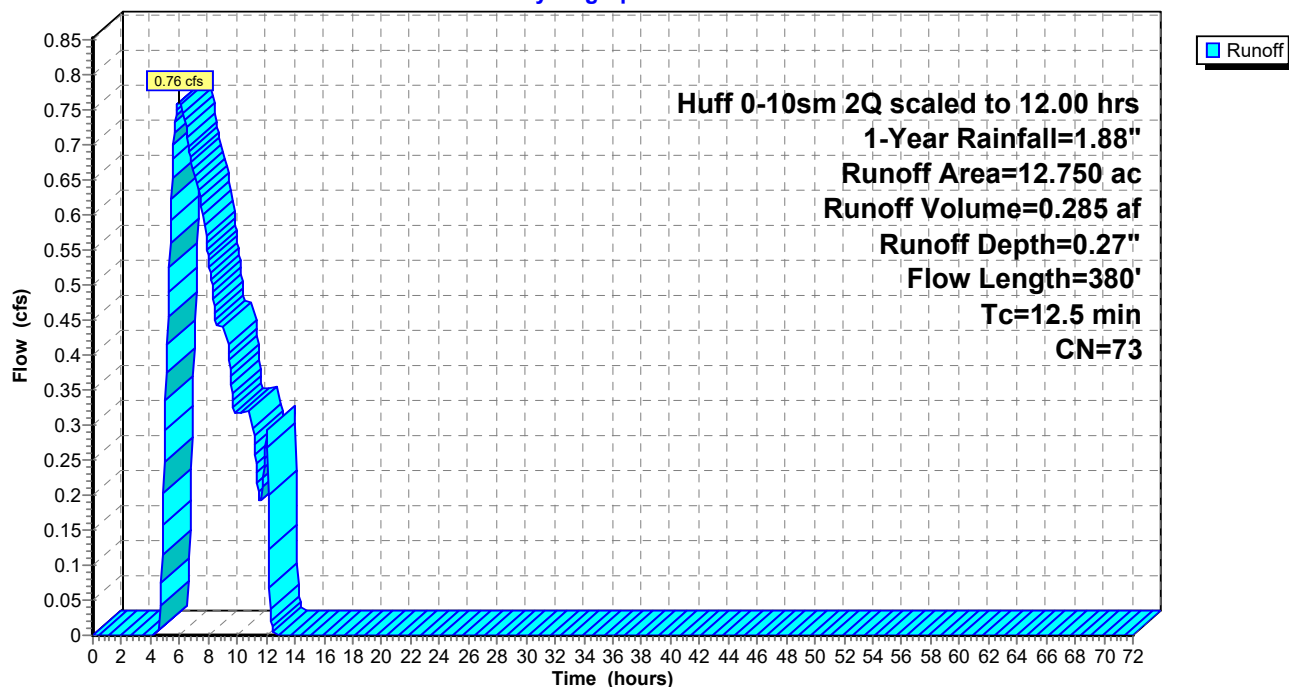
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)

Hydrograph



Summary for Subcatchment 2S: PRE (SOUTH)

Runoff = 1.30 cfs @ 5.79 hrs, Volume= 0.465 af, Depth= 0.44"

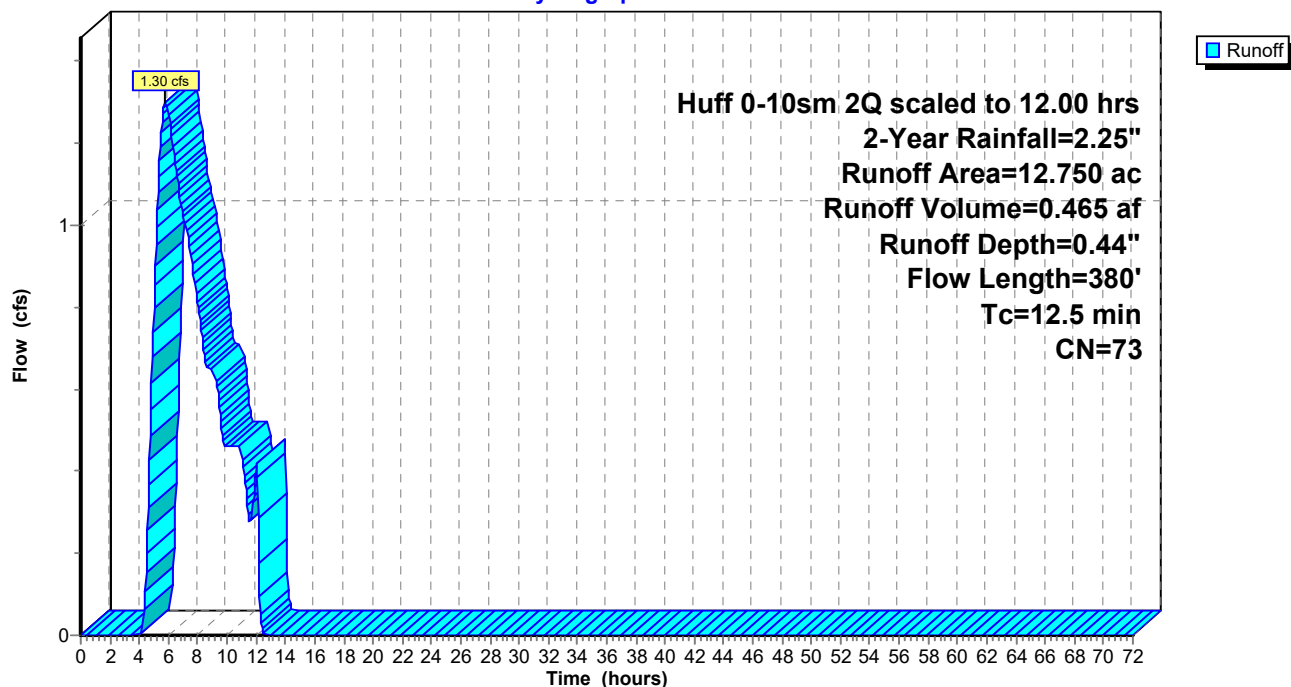
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 2-Year Rainfall=2.25"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)

Hydrograph



Summary for Subcatchment 2S: PRE (SOUTH)

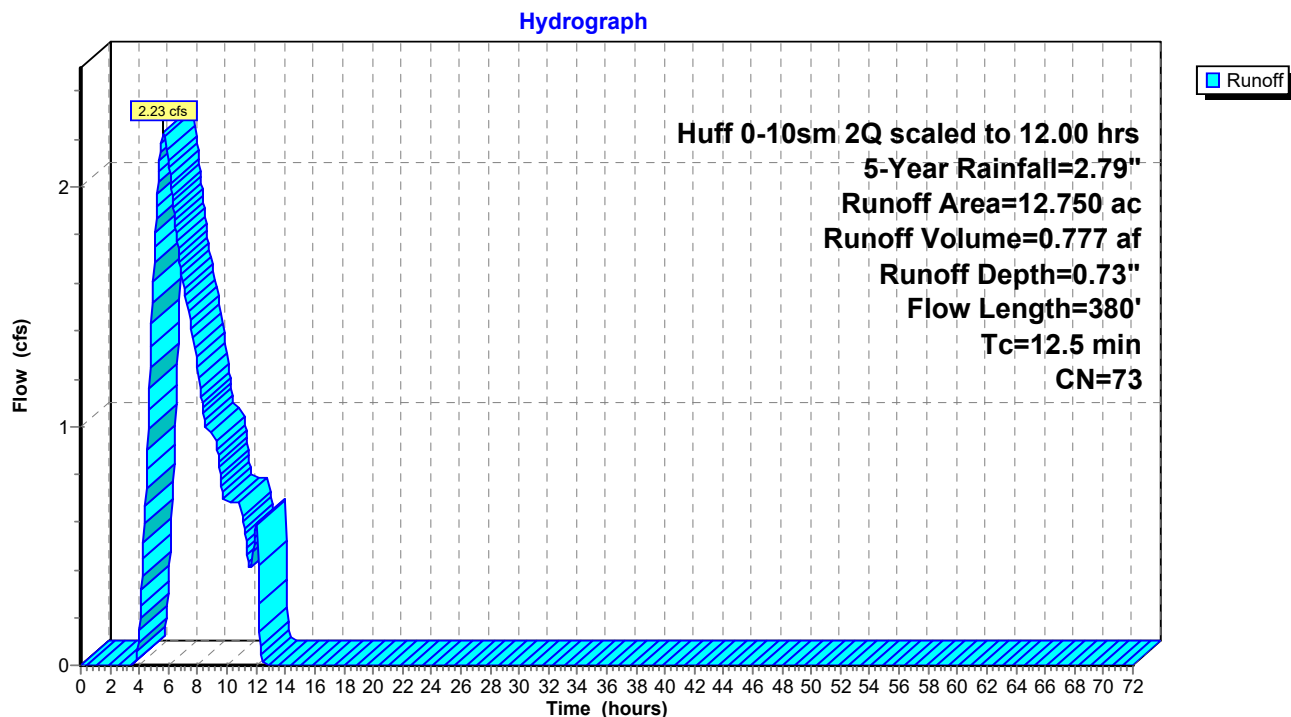
Runoff = 2.23 cfs @ 5.66 hrs, Volume= 0.777 af, Depth= 0.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 5-Year Rainfall=2.79"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)



Summary for Subcatchment 2S: PRE (SOUTH)

Runoff = 3.11 cfs @ 5.61 hrs, Volume= 1.071 af, Depth= 1.01"

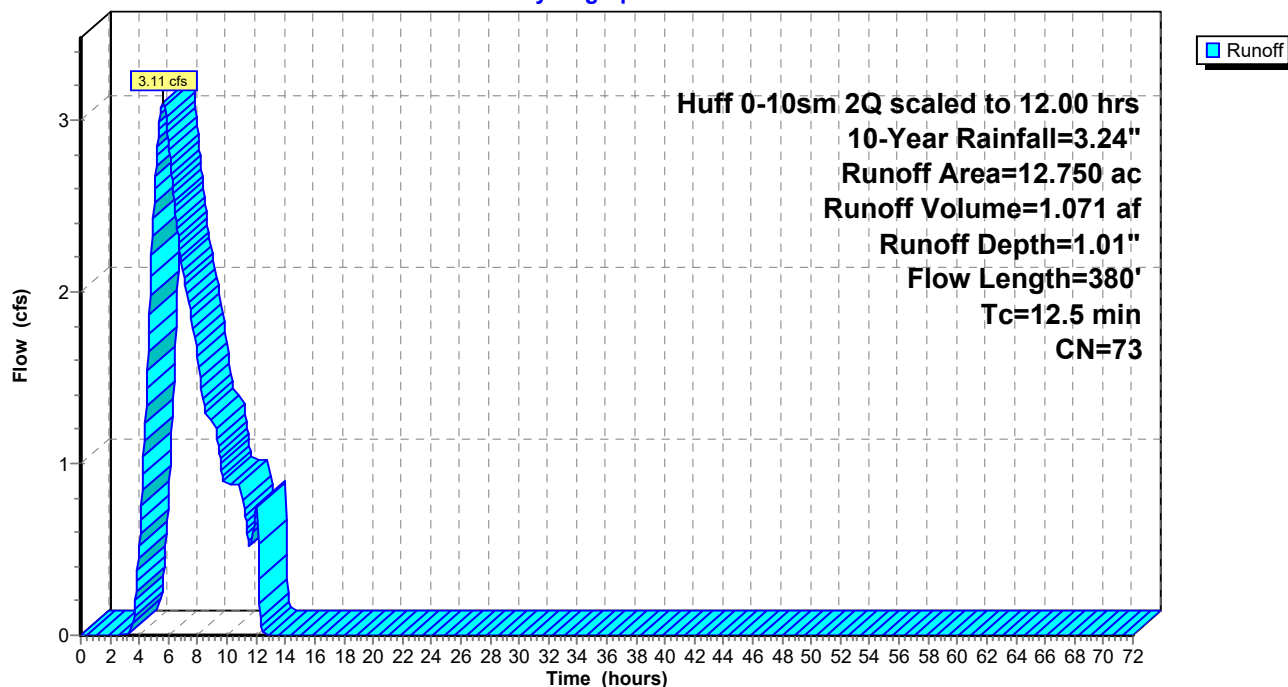
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 10-Year Rainfall=3.24"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)

Hydrograph



Summary for Subcatchment 2S: PRE (SOUTH)

Runoff = 4.46 cfs @ 5.57 hrs, Volume= 1.532 af, Depth= 1.44"

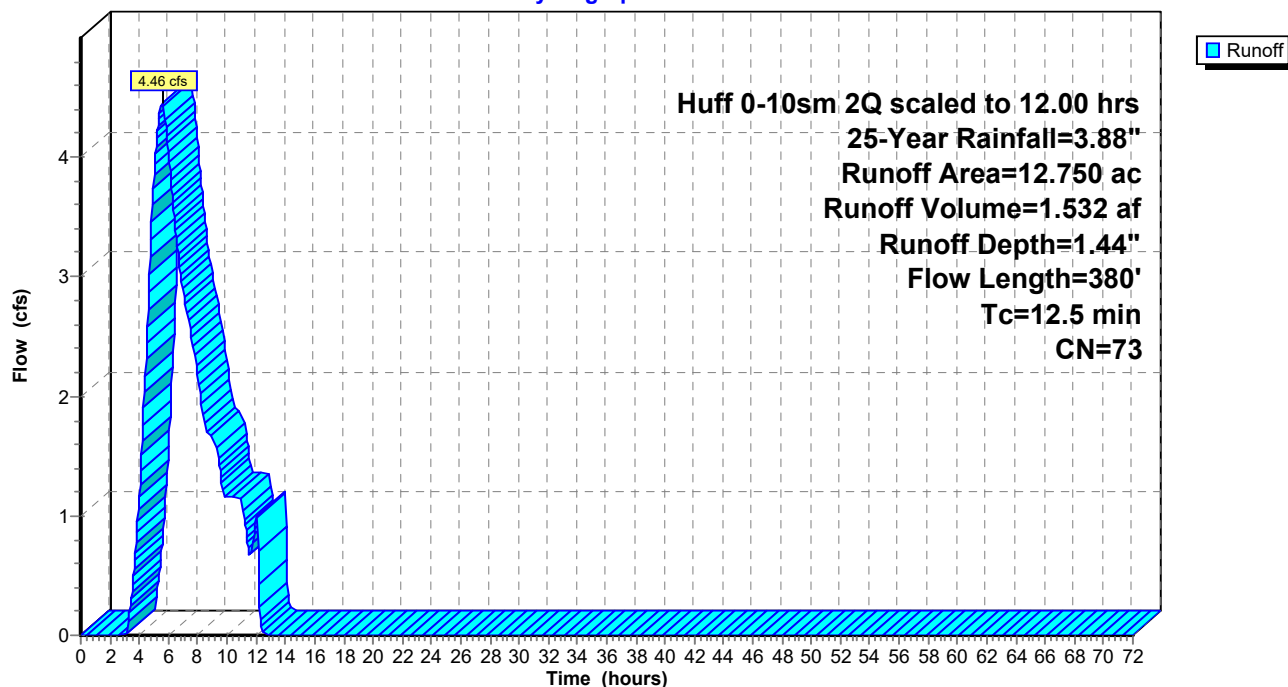
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 25-Year Rainfall=3.88"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)

Hydrograph



Summary for Subcatchment 2S: PRE (SOUTH)

Runoff = 5.67 cfs @ 5.55 hrs, Volume= 1.950 af, Depth= 1.84"

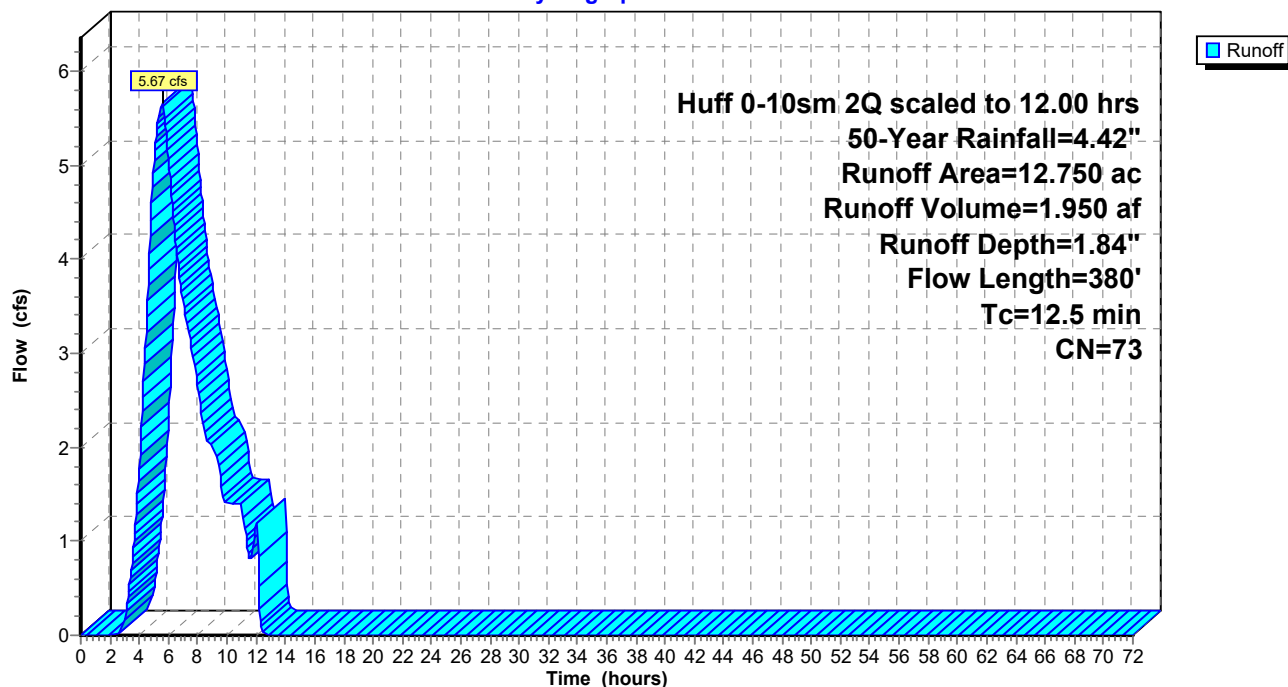
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 50-Year Rainfall=4.42"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)

Hydrograph



Summary for Subcatchment 2S: PRE (SOUTH)

Runoff = 7.03 cfs @ 5.53 hrs, Volume= 2.423 af, Depth= 2.28"

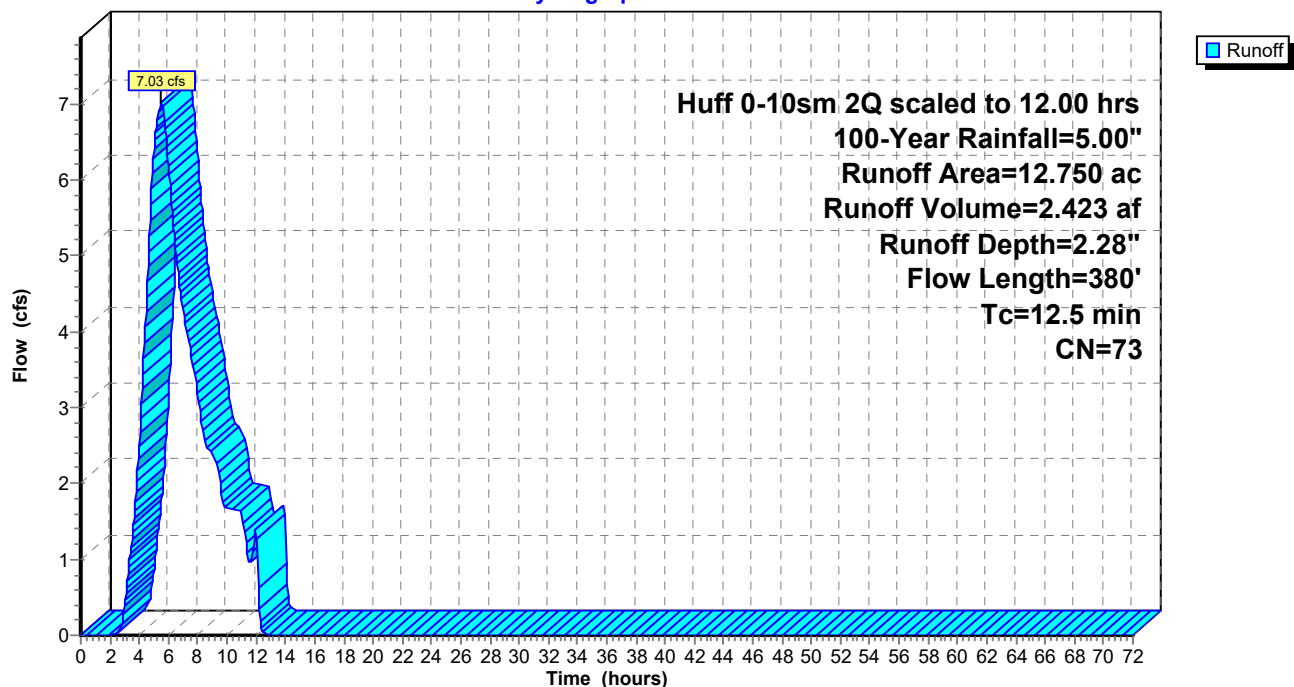
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 100-Year Rainfall=5.00"

Area (ac)	CN	Description
3.100	70	Woods, Good, HSG C
9.600	74	>75% Grass cover, Good, HSG C
0.050	98	Paved parking, HSG C
12.750	73	Weighted Average
12.700		99.61% Pervious Area
0.050		0.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0243	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.5	280	0.0149	1.83		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.5	380	Total			

Subcatchment 2S: PRE (SOUTH)

Hydrograph



APPENDIX B

POST-DEVELOPED CALCULATIONS

Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.12 cfs @ 5.61 hrs, Volume= 0.041 af, Depth= 0.53"

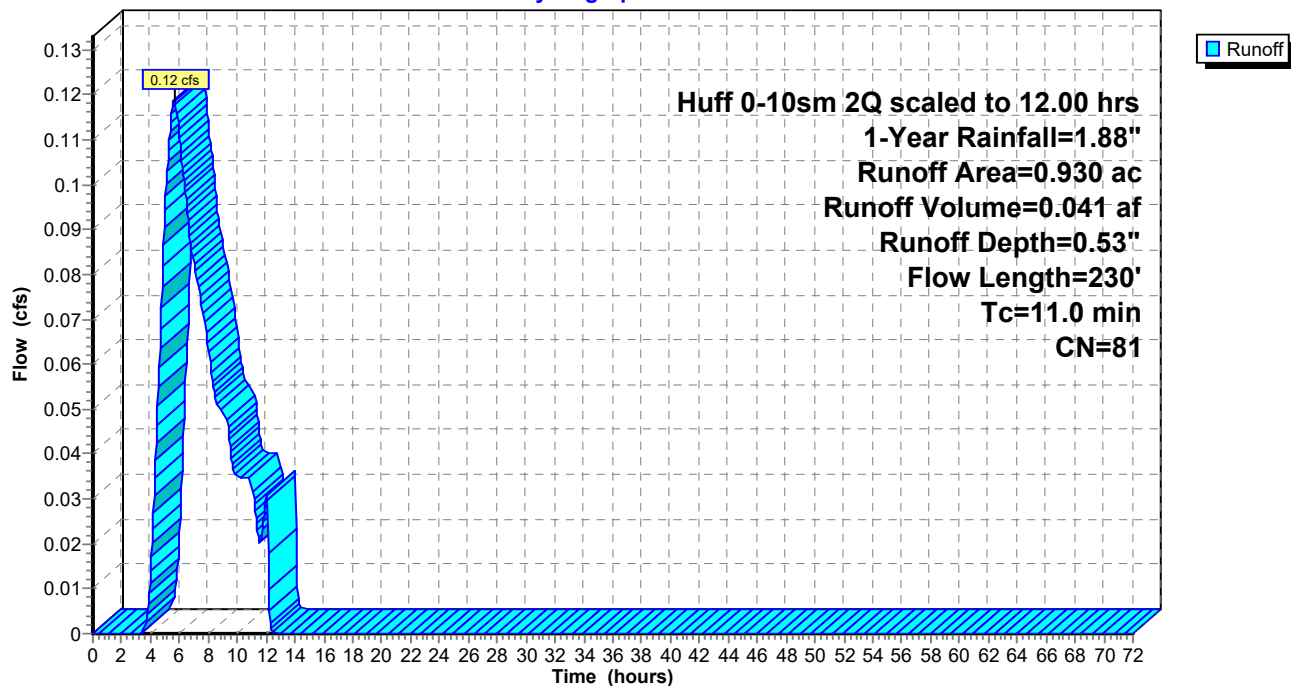
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.08 cfs @ 10.97 hrs, Volume= 0.057 af, Depth= 0.73"

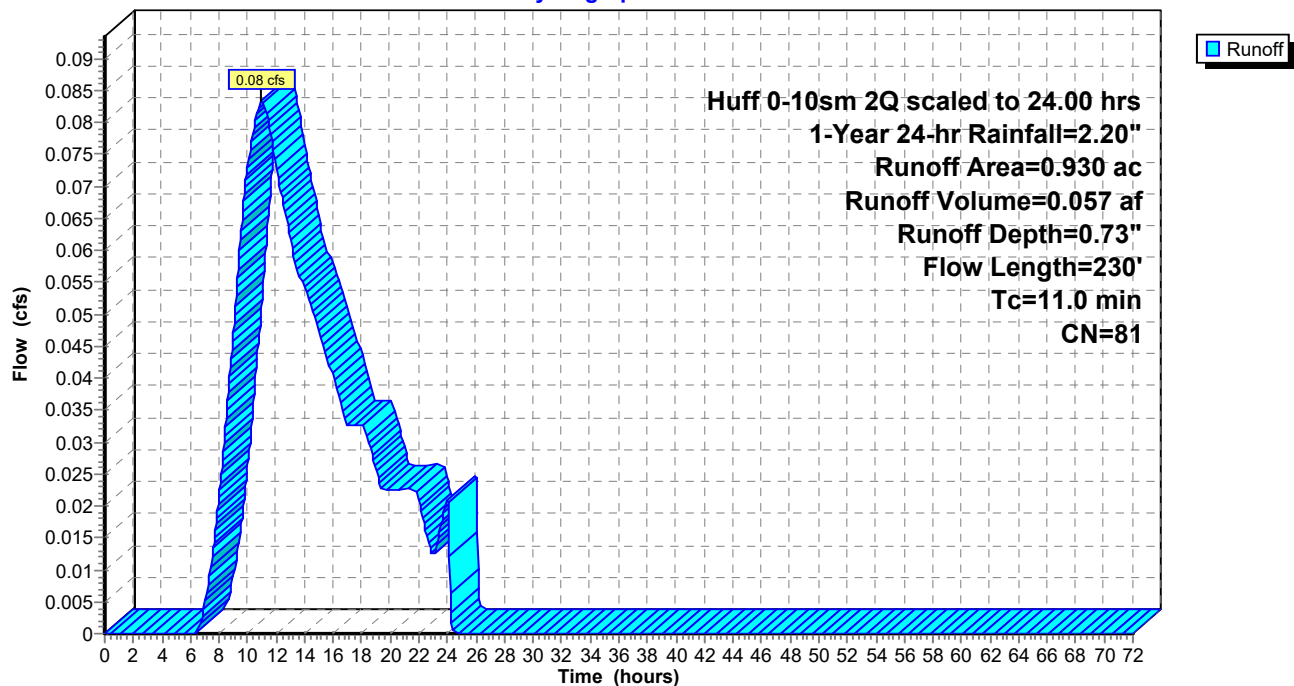
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 24.00 hrs 1-Year 24-hr Rainfall=2.20"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.17 cfs @ 5.57 hrs, Volume= 0.060 af, Depth= 0.77"

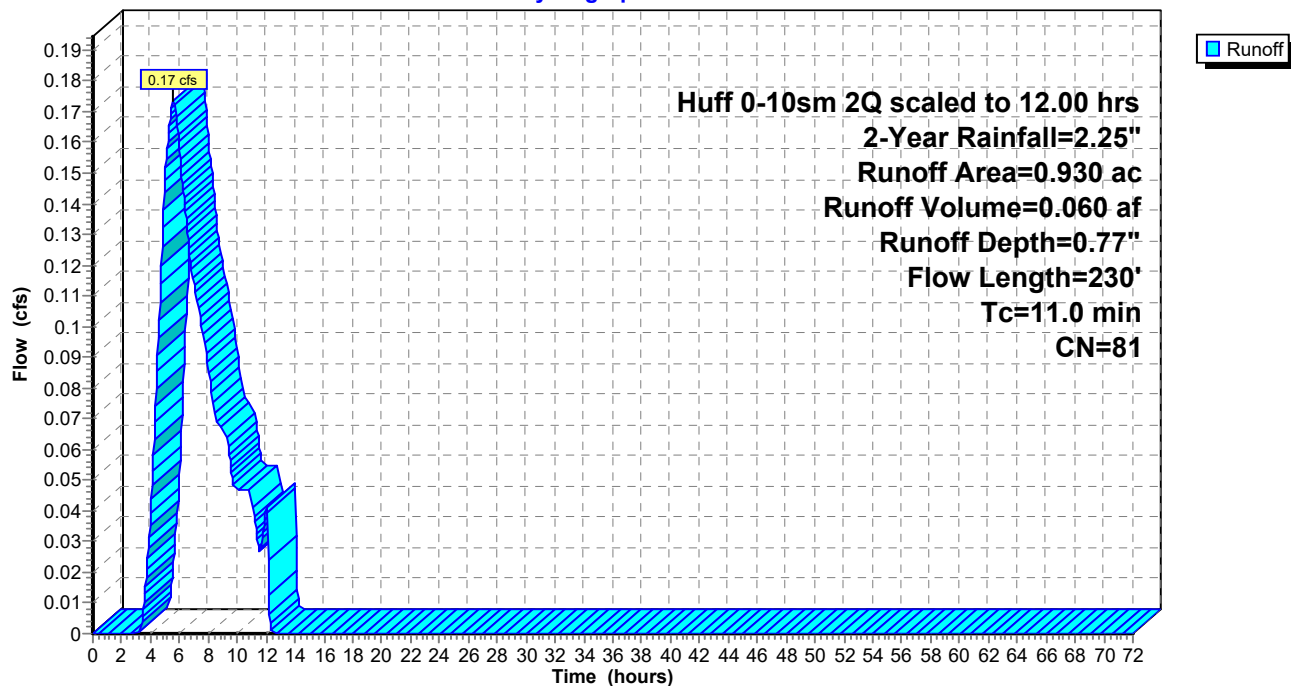
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 2-Year Rainfall=2.25"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.26 cfs @ 5.53 hrs, Volume= 0.089 af, Depth= 1.15"

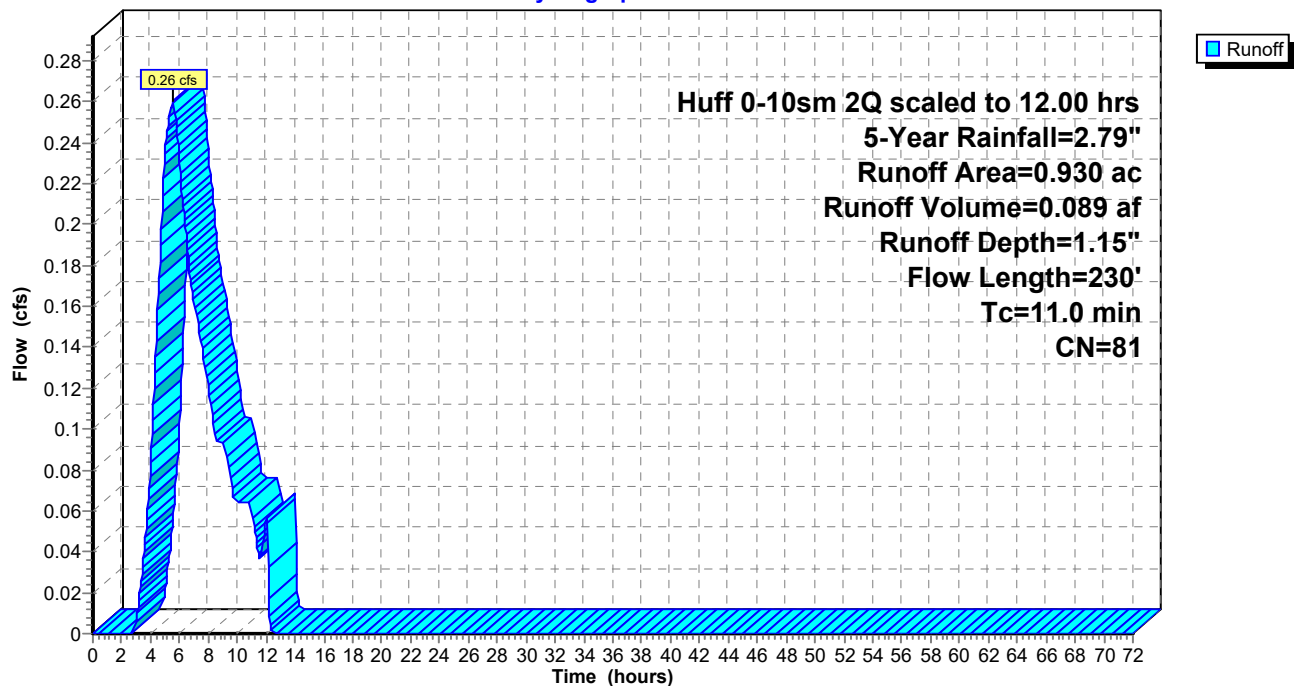
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 5-Year Rainfall=2.79"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.34 cfs @ 5.51 hrs, Volume= 0.116 af, Depth= 1.50"

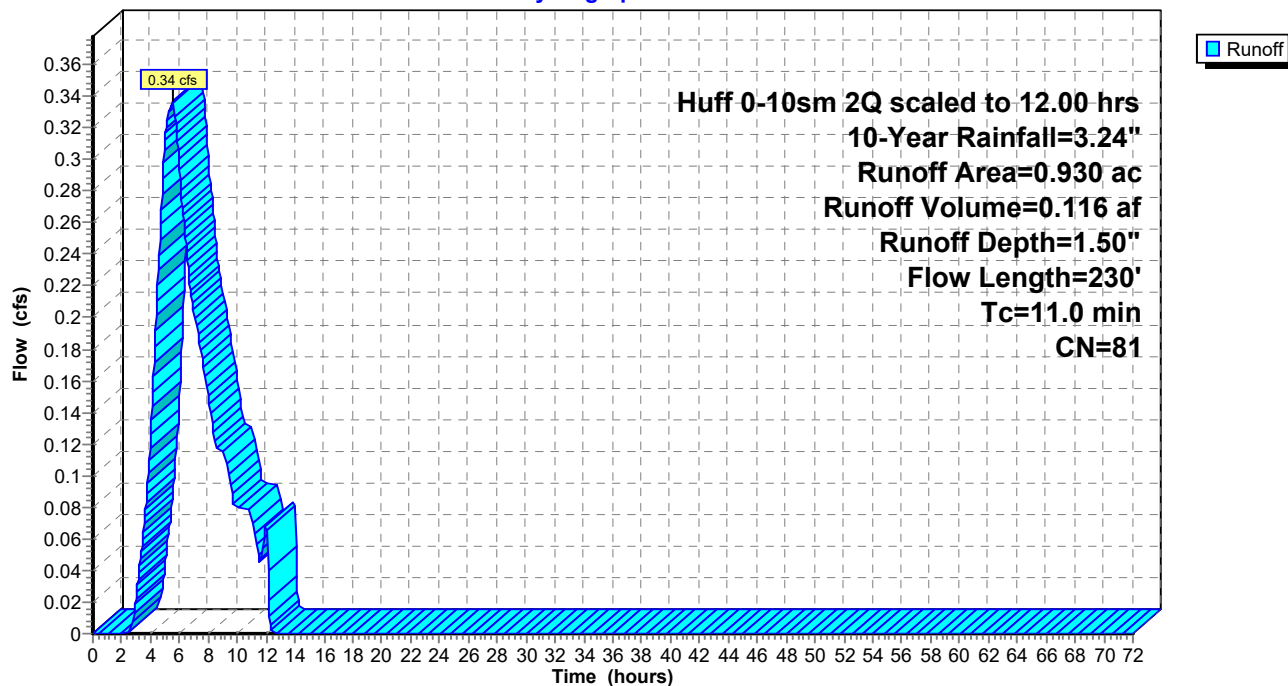
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 10-Year Rainfall=3.24"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.45 cfs @ 5.48 hrs, Volume= 0.157 af, Depth= 2.02"

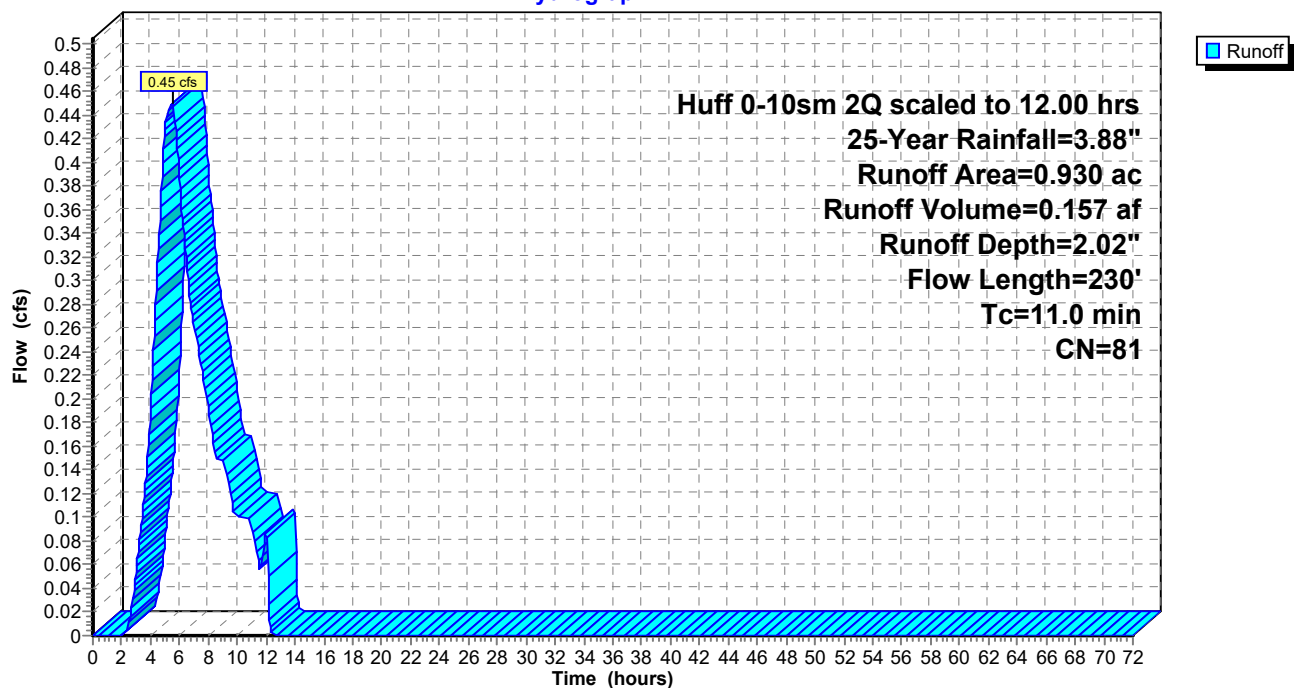
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 25-Year Rainfall=3.88"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.55 cfs @ 5.45 hrs, Volume= 0.192 af, Depth= 2.48"

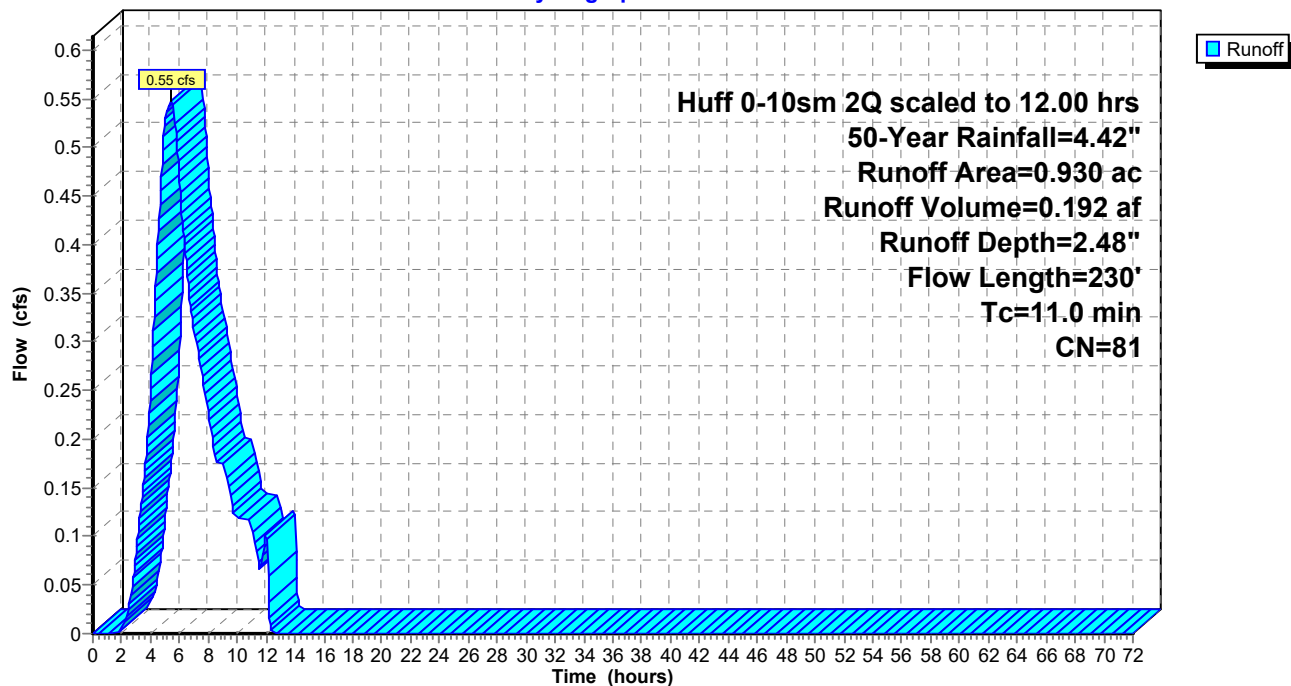
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 50-Year Rainfall=4.42"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



Summary for Subcatchment 8S: POST (NORTH) DR

Runoff = 0.66 cfs @ 5.40 hrs, Volume= 0.231 af, Depth= 2.99"

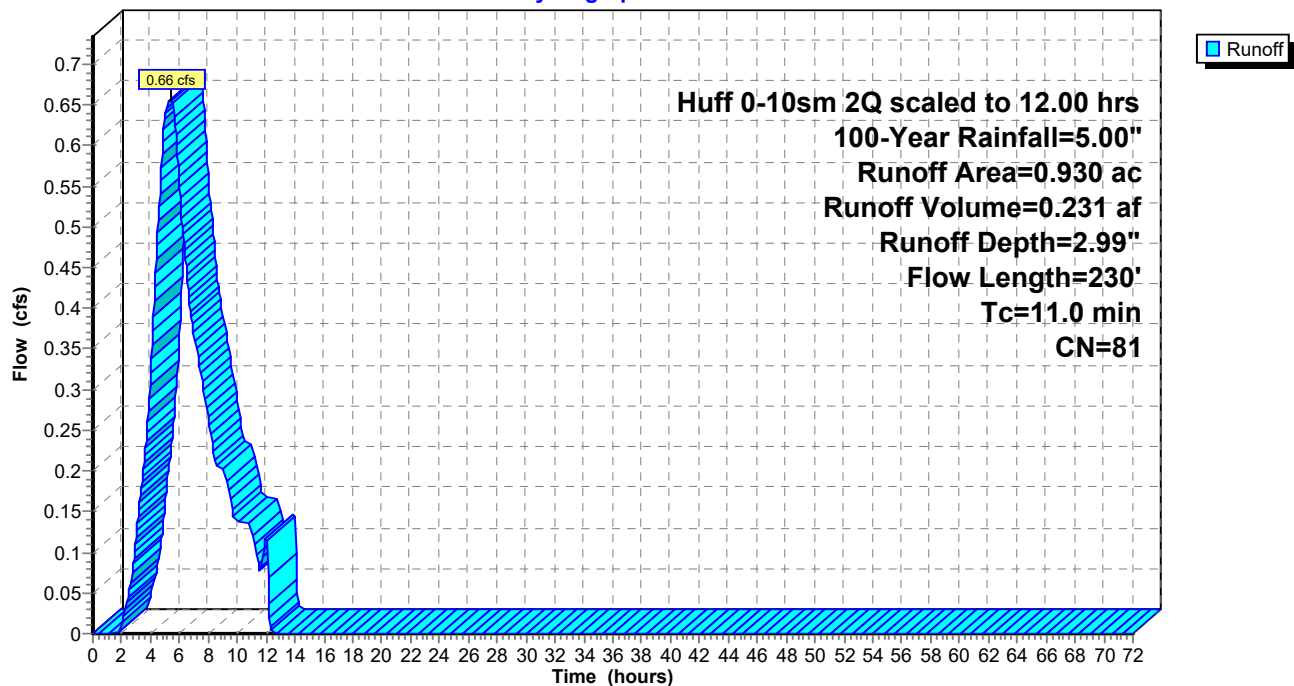
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 12.00 hrs 100-Year Rainfall=5.00"

Area (ac)	CN	Description
0.880	80	>75% Grass cover, Good, HSG D
0.050	98	Paved parking, HSG D
0.930	81	Weighted Average
0.880		94.62% Pervious Area
0.050		5.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.0	100	0.0317	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
2.0	130	0.0233	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
11.0	230	Total			

Subcatchment 8S: POST (NORTH) DR

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

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Page 1

Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 262% of capacity of segment #2

[47] Hint: Peak is 119% of capacity of segment #3

Runoff = 6.26 cfs @ 5.48 hrs, Volume= 2.262 af, Depth= 1.28"
 Routed to Pond 6P : SOUTH BASIN

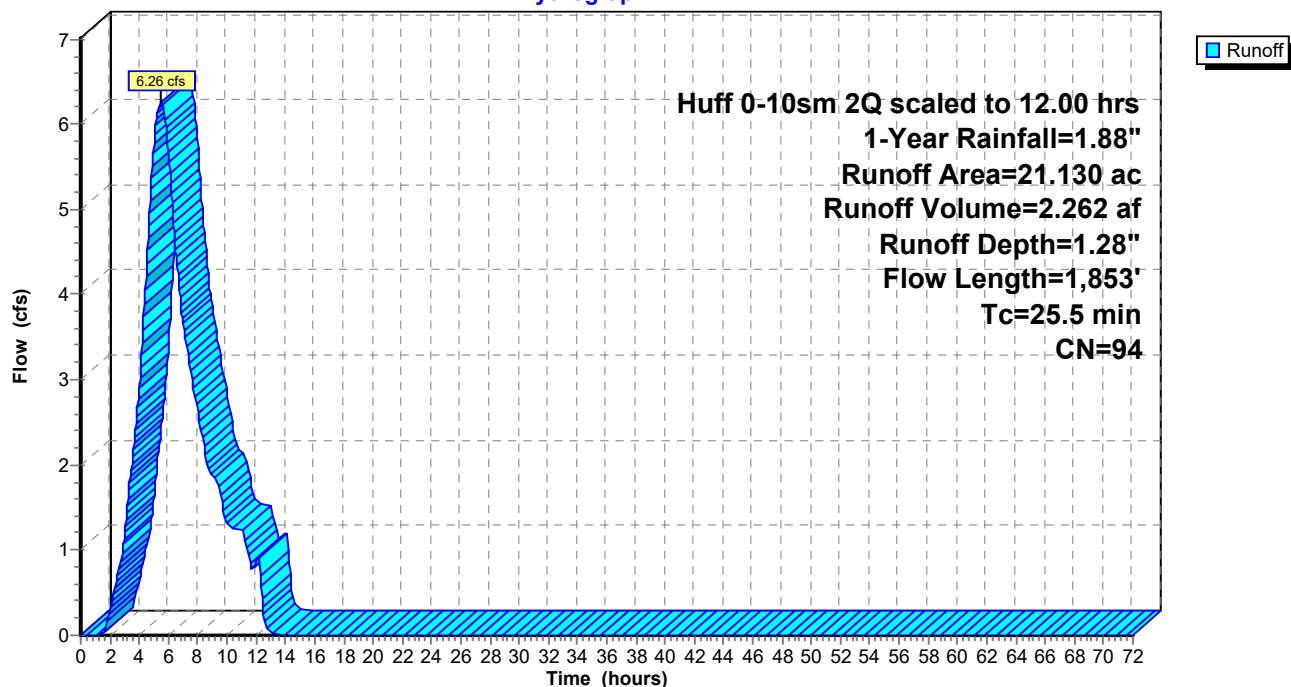
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 162% of capacity of segment #2

Runoff = 3.86 cfs @ 10.29 hrs, Volume= 2.790 af, Depth= 1.58"
Routed to Pond 6P : SOUTH BASIN

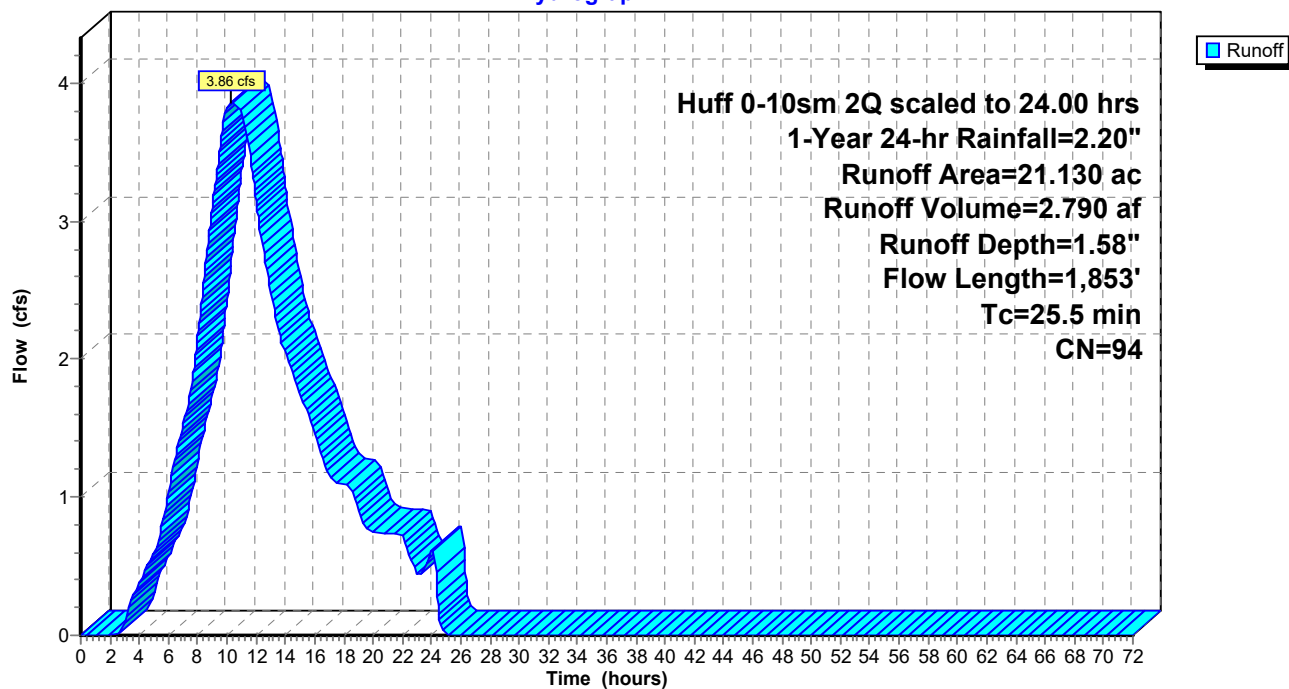
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Huff 0-10sm 2Q scaled to 24.00 hrs 1-Year 24-hr Rainfall=2.20"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 329% of capacity of segment #2

[47] Hint: Peak is 150% of capacity of segment #3

Runoff = 7.87 cfs @ 5.42 hrs, Volume= 2.873 af, Depth= 1.63"
 Routed to Pond 6P : SOUTH BASIN

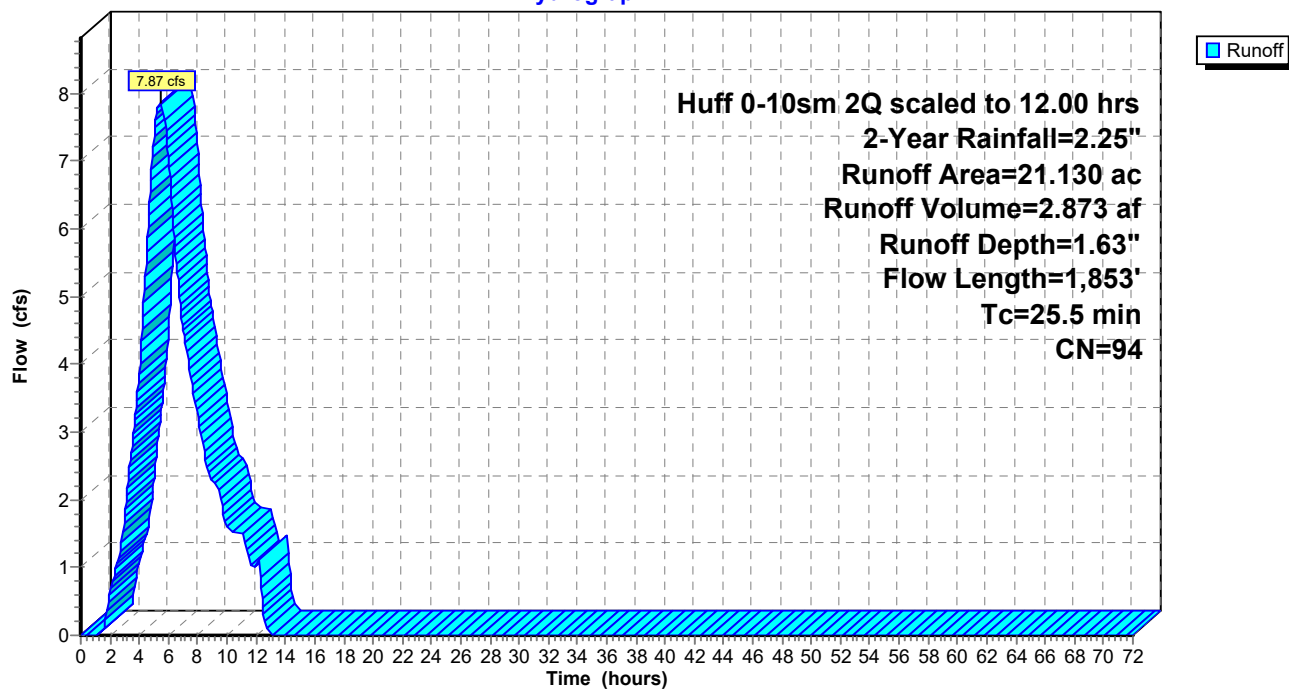
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 2-Year Rainfall=2.25"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 428% of capacity of segment #2

[47] Hint: Peak is 195% of capacity of segment #3

Runoff = 10.24 cfs @ 5.36 hrs, Volume= 3.781 af, Depth= 2.15"
 Routed to Pond 6P : SOUTH BASIN

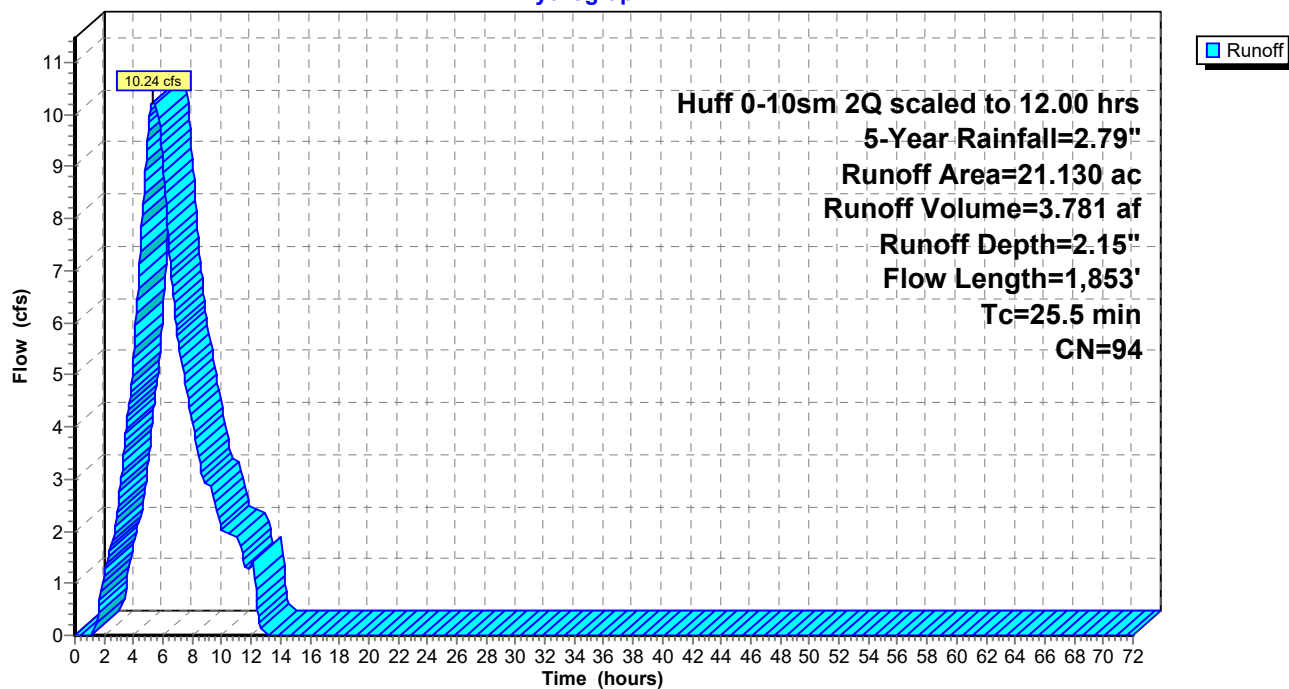
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 5-Year Rainfall=2.79"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 10-Year Rainfall=3.24"

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Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 511% of capacity of segment #2

[47] Hint: Peak is 232% of capacity of segment #3

Runoff = 12.20 cfs @ 5.34 hrs, Volume= 4.548 af, Depth= 2.58"
 Routed to Pond 6P : SOUTH BASIN

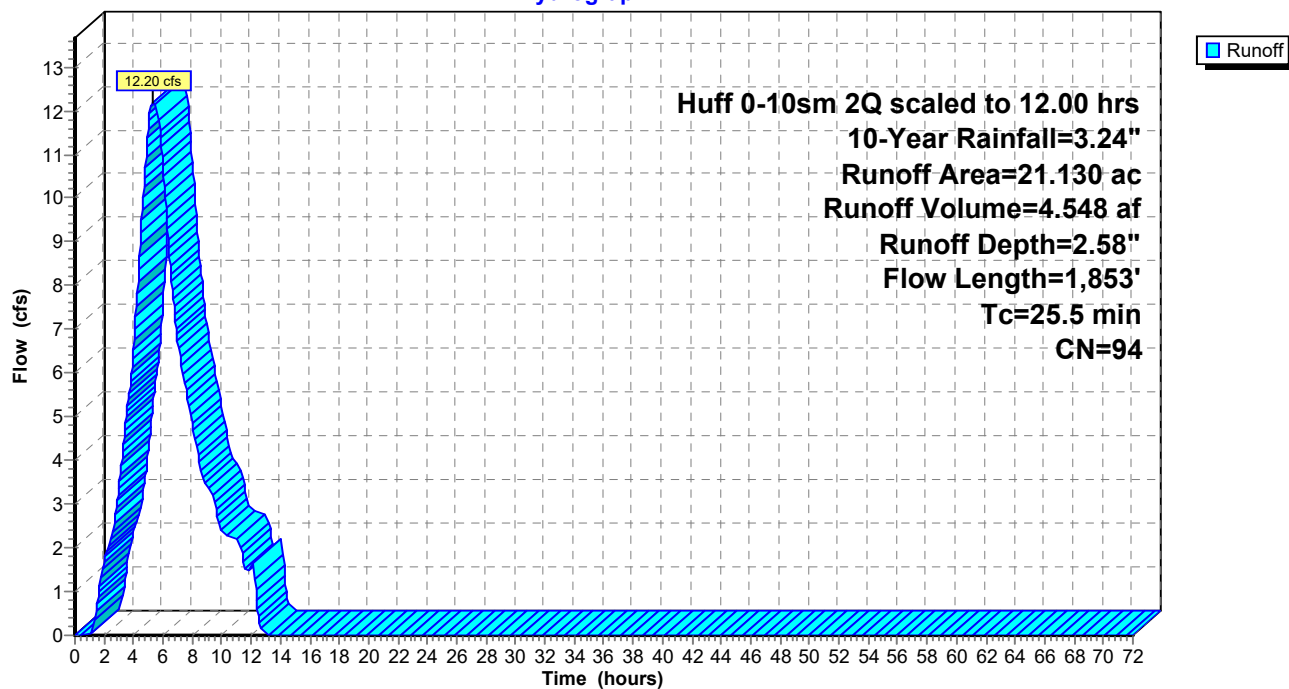
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 10-Year Rainfall=3.24"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 25-Year Rainfall=3.88"

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Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 627% of capacity of segment #2

[47] Hint: Peak is 285% of capacity of segment #3

Runoff = 14.99 cfs @ 5.31 hrs, Volume= 5.647 af, Depth= 3.21"
 Routed to Pond 6P : SOUTH BASIN

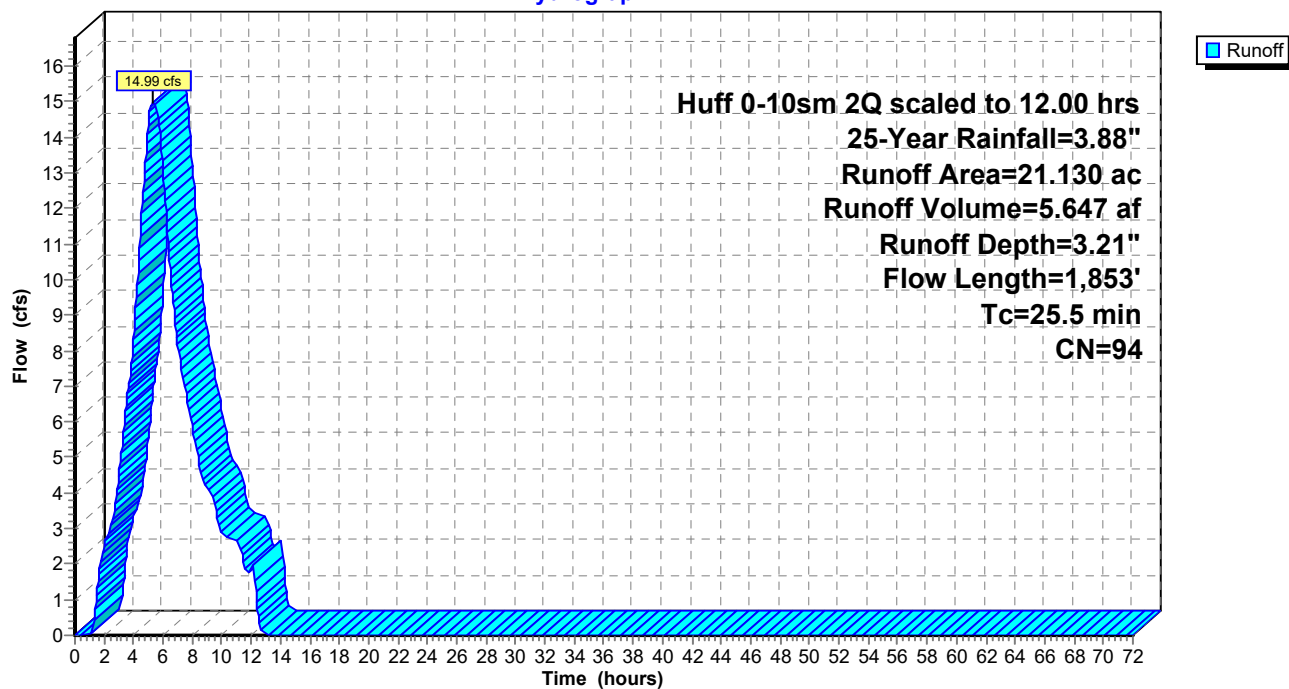
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 25-Year Rainfall=3.88"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



331-666 SWM - Redesign

Huff 0-10sm 2Q scaled to 12.00 hrs 50-Year Rainfall=4.42"

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Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 725% of capacity of segment #2

[47] Hint: Peak is 330% of capacity of segment #3

Runoff = 17.33 cfs @ 5.30 hrs, Volume= 6.580 af, Depth= 3.74"
 Routed to Pond 6P : SOUTH BASIN

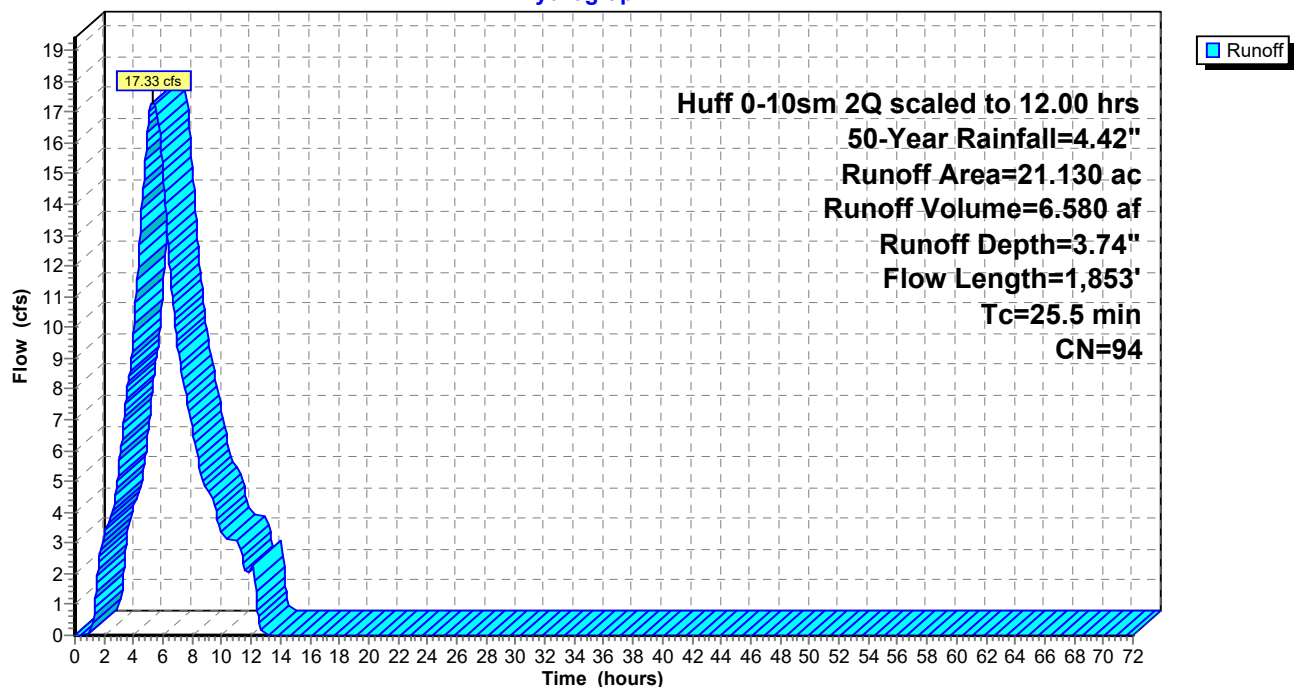
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 50-Year Rainfall=4.42"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



Summary for Subcatchment 3S: POST (SOUTH)

[47] Hint: Peak is 830% of capacity of segment #2

[47] Hint: Peak is 378% of capacity of segment #3

Runoff = 19.83 cfs @ 5.29 hrs, Volume= 7.586 af, Depth= 4.31"
 Routed to Pond 6P : SOUTH BASIN

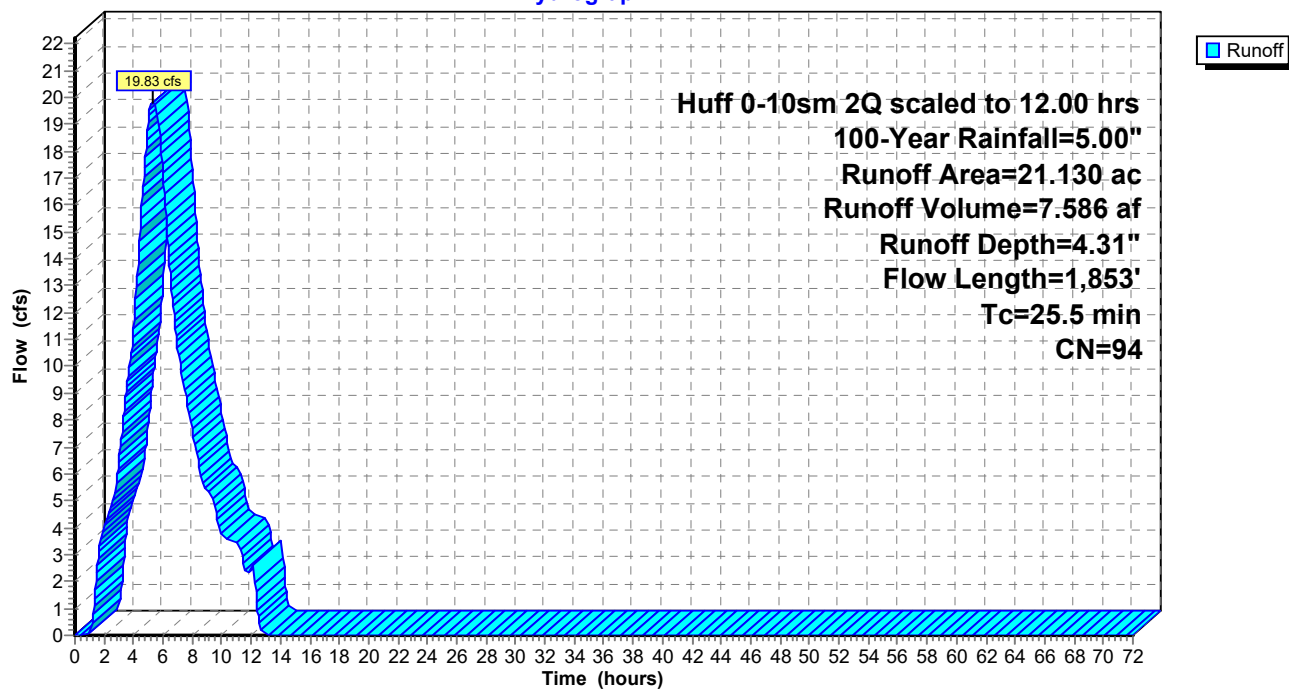
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 2Q scaled to 12.00 hrs 100-Year Rainfall=5.00"

Area (ac)	CN	Description
5.100	80	>75% Grass cover, Good, HSG D
2.370	98	Water Surface, HSG D
7.460	98	Paved parking, HSG D
6.200	98	Roofs, HSG D
21.130	94	Weighted Average
5.100		24.14% Pervious Area
16.030		75.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	100	0.0050	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.63"
1.5	274	0.0045	3.04	2.39	Pipe Channel, CMP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections
1.1	200	0.0025	2.97	5.25	Pipe Channel, CMP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, bends & connections
4.1	1,279	0.0038	5.15	25.28	Pipe Channel, CMP_Round 30" 30.0" Round Area= 4.9 sf Perim= 7.9' r= 0.63' n= 0.013 Concrete pipe, bends & connections
25.5	1,853	Total			

Subcatchment 3S: POST (SOUTH)

Hydrograph



APPENDIX C

CRITICAL STORM CALCULATIONS

Critical Storm Calculations

Design By: HKS

Checked By: BAB

INNOVATION CENTER - NORTH

11/1/2023

PRE-DEV

A= 8.94 AC.

CN= 74

Tc= 23.3 MIN

Q1= 0.47 CFS

V1= 14,505 CU. FT.

POST-DEV

A= 0.93 AC.

CN= 81

Tc= 11 MIN

Q1= 0.08 CFS

V1= 2,483 CU. FT.

PERCENT INCREASE IN RUNOFF VOLUME FOR THE 1-YR STORM EVENT= -83%

% INCREASE IN RUNOFF VOLUME		CRITICAL STORM
-	10	1-YR
10	20	2-YR
20	50	5-YR
50	100	10-YR
100	250	25-YR
250	500	50-YR
500	-	100-YR

PRE-DEV PEAK FLOW		
Q1=	0.59	CFS
Q2=	0.98	CFS
Q5=	1.65	CFS
Q10=	2.27	CFS
Q25=	3.23	CFS
Q50=	4.09	CFS
Q100=	5.05	CFS

POST-DEV ALLOWABLE PEAK FLOW		
Q1=	0.59	CFS
Q2=	0.98	CFS
Q5=	1.65	CFS
Q10=	1.76*	CFS
Q25=	1.76*	CFS
Q50=	1.76*	CFS
Q100=	1.76*	CFS

*Due to downstream capacity issues noted by the City, EMH&T calculated the approximate allowable release rates based on pipe capacity and the project's percentage of total tributary area to the outfall of the storm sewer system. Because of this, the allowable release rates were further restricted to be no more than 1.76 cfs.

Critical Storm Calculations

Design By: HKS

Checked By: BAB

INNOVATION CENTER - SOUTH

11/1/2023

PRE-DEV

A= 12.75 AC.

CN= 73

Tc= 12.5 MIN

Q1= 0.61 CFS

V1= 19,122 CU. FT.

POST-DEV

A= 21.13 AC.

CN= 94

Tc= 25.5 MIN

Q1= 3.86 CFS

V1= 121,532 CU. FT.

PERCENT INCREASE IN RUNOFF VOLUME FOR THE 1-YR STORM EVENT= **536%**

% INCREASE IN RUNOFF VOLUME		CRITICAL STORM
-	10	1-YR
10	20	2-YR
20	50	5-YR
50	100	10-YR
100	250	25-YR
250	500	50-YR
500	-	100-YR

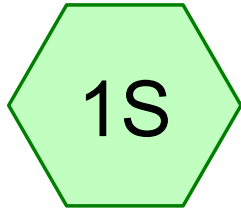
PRE-DEV PEAK FLOW		
Q1=	0.76	CFS
Q2=	1.30	CFS
Q5=	2.23	CFS
Q10=	3.11	CFS
Q25=	4.46	CFS
Q50=	5.67	CFS
Q100=	7.03	CFS

POST-DEV ALLOWABLE PEAK FLOW		
Q1=	0.76	CFS
Q2=	0.76	CFS
Q5=	0.76	CFS
Q10=	0.76	CFS
Q25=	0.76	CFS
Q50=	0.76	CFS
Q100=	0.76	CFS

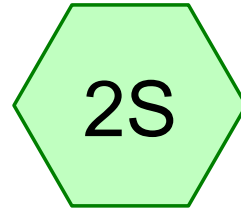
*Due to downstream capacity issues noted by the City, EMH&T calculated the approximate allowable release rates based on pipe capacity and the project's percentage of total tributary area to the outfall of the storm sewer system. Because of this, the allowable release rates were further restricted to be no more than 1.36 cfs.

APPENDIX D

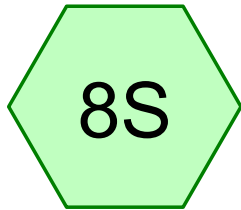
POST-DEVELOPED BASIN, DIRECT RELEASE & OVERALL COMBINED CALCULATIONS



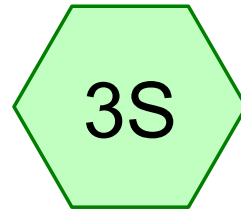
PRE (NORTH)



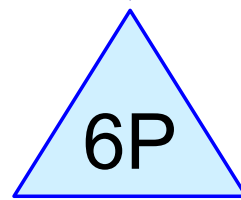
PRE (SOUTH)



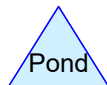
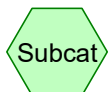
POST (NORTH) DR



POST (SOUTH)



SOUTH BASIN



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 1.28" for 1-Year event
 Inflow = 6.26 cfs @ 5.48 hrs, Volume= 2.262 af
 Outflow = 0.36 cfs @ 12.44 hrs, Volume= 1.575 af, Atten= 94%, Lag= 417.2 min
 Primary = 0.36 cfs @ 12.44 hrs, Volume= 1.575 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.43' @ 12.44 hrs Surf.Area= 65,828 sf Storage= 89,329 cf

Plug-Flow detention time= 1,789.9 min calculated for 1.575 af (70% of inflow)
 Center-of-Mass det. time= 1,716.6 min (2,108.2 - 391.6)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

331-666 SWM - Redesign

Prepared by CEC Inc

HydroCAD® 10.20-3c s/n 03447 © 2023 HydroCAD Software Solutions LLC

Huff 0-10sm 2Q scaled to 12.00 hrs 1-Year Rainfall=1.88"

Printed 11/1/2023

Page 3

Primary OutFlow Max=0.36 cfs @ 12.44 hrs HW=850.43' (Free Discharge)

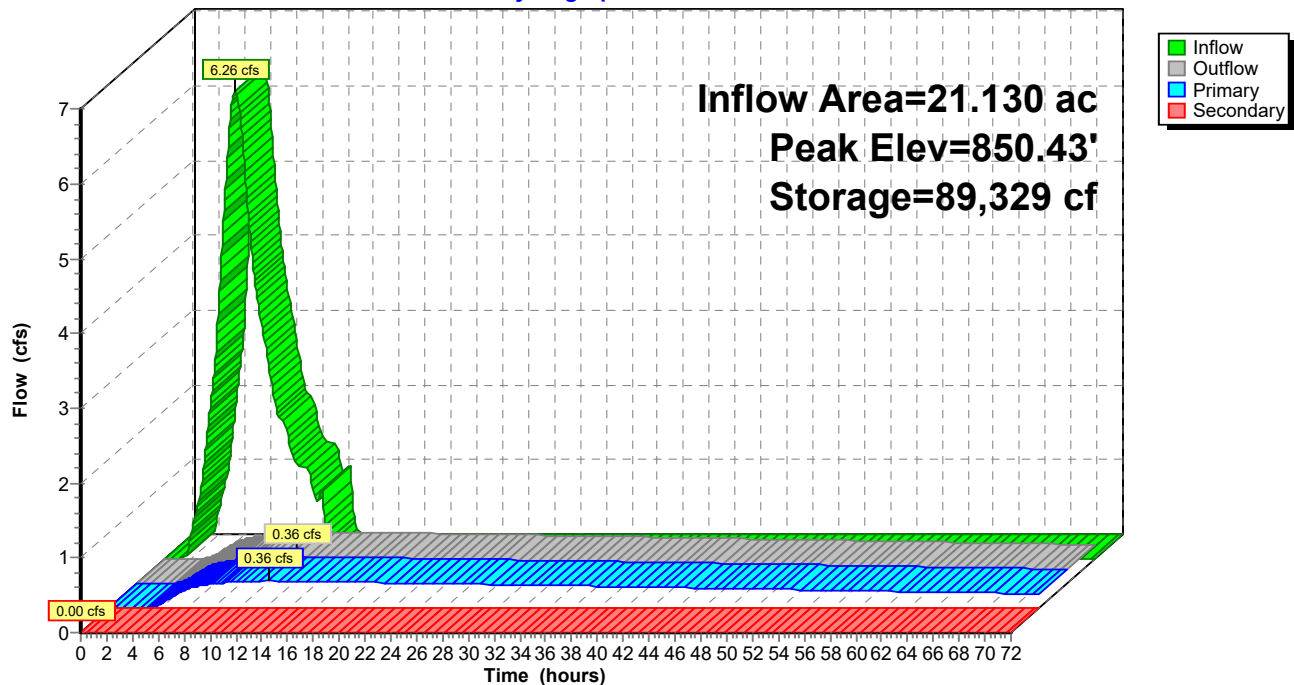
- 1=Culvert (Passes 0.36 cfs of 3.02 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.36 cfs @ 5.45 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 1.63" for 2-Year event
 Inflow = 7.87 cfs @ 5.42 hrs, Volume= 2.873 af
 Outflow = 0.41 cfs @ 12.45 hrs, Volume= 1.865 af, Atten= 95%, Lag= 421.7 min
 Primary = 0.41 cfs @ 12.45 hrs, Volume= 1.865 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.80' @ 12.45 hrs Surf.Area= 67,521 sf Storage= 114,401 cf

Plug-Flow detention time= 1,835.5 min calculated for 1.865 af (65% of inflow)
 Center-of-Mass det. time= 1,753.5 min (2,139.4 - 385.9)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.41 cfs @ 12.45 hrs HW=850.80' (Free Discharge)

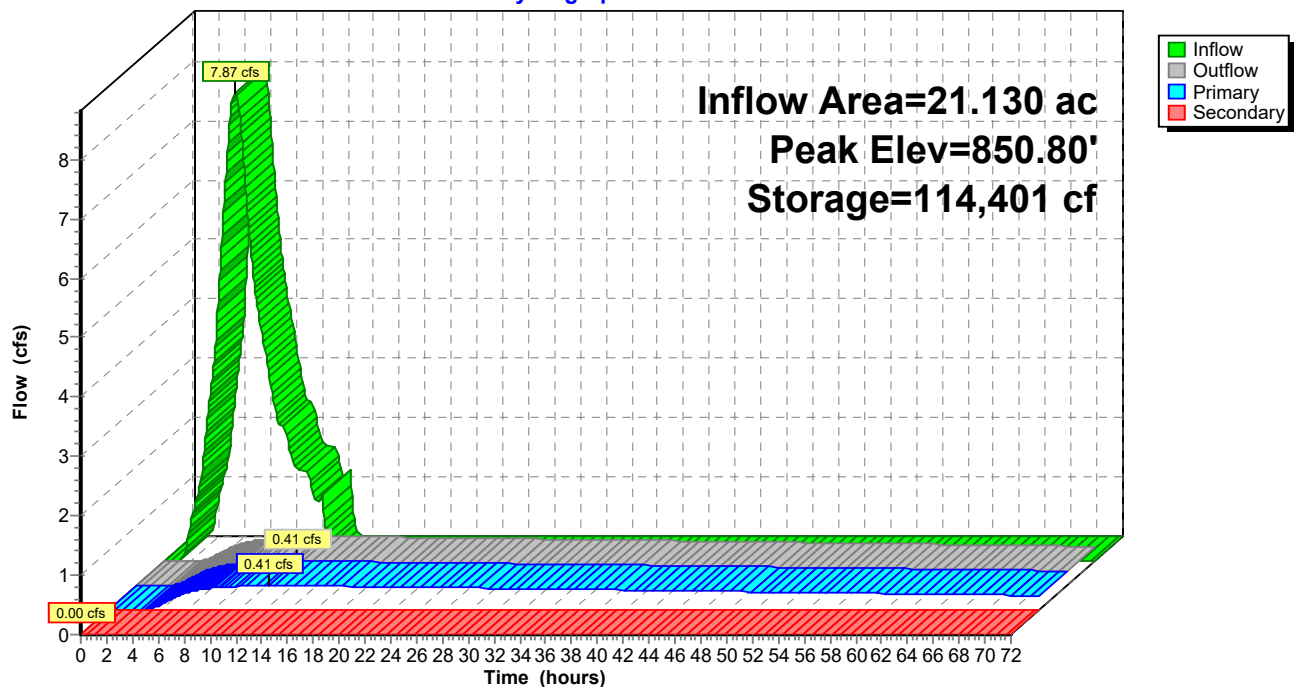
- 1=Culvert (Passes 0.41 cfs of 3.53 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.41 cfs @ 6.20 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 2.15" for 5-Year event
 Inflow = 10.24 cfs @ 5.36 hrs, Volume= 3.781 af
 Outflow = 0.48 cfs @ 12.46 hrs, Volume= 2.236 af, Atten= 95%, Lag= 426.0 min
 Primary = 0.48 cfs @ 12.46 hrs, Volume= 2.236 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 851.35' @ 12.46 hrs Surf.Area= 70,024 sf Storage= 151,941 cf

Plug-Flow detention time= 1,879.7 min calculated for 2.236 af (59% of inflow)
 Center-of-Mass det. time= 1,787.3 min (2,166.9 - 379.6)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.48 cfs @ 12.46 hrs HW=851.35' (Free Discharge)

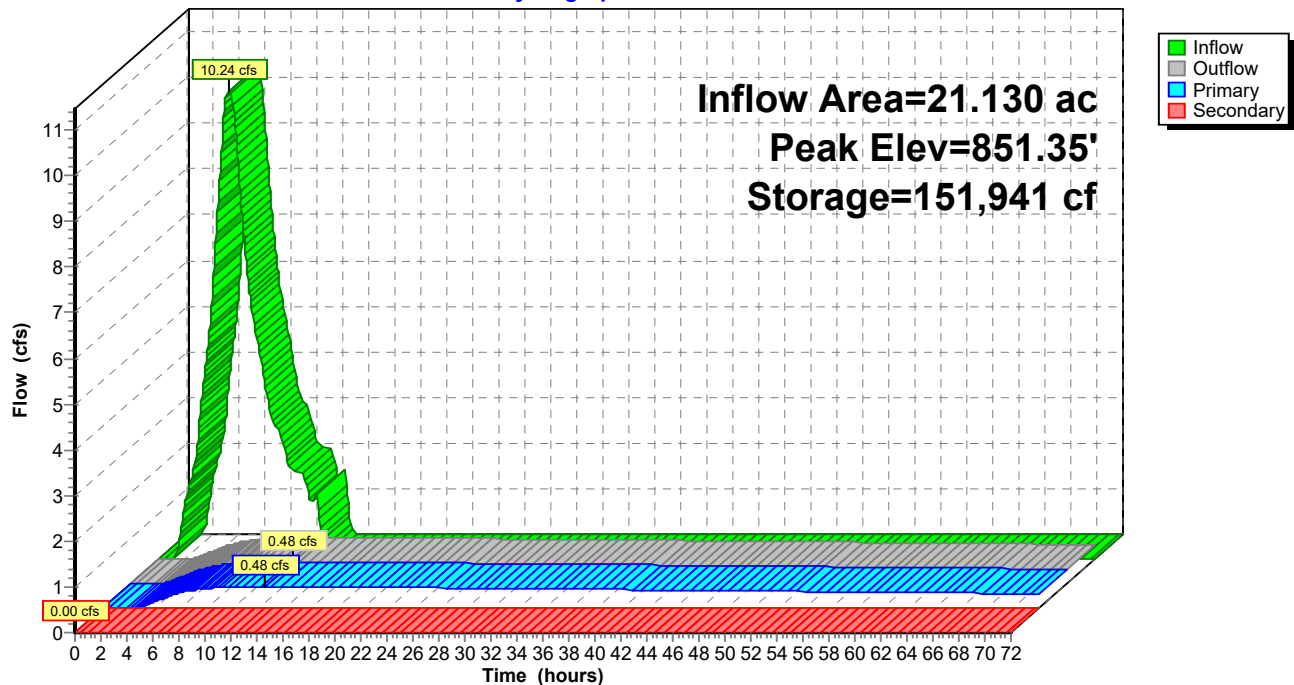
- 1=Culvert (Passes 0.48 cfs of 4.17 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.48 cfs @ 7.14 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 2.58" for 10-Year event
 Inflow = 12.20 cfs @ 5.34 hrs, Volume= 4.548 af
 Outflow = 0.52 cfs @ 12.47 hrs, Volume= 2.509 af, Atten= 96%, Lag= 428.3 min
 Primary = 0.52 cfs @ 12.47 hrs, Volume= 2.509 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 851.80' @ 12.47 hrs Surf.Area= 72,101 sf Storage= 183,806 cf

Plug-Flow detention time= 1,905.6 min calculated for 2.509 af (55% of inflow)
 Center-of-Mass det. time= 1,806.1 min (2,181.7 - 375.6)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.52 cfs @ 12.47 hrs HW=851.80' (Free Discharge)

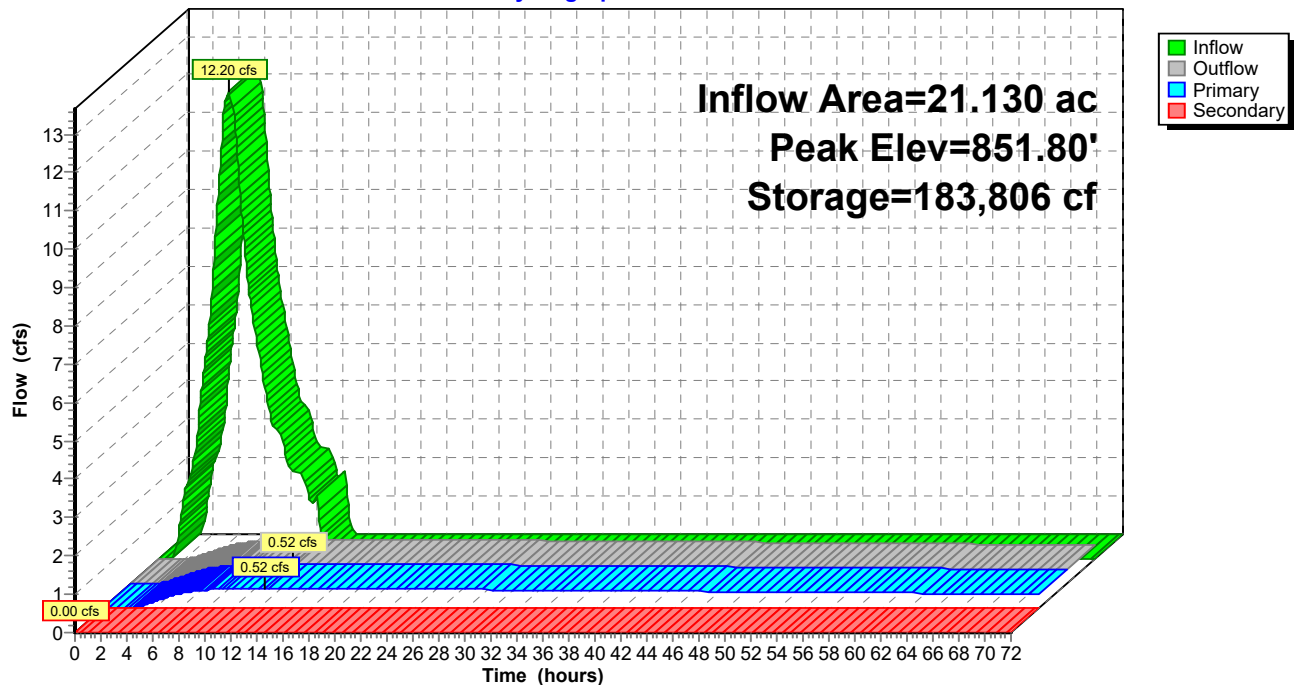
- 1=Culvert (Passes 0.52 cfs of 4.62 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.52 cfs @ 7.84 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 3.21" for 25-Year event
 Inflow = 14.99 cfs @ 5.31 hrs, Volume= 5.647 af
 Outflow = 0.58 cfs @ 12.49 hrs, Volume= 2.855 af, Atten= 96%, Lag= 430.7 min
 Primary = 0.58 cfs @ 12.49 hrs, Volume= 2.855 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 852.42' @ 12.49 hrs Surf.Area= 75,049 sf Storage= 229,734 cf

Plug-Flow detention time= 1,933.1 min calculated for 2.855 af (51% of inflow)
 Center-of-Mass det. time= 1,825.0 min (2,196.2 - 371.2)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.58 cfs @ 12.49 hrs HW=852.42' (Free Discharge)

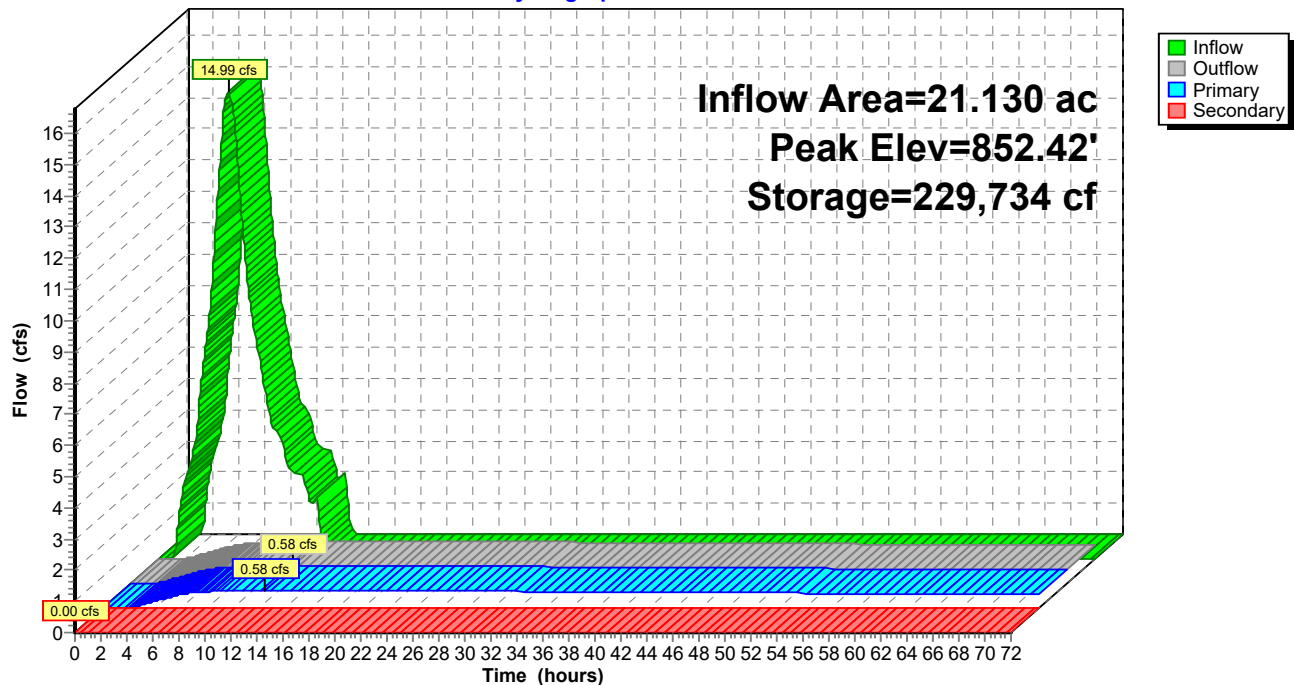
- 1=Culvert (Passes 0.58 cfs of 5.19 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.58 cfs @ 8.71 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 3.74" for 50-Year event
 Inflow = 17.33 cfs @ 5.30 hrs, Volume= 6.580 af
 Outflow = 0.63 cfs @ 12.50 hrs, Volume= 3.116 af, Atten= 96%, Lag= 432.1 min
 Primary = 0.63 cfs @ 12.50 hrs, Volume= 3.116 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 852.93' @ 12.50 hrs Surf.Area= 77,494 sf Storage= 268,882 cf

Plug-Flow detention time= 1,949.7 min calculated for 3.114 af (47% of inflow)
 Center-of-Mass det. time= 1,836.5 min (2,204.8 - 368.3)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.63 cfs @ 12.50 hrs HW=852.93' (Free Discharge)

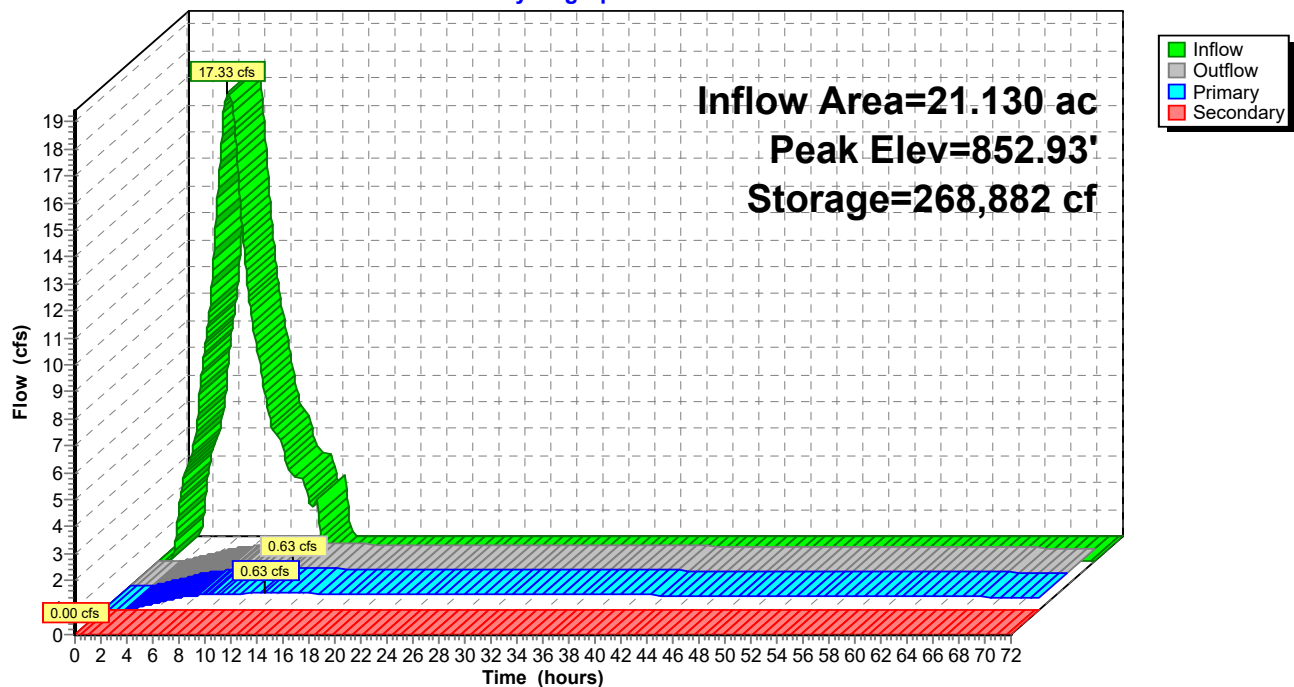
- 1=Culvert (Passes 0.63 cfs of 5.61 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.63 cfs @ 9.37 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



Summary for Pond 6P: SOUTH BASIN

Inflow Area = 21.130 ac, 75.86% Impervious, Inflow Depth = 4.31" for 100-Year event
 Inflow = 19.83 cfs @ 5.29 hrs, Volume= 7.586 af
 Outflow = 0.67 cfs @ 12.51 hrs, Volume= 3.371 af, Atten= 97%, Lag= 433.4 min
 Primary = 0.67 cfs @ 12.51 hrs, Volume= 3.371 af
 Routed to nonexistent node 11L
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 853.47' @ 12.51 hrs Surf.Area= 80,108 sf Storage= 311,232 cf

Plug-Flow detention time= 1,965.4 min calculated for 3.369 af (44% of inflow)
 Center-of-Mass det. time= 1,846.2 min (2,211.9 - 365.7)

Volume	Invert	Avail.Storage	Storage Description
#1	849.00'	725,609 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.00	59,543	0	0
850.00	63,913	61,728	61,728
851.00	68,414	66,164	127,892
852.00	73,047	70,731	198,622
853.00	77,811	75,429	274,051
854.00	82,690	80,251	354,302
855.00	87,671	85,181	439,482
856.00	92,752	90,212	529,694
857.00	97,932	95,342	625,036
858.00	103,215	100,574	725,609

Device	Routing	Invert	Outlet Devices
#1	Primary	848.90'	12.0" Round Culvert L= 25.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.90' / 848.65' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.00'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	853.50'	24.0" W x 6.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	855.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	857.00'	20.0' long + 4.0 ' SideZ x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.67 cfs @ 12.51 hrs HW=853.47' (Free Discharge)

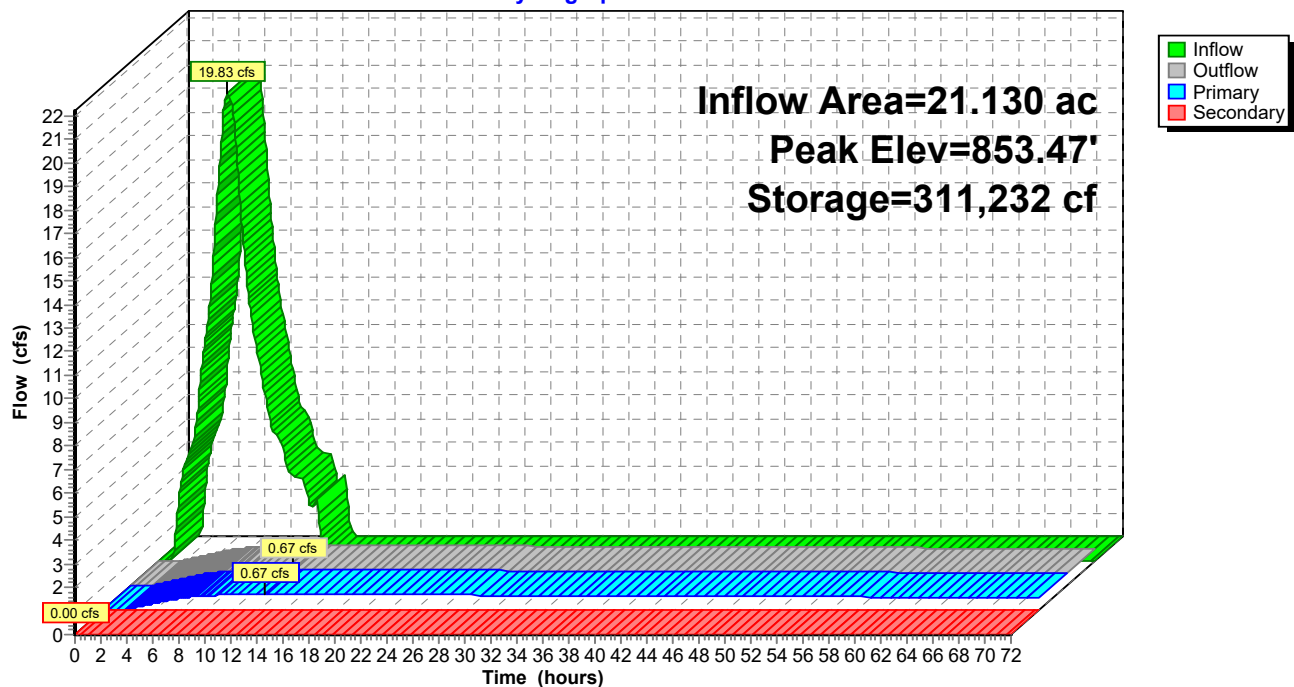
- 1=Culvert (Passes 0.67 cfs of 6.02 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.67 cfs @ 10.01 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)
- 4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 6P: SOUTH BASIN

Hydrograph



APPENDIX E

WATER QUALITY CALCULATIONS

Wet Extended Detention Basin WQv Compliance Tool

version 3.2 2020-07-07

Project Summary

Project Name: Innovation Center
Subwatershed ID/Label: South
Submitted by: Hannah Snyder
Date: 11/1/2023

Subwatershed Drainage Area, A_{total} =	21.13	acres	=	920,423	ft ²
Subwatershed Impervious Area, A_{imp} =	16.03	acres	=	698,267	ft ²
Imperviousness fraction, i =	0.76			76	%
Water Quality Volume, WQv =	50,585	ft ³	=	1.16	ac-ft

Step 1 - Soil Suitability

Soil Series

HSG

Step 2 - Wet ED Basin Volume Requirements

Extended Detention Volume, EDv =	50585	ft ³
Minimum Sediment Storage Volume, $V_{sediment}$ =	10117	ft ³
Minimum Permanent Pool Volume, PPv =	60702	ft ³

Step 3 - Basin Stage-Storage Relationship

	Elevation ft	Area ft ²	Incremental Volume ft ³	Cumulative Volume ft ³
Bottom of Permanent Micropool =	839.00	17337		
	843.00	29306	92,245	92,245
	844.00	32626	30,951	123,196
	845.00	36078	34,338	157,533
	846.00	39661	37,855	195,389
	847.00	43375	41,504	236,893
	848.00	55304	49,219	286,112
	849.00	59543	57,410	343,522
	850.00	63913	61,715	405,237
	851.00	68414	66,151	471,388
	852.00	73047	70,718	542,106
	853.00	77811	75,416	617,522
	853.50	80242	39,512	657,034
	854.00	82690	40,731	697,766
	855.00	87671	85,168	782,934
	856.00	92752	90,200	873,134
	857.00	97932	95,330	968,464
	858.00	103215	100,562	1,069,026

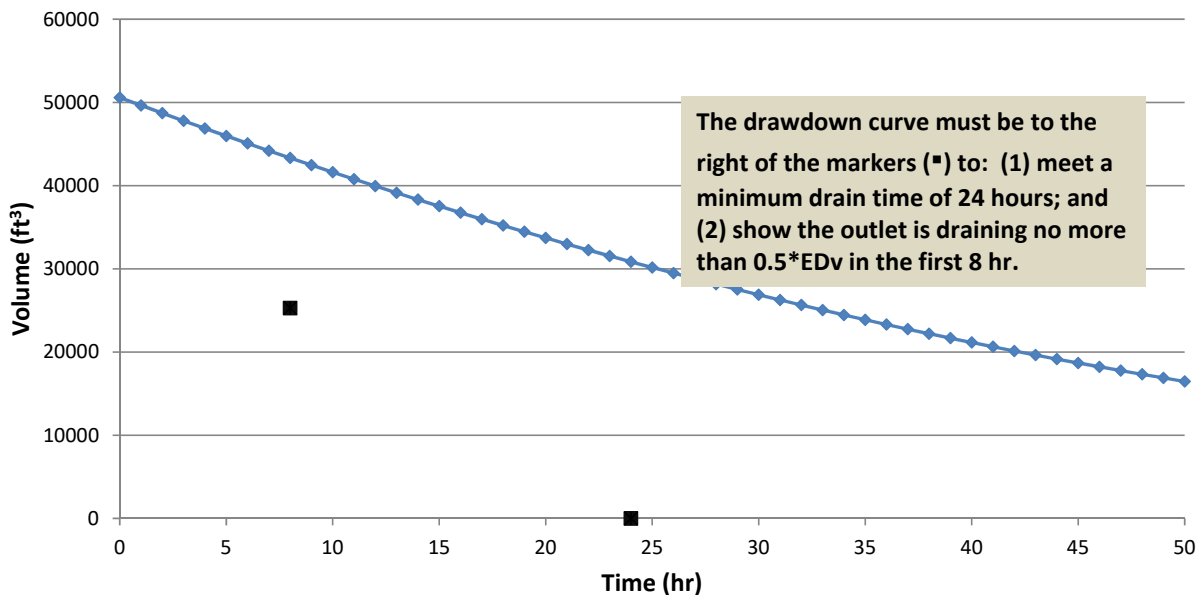
Step 4 - Outlet Elevations and Storage Volumes

WQ Orifice Invert Elevation =	849.00		
Elevation of Top of EDv =	849.83		
Secondary Outlet Invert Elevation =	853.50		OKAY
WQ Treatment Volume Provided, $V_{\text{treatment}}$ =	313,512	ft ³	
Treatment Vol Provided Relative to EDv, $V_{\text{treatment}}/\text{EDv}$ =	6.20	=	620% OKAY
Permanent Pool Volume Provided, PPv =	343,522	ft ³	
Ratio PPv Provided to PPv Required =	5.66	=	566% OKAY

Step 5 - Outlet (Orifice) Sizing

Maximum Hydraulic Head, H_{max} =	0.83	ft	
Orifice Coefficient, C =	0.6		
Target (Minimum) Draw-down Time, T_d =	24	hr	
Target Average Discharge, Q_{avg} =	0.59	cfs	
Average Hydraulic Head, H_{avg} =	0.42	ft	
Estimated Orifice Area, A_{orifice} =	27.18	in ²	= 0.189 ft ²
Estimated Orifice Diameter, D_{orifice} =	5.88	in	= 0.49 ft
Design Orifice Diameter, D_{orifice} =	3.50	in	= 0.29 ft
Design Orifice Area, A_{orifice} =	9.56	in ²	= 0.066 ft ²
Time to Completely Drain EDv, T_d =	>72	hr	must be ≥ 24 hr OKAY
Volume Drained in First 8 hr =	7,263	ft ³	
% of EDv =	14.4	%	must be $\leq 50\%$ OKAY

Wet Basin - EDv Drawdown vs Time



APPENDIX F

SEDIMENT BASIN CALCULATIONS

Sediment Basin Sizing and Dewatering Compliance Tool

version 1.1 2020-06-26

Project Summary

Project Name: Innovation Center
 Project Location: South Basin
 Subwatershed ID/Label:
 Project Latitude:
 Project Longitude:
 NPDES Permit Applicant:
 Submitted by: Hannah Snyder
 Date: 11/1/2023

Watershed: Statewide

Subwatershed Total Drainage Area, A_{total} = 21.13 acres = 920,423 ft²
 Subwatershed Disturbed Drainage Area, A_{dist} = 21.13 acres = 920,423 ft²

Street address (or street name and nearest intersection), City, state, zip code

Enter latitude at entrance to site in decimal degrees (format: 40.947544)

Enter longitude at entrance to site in decimal degrees (format: -81.465240)

Name of design engineer
 mm/dd/yyyy

Select from dropdown which watershed the project is located in, select "Statewide" if not in the Big Darby Creek Watershed

Report to the nearest 0.01 acre; include any drainage from off-site

All Basin dewatering discharge calculations in these worksheets assume free discharge from the outlet (i.e., no tailwater)

Step 1 - Sediment Basin Volume Requirements

For Statewide Watersheds

Minimum Sediment Storage Volume, $V_{sediment}$ = 21130 ft³ = 783 yd³ = 0.485 acre-ft
 Minimum Dewatering Zone Volume, $V_{dewatering}$ = 38034 ft³ = 1,409 yd³ = 0.873 acre-ft

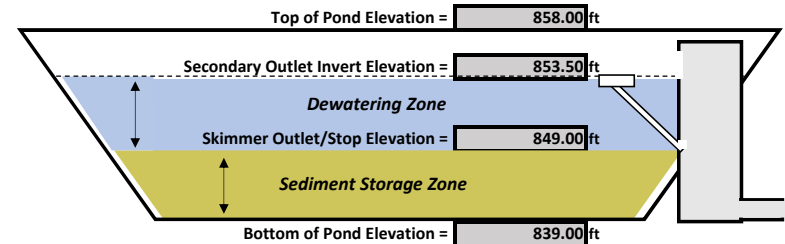
Requirement: Minimum Sediment Volume = 1000 ft³/acre of disturbed drainage area
 Requirement: Minimum Dewatering Volume = 1800 ft³/acre of total drainage area

Step 2 - Basin Stage-Storage Relationship

	Elevation ft	Area ft ²	Incremental Volume ft ³	Cumulative Volume ft ³
Bottom of Sediment Storage (Pond) =	839.00	17337		
	843.00	29306	92,245	92,245
	844.00	32626	30,951	123,196
	845.00	36078	34,338	157,533
	846.00	39661	37,855	195,389
	847.00	43375	41,504	236,893
	848.00	55304	49,219	286,112
	849.00	59543	57,410	343,522
	850.00	63913	61,715	405,237
	851.00	68414	66,151	471,388
	852.00	73047	70,718	542,106
	853.00	77811	75,416	617,522
	853.50	80242	39,512	657,034
	854.00	82690	40,731	697,766
	855.00	87671	85,168	782,934
	856.00	92752	90,200	873,134
	857.00	97932	95,330	968,464
	858.00	103215	100,562	1,069,026

IMPORTANT: Must include the exact Skimmer Outlet/Skimmer Stop Elevation and the Secondary Outlet Invert Elevation in the Stage-Storage Table

Basin Schematic



Note: The basin dewatering discharge calculation in this worksheet assumes a free discharge from the outlet (i.e., no tailwater). The skimmer outlet elevation may need to be adjusted upward to account for tailwater as appropriate. Tailwater is common to low gradient ditches or water bodies with prolonged increases in water level

Step 3 - Outlet Elevations and Storage Volumes

Skimmer Outlet Invert/Skimmer Stop Elevation =	849.00 ft	OKAY
Secondary Outlet Invert Elevation =	853.50 ft	OKAY
Provided Sediment Storage Volume =	343,522 ft ³	OKAY
Provided Dewatering Volume =	313,512 ft ³	OKAY

The invert of the Skimmer Outlet/Skimmer Stop (ex. stone pad) corresponds to the top of the sediment storage zone/permanent pool and the bottom of the Dewatering Volume. It cannot be below the bottom of the pond.

The invert elevation for the next (usually peak discharge or flood control) outlet. This elevation must exceed that of the Skimmer Outlet Invert Elevation and be below the top of the pond. *Check - The difference between the skimmer outlet invert/skimmer stop elevation and the secondary outlet invert elevation (dewatering zone depth) must not exceed 5ft.

The Sediment Storage Volume must exceed the requirement listed above in Step 1

The Dewatering Volume must exceed the requirement listed above in Step 1

Step 4 - Skimmer-Type Outlet Sizing

Select Skimmer Type or Manufacturer: Faircloth Skimmer

Faircloth Skimmer Sizing Calculator: [Click Here For Link to Online Calculator](#)

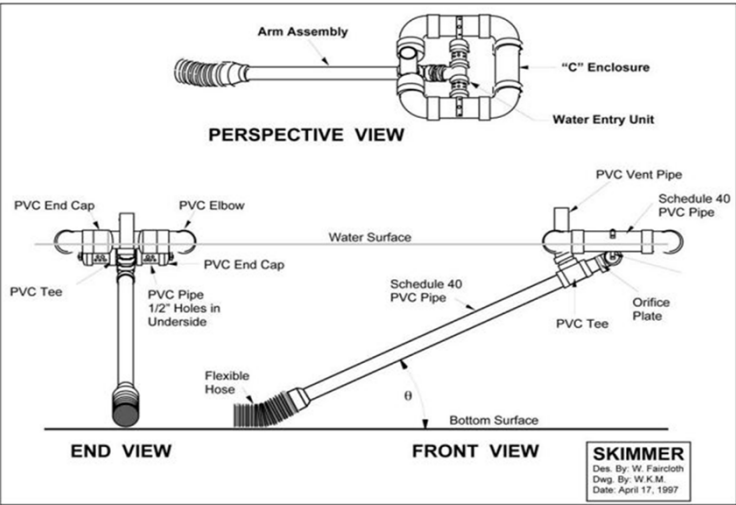
Orifice Size Selected: 3.2 in
Dewatering Drawdown Time: 72 hrs

Follow directions on webpage to calculate exact skimmer size and model, include screenshot of results in SWP3. *Note* Input requir

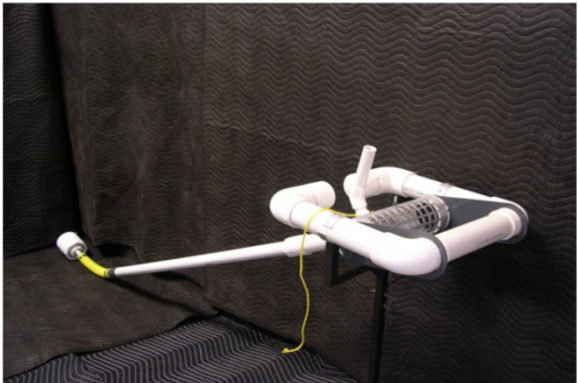
Check to ensure that orifice sizing calculation is done using required, NOT provided dewatering volume
Check that dewatering drawdown time is greater than 2 days and less than 7 days

Example Faircloth Float Spec Sheet

Please note the drawing and image shown below are provided solely to assist with identification of the skimmer type and its associated componants. The drawing and photo below does not necessarily depict an installation that complies with the General Permit or Rainwater & Land Development specification, especially where the sediment storage zone in omitted.



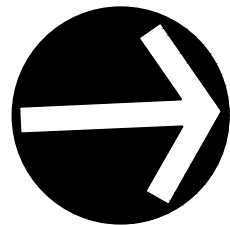
Faircloth Float Photo



APPENDIX H

PRE & POST-DEVELOPED DRAINAGE MAPS

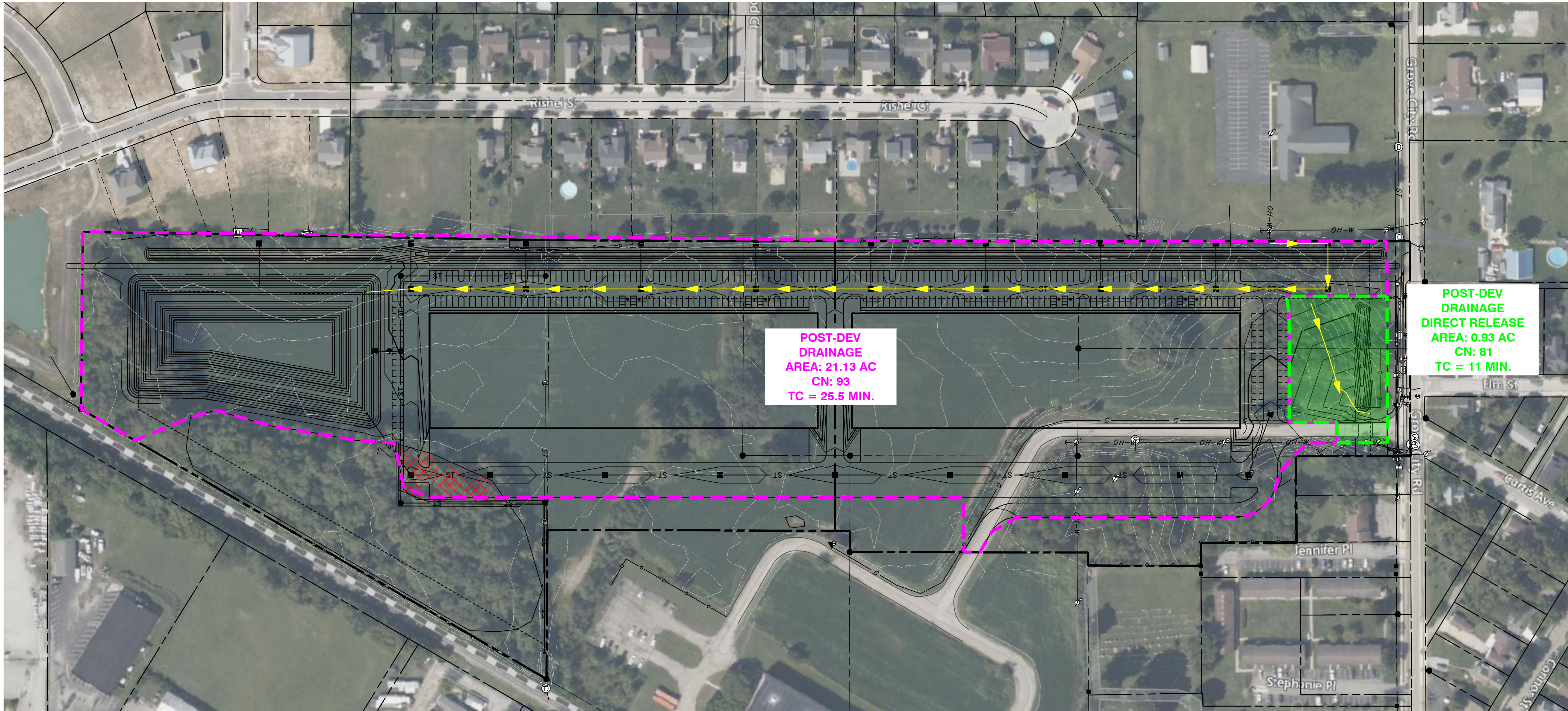
P:\330-000\331-6661-CADD\Drawings\Exhibits\331666 Grove City Post developed trib map - hwy.mxd - 11/1/2023 11:48 AM



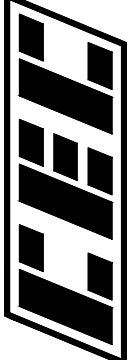
NORTH

SCALE IN FEET

0 100 200



REVISION RECORD	
NO	DATE



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

THE CAMBER COMPANY, LLC
INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OH

POST-DEVELOPED
TRIBUTARY MAP

DATE:	OCTOBER 2023	DRAWN BY:	HKS
DWG SCALE:	1"=100'	CHECKED BY:	HKS
PROJECT NO:	331-666	APPROVED BY:	BAB

DRAWING NO.: **POST**

SHEET 1 OF 2

APPENDIX I

SOILS MAPS



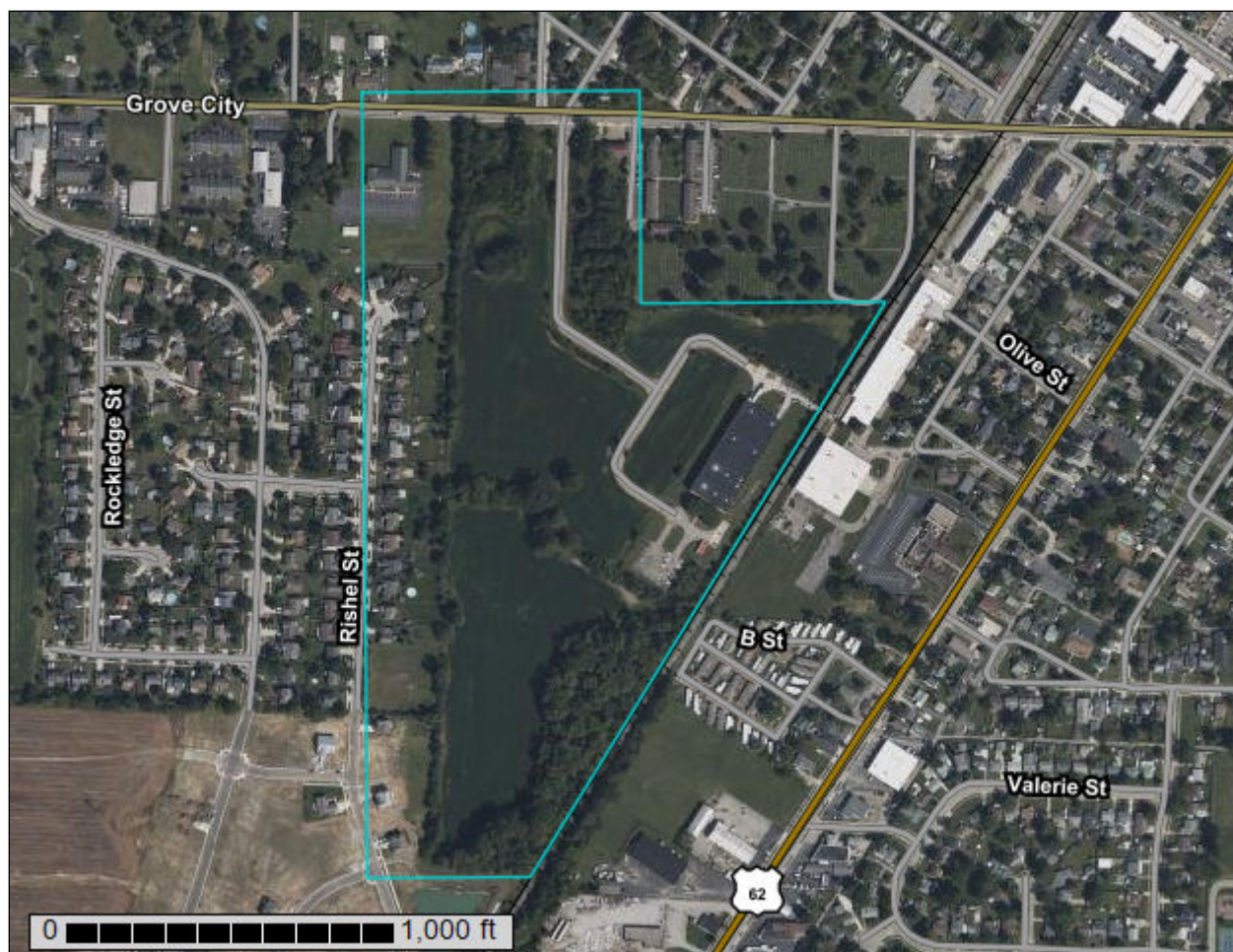
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Franklin County, Ohio**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Ohio
Survey Area Data: Version 21, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2020—Sep 26, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	14.4	26.2%
CsA	Crosby-Urban land complex, 0 to 2 percent slopes	2.4	4.3%
CsB	Crosby-Urban land complex, 2 to 6 percent slopes	6.9	12.6%
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	14.5	26.5%
Ku	Kokomo-Urban land complex	1.7	3.2%
LeB	Lewisburg-Crosby complex, 2 to 6 percent slopes	14.9	27.2%
Totals for Area of Interest		54.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Franklin County, Ohio

CrA—Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2thy7
Elevation: 520 to 1,550 feet
Mean annual precipitation: 36 to 44 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 145 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Crosby and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosby

Setting

Landform: Recessional moraines, ground moraines, water-lain moraines
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Silty material or loess over loamy till

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 11 inches: silt loam
Bt1 - 11 to 14 inches: silt loam
2Bt2 - 14 to 28 inches: silty clay loam
2BCt - 28 to 36 inches: loam
2Cd - 36 to 79 inches: loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 24 to 40 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high
(0.01 to 0.20 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 50 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F111XA008IN - Wet Till Ridge
Hydric soil rating: No

Minor Components

Kokomo, drained

Percent of map unit: 5 percent
Landform: Swales, water-lain moraines, depressions
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F111XA007IN - Till Depression Flatwood
Hydric soil rating: Yes

Celina, eroded

Percent of map unit: 4 percent
Landform: Recessional moraines, ground moraines, water-lain moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, head slope, nose slope, crest, rise
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Ecological site: F111XA009IN - Till Ridge
Hydric soil rating: No

Miamian, eroded

Percent of map unit: 1 percent
Landform: Recessional moraines, ground moraines, water-lain moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, nose slope, head slope, side slope, rise
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Ecological site: F111XA009IN - Till Ridge
Hydric soil rating: No

CsA—Crosby-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w0tj
Elevation: 520 to 1,550 feet
Mean annual precipitation: 36 to 44 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 145 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Crosby and similar soils: 56 percent
Urban land: 35 percent
Minor components: 9 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosby

Setting

Landform: Recessional moraines, ground moraines, water-lain moraines

Landform position (two-dimensional): Backslope, summit, footslope

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Silty material or loess over loamy till

Typical profile

Ap - 0 to 8 inches: silt loam

BE - 8 to 11 inches: silt loam

Bt1 - 11 to 14 inches: silt loam

2Bt2 - 14 to 28 inches: silty clay loam

2BCt - 28 to 36 inches: loam

2Cd - 36 to 79 inches: loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 24 to 40 inches to densic material

Drainage class: Somewhat poorly drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high
(0.01 to 0.20 in/hr)

Depth to water table: About 6 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 50 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Ecological site: F111XA008IN - Wet Till Ridge

Hydric soil rating: No

Minor Components

Kokomo, drained

Percent of map unit: 5 percent

Landform: Swales, water-lain moraines, depressions

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope, dip

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: F111XA007IN - Till Depression Flatwood

Hydric soil rating: Yes

Celina, eroded

Percent of map unit: 3 percent

Landform: Recessional moraines, ground moraines, water-lain moraines

Landform position (two-dimensional): Backslope, summit, shoulder

Landform position (three-dimensional): Crest, nose slope, head slope, side slope, rise

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Ecological site: F111XA009IN - Till Ridge

Hydric soil rating: No

Miamian, eroded

Percent of map unit: 1 percent

Landform: Recessional moraines, ground moraines, water-lain moraines

Landform position (two-dimensional): Summit, backslope, shoulder

Landform position (three-dimensional): Crest, nose slope, head slope, side slope, rise

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Ecological site: F111XA009IN - Till Ridge

Hydric soil rating: No

CsB—Crosby-Urban land complex, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 5mpx

Elevation: 600 to 1,200 feet

Mean annual precipitation: 35 to 45 inches

Mean annual air temperature: 50 to 55 degrees F

Frost-free period: 140 to 180 days

Farmland classification: Not prime farmland

Map Unit Composition

Crosby and similar soils: 45 percent

Urban land: 30 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosby

Setting

Landform: Till plains

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Loamy till

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 36 inches: silty clay loam

H3 - 36 to 70 inches: loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Custom Soil Resource Report

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Hydrologic Soil Group: D

Ecological site: F111XA008IN - Wet Till Ridge

Forage suitability group: Unnamed (G111AYC-1OH)

Other vegetative classification: Unnamed (G111AYC-1OH)

Hydric soil rating: No

Minor Components

Areas altered by cutting and filling

Percent of map unit: 15 percent

Kokomo

Percent of map unit: 5 percent

Landform: Drainageways

Ecological site: F111XA007IN - Till Depression Flatwood

Hydric soil rating: Yes

Celina

Percent of map unit: 5 percent

Landform: Moraines, till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F111XA009IN - Till Ridge

Ko—Kokomo silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2rwj8

Elevation: 820 to 1,140 feet

Mean annual precipitation: 37 to 46 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 145 to 180 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Kokomo and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kokomo

Setting

Landform: Depressions on till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy glaciofluvial deposits derived from sedimentary rock over loamy till derived from limestone and dolomite

Typical profile

Ap - 0 to 11 inches: silty clay loam
Btg - 11 to 41 inches: clay loam
Bt - 41 to 64 inches: clay loam
2C - 64 to 79 inches: loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F111XA007IN - Till Depression Flatwood
Hydric soil rating: Yes

Minor Components

Crosby

Percent of map unit: 5 percent
Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F111XA008IN - Wet Till Ridge
Hydric soil rating: No

Celina

Percent of map unit: 5 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex

Custom Soil Resource Report

Across-slope shape: Convex
Ecological site: F111XA009IN - Till Ridge
Hydric soil rating: No

Ku—Kokomo-Urban land complex

Map Unit Setting

National map unit symbol: 5mqg
Elevation: 600 to 1,000 feet
Mean annual precipitation: 35 to 45 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Kokomo and similar soils: 50 percent
Urban land: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kokomo

Setting

Landform: Depressions
Parent material: Silty and clayey till

Typical profile

H1 - 0 to 9 inches: silty clay loam
H2 - 9 to 43 inches: silty clay loam
H3 - 43 to 70 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 35 percent
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Hydrologic Soil Group: B/D
Ecological site: F111XA007IN - Till Depression Flatwood
Forage suitability group: Unnamed (G111AYC-1OH)
Other vegetative classification: Unnamed (G111AYC-1OH)
Hydric soil rating: Yes

Minor Components

Crosby

Percent of map unit: 7 percent
Landform: Till plains
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: F111XA008IN - Wet Till Ridge
Hydric soil rating: No

Celina

Percent of map unit: 7 percent
Landform: Moraines, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F111XA009IN - Till Ridge
Hydric soil rating: No

Areas covered by fill material

Percent of map unit: 6 percent

LeB—Lewisburg-Crosby complex, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 5mqh
Elevation: 600 to 1,200 feet
Mean annual precipitation: 33 to 45 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Lewisburg and similar soils: 45 percent
Crosby and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lewisburg

Setting

Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 16 inches: silty clay loam
H3 - 16 to 70 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 47 percent
Available water supply, 0 to 60 inches: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F111XA009IN - Till Ridge
Hydric soil rating: No

Description of Crosby

Setting

Landform: Till plains
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy till

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 31 inches: silty clay loam
H3 - 31 to 70 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F111XA008IN - Wet Till Ridge
Forage suitability group: Unnamed (G111AYC-1OH)

Custom Soil Resource Report

Other vegetative classification: Unnamed (G111AYC-1OH)

Hydric soil rating: No

Minor Components

Kokomo

Percent of map unit: 15 percent

Landform: Depressions

Ecological site: F111XA007IN - Till Depression Flatwood

Hydric soil rating: Yes

Eroded areas with a clay loam surface layer

Percent of map unit:

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November 1, 2023

Mr. Dashiell Logan, AICP | Senior Planner
Development Department
City of Grove City
4035 Broadway
Grove City, OH 43123

Re: Grove City Road Flex Space Traffic Memo
City of Grove City, Franklin County, Ohio

Dear Mr. Logan:

Please consider this letter the traffic memo required for the subject development.

BACKGROUND

The subject site near 3679 Grove City Road is located on the south side of Grove City Road between Demorest Road and Curtis Avenue. Figure 1 shows the location of the site. The site has two proposed accesses to Grove City Road. The eastern access is opposite Curtis Avenue. The site will have two buildings which will total 270,000 SF of flex space. Figure 2 shows the site plan. The purpose of the memo is to provide trip generation information for the site. The nearest existing count that could be found was from Costar Group which indicates that in 2022 the daily traffic on Grove City Road was 7,947 east of Demorest Road. The traffic count report is attached.

TRIP GENERATION

In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers. This report provides trip rates for different land uses based on data from sample sites in each category. End users for the flex space are not known. The developer has indicated that the most representative land use for the flex space in the industrial category of the *Trip Generation Manual* is ITE Land Use Code #150. The trip generation calculations are in Table A attached.

CONCLUSION

Roadway capacity is based on the peak hours of the day which are typically one hour between 7-9 AM and one hour between 4-6 PM. The following is a summary of the estimated trips generated by the site:

PEAK HOUR	SITE TRIPS
Daily	465
AM Adjacent Street Peak	56
PM Adjacent Street Peak	59

If 60% of the traffic is oriented to the west, the site traffic will represent approximately 3.4% $[(0.6 \times 465)/(7947 + (0.6 \times 465))]$ of the traffic on Grove City Road.

Please let me know if you have any questions. Thank you.

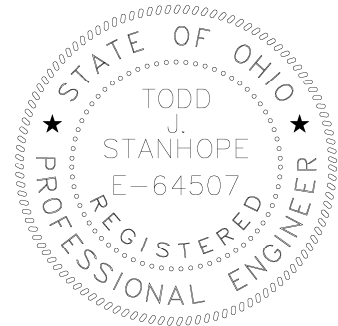
Sincerely,

SMART SERVICES, INC.



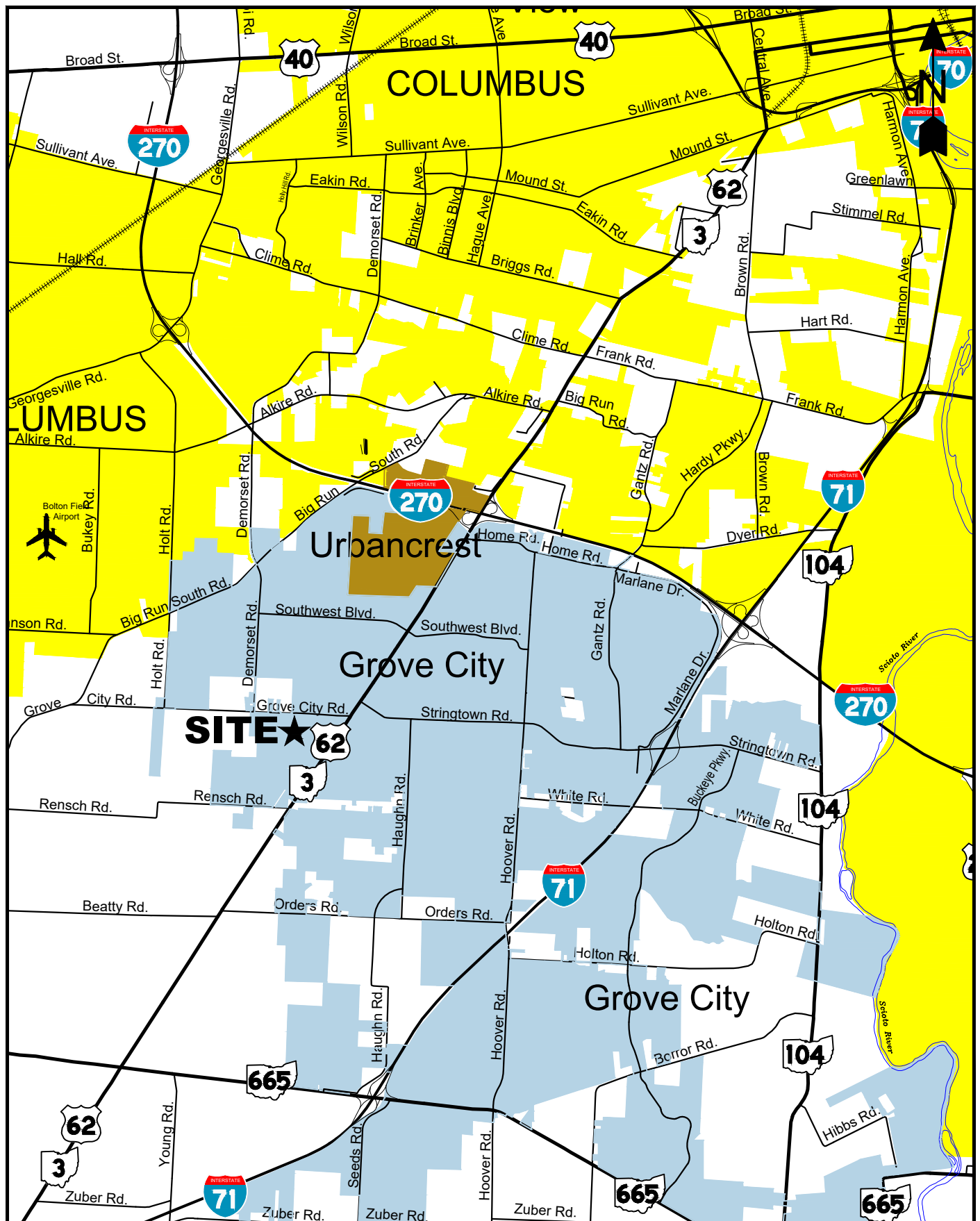
Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

11-01-2023
Date



Submitted: One electronic copy (PDF format) via e-mail

Cc: C. Bradley – The Camber Company, LLC



GROVE CITY FLEX SPACE TRAFFIC MEMO

PREPARED BY: **SMART**
SERVICES

10/2023

FIGURE 1

SITE LOCATION

TIS SUBAREA	LAND USE	TIME OF DAY	DATA SET <i>Trip Generation Manual, 11th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generation Manual 11th Edition</i>	TOTAL TRIPS	ENTERING		EXITING	
						%	TOTAL TRIPS	%	TOTAL TRIPS
1	Warehousing (ITE Code #150) Ind. Variable (X) = 270.00 1000 SF Gross Floor Area	Daily	Weekday	T=1.58(X)+38.29	465	50%	233	50%	232
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	T=0.12(X)+23.62	56	77%	43	23%	13
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	T=0.12(X)+26.48	59	28%	17	72%	42
TOTALS		Daily			465		233		232
		AM Peak			56		43		13
		PM Peak			59		17		42

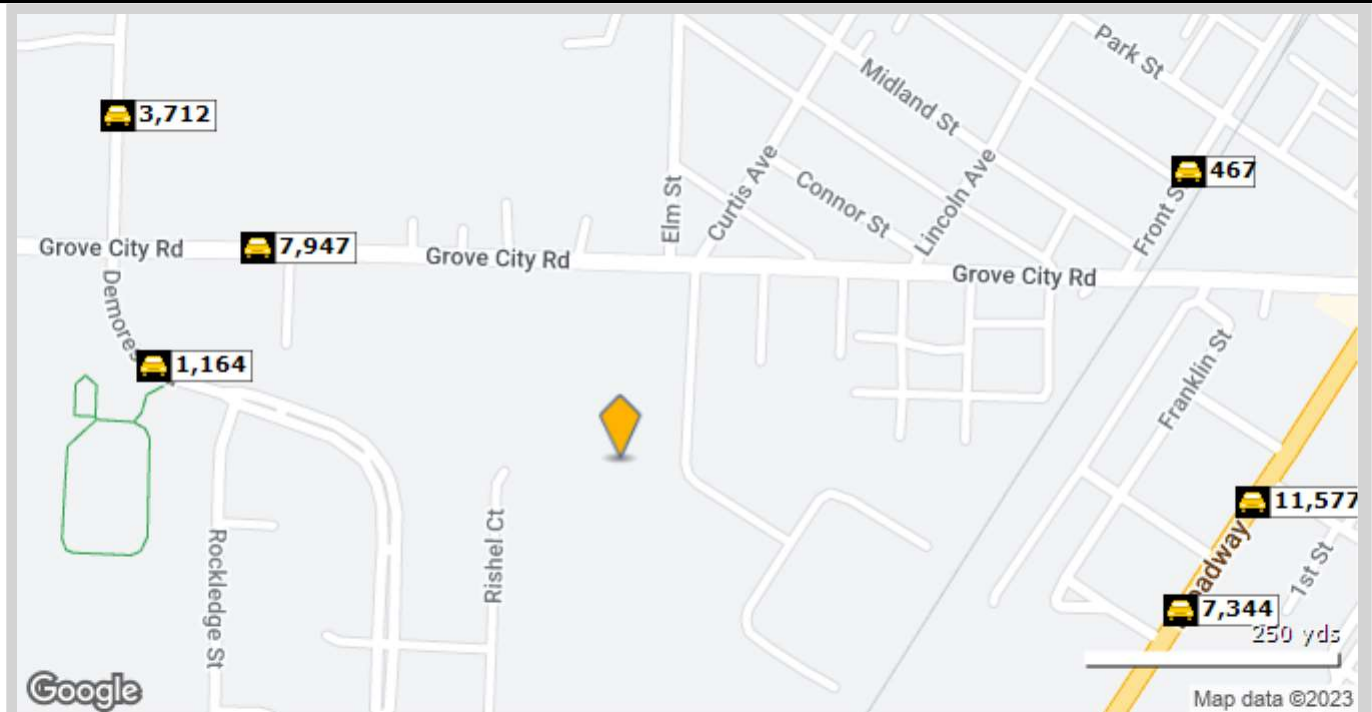
Grove City Flex Space Traffic Analysis - 10/2023

TABLE A - SITE TRIP GENERATION SUMMARY

Traffic Count Report

0 Grove City Rd, Grove City, OH 43123

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Grove City Rd	Copperfield Pl	0.02 E	2020	8,923	MPSI	.24
2	Grove City Rd	Copperfield Pl	0.02 E	2022	7,947	MPSI	.24
3	Demorest Rd	Rockledge St	0.05 SE	2022	1,141	MPSI	.27
4	Demorest Rd	Rockledge St	0.05 SE	2021	1,164	MPSI	.27
5	Harrisburg Pike	Sunshine Pl	0.02 SW	2022	7,344	MPSI	.33
6	Demorest Rd	Anglebrook Dr	0.04 N	2022	3,324	MPSI	.35
7	Demorest Road	Anglebrook Dr	0.04 N	2020	3,712	MPSI	.35
8	Harrisburg Pike	Kingston Ave	0.01 NE	2020	11,929	MPSI	.36
9	Harrisburg Pike	Kingston Ave	0.01 NE	2022	11,577	MPSI	.36
10	Front Street	PkSt	0.04 NE	2022	467	MPSI	.36



Received By:
Grove City Development
11/06/2023

Grove City Planning Commission
FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested
information and submit to:

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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Beulah Crossing - Gateway to Beulah Park

PROJECT LOCATION: North of Grant Ave.; west of Front St.; north and south of W. Cleveland Ave.; & East of Lincoln Ave.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-000443-00 (see attached) ACREAGE AFFECTED BY THIS APPLICATION: 3.407

EXISTING ZONING: PUD-C EXISTING LAND USE: Vacant

PROPOSED ZONING: PUD-C (no change) PROPOSED LAND USE: Commercial and Residential

FUTURE LAND USE DESIGNATION: Mixed Neighborhood

PROPERTY OWNER INFORMATION

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

Townsend Construction Company 250 East Broad Street, Suite 1100 Columbus, Ohio 43215

Name	Address	City, State, Zip
614-228-5775	will@kelley-co.com	
Phone	Fax	Email

APPLICANT INFORMATION

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

Pat Kelley	Donald W. Kelley and Associates, Inc.	
Name	Title	Company / Organization
250 East Broad Street, Suite 1100	Columbus, Ohio 43215	
Address	City, State, Zip	
614-228-5775	pat@kelley-co.com	
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

Rebecca J. Mott	Attorney	Plank Law Firm, LPA
Name	Title	Company / Organization
411 East Town Street, Floor 2	Columbus, Ohio 43215	
Address	City, State, Zip	
614-947-8600	614-228-1790	rjm@planklaw.com
Phone	Fax	Email

Legal counsel

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

FOR OFFICE USE ONLY

DATE RECEIVED: 11-6-23	RECEIVED BY: T. Ellis	PAYMENT AMOUNT: \$1920.35
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202311060037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Beulah Crossing - Gateway to Beulah ParkDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☒ Residential ☒ Industrial ☐ Mixed ☒ Other ☐ACREAGE DISTURBED: 3.407 TOTAL FLOOR AREA: 56,264
54,948 s.f. (three buildings)NUMBER OF BUILDINGS: three (3) BUILDING HEIGHT: max 50'ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 35

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

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

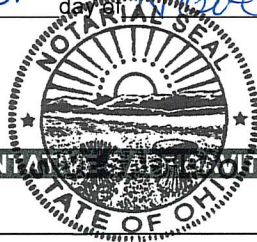
I Townsend Construction Company, the current property owner hereby authorize the applicant Pat Kelley with Donald W. Kelley and Associates, Inc. to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: [Signature] Date: 11/1/23

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 1st day of November, 2023.Lynette Mapes
Official Seal and Signature of Notary PublicLynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24**APPLICANT'S / AUTHORIZED REPRESENTATIVE AFFIDAVIT**

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

Signature of Applicant or Authorized Representative: Rebecca J. Mott Date: 11/01/2023

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 1st day of November, 2023.Lynette Mapes
Official Seal and Signature of NotaryLynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

REVIEW FEES

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

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the Grove City 2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



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

- ☐ One signed and notarized application
 - ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
 - ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☐ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☐ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

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

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



Grove City Planning Commission Meeting and Deadline Schedule 2023

Development Plan Application		
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative Hearing before City Council
November 30, 2022	January 3, 2023	January 17, 2023
January 4, 2023	February 7, 2023	February 21, 2023
February 1, 2023	March 7, 2023	March 20, 2023
March 1, 2023	April 4, 2023	April 17, 2023
March 29, 2023	May 2, 2023	May 15, 2023
May 3, 2023	June 6, 2023	June 19, 2023
May 31, 2023	July 5, 2023	July 17, 2023
June 28, 2023	August 8, 2023	August 21, 2023
August 2, 2023	September 5, 2023	September 18, 2023
August 30, 2023	October 3, 2023	October 16, 2023
October 4, 2023	November 7, 2023	November 20, 2023
November 1, 2023	December 5, 2023	December 18, 2023

Revised 11-17-2022

- * Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

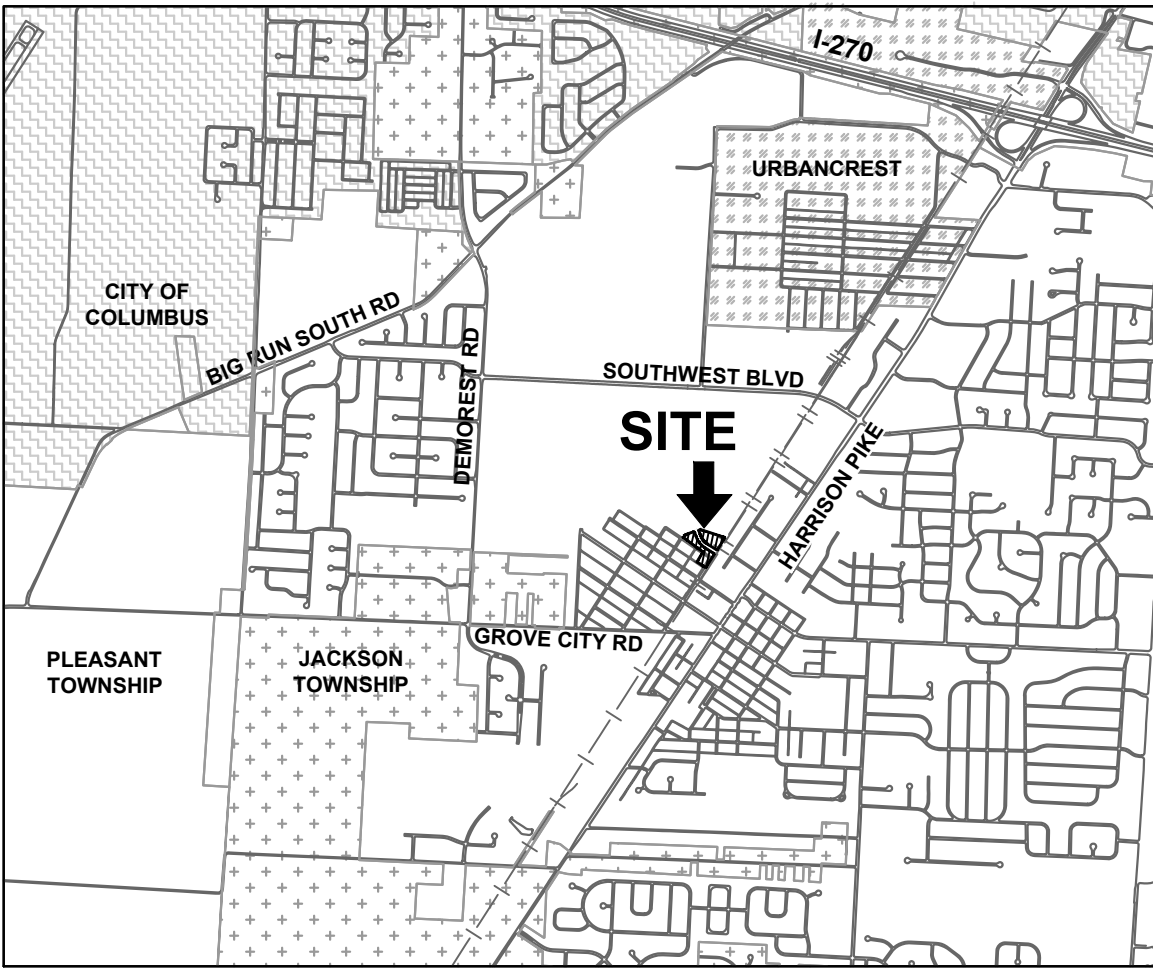
1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

FINAL DEVELOPMENT PLAN
FOR
BEULAH CROSSING

GROVE CITY, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 1388
2023

Received By:
Grove City Development
11/27/2023



VICINITY MAP

SCALE: 1"=3000'

JACKSON TWP. CITY OF GROVE CITY
VILLAGE OF URBANCREST CITY OF COLUMBUS

APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ADMINISTRATOR _____
DIRECTOR OF PUBLIC SERVICE _____
REVIEW FOR THE CITY OF GROVE CITY _____
JACKSON TOWNSHIP FIRE DEPARTMENT _____

STANDARD CONSTRUCTION DRAWINGS

CITY OF GROVE CITY		CITY OF COLUMBUS	
C-GC-03	C-GC-37	L-1001	L-6320
C-GC-04	C-GC-42A	L-1003	L-6640
C-GC-12	C-GC-57A	L-1004	L-9901
C-GC-19	C-GC-59	L-6306	AA-S133A
C-GC-20	C-GC-66	L-6309A	AA-S149
C-GC-22	C-GC-67	L-6309B	AA-S150
C-GC-24	C-GC-70A	L-6310	AA-S151
C-GC-25	C-GC-71A	L-6311	AA-S153
C-GC-27	C-GC-74	L-6312	
C-GC-31	C-GC-77		
C-GC-32	C-GC-95B		

PROFESSIONAL ENGINEER'S CERTIFICATION

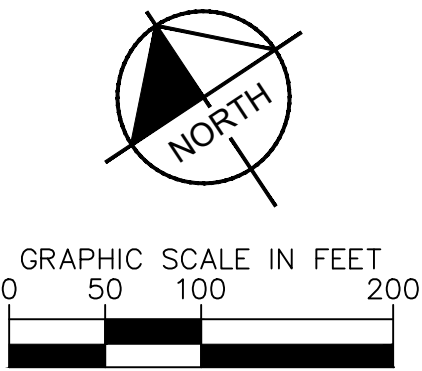
I, MICHAEL C. REEVES, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF EPCON COMMUNITIES BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, 2023.

OHIO LICENSED PROFESSIONAL ENGINEER E-75300
MY LICENSE EXPIRES ON 12/31/2023

DATE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	SIGNAGE & STRIPING PLAN
7	LEFT TURN - FIRE TRUCK MANEUVERABILITY
8	RIGHT TURN - FIRE TRUCK MANEUVERABILITY
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	IRRIGATION EXHIBIT



SITE STATISTICS

PARCEL IDS: 040-000443, 040-016109, 040-016217, 040-016218 & 0.302 AC OF R/W IS VACATED
CURRENT ZONING: PUD-C, SUBAREA B OF BEULAH PARK (BEULAH CROSSING)

TOTAL SITE AREA: 3.407
TOTAL DISTURBED AREA: 3.407
PRE-DEVELOPED IMPERVIOUS AREA: 0.29
POST-DEVELOPED IMPERVIOUS AREA: 2.05

PROPOSED PARKING: 156
REQUIRED ADA PARKING: 6
PROVIDED ADA PARKING: 7

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT WAS PROVIDED AS PART OF THE ORIGINAL STORMWATER MANAGEMENT PLAN FOR THE BEULAH PARK DEVELOPMENT. AS INDICATED IN THE STORMWATER MANAGEMENT REPORT FOR THE DEVELOPMENT, THE BEULAH CROSSING DEVELOPMENT WILL BE REQUIRED TO PROVIDE WATER QUALITY TREATMENT ASSOCIATED WITH THE SITE IMPROVEMENTS. DETAILS OF WATER QUALITY TREATMENT WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN AND ARE PRELIMINARY SHOWN AS HYDRODYNAMIC SEPARATORS WITHIN THIS PLAN.

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AREAS DESIGNATED AS ZONES X AND AE (ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE IS DEFINED AS: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, MAP NUMBERS FM39049C0313K & FM39049C0314K WITH EFFECTIVE DATE OF JUNE 17, 2008.

DEVELOPER

DONALD W. KELLEY AND ASSOCIATES, INC.
250 E BROAD ST, SUITE 1100
COLUMBUS, OH 43215
TEL: (614) 228-5775
CONTACT: PAT KELLEY
EMAIL: PAT@KELLEY-CO.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 472-8546
EMAIL: MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

OWNER

PIDS: 040-000443, 040-016109, 040-016217, 040-016218
TOWNSEND CONSTRUCTION
250 E BROAD ST, SUITE 1100
COLUMBUS, OH 43215

EXISTING PARCEL OWNERS

- 1 MARK A & COLLEEN D HAUGHN AC: 0.22 PID: 040-015404
2 CITY OF GROVE CITY AC: 0.11 PID: 040-000100
3 CITY OF GROVE CITY AC: 0.26 PID: 040-000750
4 CITY OF GROVE CITY AC: 0.01 PID: 040-015403
5 CITY OF GROVE CITY AC: 0.03 PID: 040-015402
6 CITY OF GROVE CITY AC: 0.05 PID: 040-015401
7 CITY OF GROVE CITY AC: 0.10 PID: 040-000094
8 MARK A & COLLEEN D HAUGHN AC: 0.06 PID: 040-000497
9 MARK A & COLLEEN D HAUGHN AC: 0.01 PID: 040-000232
10 MARK A & COLLEEN D HAUGHN AC: 0.06 PID: 040-000233
11 MARK A & COLLEEN D HAUGHN AC: 0.05 PID: 040-000234

INDEX MAP

SCALE: 1"=100'



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPC
DRAWN BY: QMS
CHECKED BY: TGI

TITLE SHEET

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE:

11/01/2023

KHA PROJECT NO.

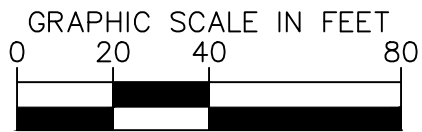
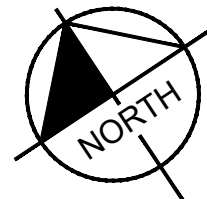
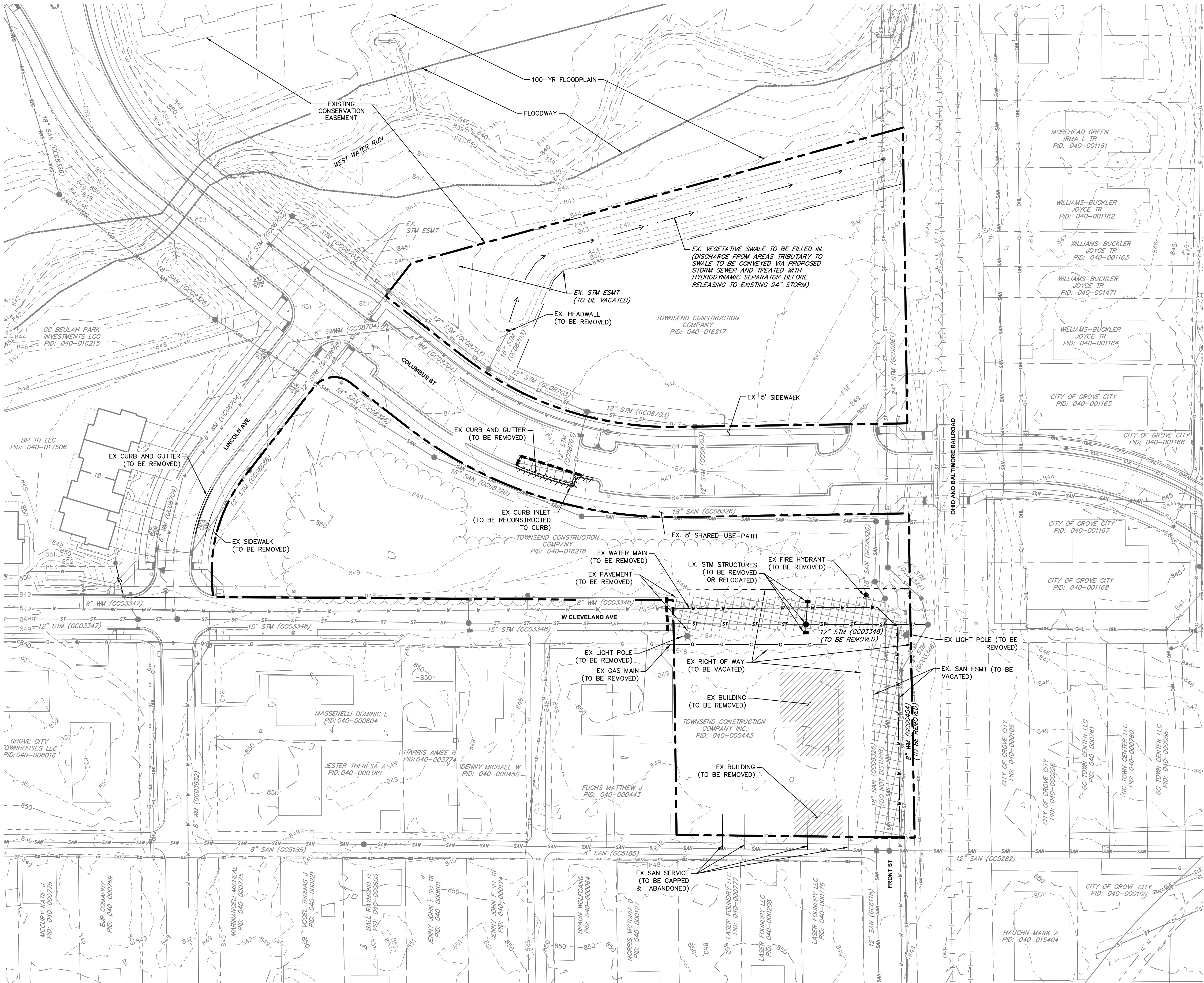
190004000

SHEET NUMBER

1

OF 12

Drawing name: K:\CIB_LDE\190004000_Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc. This document together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- EXISTING VEGETATION
- STREAM CORRIDOR PROTECTION ZONE
- 100-YR FLOODPLAIN
- FLOODWAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING STORM PIPE
- EXISTING WATER MAIN
- EXISTING SANITARY PIPE
- EXISTING BUILDING (TO BE REMOVED)
- EXISTING PAVEMENT (TO BE REMOVED)
- EXISTING STORM PIPE (TO BE REMOVED)
- EXISTING WATER MAIN (TO BE REMOVED)
- EXISTING GAS MAIN (TO BE REMOVED)
- EXISTING STORM MANHOLE (TO BE REMOVED)
- EXISTING STORM CURB INLET (TO BE REMOVED)
- EXISTING STORM HEADWALL (TO BE REMOVED)
- EXISTING RIGHT OF WAY (TO BE VACATED)
- EXISTING EASEMENT (TO BE VACATED)
- EXISTING SANITARY SERVICE (TO BE CAPPED & ABANDONED)
- EXISTING FIRE HYDRANT (TO BE REMOVED)
- CURB REMOVAL
- SAWCUT LINE

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7865 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

DESIGNED BY: JPC

DRAWN BY: QMS

CHECKED BY: TGT

SCALE: 1"=40'

DATE

BY

DEMOLITION PLAN

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

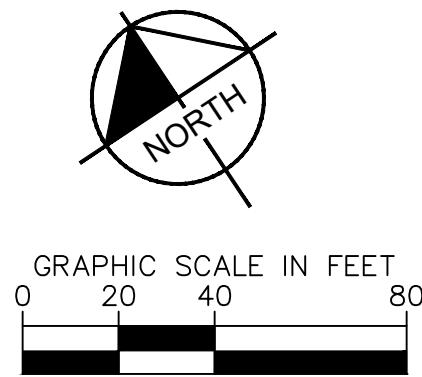
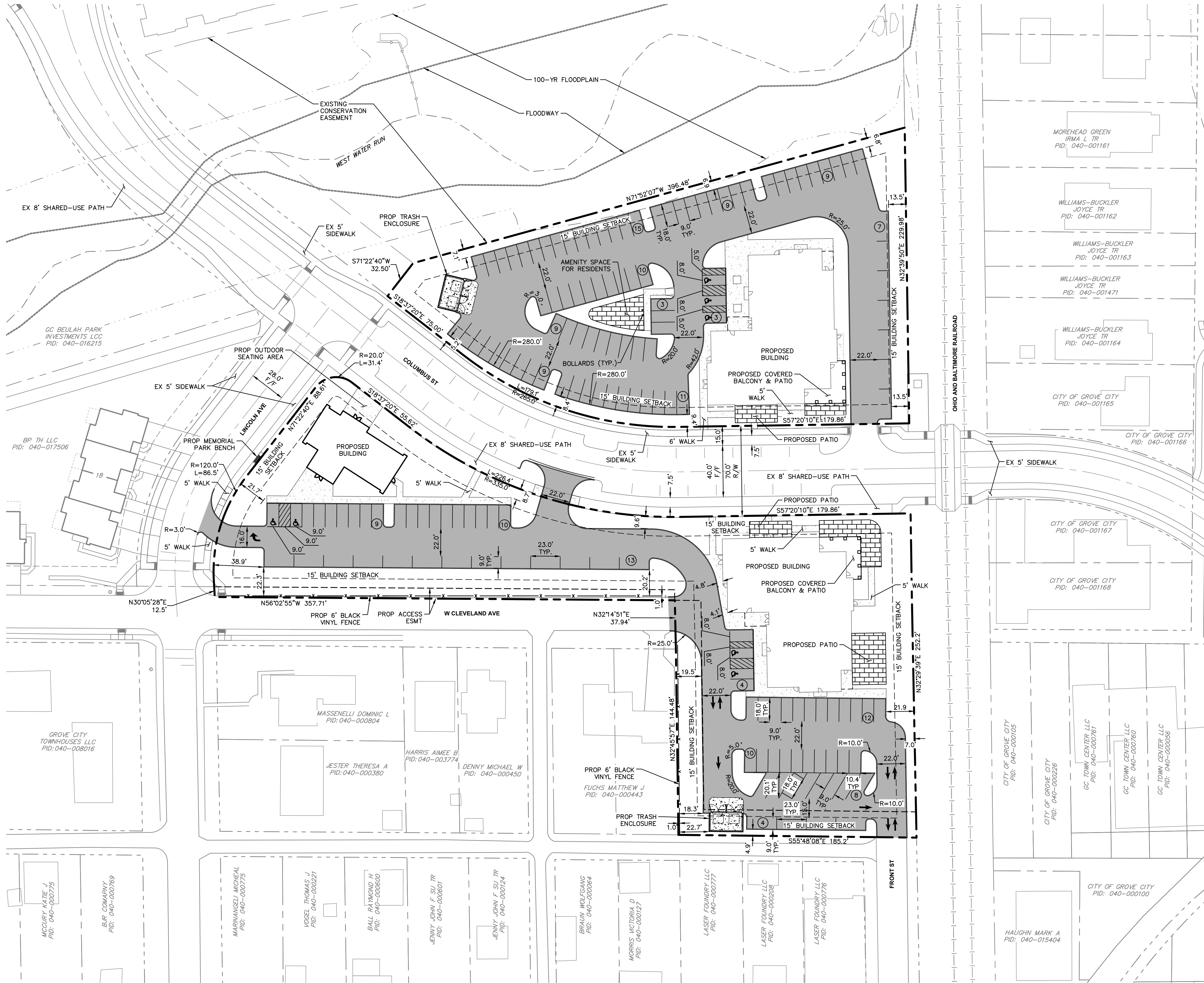
ORIGINAL ISSUE:
11/01/2023

KHA PROJECT NO.
190004000

SHEET NUMBER
2

Page 193 of 278

Drawing name: K:\CIB_LDE\190004000_KelleyCompanies_BeulahPark_GroveCity_OH_V2_Design\CA0\PlanSheets\Buildin_Crossing\Final Development Plan\Site PLAN.dwg 3 SITE PLAN
No. 21, 2023 6:17pm by: Alex Braun
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- LEGEND**
- | | |
|--|---------------------------------------|
| | EXISTING SITE BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING PAVEMENT |
| | EXISTING BUILDING |
| | EXISTING STREAM |
| | EXISTING VEGETATION |
| | PROPOSED SETBACK |
| | PROPOSED BUILDING |
| | PROPOSED FACE OF CURB |
| | PROPOSED BACK OF CURB |
| | PROPOSED SIDEWALK |
| | PROPOSED CENTERLINE |
| | STREAM CORRIDOR PROTECTION ZONE |
| | 100-YR FLOODPLAIN |
| | FLOODWAY |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED RESIDENT AMENITY AREA |

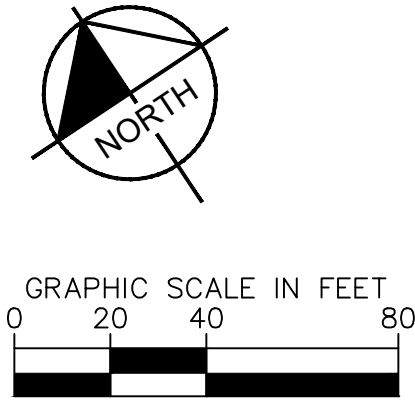
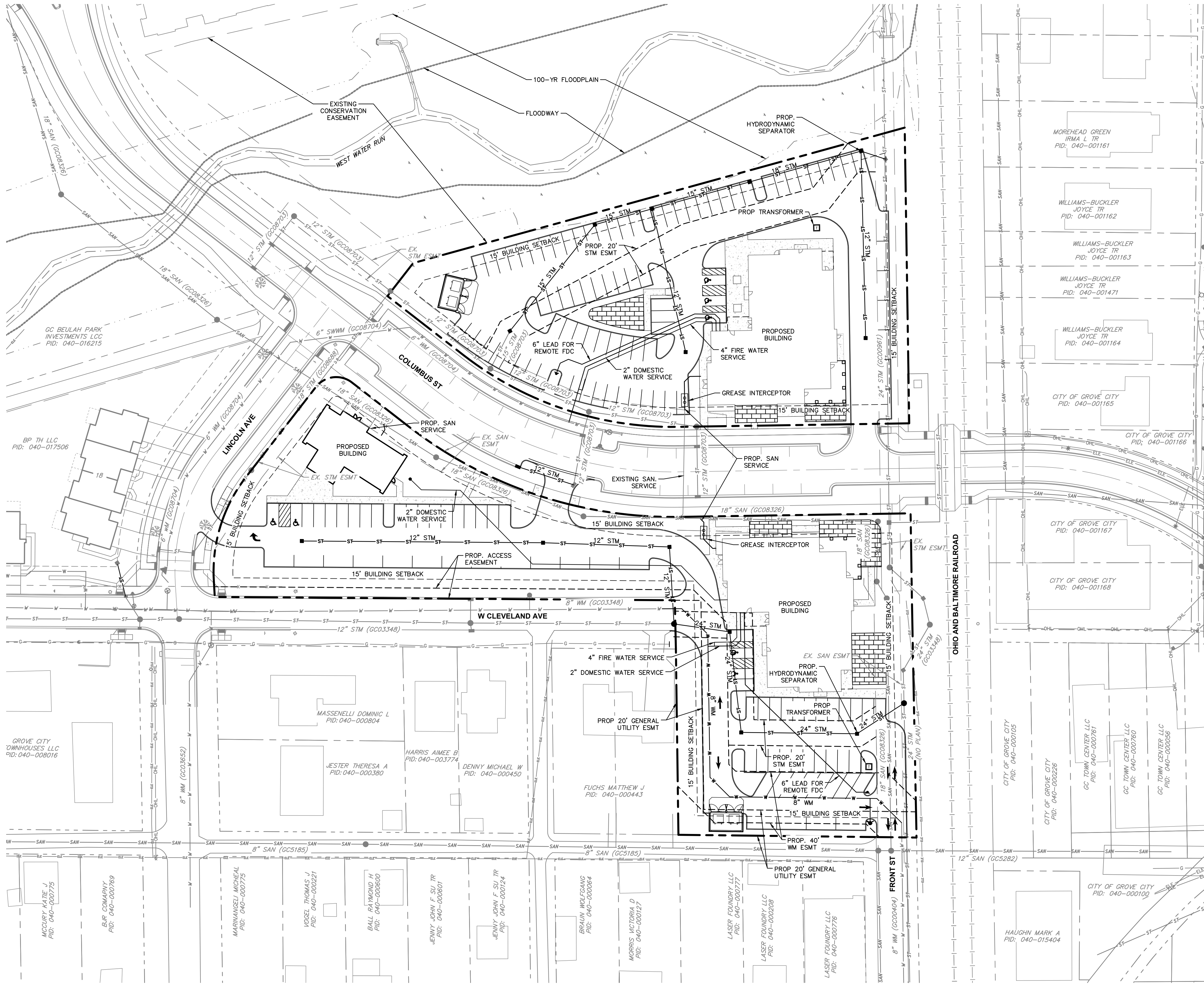
- NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
 - TRASH FROM THE PROPOSED BUILDING AT THE SOUTHEAST CORNER OF COLUMBUS ST. AND LINCOLN AVE. IS TO BE DISPOSED OF IN EITHER THE DUMPSTER LOCATED IN THE NORTH PARCEL OR THE DUMPSTER ALONG THE SOUTH PROPERTY LINE OF THE SOUTH PARCEL.

- PARKING REQUIREMENTS**
- BUILDING A 5,623 SF
4,217 SF RETAIL (1 SPACE/300SF) = 14 SPACES
1,406 SF RESTAURANT (1 SPACE/200SF) = 7 SPACES
20 RESIDENTIAL UNITS (1.0 SPACES/UNIT) = 20 SPACES
- BUILDING B 5,623 SF
4,217 SF RETAIL (1 SPACE/300SF) = 14 SPACES
1,406 SF RESTAURANT (1 SPACE/200SF) = 7 SPACES
20 RESIDENTIAL UNITS (1.0 SPACES/UNIT) = 20 SPACES
- BUILDING C 2,862 SF
2,862 SF RESTAURANT (1 SPACE/200SF) = 14 SPACES
- TOTAL PARKING SPACES REQUIRED = 96
TOTAL PARKING SPACES PROVIDED = 156

THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, AND COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7865 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 TEL: 614.444.4444 WWW.KIMLEY-HORN.COM	
SCALE: 1"=40'	DESIGNED BY: JPC	DRAWN BY: QMS	CHECKED BY: TGI
SITE PLAN			
FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123			
ORIGINAL ISSUE: 11/01/2023			
KHA PROJECT NO. 190004000			
SHEET NUMBER			
3			
OF 12			

Drawing name: K:\CBL_DE\190004000_KelleyCompanies_Beulah_Crossing\Final Development Plan\UTILITY PLAN.dwg 4 UTILITY PLAN Nov 21, 2023 6:17pm by: MacBraun
This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING MANHOLE
	EXISTING CURB INLET
	EXISTING WATER LINE
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED BACK OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN
	FLOODWAY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM SEWER
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED WATER LINE

THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, AND COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

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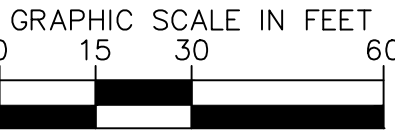
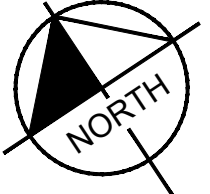
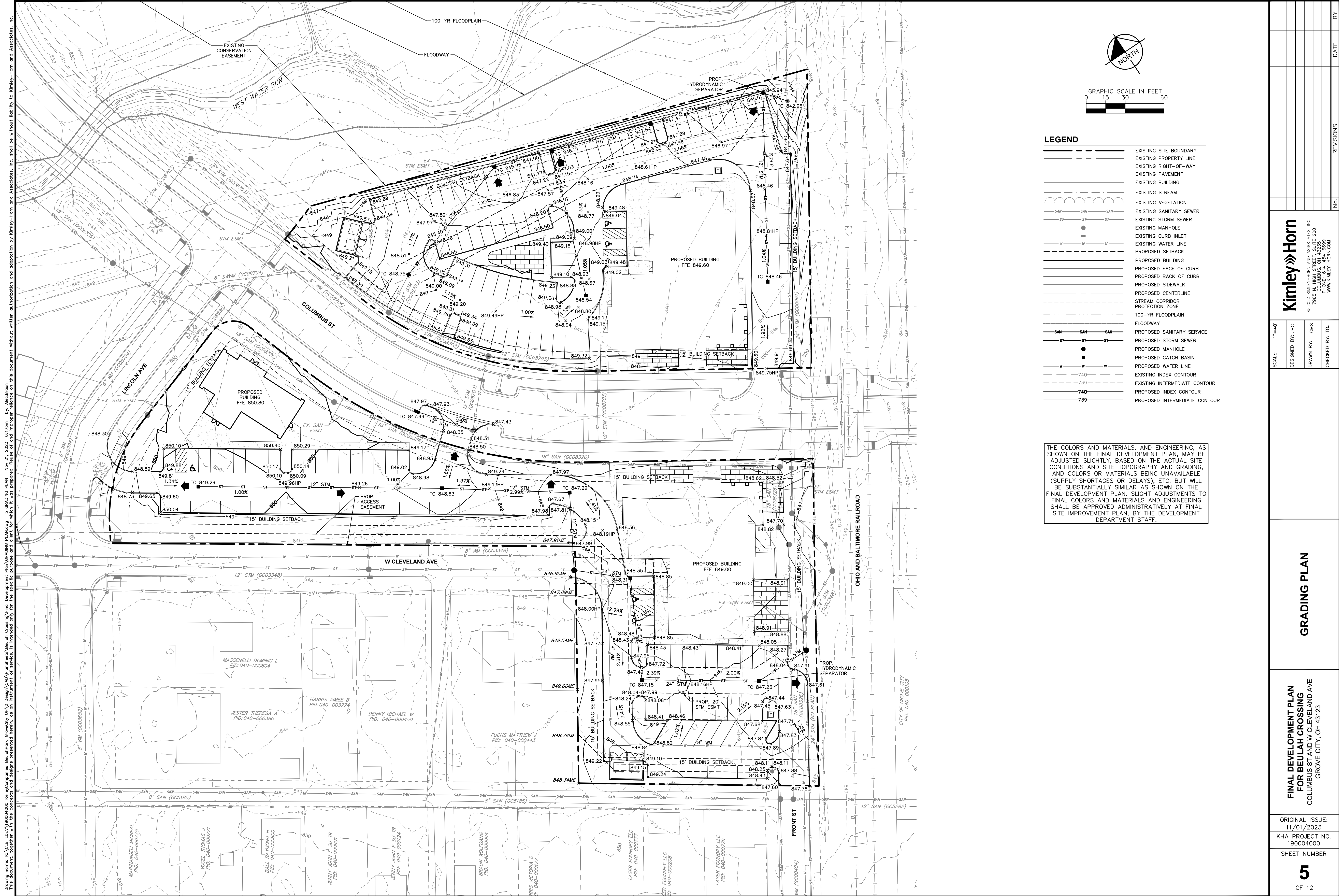
UTILITY PLAN

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE: 11/01/2023
KHA PROJECT NO. 190004000
SHEET NUMBER

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OF 12



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MANHOLE
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- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR

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GRADING PLAN

**FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING**
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

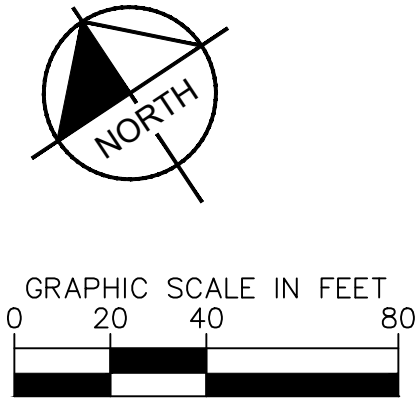
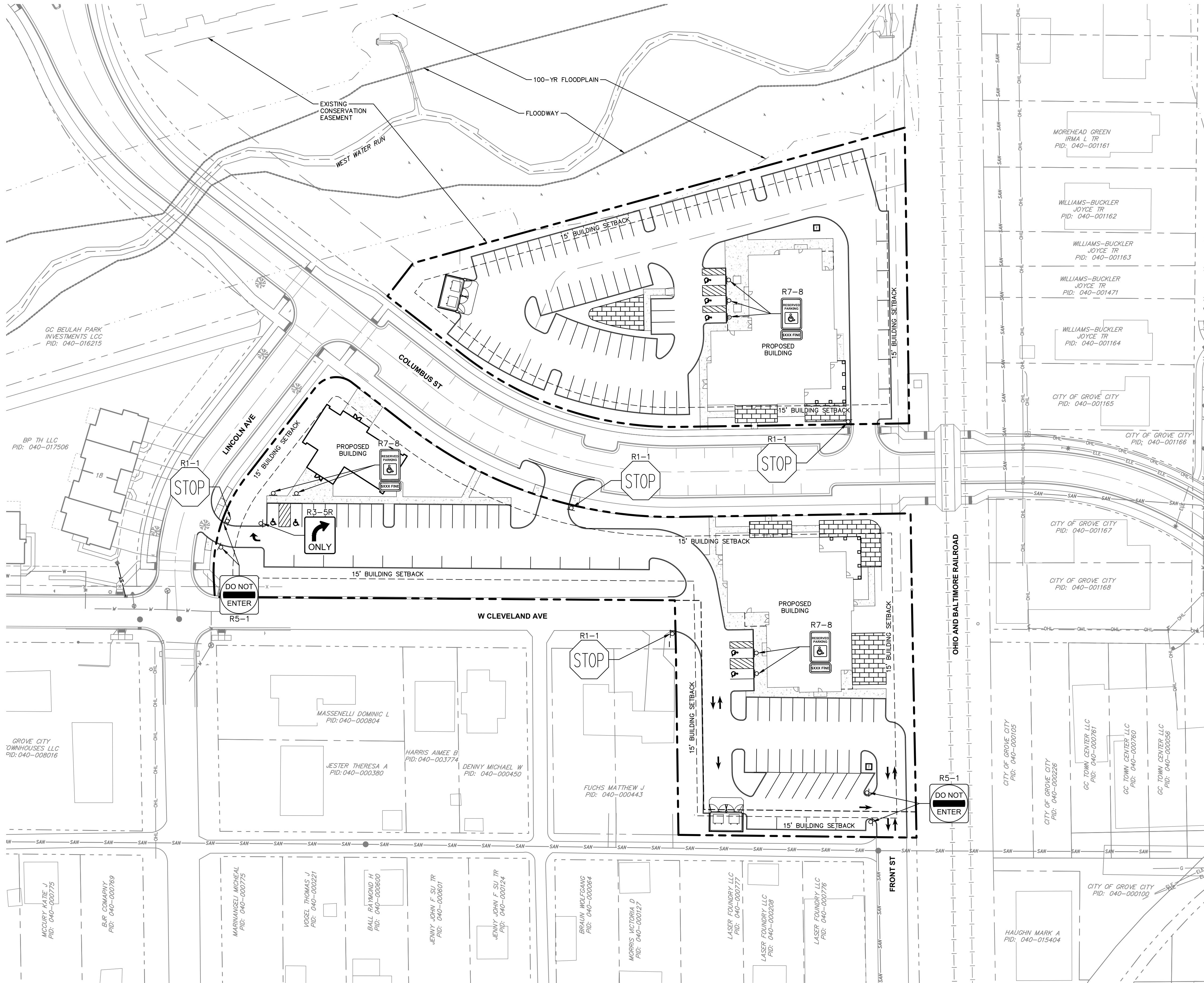
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KHA PROJECT NO.	190004000
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OF 12

Drawing name: K:\CBL\DEV\190004000_JelleyCompanies_BeulahCrossing\Final Development Plan\Grading Plan.dwg Nov 21, 2023 6:17pm by: Mac Braun
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Drawing name: K:\CIB_LDE\190004000_KelleyCompanies_Beulah_Crossing\Final Development Plan\LIGHTING & SIGNAGE PLAN.dwg 6 LIGHTING & SIGNAGE PLAN Nov 21, 2023 6:17pm by: MacBrown
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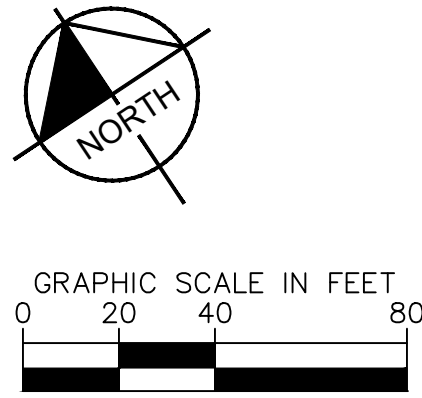


LEGEND	
	EXISTING SITE BOUNDARY
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	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
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	EXISTING STREAM
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	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN
	FLOODWAY

- NOTES**
1. ALL PARKING AND DIRECTION SIGNS TO HAVE BLACK BACKERS AND BLACK POSTS. CONCRETE BOLLARDS TO BE BLACK TO MATCH BACKERS AND POSTS IN THE EVENT THEY ARE USED FOR SIGNS.

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SIGNAGE & STRIPING PLAN											
FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123											
ORIGINAL ISSUE: 11/01/2023											
KHA PROJECT NO. 190004000											
SHEET NUMBER 6 OF 12											

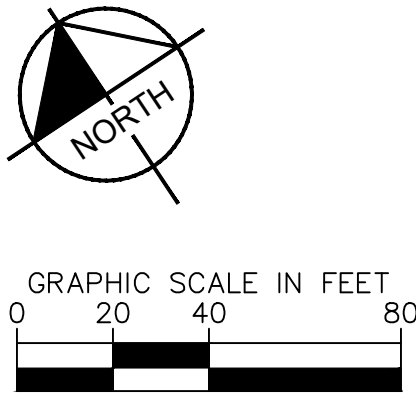
Drawing name: K:\CIB_LDE\190004000_KelleyCompanies_BeulahPark_GroveCity_OH\2_Design\CAO\PlanSheets\Beulah Crossing\Final Development Plan\TRUCK TURN.dwg 7 LEFT TURN - FIRE TRUCK MANUEVERABILITY Nov 21, 2023 8:17pm by Alec Braun
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FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123		LEFT TURN - FIRE TRUCK MANUEVERABILITY		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7865 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 TEL: 614.881.8800 WWW.KIMLEY-HORN.COM	
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DRAWN BY: QMS		CHECKED BY: TGJ		REVISIONS	
				DATE	BY

Drawing name: K:\CIB_LDE\190004000_JelleyCompanies_BeulahPark_GroveCity_OH\2_Design\CAO\PlanSheets\Beulah Crossing\Final Development Plan\TRUCK TURN.dwg 8 RIGHT TURN - FIRE TRUCK MANEUVERABILITY Nov 21, 2023 6:17pm by Alex Braun
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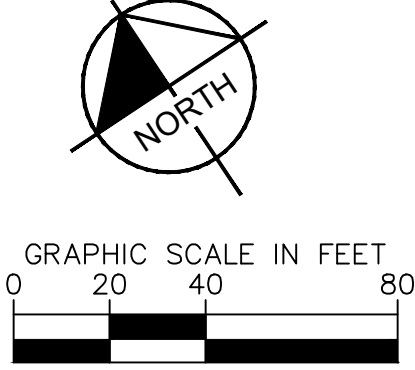
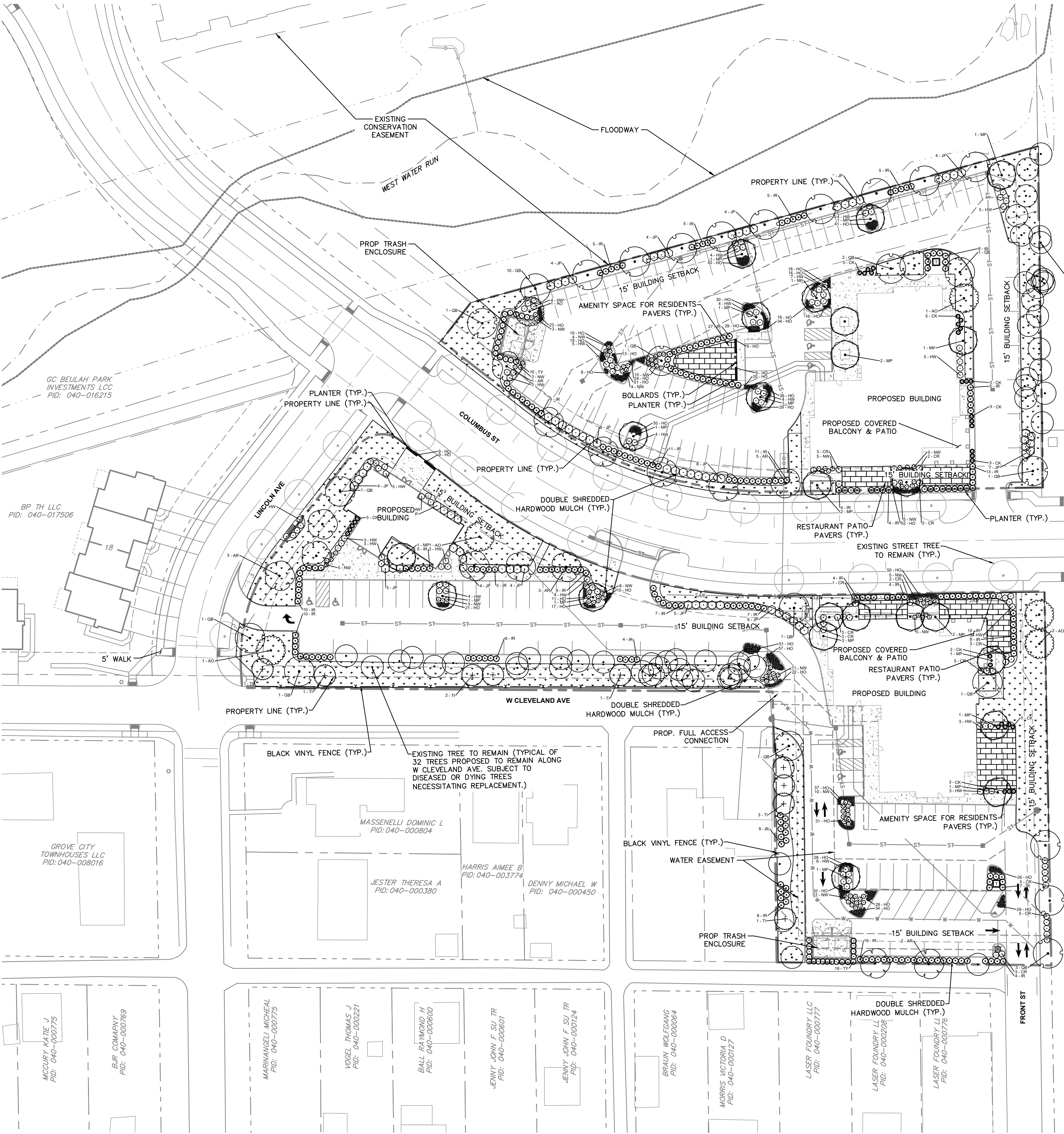
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FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123		RIGHT TURN - FIRE TRUCK MANEUVERABILITY		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 TEL: 614.881.8800 WWW.KIMLEY-HORN.COM	No.	REVISIONS		DATE	BY		
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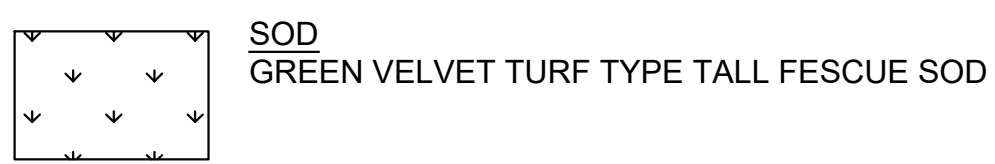
ANY EXISTING TREES TO REMAIN THAT DO NOT SURVIVE WITHIN 2 YEARS OF CONSTRUCTION SHALL BE REPLACED.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
TREES							
	AO	6	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2.5" CAL MIN	
	AR	14	ACER RUBRUM	RED MAPLE	B & B	2.5" CAL MIN	
	QB	25	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	
ORNAMENTAL TREES							
	MP	24	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2.5" CAL MIN	
SHRUBS							
	CR	35	CORNUS SERICEA	RED TWIG DOGWOOD	#2 CONT.	3' O.C.	24" MIN
	HW	96	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	#3 CONT.	3' O.C.	18" MIN
CONIFEROUS SHRUBS							
	IR	248	ILEX GLABRA 'STONG BOX'	STONG BOX INKBERRY HOLLY	#3 CONT.	3' O.C.	36" MIN.
	JP	73	JUNIPERUS X PFITZERIANA	PFITZER JUNIPER	#3 CONT.	6' O.C.	36" MIN.
	TI	9	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B		6' HT MIN.
	TY	34	THUJA OCCIDENTALIS 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	B & B		6' HT MIN.
GRASSES							
	CK	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	1.5' O.C.	18" MIN
PERENNIALS							
	HO	1,086	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	18" O.C.	
	NW	98	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	18" O.C.	

SODDING LEGEND



LANDSCAPE REQUIREMENTS PER "GROVE CITY" CODE OF ORDINANCES			
CODE	REQUIREMENTS	PROVIDED	ADDITIONAL NOTES
PARKING LOT FRONTAGE 1136.06.a.2	15' SET BACK CONTINUOUS 3' EVERGREEN HEDGE 1, 2" CALIPER TREE FOR EACH 35 LF OF STREET FRONTAGE COLUMBUS ST NORTH EAST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 209 LF / 35 LF = 6 TREES REQUIRED COLUMBUS ST SOUTH WEST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 183 LF / 35 LF = 6 TREES LINCOLN AVE: CONTINUOUS 3' EVERGREEN HEDGE 49 LF / 35 LF = 2 TREES W CLEVELAND AVE: CONTINUOUS 3' EVERGREEN HEDGE 222 LF / 35 LF = 7 TREES SW ALLEY: CONTINUOUS 3' EVERGREEN HEDGE 115 LF / 35 LF = 4 TREES	COLUMBUS ST NORTH EAST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 209 LF / 35 LF = 6 TREES COLUMBUS ST SOUTH WEST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 183 LF / 35 LF = 6 TREES LINCOLN AVE: CONTINUOUS 3' EVERGREEN HEDGE 49 LF / 35 LF = 2 TREES W CLEVELAND AVE: CONTINUOUS 3' EVERGREEN HEDGE 222 LF / 35 LF = 7 TREES SW ALLEY: CONTINUOUS 3' EVERGREEN HEDGE 115 LF / 35 LF = 4 TREES	
REAR AND SIDE YARDS 1136.06.b	10' MINIMUM SETBACK 1, 2" CALIPER TREE AND 2 1/8" DECIDUOUS SHRUBS PER 40 LF OF PROPERTY LINE NORTH FRONTAGE: 297 LF / 40 LF = 8 TREES 297 LF / 40 LF = 7.425 * 2 = 15 SHRUBS NORTH EAST FRONTAGE: 169 LF / 40 LF = 5 TREES 169 LF / 40 LF = 4.225 * 2 = 9 SHRUBS SOUTH EAST FRONTAGE: 108 LF / 40 LF = 3 TREES 108 LF / 40 LF = 3 * 2 = 6 SHRUBS	NORTH FRONTAGE: 297 LF / 40 LF = 8 TREES 297 LF / 40 LF = 7.425 * 2 = 15 SHRUBS NORTH EAST FRONTAGE: 169 LF / 40 LF = 5 TREES 169 LF / 40 LF = 4.225 * 2 = 9 SHRUBS SOUTH EAST FRONTAGE: 108 LF / 40 LF = 3 TREES 108 LF / 40 LF = 3 * 2 = 6 SHRUBS	
PARKING LOT INTERIOR LANDSCAPING 1136.06.d	1, 2" MINIMUM CALIPER TREE PER ISLAND	1, 2" CALIPER TREE PER ISLAND	3 ISLANDS CANNOT HAVE TREES DUE TO PRESENCE IN WATER EASEMENT
PER ZONING TEXT APPROVED SECTION B(2)(f)(i)(a)	PARKING LOT ISLANDS REQUIRED: 60 SPACES = 2 ISLANDS + 96 ADDITIONAL SPACES / 15 = 7 ISLANDS 9 ISLANDS TOTAL REQUIRED	PARKING LOT ISLANDS PROVIDED: 11 ISLANDS	1 ISLAND CANNOT RECEIVE TREE DUE TO TRANSFORMER
SERVICE STRUCTURE SCREENING 1136.08	CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE SCREENING 1' HIGHER THAN SERVICE STRUCTURE, NOT REQUIRED TO BE HIGHER THAN 8'	CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE	THIS REQUIREMENT APPLIES TO STRUCTURES NOT SHOWN OR LABELED ON PLAN
OTHER PLANTING REQUIREMENTS 1136.09.a.1	1/3 OF FACADE FRONTING STREET/VUA TO BE LANDSCAPED MINIMUM FIVE SHRUBS, GROUND COVER, OR OTHER ORNAMENTAL PLANTINGS; MINIMUM 24" IN HEIGHT SOUTH BUILDING: 49 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH WEST BUILDING: 25 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH WEST BUILDING: 73 LF / 3 = 25 LF MINIMUM 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH EAST BUILDING: 94 LF / 3 = 32 LF MINIMUM 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS	SOUTH BUILDING: 49 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH WEST BUILDING: 25 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH EAST BUILDING: 32 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS	
REQUIREMENTS PER ORDINANCES C-32-23, C-33-23, & C-34-23	LANDSCAPE SCREENING ADJACENT TO RESIDENTIAL PROPERTIES: 80% OPAQUE CONTINUOUS HEDGE, FENCE, WALL, OR COMBINATION REQUIRED BUILDING PERIMETER TREES: 1 2.5" CAL TREE PER 50 LF OF BUILDING PERIMETER NORTH EAST BUILDING: 450 LF / 50 LF = 9 TREES NORTH WEST BUILDING: 265 LF / 50 LF = 6 TREES SOUTH BUILDING: 450 LF / 50 LF = 9 TREES	LANDSCAPE SCREENING: 100% SCREENING FENCE AND AT LEAST 80% OPAQUE LANDSCAPE SCREENING PROVIDED ALONG SOUTH WEST PROPERTY LINE OF SOUTH QUADRANT. BUILDING PERIMETER TREES: NORTH EAST BUILDING: 9 TREES NORTH WEST BUILDING: 6 TREES SOUTH BUILDING: 9 TREES	

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SCALE: 1"=40'

DESIGNED BY: JPC

DRAWN BY: QMS

CHECKED BY: TGJ

LANDSCAPE PLAN

FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE: 11/01/2023
KHA PROJECT NO. 190004000
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OF 12

NO. REVISIONS DATE BY

Drawing name: K:\GIS_LDE\190004000_Kelley\Components_BeulahPark_GroveCity_OH_V2_Design\CAD\DrawSheets\BeulahPark_Crossing\Final Development Plan\LANDSCAPE PLAN.dwg LANDSCAPE NOTES No. 21, 2023 6:17pm by: AlexBraun
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GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL

SAMPLE SIZE

MULCH

ONE (1) CUBIC FOOT

TOPSOIL MIX

ONE (1) CUBIC FOOT

PLANTS

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDING BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ½ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 7.5, AND SOLUBLE SALTS LESS THAN 5.0 MMHSCM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S GROWN BASE) OR AS SHOWN IN PLANTING DETAILS UNLESS OTHERWISE NOTED ON PLANS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY WERE GROWN. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT ROUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAR WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, AND IRRIGATION SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL OHIO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. AT LEAST 50% OF BURLAP AND WIRE CAGE TO BE REMOVED FROM ROOT BALL.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

O. EDGING

n. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL, INSTALLED (INCLUDING SEED/SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

Kimley»Horn

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SCALE: 1"=40'

DESIGNED BY: JPC

DRAWN BY: QMS

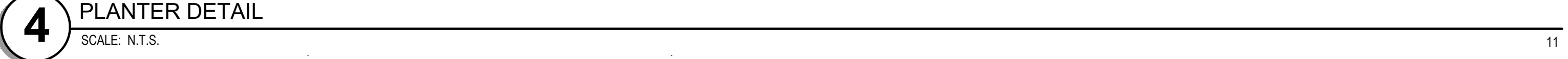
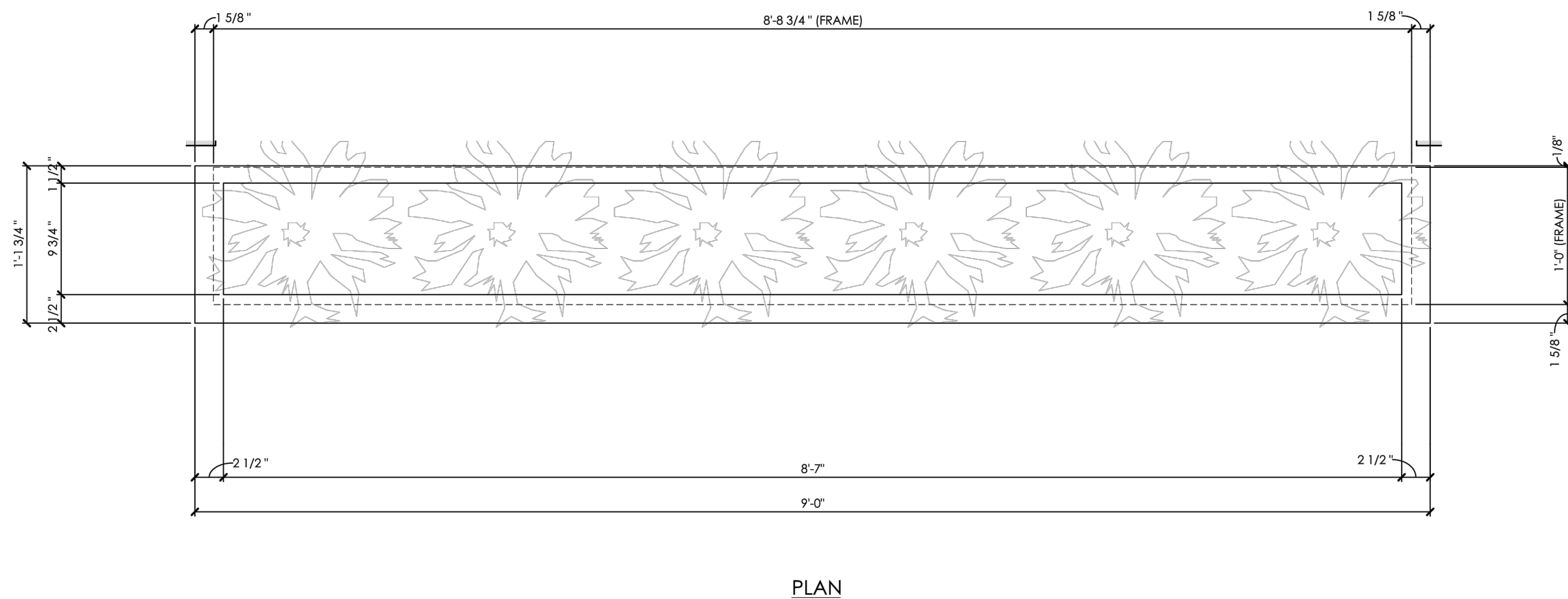
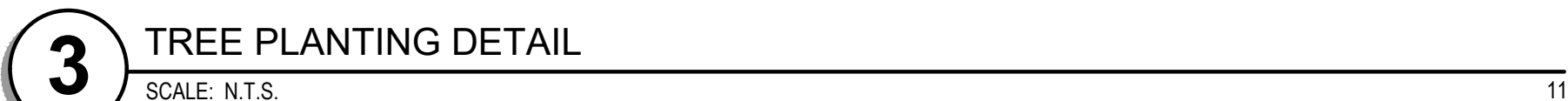
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LANDSCAPE DETAILS

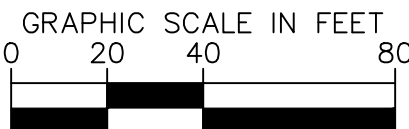
FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE:
11/01/2023
KHA PROJECT NO.
190004000
SHEET NUMBER
10
OF 12

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Drawing name: K:\CLB_LDEV\1900004000_KelleyCompanies_BeulahPark_GroveCity_CH\2 Design\CAD\PlanSheets\Beulah Crossing\Final Development Plan\LANDSCAPE PLAN.dwg IRRG EXHIBIT Nov 21, 2023 6:17pm by: Alec.Braun



SPRAY HEAD IRRIGATED
SOD TO BE IRRIGATED BY SPRAY HEAD

DRIPLINE IRRIGATED

LANDSCAPING TO BE IRRIGATED BY DRIPLINE

BUBBLER IRRIGATED

ALL NEW TREES TO RECEIVE BUBBLER IRRIGATION

ALL EXISTING TREES TO REMAIN NOT TO
RECEIVE BUBBLERS

ORIGINAL ISSUE:
11/01/2023

KHA PROJECT NO
190004000

SHEET NUMBER

11

OF 12

IRRIGATION EXHIBIT

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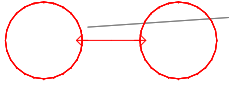
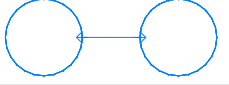
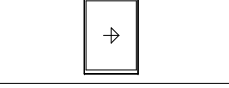
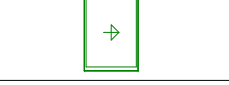
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SCALE: 1"=40'

DESIGNED BY: JPC

DRAWN BY: CMS

CHECKED BY: TGJ

Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	Description	
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	19	SB1	0.900	12466	AAL: PRMN2-72L-500-5K7-4W-(POLE HEIGHT 20.5')	Filename: PRMN2-72L-500-5K7-4W.ies
	11	SC1	0.900	4651	NLS: NV-W-T4-16L-7-50K-UNV-(WALL MOUNT 14' A.F.G.)	Filename: NV-W-T4-16L-7-50K.IES
	4	SD1	0.900	2618	NLS: NV-W-T4-16L-35-50K-UNV-(WALL MOUNT 9' A.F.G.)	Filename: NV-W-T4-16L-35-50K.IES

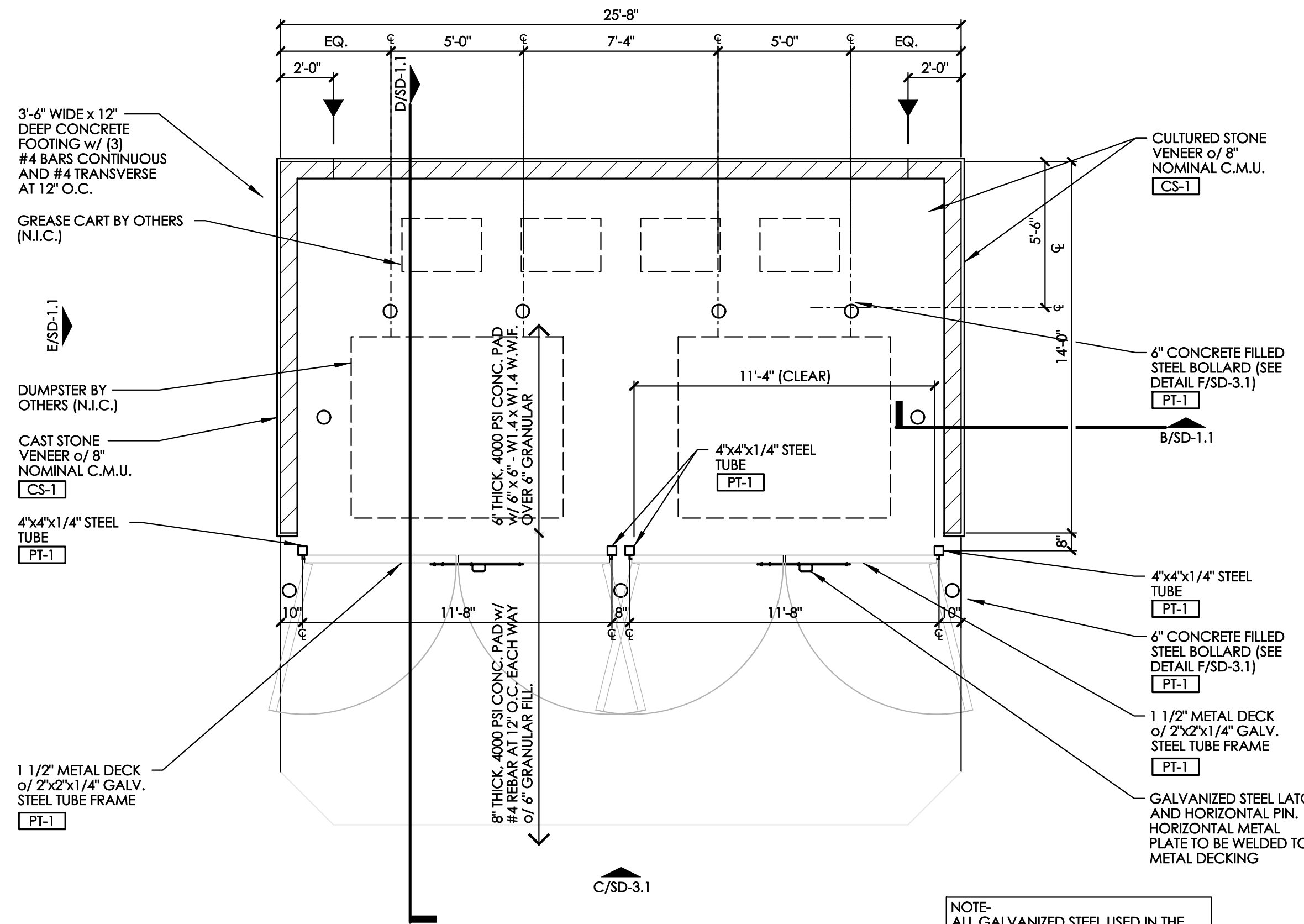
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parking lot - C	Illuminance	Fc	2.62	4.3	1.5	1.75
parking lot - D	Illuminance	Fc	3.11	4.8	1.3	2.39

NOTES:
1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
2. DARK BRONZE FINISH

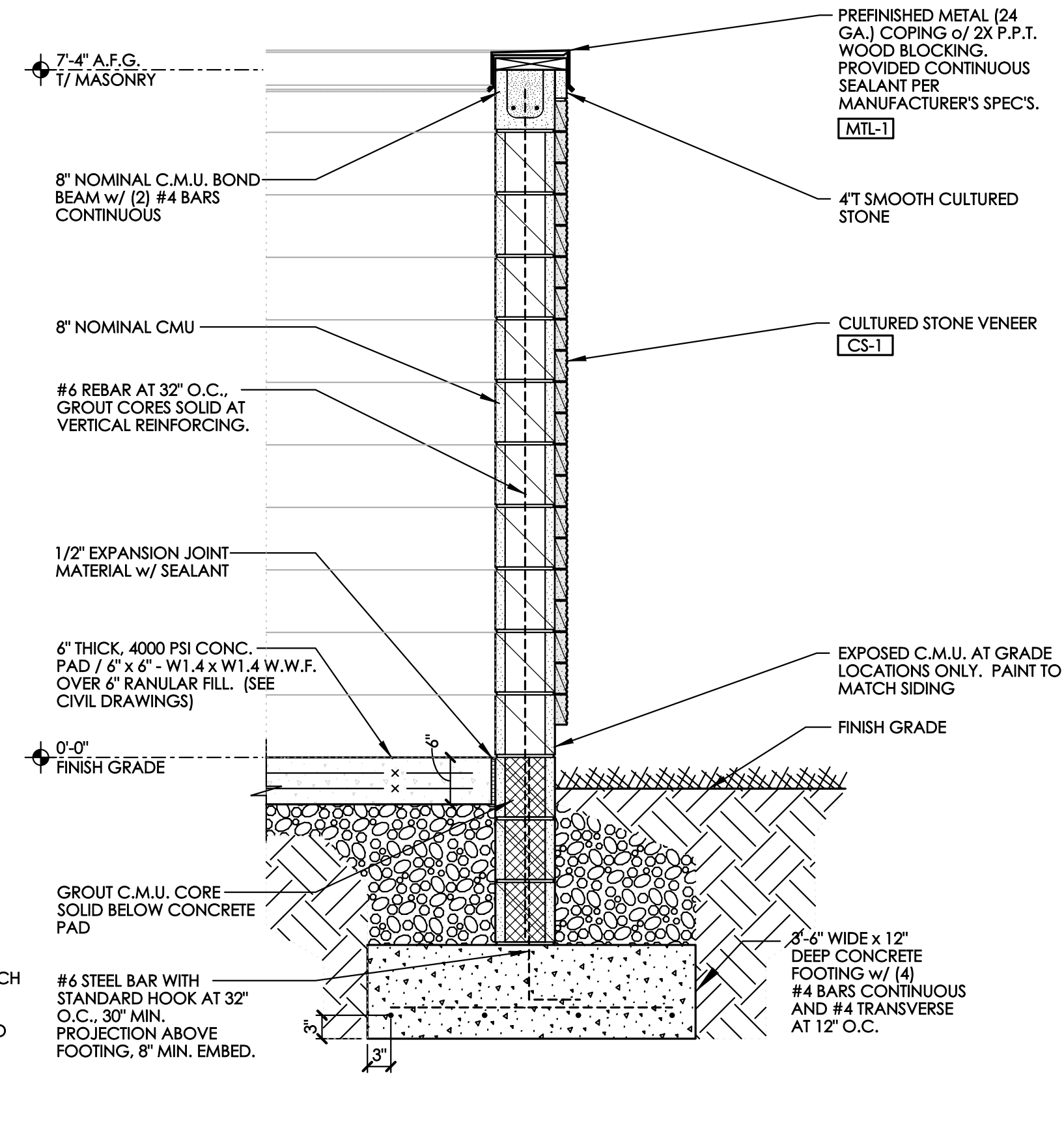
Comments	
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Revisions	

Drawn By:	Checked By:
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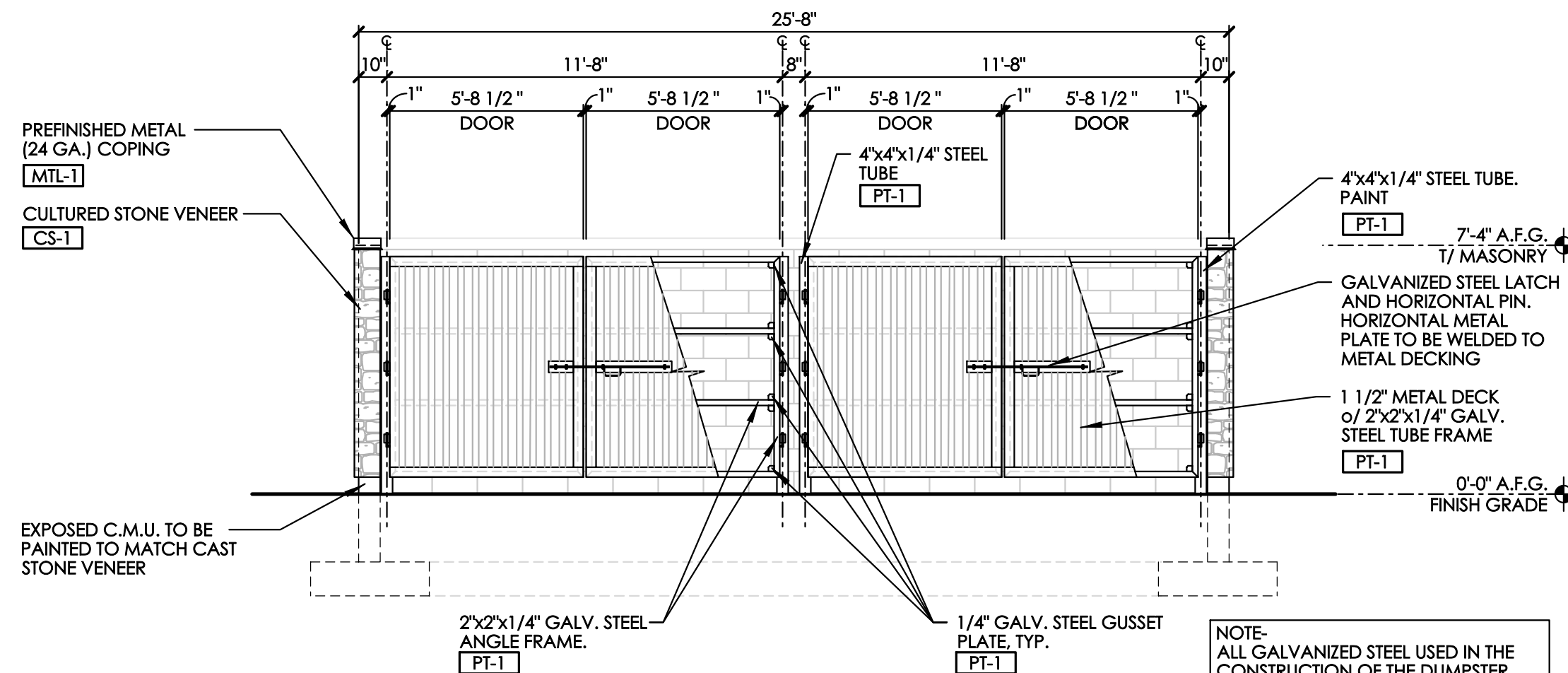
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11/27/2023



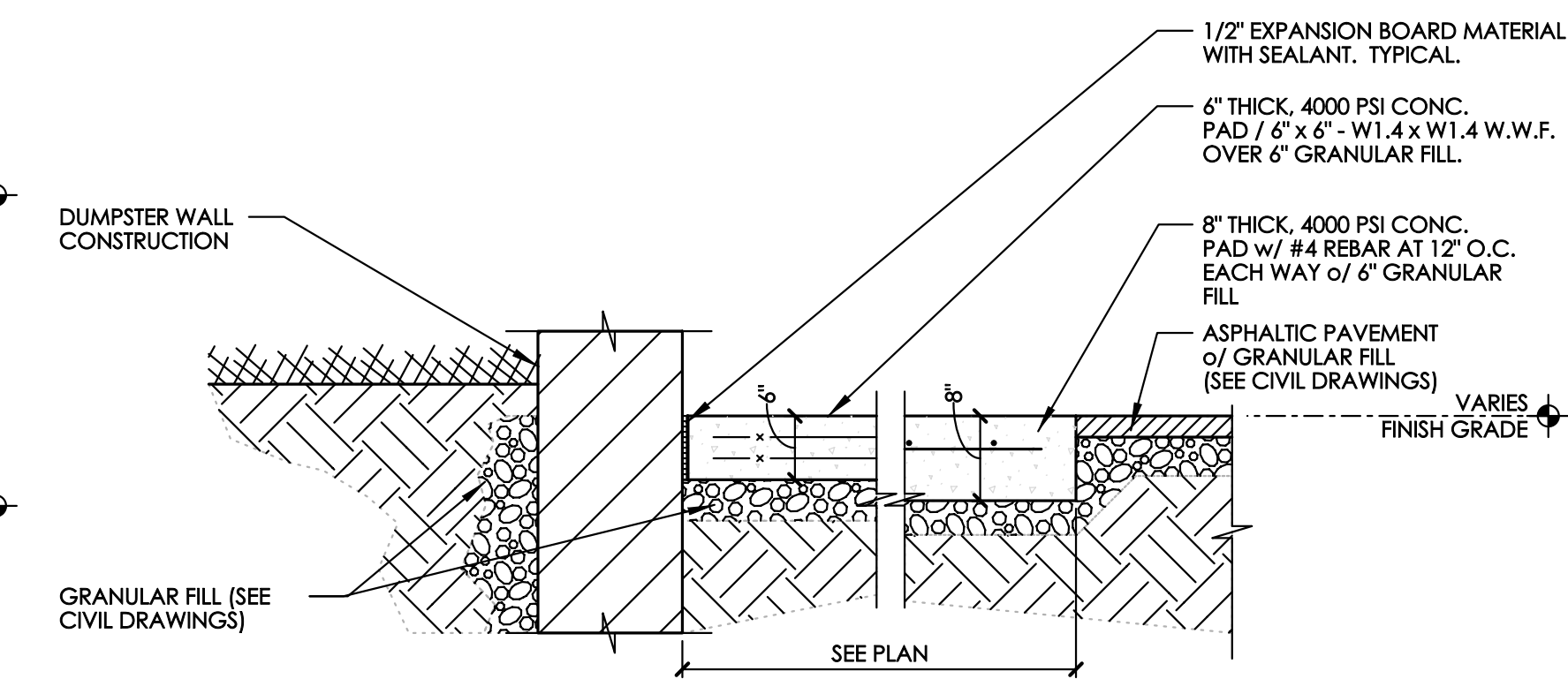
A DUMPSTER ENCLOSURE PLAN
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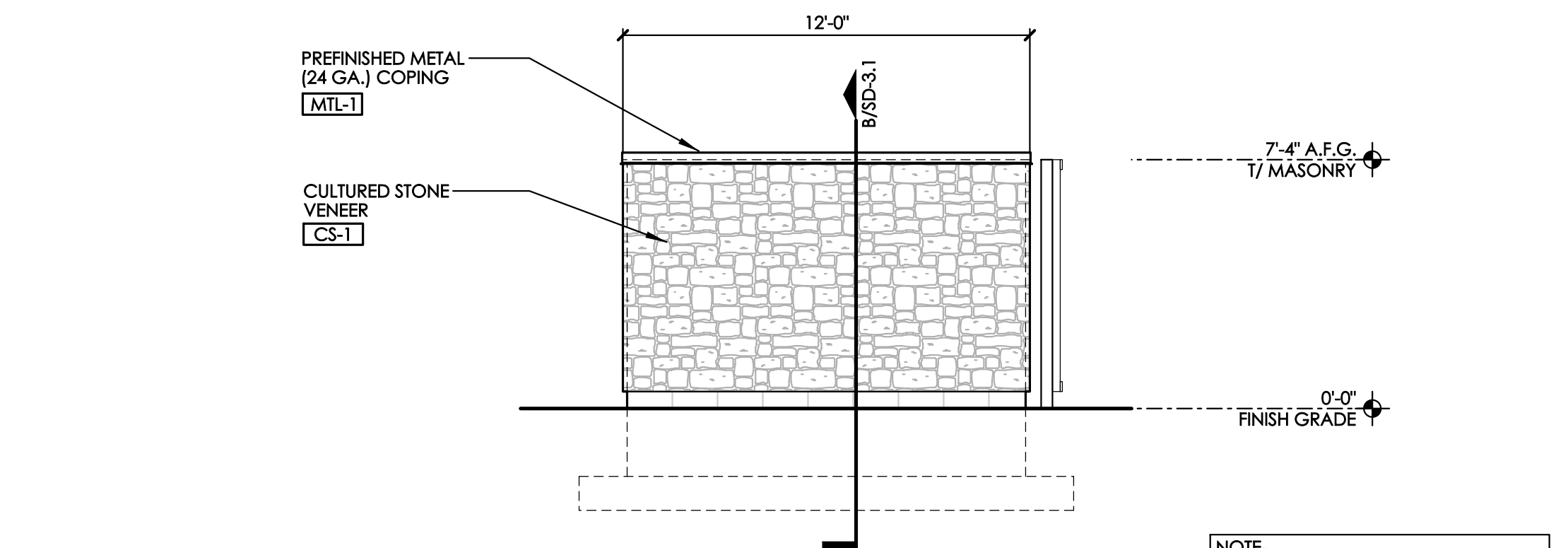
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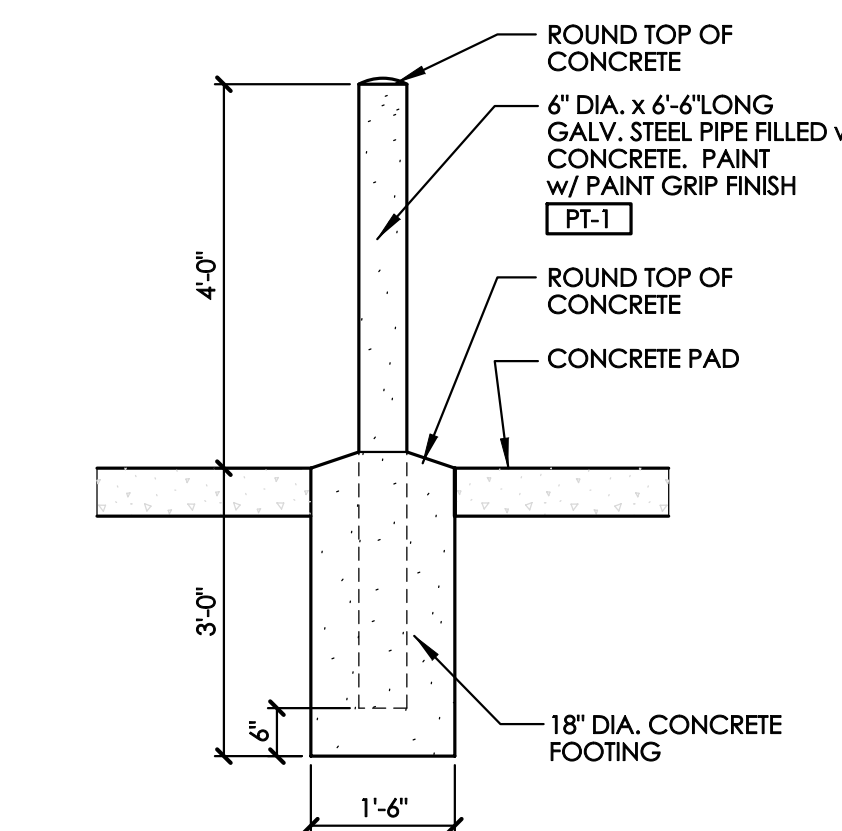
C DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



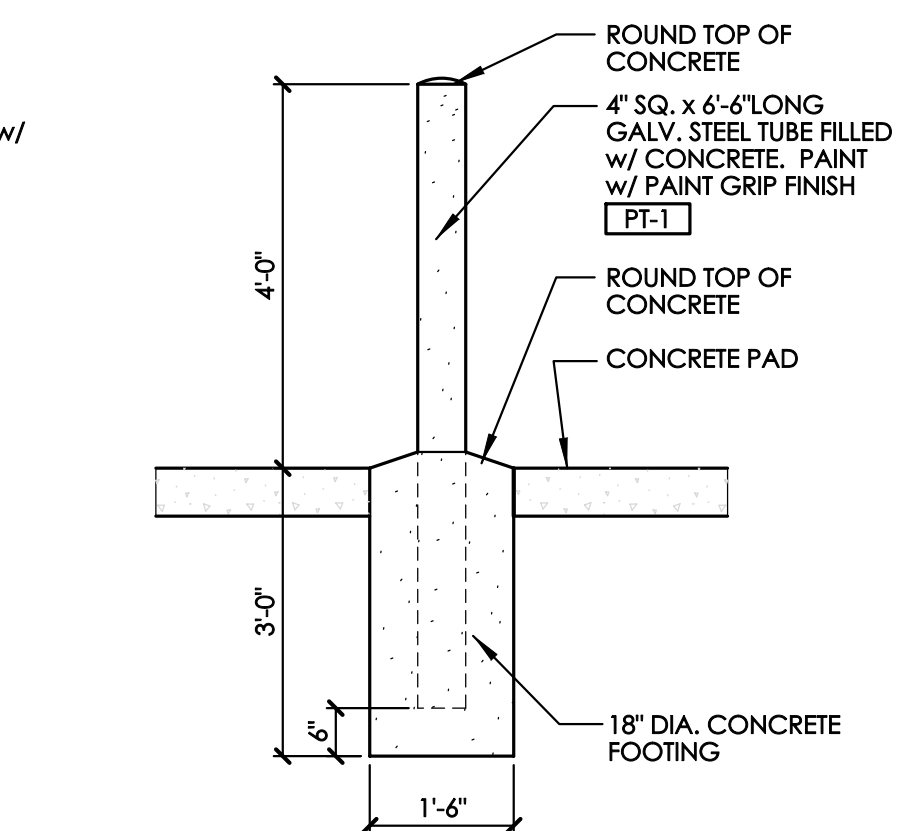
D PAVEMENT SECTION AT DUMPSTER
SCALE: 3/4" = 1'-0"



E DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



F BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



G BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

BEAN

1 CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2529

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BEULAH CROSSING GATEWAY
SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123
FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS

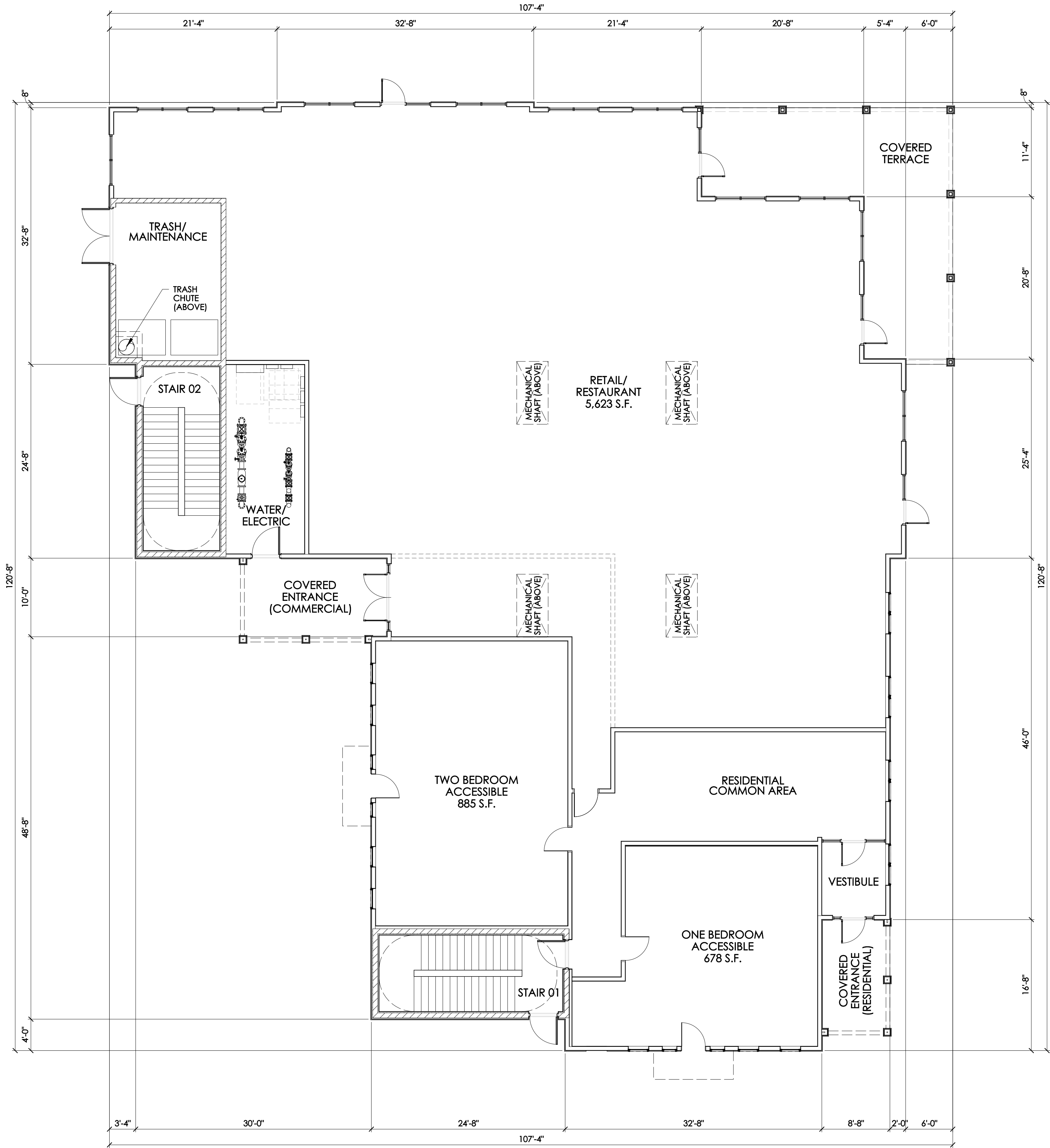
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE
DUMPSTER ENCLOSURE PLAN, ELEVATIONS, AND DETAILS

DRAWING NUMBER

SD-1.1

BEAN #000000.00



BUILDING A DATA	
BUILDING AREA	
GROUND FLOOR:	9,217 s.f. GROSS
SECOND FLOOR:	8,742 s.f. GROSS
THIRD FLOOR:	8,742 s.f. GROSS
TOTAL GROSS:	26,701 s.f.
RENTABLE COMMERCIAL: 5,623 s.f.	
20 UNITS (25 BEDROOMS)	
(12)	1-BEDROOM
(4)	2-BEDROOM
(2)	STUDIO UNITS
(1)	1-BEDROOM ADA UNIT
(1)	2-BEDROOM ADA UNIT

NOTE:
THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, ADN COLORS OR MATERIALS BEING UNAVAILALBE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

NOTE:
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BEULAH CROSSING GATEWAY

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BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC

250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE
GROUND
FLOOR PLAN
(BUILDING A)

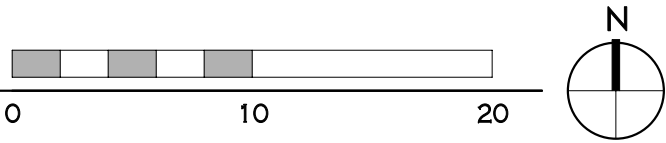
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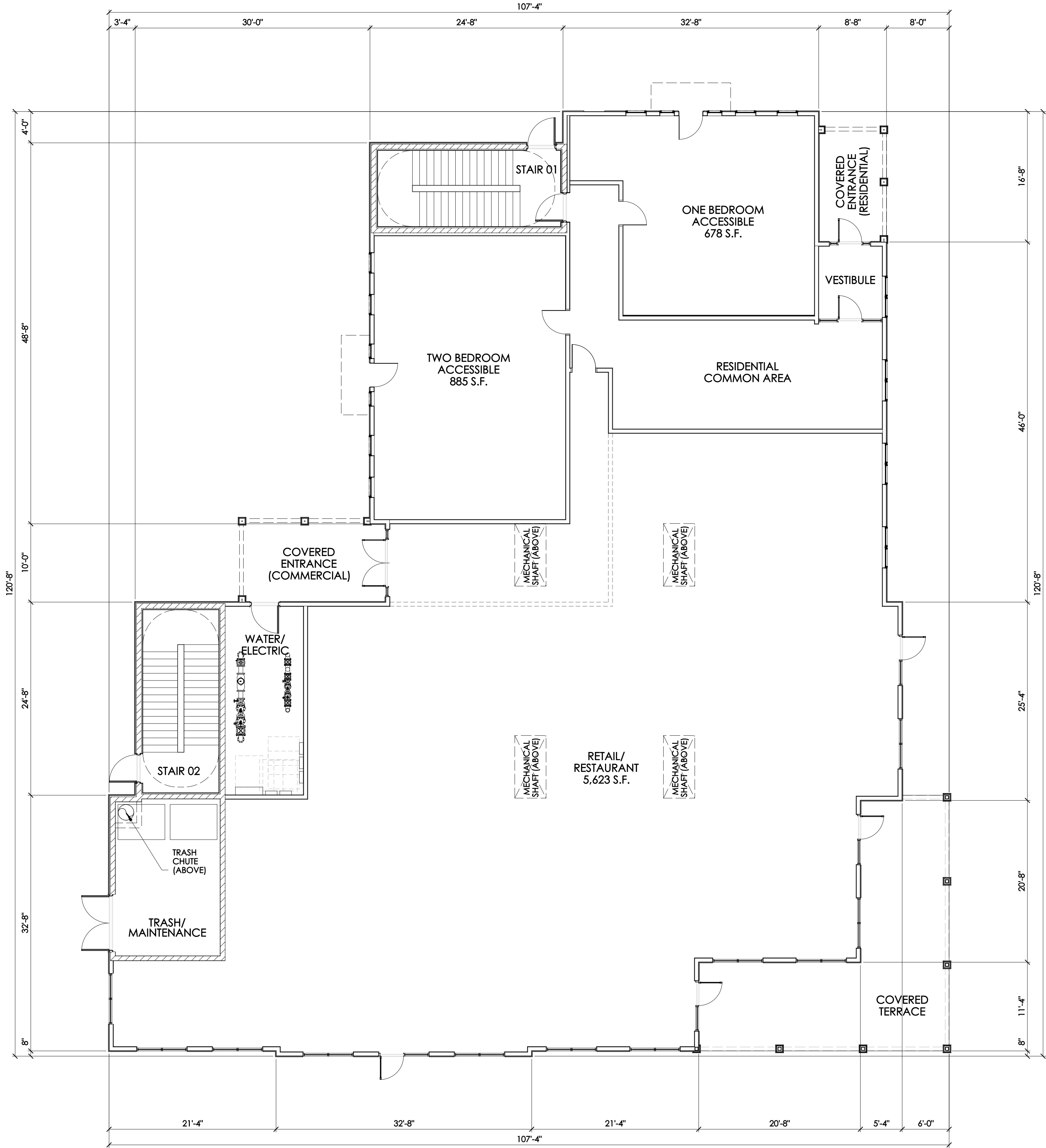
A-1.1a

BEAN #00000.00

A GROUND FLOOR PLAN - BUILDING A

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





BUILDING B DATA

BUILDING AREA
GROUND FLOOR: 9,217 s.f. GROSS
SECOND FLOOR: 8,724 s.f. GROSS
THIRD FLOOR: 8,742 s.f. GROSS
TOTAL GROSS: 26,701 s.f.

RENTABLE COMMERCIAL: 5,623 s.f.

20 UNITS (25 BEDROOMS)
(12) 1-BEDROOM
(4) 2-BEDROOM
(2) STUDIO UNITS
(1) 1-BEDROOM ADA UNIT
(1) 2-BEDROOM ADA UNIT

NOTE:
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GROVE CITY, OHIO 43123
FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE
GROUND
FLOOR PLAN
(BUILDING B)

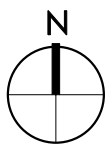
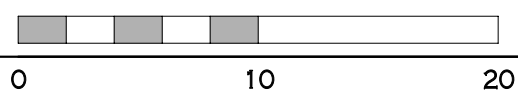
DRAWING NUMBER

A-1.1b

BEAN #00000.00

A GROUND FLOOR PLAN - BUILDING B

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



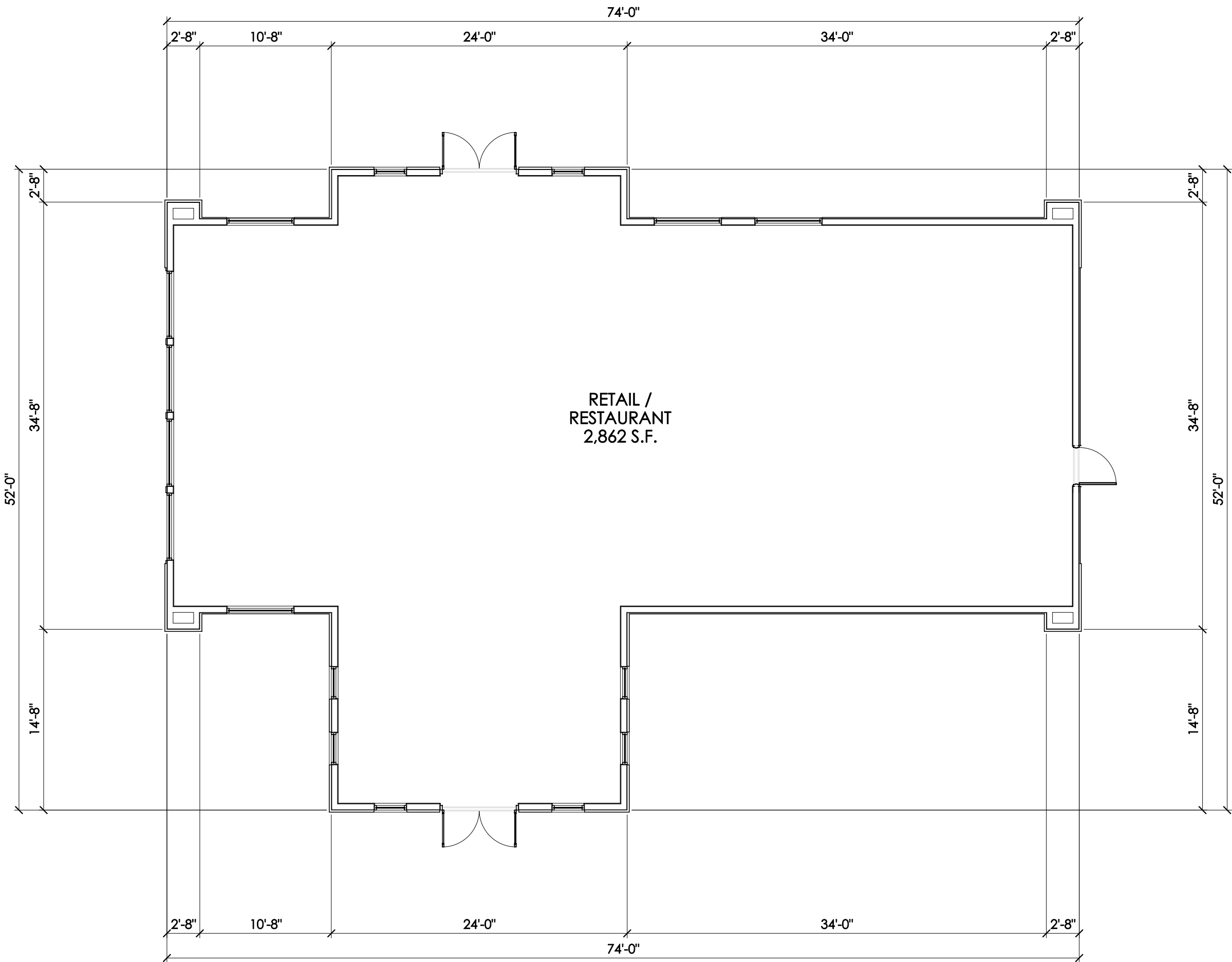
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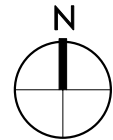
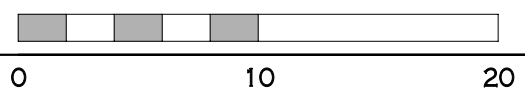
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BEULAH CROSSING GATEWAY
SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123
FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215



A FLOOR PLAN - BUILDING C

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



DRAWING STATUS		
STATUS		DATE
FINAL DEV. PLAN		NOVEMBER 1, 2023
DRAWING TITLE		
FLOOR PLAN (BUILDING C)		
DRAWING NUMBER		
A-1.1c		
BEAN #00000.00		

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4 BUILDING A WEST ELEVATION
1/8" = 1'-0"



3 BUILDING A EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM RAILING	ALUMINUM JULIET RAILING MANUFACTURER: TBD - 42" TALL SEE MATERIAL FINISHES FOR COLOR
AS-1	ASPHALT SHINGLE ROOFING	CERTAINTEED GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT - BOARD AND BATTEN (16" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 16" O.C. SEE MATERIAL FINISHES FOR COLOR
FC-2	FIBER CEMENT - LAP SIDING	JAMES HARDIE LAP SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-3	FIBER CEMENT - SHINGLE SIDING	JAMES HARDIE STRAIGHT EDGE SHINGLE SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-4	FIBER CEMENT - PANEL AND TRIM	JAMES HARDIE PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH) SEE MATERIAL FINISHES FOR COLOR
M-1	MASONRY	GLEN GERY - HOMETOWN SERIES COLOR: ALBANY
MC-1	PREMANUFACTURED METAL CANOPY	MAPES 10' TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS COLOR: MAPES CHARCOAL GREY
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG-4511 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 4 1/2" FOR 1" INSULATED GLAZING SEE MATERIAL FINISHES FOR FRAME COLOR
ST-1	CULTURED STONE	CORONADO STONE FRENCH COUNTRY VILLA - BORDEAUX

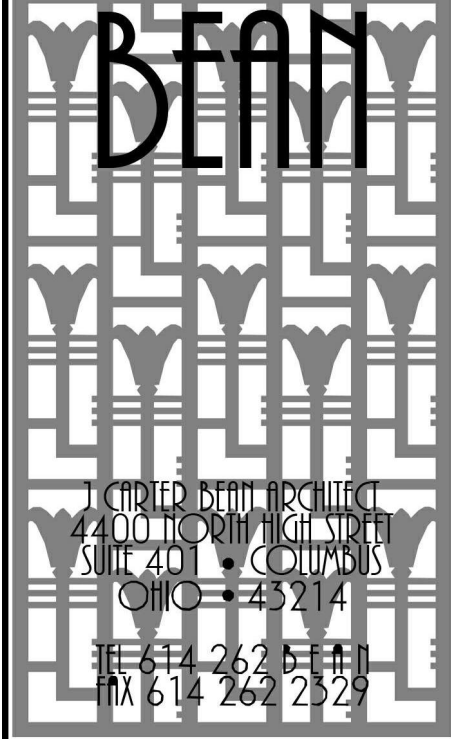
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BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215



No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE BUILDING 'A' EXTERIOR ELEVATIONS		
DRAWING NUMBER A-1.3		
BEAN-Project Number		

EXTERIOR MATERIALS - BUILDING 'A' & BUIDLING 'C'

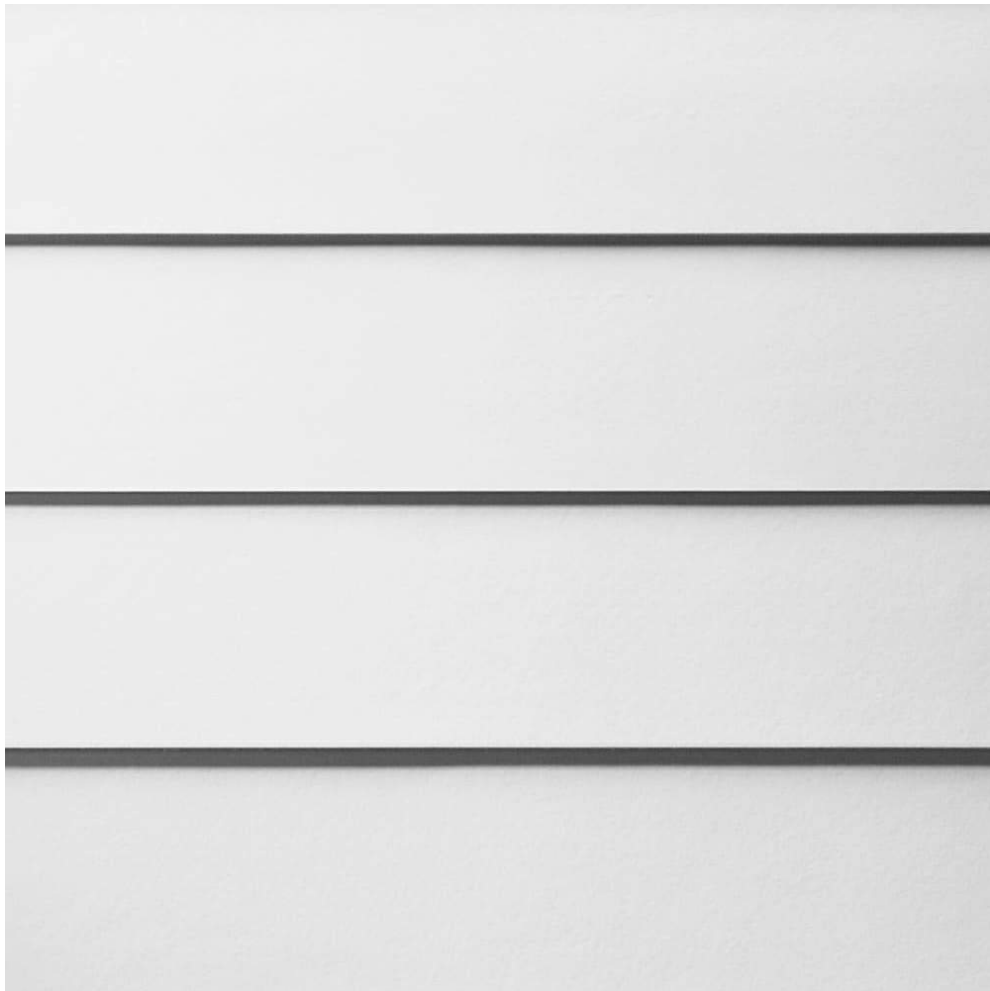
EXTERIOR SIDING: FC-1



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

MANUFACTURER: JAMES HARDIE
5/16" PANEL SIDING (SMOOTH)
1x2 FIBER CEMENT BATTENS @ 16" O.C.

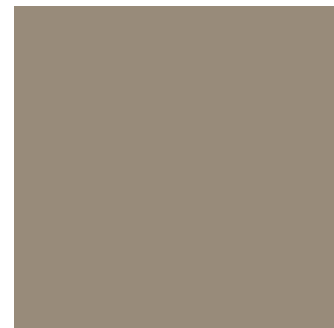
FC-2



COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

MANUFACTURER: JAMES HARDIE
LAP SIDING (SMOOTH)
6" EXPOSURE

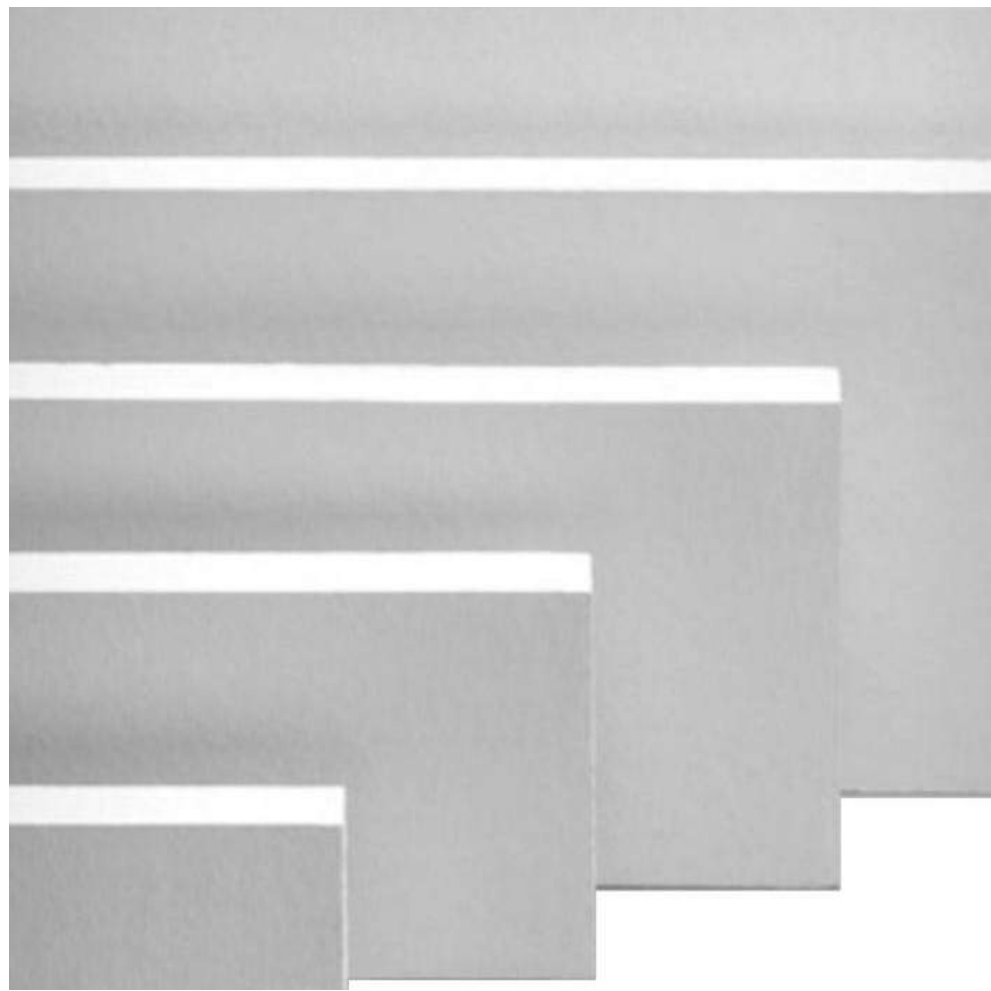
FC-3



COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

MANUFACTURER: JAMES HARDIE
STRAIGHT EDGE SHINGLE SIDING (SMOOTH)
6" EXPOSURE

FC-4



COLOR: PT-3
BENJAMIN MOORE
CSP660 ADRIATIC SEA



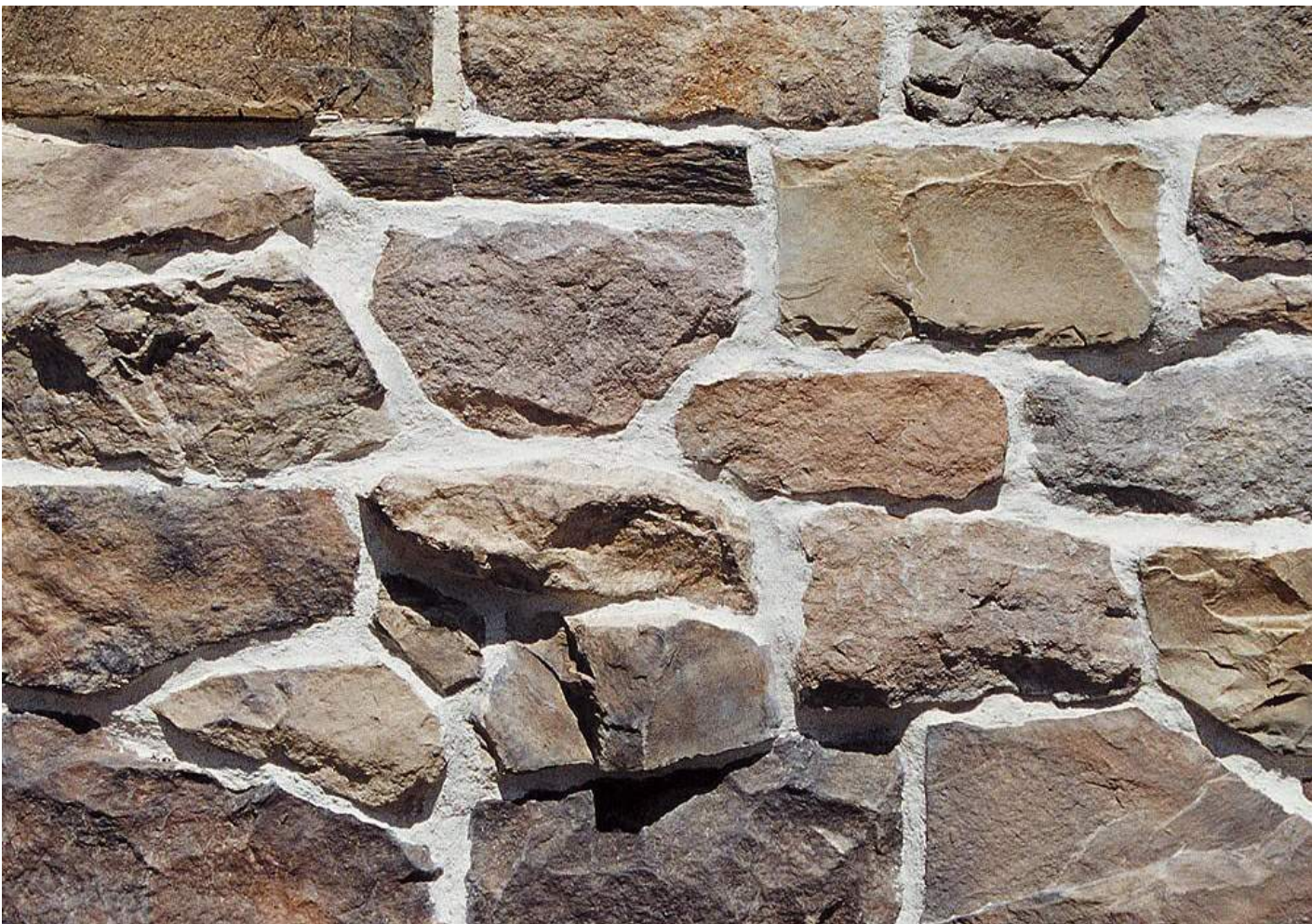
COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE



COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

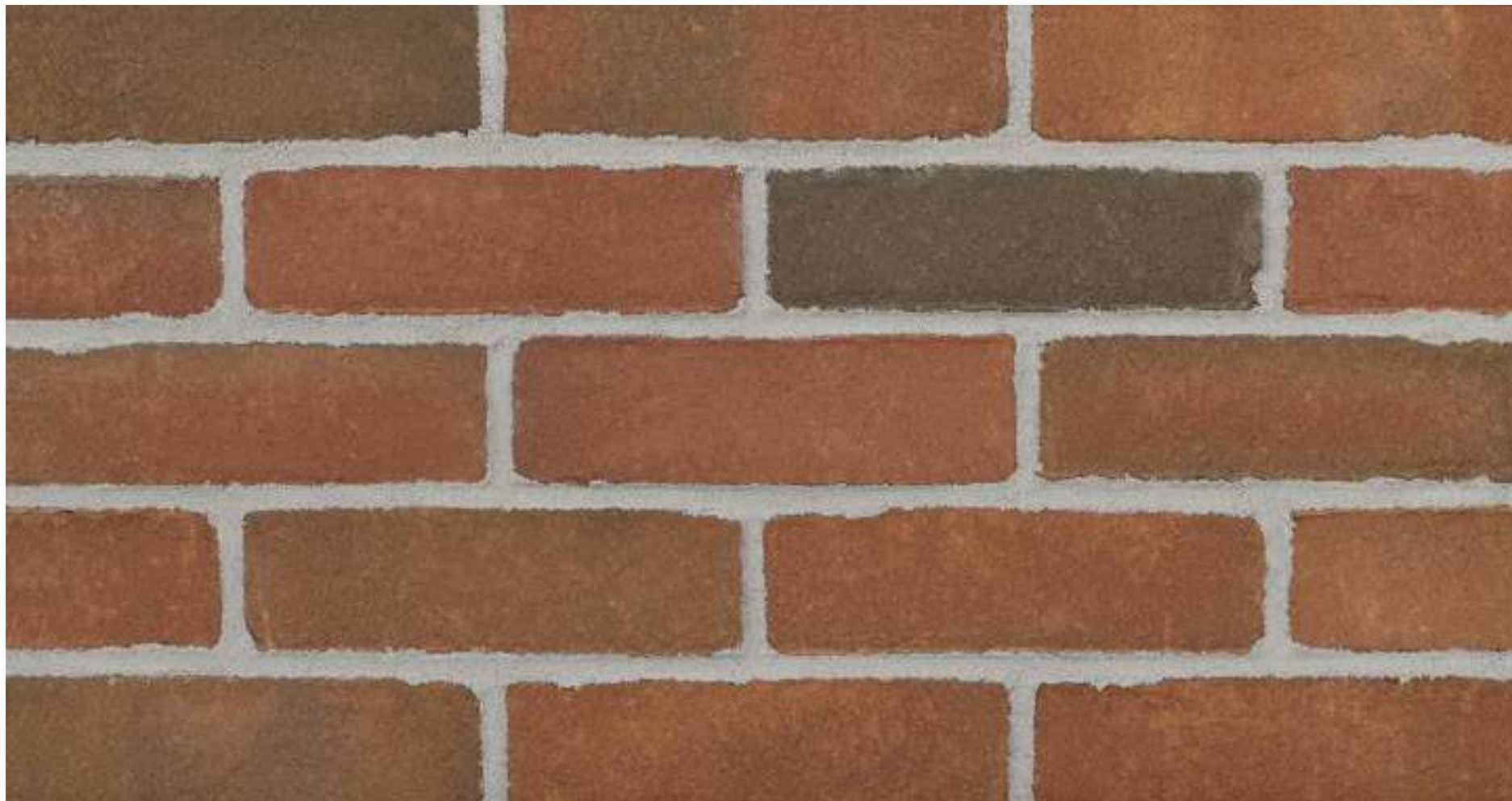
MANUFACTURER: JAMES HARDIE
PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH)

CULTURED STONE: ST-1



MANUFACTURER: CORONADO STONE
FRENCH COUNTRY VILLA - BORDEAUX

MASONRY (HEAD / SILL / BANDING): M-1



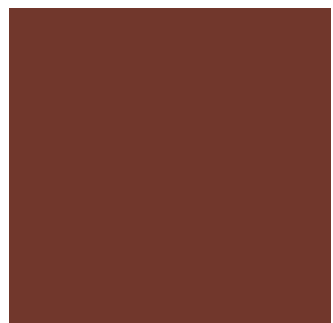
MANUFACTURER: GLEN GERY
HOMETOWN SERIES
COLOR: ALBANY

DIM. ASPHALT SHINGLE ROOFING: AS-1

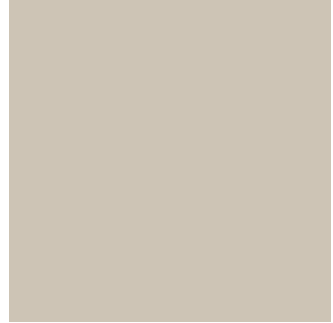


MANUFACTURER: CERTAINTEED
GRAND MANOR
COLOR: COLONIAL SLATE

ALUMINUM STOREFRONT ENTRY - SF-1



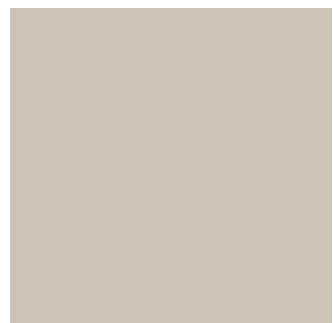
COLOR: MATCH LINETEC
#LT622-70 COLONIAL RED



COLOR: MATCH LINETEC
#LT603-70 BEIGE

KAWNEER TRIFAB VG 451-T SERIES (OR ACCEPTABLE ALTERNATE)
2" x 4 1/2" FOR 1" INSULATED GLAZING

WINDOWS



COLOR: MATCH LINETEC
#LT603-70 BEIGE

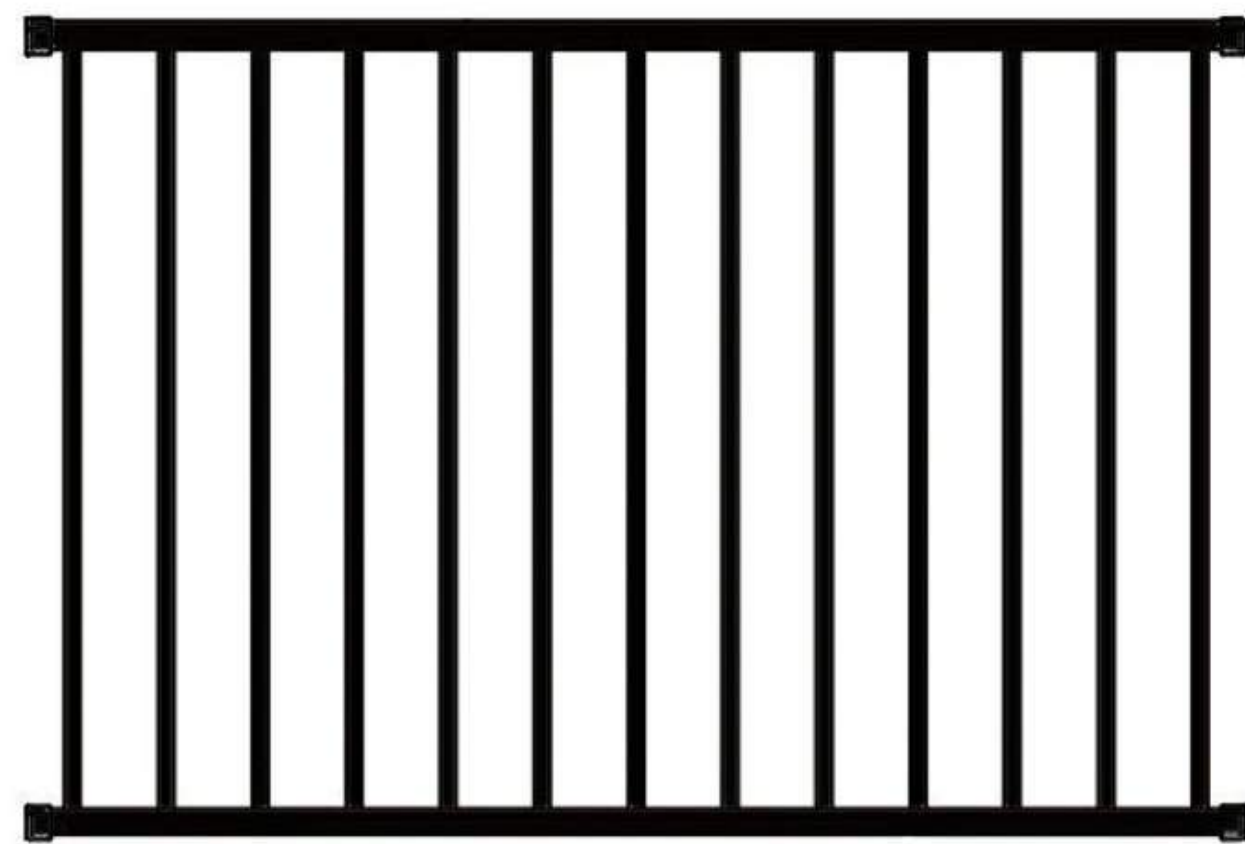
MANUFACTURER: MARVIN ESSENTIAL (OR ACCEPTABLE ALTERNATE)

GUTTERS & DOWNSPOUTS

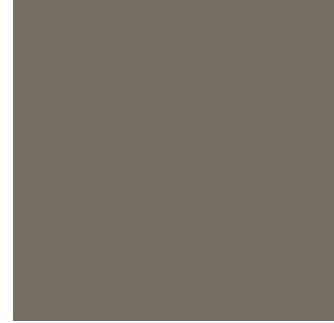


MANUFACTURER: DIMENSIONAL METALS, INC (DMI)
COLOR: TO MATCH ADJACENT COLORS

BALCONY RAILING: AL-1



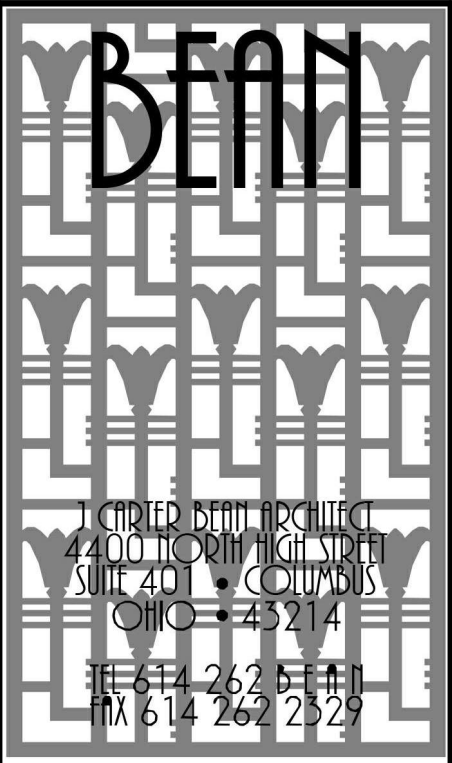
COLOR: PT-3
BENJAMIN MOORE
CSP660 ADRIATIC SEA



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

ALUMINUM JULIET RAILING
MANUFACTURER: TBD
42" TALL

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BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'A' EXTERIOR MATERIALS & FINISHES		
DRAWING NUMBER		
A-1.4		
BEAN-Project Number		

1/12/2023 8:54:53 AM C:\Users\Beau\Desktop\Beech Park Design\REVIT\BEECH PARK_ZONING_2023_10_30.rvt



4 BUILDING B WEST ELEVATION
1/8" = 1'-0"



3 BUILDING B EAST ELEVATION
1/8" = 1'-0"



2 BUILDING B NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING B SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM RAILING	ALUMINUM JULET RAILING MANUFACTURER TBD - 42" TALL SEE MATERIAL FINISHES FOR COLOR
AS-1	ASPHALT SHINGLE ROOFING	CERTAINTEED GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT - BOARD AND BATTEN (16" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 16" O.C. SEE MATERIAL FINISHES FOR COLOR
FC-2	FIBER CEMENT - LAP SIDING	JAMES HARDIE LAP SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-3	FIBER CEMENT - SHINGLE SIDING	JAMES HARDIE STRAIGHT EDGE SHINGLE SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-4	FIBER CEMENT - PANEL AND TRIM	JAMES HARDIE PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH) SEE MATERIAL FINISHES FOR COLOR
M-1	MASONRY	GLEN GERY - HOMETOWN SERIES COLOR: ALBANY
MC-1	PREMANUFACTURED METAL CANOPY	MAPES 10' TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS COLOR: MAPES CHARCOAL GREY
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG-451-1 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 4 1/2" FOR 1" INSULATED GLAZING SEE MATERIAL FINISHES FOR FRAME COLOR
ST-1	CULTURED STONE	CORONADO STONE FRENCH COUNTRY VILLA - BORDEAUX

NOTE:
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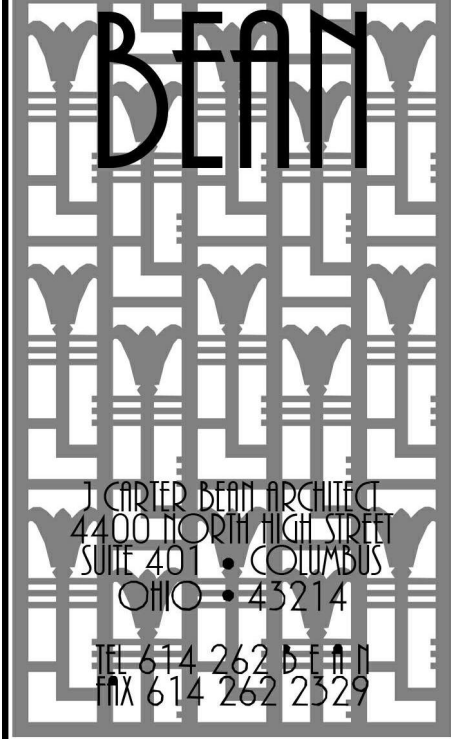
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GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC

250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215



No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'B' EXTERIOR ELEVATIONS		
DRAWING NUMBER		
A-1.5		
BEAN-Project Number		

METAL CANOPY - MC-1



COLOR:
DARK CHARCOAL GREY

MANUFACTURER: MAPES
10" TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS
COLOR: MAPES CHARCOAL GREY



4 BUILDING C WEST ELEVATION
1/8" = 1'-0"



2 BUILDING C NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING C EAST ELEVATION
1/8" = 1'-0"

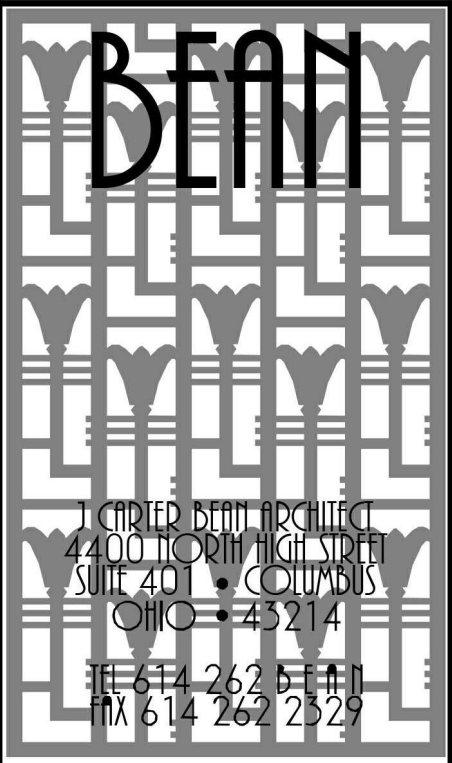


1 BUILDING C SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM RAILING	ALUMINUM JULET RAILING MANUFACTURER: TBD - 42" TALL SEE MATERIAL FINISHES FOR COLOR
AS-1	ASPHALT SHINGLE ROOFING	CERTAINTED GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT - BOARD AND BATTEN (16" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 16" O.C. SEE MATERIAL FINISHES FOR COLOR
FC-2	FIBER CEMENT - LAP SIDING	JAMES HARDIE LAP SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-3	FIBER CEMENT - SHINGLE SIDING	JAMES HARDIE STRAIGHT EDGE SHINGLE SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-4	FIBER CEMENT - PANEL AND TRIM	JAMES HARDIE PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH) SEE MATERIAL FINISHES FOR COLOR
M-1	MASONRY	GLEN GERY - HOMETOWN SERIES COLOR: ALBANY
MC-1	PREMANUFACTURED METAL CANOPY	MAPES 10" TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS COLOR: MAPES CHARCOAL GREY
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG 4511 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 4 1/2" FOR 1" INSULATED GLAZING SEE MATERIAL FINISHES FOR FRAME COLOR
ST-1	CULTURED STONE	CORONADO STONE FRENCH COUNTRY VILLA - BORDEAUX

NOTE:
THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, ADD COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

NOTE:
EXTERIOR DOOR LOCATIONS AT GROUND FLOOR COMMERCIAL TENANT SPACES ARE SUBJECT TO ADDITION / DELETION / RELOCATION BASED UPON FINAL LAYOUT OF FUTURE, INTERIOR TENANTS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.



BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC

250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No. Date Description
10.24.23 PLAN CONCEPT

DRAWING TITLE
BUILDING 'C' EXTERIOR ELEVATIONS

DRAWING NUMBER

A-1.7

BEAN-Project Number



AERIAL VIEW

BEAN

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DRAWING STATUS

STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.1

BEAN #000000.00

Page 214 of 273



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.2

BEAN #00000.00



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHEAST

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.3

BEAN #00000.00

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VIEW LOOKING NORTHEAST



VIEW LOOKING WEST

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DRAWING STATUS		
STATUS		DATE
FINAL DEV. PLAN		NOVEMBER 1, 2023

DRAWING TITLE

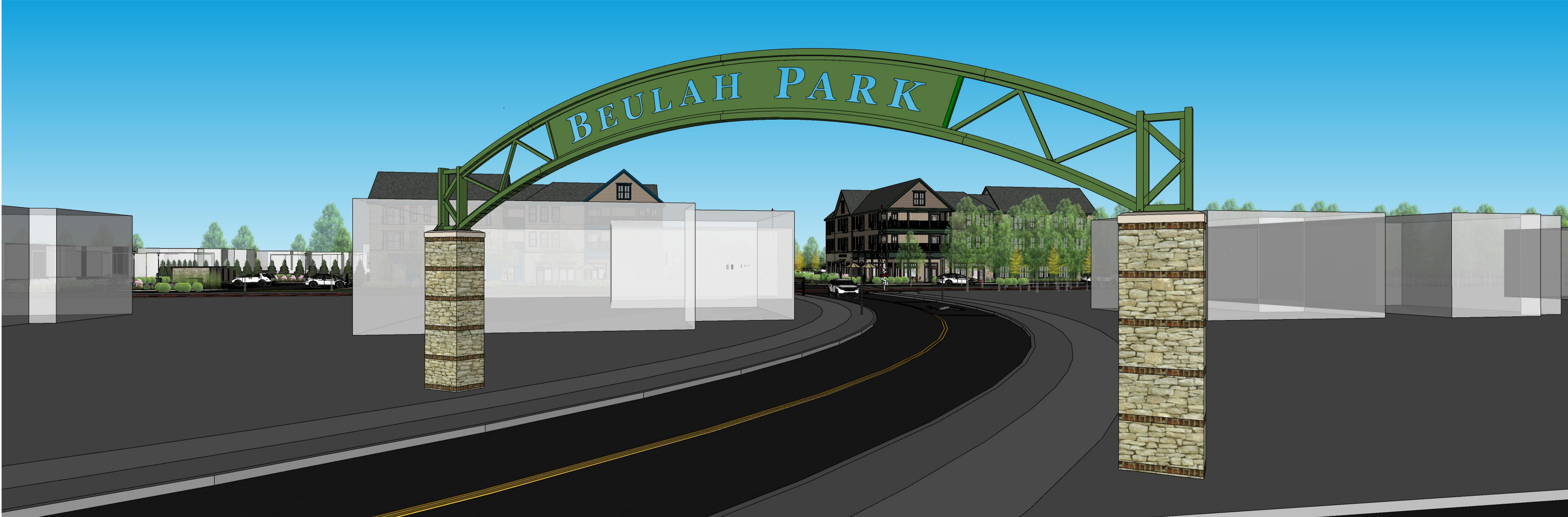
RENDERINGS

DRAWING NUMBER

A-2.4

BEAN #00000.00

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VIEW LOOKING WEST (NOTE: GATEWAY ARCH IS SHOWN FOR REFERENCE ONLY. DESIGN HAS BEEN SEPARATELY APPROVED AND IS NOT TO BE CONSIDERED AS PART OF THIS FINAL DEVELOPMENT PLAN)



VIEW LOOKING WEST

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.5

BEAN #000000.00



VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST - BUILDING A

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.6

BEAN #000000.00



VIEW LOOKING SOUTHEAST - BUILDING A



VIEW LOOKING NORTHEAST - BUILDING A

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DRAWING STATUS	
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RENDERINGS

DRAWING NUMBER

A-2.7

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VIEW LOOKING NORTHWEST - BUILDING A



VIEW LOOKING NORTHWEST - BUILDING B

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DRAWING STATUS	
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A-2.8

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VIEW LOOKING SOUTHWEST - BUILDING B



VIEW LOOKING SOUTHEAST - BUILDING B

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.9

BEAN #00000.00

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VIEW LOOKING NORTHEAST - BUILDING B



VIEW LOOKING NORTHWEST - BUILDING B

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

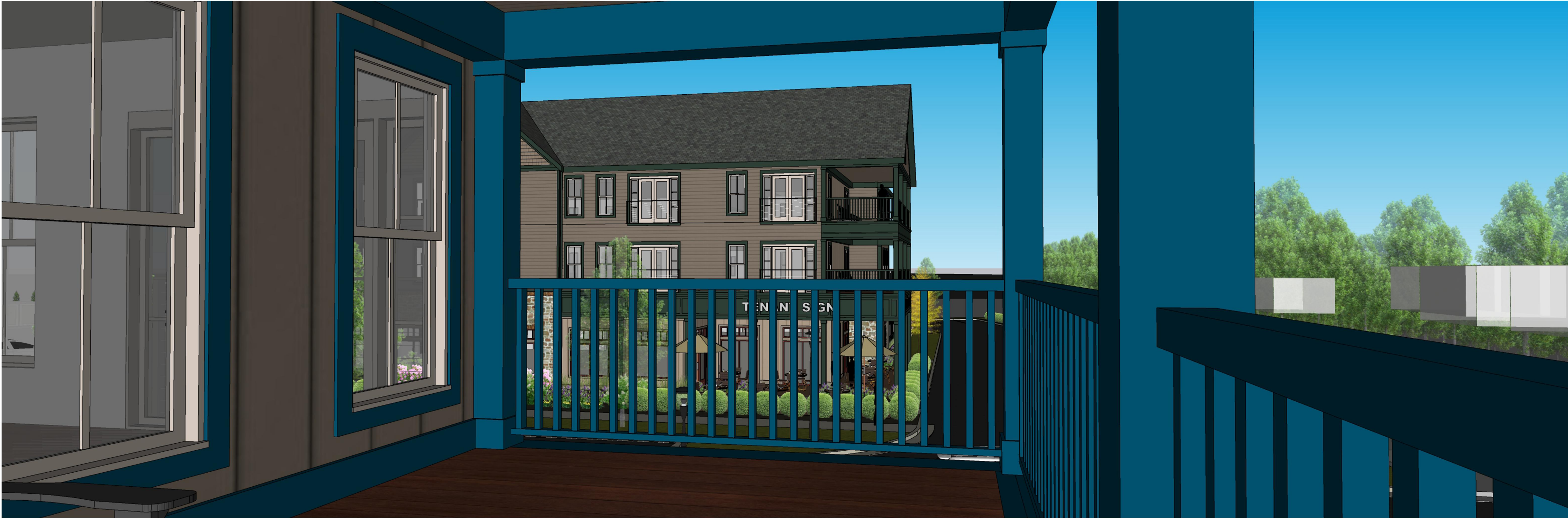
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BEAN #000000.00

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VIEW LOOKING SOUTHWEST - BUILDING A



VIEW LOOKING NORTH

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.11

BEAN #000000.00

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VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST - BUILDING C

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.12

BEAN #00000.00

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VIEW LOOKING NORTHWEST - BUILDING C



VIEW LOOKING NORTHEAST - BUILDING C

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023
DRAWING TITLE	
RENDERINGS	
DRAWING NUMBER	
A-2.13	
BEAN #00000.00	

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VIEW LOOKING SOUTHEAST - BUILDING C



AERIAL

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.14

BEAN #000000.00

Page 227 of 278



SIGNAGE NOTES

TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ON A TENANT-BY-TENANT BASIS.

THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GROVE CITY ZONING CODE CHAPTER 1145 'SIGNS'.

THIS EXHIBIT IS INTENDED TO SHOW THE INTENDED ZONES FOR WALL-MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE.

THIS EXHIBIT SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE, TO THE EXTENT ALLOWED BY CODE.

BEAN

CRITICAL PATH ARCHITECT
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BEULAH CROSSING
BUELAH PARK - GROVE CITY, OHIO 43123
FOR
FALCO, SMITH & KELLEY LLC
250 E BROAD ST., COLUMBUS, OH 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
SIGNAGE		
DRAWING NUMBER		
A-3.1		
BEAN-Project Number		

10/31/2023 11:24:56 C:\Users\Beau\Desktop\Beulah Park\Design\REVIT\BEULAH PARK_ZONING_2023_10_30.rvt



④ BUILDING B WEST ELEVATION
1/8" = 1'-0"



③ BUILDING B EAST ELEVATION
1/8" = 1'-0"



② BUILDING B NORTH ELEVATION
1/8" = 1'-0"



① BUILDING B SOUTH ELEVATION
1/8" = 1'-0"

SIGNAGE NOTES

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No. Date Description
10.24.23 PLAN CONCEPT

DRAWING TITLE
SIGNAGE

DRAWING NUMBER

A-3.2

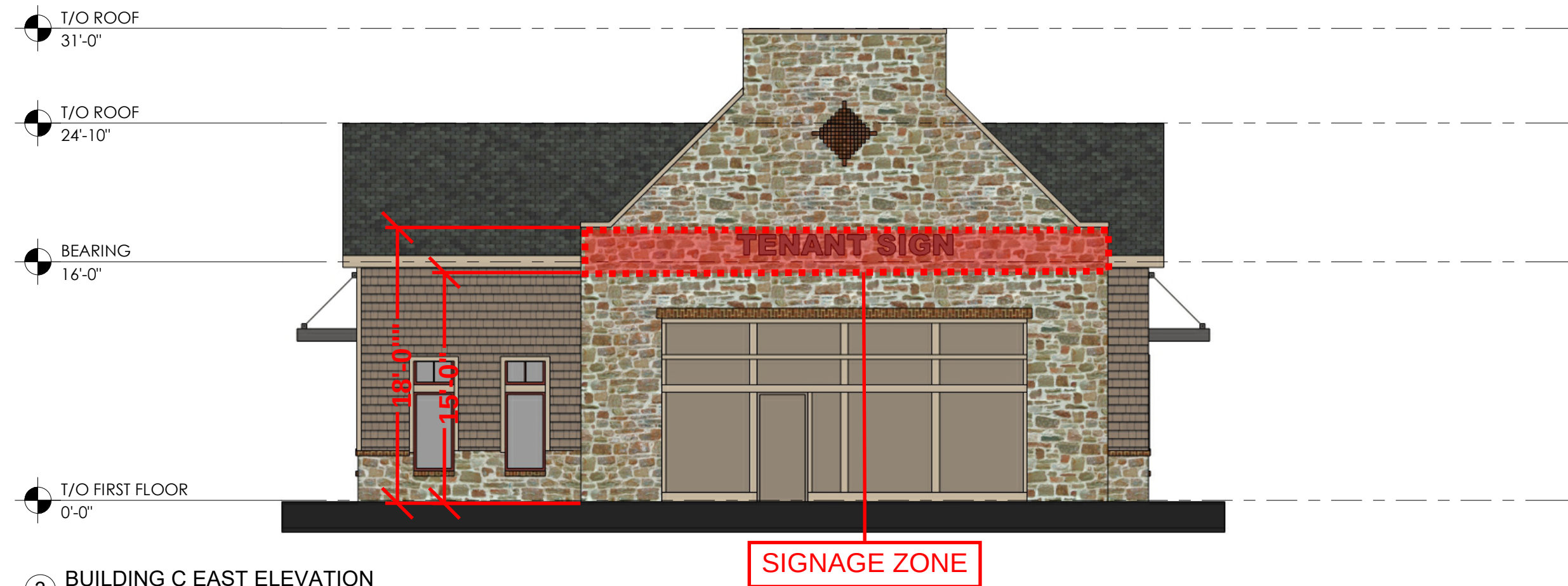
BEAN-Project Number



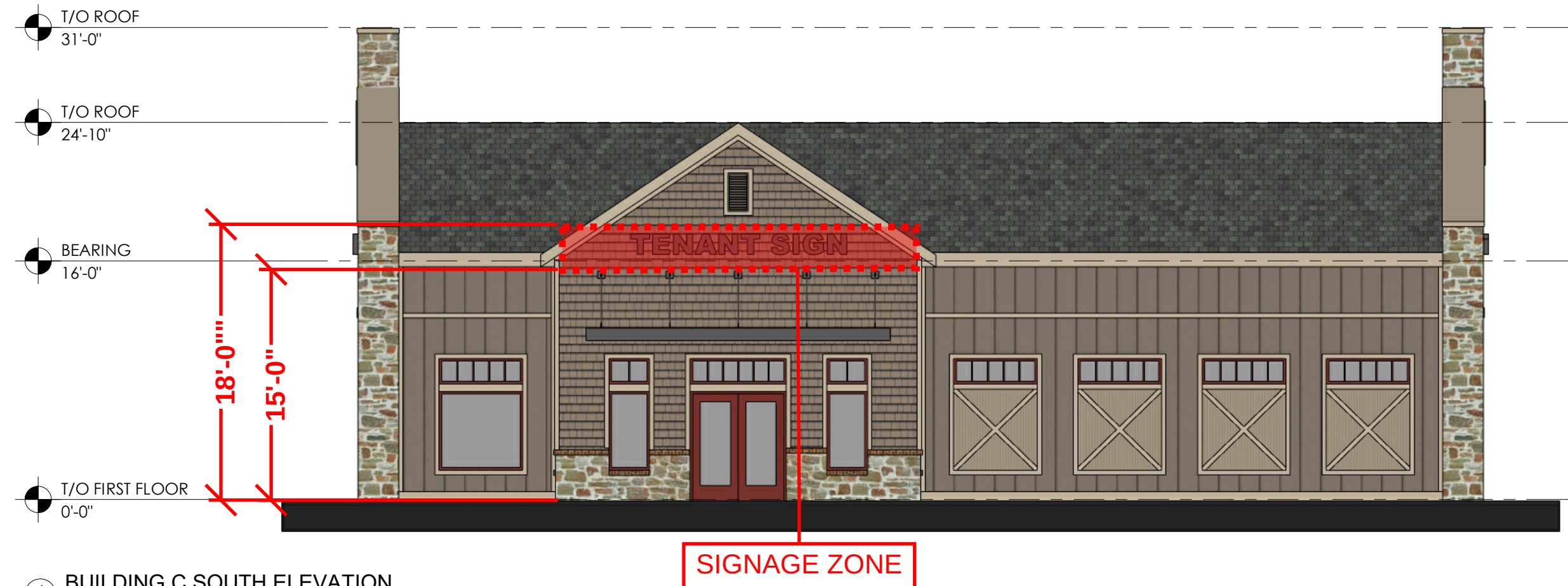
4 BUILDING C WEST ELEVATION
1/8" = 1'-0"



2 BUILDING C NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING C EAST ELEVATION
1/8" = 1'-0"



1 BUILDING C SOUTH ELEVATION
1/8" = 1'-0"

SIGNAGE NOTES

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BEULAH CROSSING GATEWAY

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FOR
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250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No.	Date	Description
10.24.23		PLAN CONCEPT

DRAWING TITLE
BUILDING 'C' EXTERIOR
ELEVATIONS

DRAWING NUMBER

A-3.3

BEAN-Project Number

PLANK LAW FIRM

A LEGAL PROFESSIONAL ASSOCIATION

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November 21, 2023

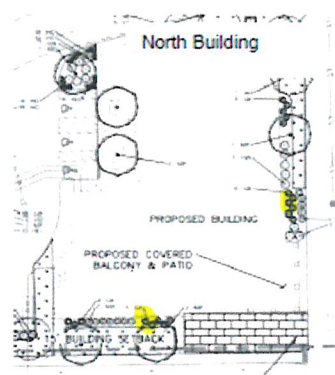
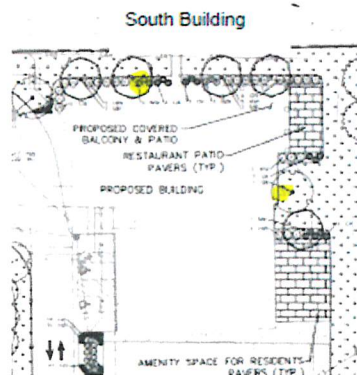
Terry Barr
Planner
The City of Grove City
4035 Broadway
Grove City, OH 43123

**RE: *Beulah Crossing, Final Development Plan
Control #202311060037
Staff Review Comment Letter Responses***

Dear Mr. Barr:

This letter is in response to the comments provided on November 16, 2023, for the Beulah Crossing Final Development Plan project referenced above under Control #202311060037. We have reviewed all the following comments and provided a response, as shown below in red.

1. **Comment:** Verify door locations for 3-story buildings. There are doors that lead into landscaping with no sidewalks. Building elevations show pathways from highlighted doorways, but these pathways do not appear on any site plans or the landscape plan. Please clarify and update accordingly.



Response: Landscaping and site plans have been revised.

2. **Comment:** As proposed, the angle of the right-out access onto Lincoln Avenue given the curve of the roadway could lead to view angle challenges. Please provide a narrative of anticipated internal traffic circulation and how much traffic from the development is anticipated to utilize this right-out compared to other points of access.

Response: Traffic memo provided.

3. **Comment:** Because parking lot setbacks are established with the development plan, the proposed distance from property lines to the edge of pavement for parking lots and drive aisles should be labeled throughout.

Response: Dimensions added to the site plan.

4. **Comment:** Parking lot lighting fixture placement and/or output levels should be reevaluated in proximity to the adjacent residential property (040-000446) in order to reduce impacts to residents.

Response: Footcandle level has been reduced to 0.1-0.3 along the west property line, adjacent to neighbor.

5. **Comment:** Please provide outdoor seating details for patios including fencing and bollard information. Plans will need to show bollards spaced no more than 4-feet apart when adjacent to a vehicular area and planters for visual separation.

Response: Outdoor seating details and bollards shown on landscape plan. Bollards also shown on site plan. North property resident amenity space is only patio area that is directly adjacent to parking or drive aisles.

6. **Comment:** Elevations show outdoor seating space in the center island of the northern parcel parking lot. Please update plans to identify this area as "Amenity Space for Residents" on the Site Plan on page 3.

Response: Labeled on site plan.

7. **Comment:** Update legend on page 3 to identify the brick material used for the patios on the 3 story buildings.

Response: Brick hatch shown for reference. Final details to be provided by landscape plan during engineering by proposed tenant.

8. **Comment:** Add "Reserved Parking signs" for the two ADA spaces on the west side of the southern 3 story building to the Signage & Striping Plan.

Response: Signage added.

9. **Comment:** Site and exterior building lighting fixtures should be more decorative and in character with fixtures utilized on area roadways and within private developments in Beulah Park. See attachments for reference.

Response: Thank you for the reference attachments. We have specified a more traditional, decorative light fixture by Current Lighting, style "Promenade", so as to make more consistent with others throughout the development.

10. **Comment:** Update the proposed "Emergency Access" connection to a "Full Access" on Cleveland Avenue entering the site on the Landscape Plan.

Response: Label revised.

11. **Comment:** Provide an additional parking lot light pole at the drive aisle bend on the northern parcel. Parallel parking spaces in the area have less than the required 0.5 footcandles.

Response: Pole fixture has been added in the northeast corner of north property to increase footcandle level in excess of minimum 0.5 requirement.

12. **Comment:** Include a note in the project narrative or on plans addressing how trash from the single-story building at Columbus and Lincoln will be managed, as there is not a separate dumpster associated with this structure.

Response: Note added to site plan, can be disposed of in either dumpster arrangement provided within this plan.

13. **Comment:** Add a detail or note on the Signage & Striping Plan that all parking and direction signs will have black backers and black posts. If concrete bollards are used for signs, they should be black to match backers and posts.

Response: Note was added.

Utilities and Fire Department

14. **Comment:** Update plans to show the general utility easement for all existing utility lines within the vacated ROW as listed in Section 3 of Ordinance C-34-23.

Response: General utility easement provided along west and south property lines for dry utility relocation as needed

15. **Comment:** Label the existing light poles on the vacated section of Cleveland Avenue and identify if they are to be removed or remain including their associated circuits.

Response: Existing light pole on south side of Cleveland and at intersection of Cleveland and Front to be removed and are labeled in the demo plan. If circuit needs rerouted, there is a 20' general easement provided through the project.

16. **Comment:** Review the alignment of the water line on the southern parcel. It is currently located under the proposed curb.

Response: Alignment revised.

17. **Comment:** Provide additional information for the purpose of the proposed access easement on the north side of Cleveland Avenue.

Response: Access easement provided as portions of existing Cleveland Road extend onto the property.

18. **Comment:** Provide water details (including FDC and fire service) for the proposed building on Lincoln Avenue and Columbus Street. Currently no water access is shown.

Response: Domestic service provided to building in corner of Columbus and Lincoln from 3 story building on south parcel. No fire service or fire suppression system is proposed for this building.

19. **Comment:** FDCs are not located within 75 feet of a public fire hydrant for the north or southern building.

Response: FDC locations revised.

20. **Comment:** FDC lines required to have 6" service lines. Please update the 4" lines as shown.

Response: FDC line size revised.

21. **Comment:** Provide a narrative addressing stormwater management on the site including the proposed use of hydrodynamic separators.

Response: Stormwater memo provided.

22. **Comment:** Please review the grading at the northeast corner of the northern site to see if adjustments can be made so that flow is toward the storm sewer.

Response: Grading in the northeast corner has been reviewed and the drainage appears to flow to the existing catch basin. The existing catch basin top of casting is proposed lower than the property line elevations around.

23. **Comment:** The 24" stormwater line through the southern site should be labeled Private.

Response: The 24" storm sewer through the southern site conveys public road drainage and connects to a public storm sewer on the east side of the property. Due to conveying public drainage, this storm sewer needs to remain public. A 20' easement has been provided.

24. **Comment:** Update the demolition plan to show the vegetative swale on the northern portion of the property.

Response: Vegetative swale shown and labeled on the plan.

25. **Comment:** The southern demarcation line for the Existing Conservation Easement does not appear to correlate with the leader line location on the Demolition Plan. Please update plans as necessary.

Response: Southern demarcation line has been revised to be shown.

Landscaping

26. **Comment:** "NW" Plant Schedule code is shown on the landscape plan on page 9 but is not listed in the table. Please update.

Response: Revised.

27. **Comment:** Strong Box Inkberry Holly used for parking screening required to be 36" at installation not 24" as shown in planting schedule.

Response: Revised.

28. **Comment:** Identify if the street tree on Lincoln Avenue located in the area of the proposed curb cut will be relocated. If relocated, it should not be placed in the tree lawn south of the drive, noting visibility concerns noted in comment #2.

Response: The aforementioned street tree is to be removed.

29. **Comment:** Landscape screening is required on the eastern side of the dumpster on the southern property.

Response: Revised to add screening.

30. **Comment:** A 36-inch evergreen hedgerow is needed along the northern edge of the drive aisle connecting the two parking areas for the development south of Columbus Street to screen the roadway from headlight glare and provide separation between the parking area and the sidewalk/path along Columbus Street.

Response: Revised.

31. **Comment:** Red Twig Dogwood shrubs need to be 24" tall at time of installation not 18" as shown.

Response: Revised.

32. **Comment:** PJM Rhododendrons are only semi evergreen in Ohio, staff recommends changing species. If using as parking lot screen hedge, required to be 36" in height at installation.

Response: Revised.

33. **Comment:** All shrubs used for parking lot screening are required to be evergreens.

Response: Revised.

34. **Comment:** Trees proposed to remain on the north side of Cleveland Avenue will most likely need to be removed due to damage to root systems. Additional trees will be required in this area.
- Response:** We propose to preserve 32 existing trees (subject to any diseased and/or dying trees being removed and necessitating replacement). During final Site Improvement Plan process, if the City staff and Developer agree that the disturbance is so significant that will likely damage root systems, notes on the plans can be provided that, again, damaged trees are to be replaced.
35. **Comment:** Trees along the east property line north of Columbus Street should be labeled as Existing Trees to Remain, similar to the trees along Cleveland Avenue.
- Response:** Revised.
36. **Comment:** Staff recommends planters on the patios of all three buildings.
- Response:** Planters have been added to the patios.
37. **Comment:** White ash trees should be removed from the Tree Preservation list.
- Response:** Revised.
38. **Comment:** Staff recommends landscaping be installed around the proposed Memorial Park Bench.
- Response:** Landscaping added around memorial bench.
39. **Comment:** Landscaping per 1136.08 is required around all proposed transformers and any other service structure.
- Response:** Screening provided.
40. **Comment:** A note should be added under the "Additional Notes" column on the landscape plan for Service Structure Screening 1136.08 that this requirement applies to structures not shown or labeled on the landscape plan.
- Response:** Revised.
41. **Comment:** Sentences regarding burlap and wire cage removal should be removed from Note #6 on the Tree Planting Detail, as this is already addressed in Note #4 regarding removal information per City specifications.
- Response:** Revised.

Additional Comments

The following comments are not required to be addressed with the development plan but will be required for the Site Improvement Plan (Final Engineering Plan).

42. **Comment:** Columbus Division of Water will need to review and approve water service plan(s) for the site. Please submit to GC simultaneously for cursory review and provide Columbus comments as well.

Response: Acknowledged and agreed.

43. **Comment:** Columbus Division of Water will need to review and approve the public water main relocation. Please submit plans to COC simultaneously when submitting to GC. Confirm the timing of the easement approval/recording relative to approval of the relocation plan by Columbus.

Response: Acknowledged and agreed.

44. **Comment:** Label the existing service off the sanitary lateral crossing Columbus Street on page 4. Just west of the 12" STM line.

Response: This will be provided at the time of Site Improvement Plan.

45. **Comment:** Provide deed book and numbers for all easements and record numbers for utilities.

Response: This will be provided at the time of Site Improvement Plan.

46. **Comment:** With construction plan, show additional grading information for Front St and Cleveland Ave to show how drainage to and from the site will operate.

Response: This will be provided at the time of Site Improvement Plan

47. **Comment:** Evaluate the low spot along the western property line adjacent to 3471 W Cleveland Avenue. Grading may need to change.

Response: This will be provided at the time of Site Improvement Plan.

48. **Comment:** Include detectable warning at drive crossings along Columbus Street and Lincoln Avenue.

Response: This will be provided and shown at the time of Site Improvement Plan.

If you have any questions or additional comments, please contact Rebecca J. Mott, Attorney for the Applicant, at (614) 947-8600 and Tyler Jackson, P.E., at Kimley-Horn and Associates, Inc., at (614) 472-8552.

Sincerely,



Rebecca J. Mott
Plank Law Firm, LPA

Sincerely,

Tyler Jackson, P.E.
Kimley-Horn and Associates, Inc.



November 21, 2023

City of Grove City
4035 Broadway
Grove City, OH 43123

Re: Parking Circulation Memo
Beulah Crossing

Dear Mr. Barr,

Kimley-Horn has laid out the proposed parking lots for the south phase of the Beulah Crossing development to promote circulation through the parking lots with the vacation of Cleveland Avenue and Front Street. While we have designed for primary access to enter the parking lots from Columbus Street, we have provided a means of circulation for vehicles that end up traveling east on Cleveland Avenue or north on Front Street to continue through the parking lot and to exit to Columbus Street, Cleveland Avenue or Front Street without using the adjacent alleys.

In addition to the primary access points, we have added an exit only from the parking lot serving the small building at the corner of Columbus Street and Lincoln Avenue. In the event that a vehicle is looking for a parking spot west of the Columbus Street entrance and is unable to find one, the driver is able to leave the site onto Lincoln and circle back to the Columbus Street entrance without turning around in the middle of the drive aisle. This exit will also serve the parallel parking spaces. Any other vehicle that utilizes perpendicular parking is likely to exit back to Columbus Street or to the entrance from which they entered.

We appreciate the opportunity to provide this narrative to you. Please do not hesitate to reach out with any questions.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink that reads "Michael C. Reeves".

Michael C Reeves, P.E.
Vice-President



November 21, 2023

City of Grove City
4035 Broadway
Grove City, OH 43123

Re: Stormwater Management Memo
Beulah Crossing

Dear Mr. Barr,

Overall detention for Beulah Park was provided within the stormwater management ponds and wetlands proposed and built per the Beulah Park Regional Stormwater Management Report. The detention was provided by Basins A, B, C, and Wetlands D & E; meeting or exceeding the requirements of the City of Grove City Stormwater Design Manual and the Ohio EPA.

Water Quality requirements for the Ohio EPA for Beulah Crossing will be provided by manufactured BMPs provided within storm structures proposed onsite. These will be manufactured Hydrodynamic separators and will meet or exceed the water quality requirements of the City of Grove City Stormwater Design Manual and the Ohio EPA.

Operations and Maintenance Plans will be produced and provided during Final Engineering; meeting or exceeding the Stormwater Pollution Plan requirements of the City of Grove City and the Ohio EPA for these hydrodynamic separators.

We appreciate the opportunity to provide this narrative to you. Please do not hesitate to reach out with any questions.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Tyler G. Jackson'.

Tyler G. Jackson, P.E.

Exhibit C

Project Narrative

Development Plan – Beulah Crossing Subarea B of Beulah Park, Zoned PUD-C

Beulah Park opened in 1923 as Ohio's first thoroughbred racetrack, offering live thoroughbred racing from October through early May. The site was also home to a number of community events, drawing individuals from across the region. In 2012, Penn National Gaming, Inc., announced that Beulah Park's racing license would be relocated to northeast Ohio, and the last race was run in Beulah Park on May 3, 2014. The relocation of the racing operation left the 213 acre Beulah Park site vacant and ripe for redevelopment.

Given the historic significance of the Beulah Park site and its proximity to the City's Historic Town Center and other existing residences and developments in Grove City, the integration of the site into the existing fabric of the community was and is of utmost importance to the Developer/Applicant and the Property Owner. The Property was designed and zoned as a master planned community to be developed around a community park and relocated stream. The overall design of the site and development within each subarea is in conformance with the principles contained within the 2013 Beulah Park Conceptual Framework.

The overall site has been approved and re-developed for a variety of single family, multi family, condominiums, assisted living and other institutional uses, and commercial (office, retail, and restaurants) uses.

In accordance with the above principals, goals, and statements, Property Owner, Townsend Construction Company, c/o William C. Bunstine, President and Developer, Falco, Smith & Kelley Ltd c/o Pat Kelley, are excited to present the Development Plan for a beautiful, well-appointed, high quality mixed-use retail, restaurant, and residential development (consisting of 56,264 total square feet inclusive of commercial/restaurant space and 40 residential dwelling units among three (3) buildings, with adequate parking, access and maneuvering, and landscaping) located on the real property containing 3.407 +/- acres located at generally at 3455 West Cleveland Avenue, Grove City, Ohio 43213, known as Franklin County Auditor Tax Parcel Id. No.'s: 040-000443-00, 040-016109-00, 040-016218-00, 040-016217-00, and right-of-way that was vacated – 0.302 +/- Acres (collectively, the "Property").

The Property is identified in the GroveCity2050 Plan for Mixed Neighborhood. Surrounding Beulah Park properties to the north and west, are zoned Planned Unit Development Commercial District (PUD-C) and Planned Unit Development Residential District (PUD-R); surrounding properties to the west are zoned Single-Family Residence (R-1) and Single-Family Residence (R-2); properties to the south are zoned Retail Commercial District (C-2), Planned Unit Development Commercial District (PUD-C), and Doubles and Twin Singles and Duplex District (D-1); properties to the east are zoned Light Industry (IND-1), and Central Business District (CBD). The surrounding area consists of a mix of small lot single-family residential, multi-family residential properties, commercial retail, and planned unit commercial districts, which includes Beulah Park.

The Property is currently zoned Planned Unit Development Commercial District (PUD-C) to support and enhance the Historic Downtown Town Center District into the overall Beulah Park development as a gateway connection. The Property, although a smaller tract of land (3.407 +/- acres) as part of the overall Beulah Park development consisting of 213 +/- acres and one of the last components of the overall project, will play an important and significant role. The choice of materials, colors, design, style, and architectural features are representative of a historic northeastern U.S. regional style (with modern adaptations of historic

architectural features and treatments) to add to this cohesive transition and connection between the Town Center District and the more modern Beulah Park development.

Applicant's proposed development on the Property supports the general character of the neighborhood, and is compatible with, the existing land uses and development patterns of the vicinity, supports the goals and objectives of the GroveCity2050 Plan, and complies with the re-zoning ordinance approved under C-32-23 and C-33-23, with zoning text, and for the ownership and use of the right of way vacation of a 0.302 +/- acre portion of Cleveland Avenue and Front Street approved under C-34-23, all as approved by City Council.

One deviation is requested by this Development Plan to Section B(1)(h) of the approved Zoning Text for Subarea B to allow for up to 1,565 square feet of accessible multi-family residential uses on the first floor in each of the front buildings – Buildings A and B, which is a variance of 65 square feet (from the 1,500 square foot limitation contained in the Zoning Text).

Exhibit A

Additional Parcels
(Continuation from Application Form)

040-016109-00

040-016218-00

040-016217-00

Right-of-Way that was Vacated – 0.302 +/- Acres

Exhibit B
Legal Description

Tract One (0.48 +/- Acres – Parcel Id. No.: 040-000443-00)

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

Being Lot Number Sixty-one (61), Sixty-two (62), and Sixty-three (63) of Grant's Addition to Beulah, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 130, Recorder's Office, Franklin County, Ohio.

Tract Two and Three (1.155 +/- Acres – Parcel Id. No.'s: 040-016109-00 and 040-016218-00)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, being part of the 8' Reserve as delineated on the plat of Grant's Addition to Beulah as recorded in Plat Book 5 page 130, and being 1.155 acres consisting of 1.044 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210, and all of a 0.111 acre parcel (deed) conveyed to GC Beulah Investments LLC by the instrument filed as Instrument Number 201905160057325 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 1.155 acre parcel also being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the Grantor's easterly line and on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the Grantor's said easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 8.00 feet to an iron pin set at the Grantor's southeasterly corner and on the northerly right-of-way line of Cleveland Avenue;

Thence along the Grantor's southerly line and along the northerly right-of-way line, North 56 degrees 02 minutes 55 seconds West for a distance of 542.13 feet to an iron pin set on the easterly right-of-way line of Lincoln Avenue as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49;

Thence along the Grantor's westerly line and along the said easterly right-of-way line the following courses:

North 30 degrees 05 minutes 28 seconds East for a distance of 12.48 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 41 degrees 17 minutes 12 seconds, a radius of 120.00 feet, an arc length of 86.47 feet, and a long chord which bears North 50 degrees 44 minutes 04 seconds East for a distance of 84.61 feet to an iron pin set;

North 71 degrees 22 minutes 40 seconds East for a distance of 88.61 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, an arc length of 31.42 feet, and a long chord which bears South 63 degrees 37 minutes 20 seconds East for a distance of 28.28 feet to an iron pin set on the southerly right-of-way line of Columbus Street as dedicated by the said plat of Beulah Park Section 1;

Thence along the Grantor's northerly line and along the said southerly right-of-way line the following courses:

South 18 degrees 37 minutes 20 seconds East for a distance of 55.62 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 38 degrees 42 minutes 50 seconds, a radius of 335.00 feet, an arc length of 226.35 feet, and a long chord which bears South 37 degrees 58 minutes 45 seconds East for a distance of 222.07 feet to an iron pin set;

South 57 degrees 20 minutes 10 seconds East for a distance of 179.86 feet to an iron pin set at the Grantor's northeasterly corner and on the said westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 60.93 feet to the TRUE POINT OF BEGINNING, containing 1.155 acres, more or less, consisting of 0.111 acres out of Franklin County Auditor's Parcel number 040-016109 and 1.044 acres out of Franklin County Auditor's Parcel number 040-000413.

Prior instrument record as of this writing recorded in Instrument Number 201610060136210 in the records of Franklin County.

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

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Tract Four (1.470 +/- Acres – Parcel Id. No.: 040-016217-00)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 1.470 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 1.470 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the westerly line of the said railroad property, North 32 degrees 39 minutes 50 seconds East for a distance of 130.93 feet to an iron pin set on the northeasterly right-of-way line of Columbus Street as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49, passing an iron pin set at 60.93 feet, the first said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's southwesterly line and along the said northeasterly right-of-way line the following courses:

North 57 degrees 20 minutes 10 seconds West for a distance of 179.86 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 38 degrees 42 minutes 50 seconds, a radius of 265.00 feet, an arc length of 179.06 feet, and a long chord which bears North 37 degrees 58 minutes 45 seconds West for a distance of 175.67 feet to an iron pin set;

North 18 degrees 37 minutes 20 seconds West for a distance of 98.87 feet to an iron pin set;

Thence crossing through the lands of the Grantor, South 71 degrees 54 minutes 40 seconds East for a distance of 436.80 feet to an iron pin set on the Grantor's easterly line and on the westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 229.98 feet to the TRUE POINT OF BEGINNING, containing 1.470 acres, more or less.

Prior instrument record as of this writing recorded in Instrument Number 201610060136210 in the records of Franklin County.

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

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Tract Five (0.302 +/- Acres – R.O.W. Vacated)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being a portion of the right of way of Cleveland Avenue and a 40 foot unnamed right of way commonly known as Front Street adjoining lots 61-63, as delineated on the plat entitled "Grants Addition to Beulah" of record Plat Book 5, Page 130, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a 5/8" iron pin found with a cap inscribed "CESO" at the intersection of the northerly right of way line of Cleveland Avenue and the easterly right of way line of said Front Street and being in the southeast corner of the 8 foot reserve as conveyed to Townsend Construction Company of record in Instrument Number 201912230172808, a westerly line of a tract of land as conveyed to The Baltimore and Ohio R.R. Company, of record in Deed Book 592, Page 1, now known as CSX Transportation Inc., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and Official Record 13276 B14 subsequently re-recorded as Official Record 13283 G13;

Thence South 32°39'50" West with said westerly line and said easterly right of way line a distance of 185.05 feet to an iron pin set;

Thence North 56°02'55" West through said right of way of Front Street, for a distance of 40.01 feet to an iron pin set on the westerly right of way line of said Front Street, the northerly right of way line of a 20 foot wide alley and the southeasterly corner of lot 61 of a subdivision entitled Grants Addition to Beulah, of record in Plat Cabinet 5, Page 130;

Thence North 32°39'50" East with said westerly right of way line of Front Street and the easterly line of said lot 61, distance of 145.04 feet to an iron pin set at the northeast corner of said lot 61 and being the intersection of the westerly right of way line of Front Street and the southerly right of way line of said Cleveland Avenue;

Thence North 56°02'55" West with the southerly right of way line of Cleveland Avenue, for a distance of 144.04 feet to an iron pin set at the northwesterly corner of lot 63 of said Grants Addition to Beulah;

Thence North 32°39'50" East through said right of way of Cleveland Avenue, for a distance of 40.01 feet to an iron pin set on the northerly right of way line of said Cleveland Avenue and the southerly line of a 1.155 acre tract of land as conveyed to Townsend Construction Company, of record in Instrument Number 201912230172808;

Thence South 56°02'55" East with said northerly right of way line and said southerly line, a distance of 184.05 feet to **Point of Beginning** and containing **0.302** acres of land more or less.

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

The bearings shown on this survey are based on the bearing of North 3°14'40" East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S 1236 And F.C.G.S 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at The Franklin County Engineer's Office.

Based on field observations performed in March 2021.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

HIGH PERFORMANCE FULL CUT OFF WALL PACK
FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- L70 480,000
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff, vandal resistant and non-yellowing

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty


LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLC P)
- IP65/ IP67 Rated


LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1050 milliamps	56w	-

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamp	Kelvin	Volts	Mounting	Color	Options	
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Wall Mount (WM)	Bronze (BRZ)	Marine Grade Finish (MGF)	Housing Extension (HE) *To match EM Extension Box
		32 (32L)						Dimming Control with Motion Sensor	Button Photo Cell (PC) *Universal Voltage 120-277
	Type 3 (T3)	*700mA only	530 (53)	4000K (40K)	347-480 (HV)		White (WHT)	*8' Heights and Below (DC8) *9'-20' Heights (DC20) *21'-40' Heights (DC40)	Nema 7-Pin Receptacle (PE7) *Requires Deep Back Box
							Silver (SVR)		Vanity Plate 16" SQ (VP)
	Type 4 (T4)		700 (7)	5000K (50K)				Surge Protector (10K)	
			1050 (1)				Black (BLK)	Emergency Battery 4W (EM4) * 516 - 564 Lumens, Certified CA Title 20.	
							Graphite (GPH)	Emergency Battery 8W (EM8) * 1032 - 1128 Lumens, Certified CA Title 20.	
							Grey (GRY)	Emergency Battery 16W (EM16) * 2064 - 2256 Lumens, Certified CA Title 20.	
							Custom (CS)	Emergency Cold Pk Battery (EMCP) *14 Watt * 1806 - 1974 Lumens, Certified CA Title 20.	

ELECTRICAL

- 120-277 Volts (UNV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70 MIN.
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the unsightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".

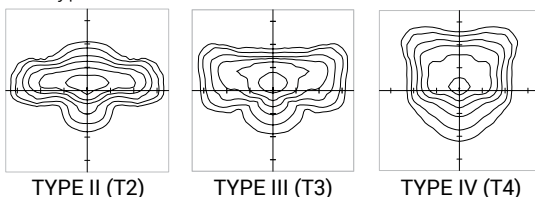
CONTROLS

- **DIMMING CONTROL (DCX)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - DC8 mounting heights 8 feet and below
 - DC20 mounting heights 9-20 feet
 - DC40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**—The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of NiCAD batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

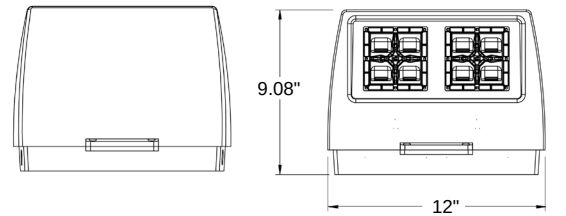
- IES Types



TYPE II (T2)

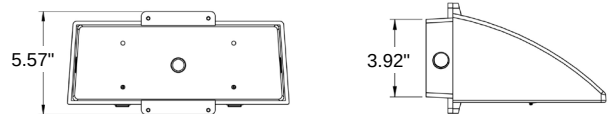
TYPE III (T3)

TYPE IV (T4)



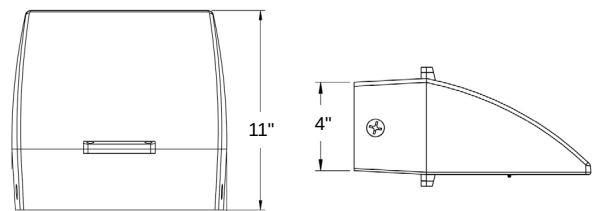
TOP VIEW

BOTTOM VIEW



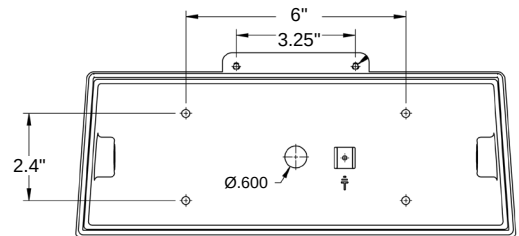
Weight: 7.2 lbs

EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

MOUNTING HOLE

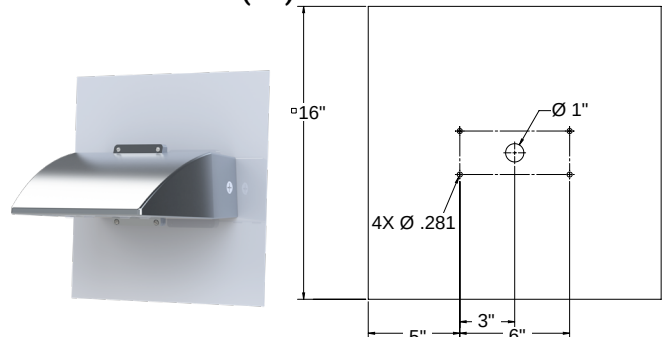


* 3 Conduit access points on either side or center back.

MOTION SENSOR PLACEMENT



VANITY PLATE (VP)



LUMENS							
PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	W
NV-W 16L-35-30K	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K	9550	135	9646	136	9550	135	71

BUG RATINGS				
PART NUMBER	T2	T3	T4	W
NV-W-16L-35-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K	B1-U0-G1	B2-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K	B1-U0-G1	B2-U0-G2	B2-U0-G2	56
NV-W-16L-1-50K	B1-U0-G1	B2-U0-G2	B2-U0-G2	56
NV-W-32L-7-30K	B2-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K	B2-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K	B2-U0-G2	B2-U0-G2	B2-U0-G2	71

L70 DATA

TEMP.	NV-W
	L70 (16L-1050mA)
60.2°C	483,000

TEMP.	NV-W
	L70 (32L-700mA)
63°C	483,000

EMERGENCY BATTERY BACK-UP LUMENS							
PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	W
EM4-30K	520	130	524	131	516	129	4
EM4-40K	544	136	548	137	540	135	4
EM4-50K	560	140	564	141	556	139	4
EM8-30K	1040	130	1048	131	1032	129	8
EM8-40K	1088	136	1096	137	1080	135	8
EM8-50K	1120	140	1128	141	1112	139	8
EM16-30K	2080	130	2096	131	2064	129	16
EM16-40K	2176	136	2192	137	2160	135	16
EM16-50K	2240	140	2256	141	2224	139	16
EMCP-30K	1820	130	1834	131	1806	129	14
EMCP-40K	1904	136	1918	137	1890	135	14
EMCP-50K	1960	140	1974	141	1946	139	14

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Upgrade Kits

PROMENADE



Promenade PRMN2



SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

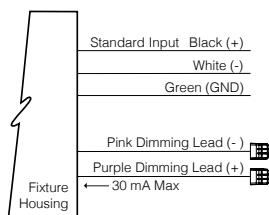
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020

WARRANTY

- 5 year warranty

KEY DATA	
LUMEN RANGE	6,200-17,600
WATTAGE RANGE	55-159
EFFICACY RANGE (LPW)	93-134
INPUT CURRENT RANGE (mA)	245-700 mA
WEIGHT	38 lbs/17 kg
EPA	1.53

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI						
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
72	245	Microcore Equivalent	Clear Lens	1	6854	1	3	1	125.08	7080	1	3	1	129.20	7345	1	3	1	134.03
				2	6435	2	3	2	117.43	6647	2	3	2	121.30	6896	2	3	2	125.83
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	6829	2	3	2	124.62
				4W	6292	2	3	2	114.82	6499	2	3	2	118.60	6743	2	3	2	123.04
				1-HS	4040	1	3	1	73.72	4173	1	3	1	76.15	4329	1	3	1	79.00
				2-HS	3337	1	3	1	60.89	3447	1	3	1	62.90	3576	1	3	1	65.25
				3-HS	3121	1	3	1	56.95	3223	1	3	1	58.82	3344	1	3	1	61.02
				4W-HS	3162	1	3	1	57.71	3267	1	3	1	59.61	3389	1	3	1	61.84
				5Q	6681	2	3	1	121.92	6901	2	3	1	125.93	7159	3	3	1	130.65
				5W	6188	3	3	1	112.91	6391	3	3	1	116.63	6630	3	3	1	120.99
	335	8,500		1	9046	1	4	1	119.08	9343	1	4	1	123.01	9693	1	4	1	127.47
				2	8492	2	3	2	111.80	8772	2	3	2	115.48	9100	2	3	2	119.86
				3	8410	2	3	2	110.11	8687	2	3	2	114.26	9012	2	3	2	118.39
				4W	8304	2	3	2	109.32	8577	2	3	2	112.92	8898	2	3	2	116.91
				1-HS	5331	1	3	1	70.19	5507	1	3	1	72.50	5713	1	3	1	75.35
				2-HS	4404	1	3	1	57.98	4549	1	3	1	59.89	4719	1	3	1	62.27
				3-HS	4118	1	3	1	54.22	4254	1	3	1	56.00	4413	1	3	1	58.16
				4W-HS	4173	1	3	1	54.94	4311	1	3	1	56.75	4472	1	3	1	59.14
				5Q	8817	3	3	1	116.07	9107	3	3	1	119.90	9448	3	3	1	124.40
				5W	8166	3	3	2	107.50	8434	3	3	2	111.04	8750	3	3	2	115.34
	365	Microcore Equivalent		1	9694	1	4	1	176.90	10013	1	4	1	182.72	10388	1	4	1	189.56
				2	9101	2	3	2	166.07	9401	2	3	2	171.54	9752	2	3	2	177.96
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	9658	2	3	2	176.24
				4W	8899	2	3	2	162.39	9192	2	3	2	167.74	9536	2	3	2	174.01
				1-HS	5714	1	3	1	104.26	5902	1	3	1	107.70	6123	1	3	1	111.72
				2-HS	4719	1	3	1	86.12	4875	1	3	1	88.96	5057	1	3	1	92.29
				3-HS	4413	1	3	1	80.54	4559	1	3	1	83.19	4729	1	3	1	86.30
				4W-HS	4472	1	3	1	81.61	4620	1	3	1	84.30	4793	1	3	1	87.46
				5Q	9449	3	3	1	172.42	9760	3	3	1	178.10	10125	3	3	1	184.77
				5W	8751	3	3	2	159.69	9039	3	3	2	164.95	9377	3	3	2	171.12
	500	12,000		1	12674	2	4	2	110.21	13091	2	4	2	113.84	13581	2	4	2	118.10
				2	11899	2	3	2	103.47	12290	2	3	2	106.87	12750	3	3	3	110.87
				3	11784	2	3	2	102.47	12172	2	3	2	105.84	12627	2	3	2	109.80
				4W	11634	2	3	3	101.17	12018	3	3	3	104.50	12467	3	3	3	108.41
				1-HS	7470	1	3	1	64.96	7716	1	3	1	67.10	8005	1	3	1	69.61
				2-HS	6170	1	3	1	53.65	6373	1	3	1	55.42	6612	1	3	1	57.50
				3-HS	5770	1	3	1	50.18	5960	1	3	1	51.83	6183	1	3	1	53.77
				4W-HS	5847	1	3	1	50.85	6040	1	3	2	52.52	6266	1	3	2	54.49
				5Q	12354	3	3	2	107.42	12760	3	3	2	110.96	13238	3	3	2	115.11
				5W	11441	4	3	2	99.49	11818	4	3	2	102.76	12260	4	3	2	106.61
	700	16,000		1	16478	2	4	2	103.56	17021	2	4	2	106.97	17658	2	4	2	110.97
				2	15470	3	4	3	97.22	15979	3	4	3	100.42	16577	3	4	3	104.18
				3	15320	3	4	3	96.28	15825	3	4	3	99.45	16417	3	4	3	103.17
				4W	15127	3	3	3	95.06	15625	3	3	3	98.19	16209	3	3	3	101.87
				1-HS	9712	1	4	1	61.04	10032	1	4	1	63.05	10407	1	4	1	65.41
				2-HS	8022	1	3	1	50.42	8287	1	3	1	52.08	8597	1	3	1	54.03
				3-HS	7502	1	3	2	47.15	7749	1	3	2	48.70	8039	1	3	2	50.52
				4W-HS	7602	1	3	2	47.78	7853	1	3	2	49.35	8147	1	3	2	51.20
				5Q	16062	3	4	2	100.94	16591	3	4	2	104.26	17211	4	4	2	108.17
				5W	14875	4	3	2	93.48	15365	4	3	2	96.56	15940	4	3	2	100.17

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
72	245	Microcore Equivalent	Diffused Lens	3	5839	1	4	3	106.5	6031	2	4	3	110.1	6257	2	4	3	114.2
				5W	5271	2	4	3	96.2	5444	2	4	3	99.3	5648	2	4	3	103.1
	335	8,500		3	7135	2	4	3	93.92	7370	2	4	3	97.02	7646	2	4	3	100.62
				5W	6983	3	4	3	91.92	7213	3	4	3	94.95	7483	3	4	3	98.53
	365	Microcore Equivalent		3	7677	2	4	3	93.4	7930	2	4	4	96.5	8227	2	4	4	100.1
				5W	7454	3	4	3	90.7	7700	3	4	3	93.7	7988	3	4	3	97.2
	500	12,000		3	10037	2	5	4	87.28	10368	2	5	4	90.16	10756	2	5	4	93.53
				5W	9746	3	5	3	84.74	10067	3	5	4	87.53	10443	3	5	4	90.81
	700	16,000		3	13050	3	5	5	82.01	13480	3	5	5	84.72	13984	3	5	5	87.88
				5W	12671	3	5	4	79.63	13088	3	5	4	82.25	13578	3	5	4	85.33

PHOTOMETRY

PRMN-72L-700-4K7-1

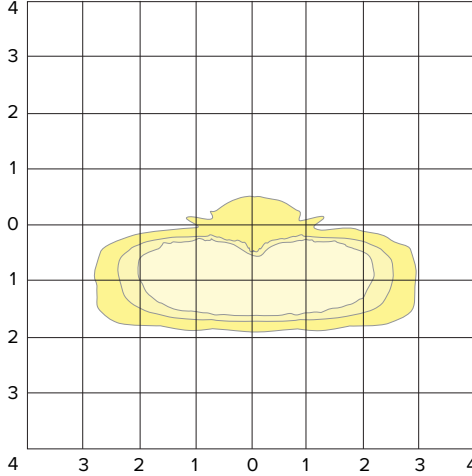
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	17021
Watts	159.1
Efficacy	107.0
IES Type	I
BUG Rating	B2-U4-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	13358	78.5%
Downward House Side	2436	14.3%
Downward Total	15794	92.8%
Upward Street Side	649	3.8%
Upward House Side	578	3.4%
Upward Total	1227	7.2%
Total Flux	17021	100%

ISOFOOT CANDLE PLOT



30' Mounting Height

1.0 FC
0.5 FC
0.2 FC

PRMN-72L-700-4K7-3

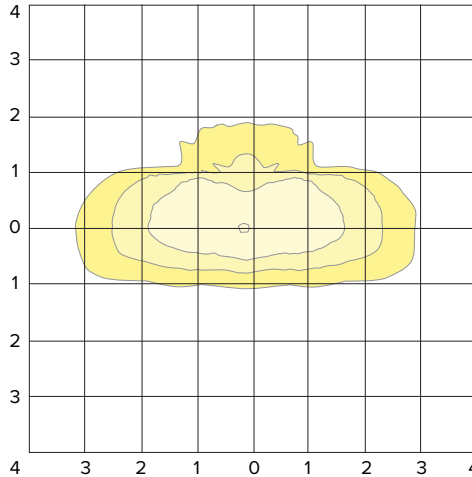
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15825
Watts	159.12
Efficacy	99.5
IES Type	III
BUG Rating	B3-U4-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11987	75.0%
Downward House Side	3147	19.7%
Downward Total	15134	94.7%
Upward Street Side	428	2.7%
Upward House Side	416	2.6%
Upward Total	844	5.3%
Total Flux	15979	100%

ISOFOOT CANDLE PLOT



30' Mounting Height

1.0 FC
0.5 FC
0.2 FC

PRMN-72L-700-4K7-5Q

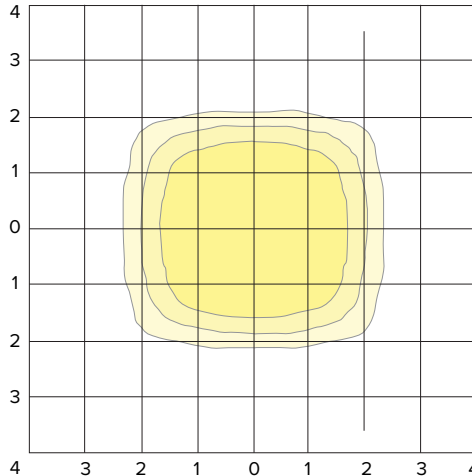
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	16591
Watts	159.1
Efficacy	104.3
IES Type	VS
BUG Rating	B3-U4-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12138	76.7%
Downward House Side	2913	18.4%
Downward Total	15051	95.1%
Upward Street Side	383	2.4%
Upward House Side	391	2.5%
Upward Total	774	4.9%
Total Flux	15825	100%

ISOFOOT CANDLE PLOT



30' Mounting Height

1.0 FC
0.5 FC
0.2 FC

PHOTOMETRY

PRMN-72L-700-4K7-2

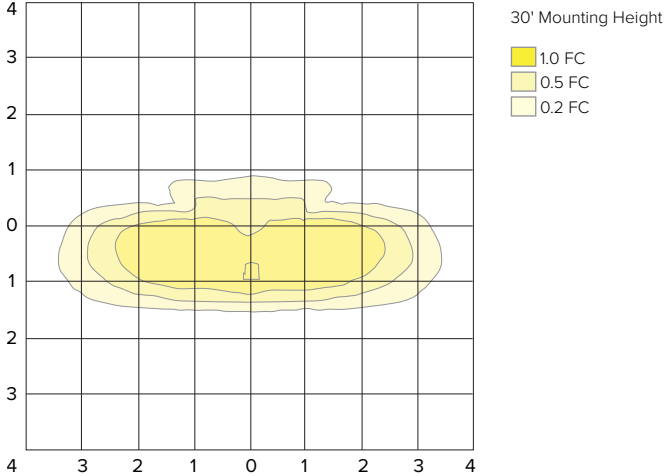
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15979
Watts	159.1
Efficacy	100.4
IES Type	II
BUG Rating	B3-U4-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12223	78.2%
Downward House Side	2763	17.7%
Downward Total	14986	95.9%
Upward Street Side	309	2.0%
Upward House Side	329	2.1%
Upward Total	638	4.1%
Total Flux	15625	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-4

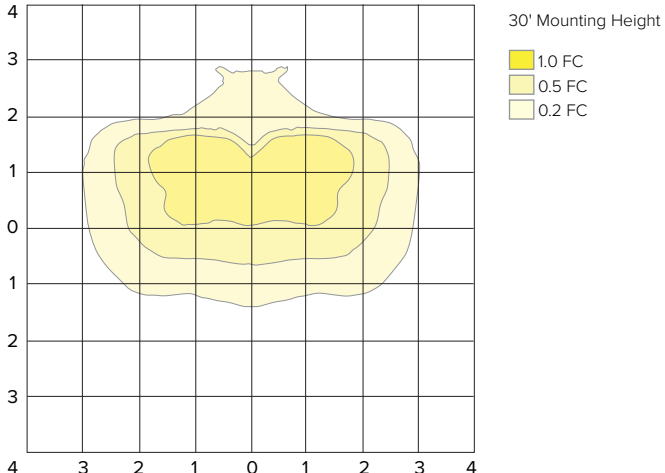
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15625
Watts	159.1
Efficacy	98.2
IES Type	IV
BUG Rating	B3-U3-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7919	47.7%
Downward House Side	7919	47.7%
Downward Total	15838	95.5%
Upward Street Side	376	2.3%
Upward House Side	376	2.3%
Upward Total	752	4.5%
Total Flux	16591	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-5W

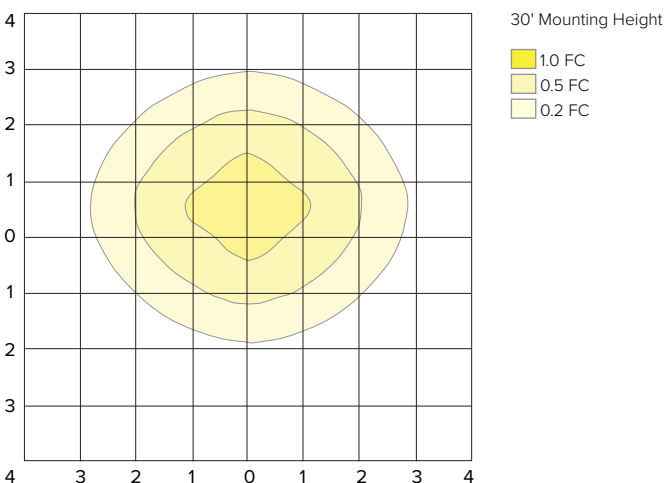
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15365
Watts	159.1
Efficacy	97
IES Type	VS
BUG Rating	B4-U3-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

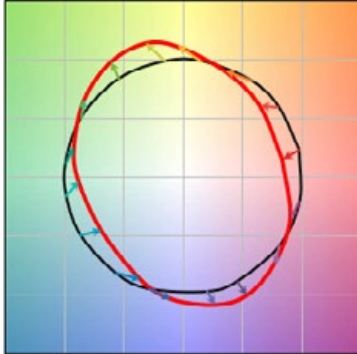
Zone	Lumens	% Luminaire
Downward Street Side	7345	47.8%
Downward House Side	7345	47.8%
Downward Total	14690	95.6%
Upward Street Side	337	2.2%
Upward House Side	337	2.2%
Upward Total	674	4.4%
Total Flux	15365	100%

ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC



TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

ELECTRICAL DATA

Electrical										Dimming					
Light Engine	System Watts	System Current	Line Voltage		Amps AC				Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277				Min	Max	Min	Max
72L	54.8	245 mA	120-277	50/60	0.46	0.26	0.23	0.20	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	76.0	335 mA			0.63	0.37	0.32	0.27							
	82.2	365 mA			0.69	0.40	0.34	0.30							
	115.0	500 mA			0.96	0.55	0.48	0.42							
	159.1	700 mA			1.33	0.76	0.66	0.57							

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER
DIFFUSED LENS
0.8518

ORDINANCE C-32-23

AN ORDINANCE FOR THE REZONING OF 3.407+ ACRES LOCATED WEST OF FRONT STREET AND NORTH AND SOUTH OF CLEVELAND AVENUE FROM R-2 TO PUD-C

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 August 08, 2023 with the following stipulations:

1. A 15-foot parking setback is required along the west property line of the southern portion of the development, where directly adjacent to residential property; and
2. The encroachment of decks and patios inside the 15-foot setbacks shall be applicable only to the building on Lincoln Avenue.

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-C with the zoning text adopted & amended for Beulah Park subdivision:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot Numbers 61, 62 and 63 in Grant's Addition to Beulah and a tract being a part of Virginia Military Survey 1388 *and being part of the right-of-way of Cleveland Ave. and 40' of Front Street adjoining lots 61-63, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "B" 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.

Passed: 10-02-2023
Effective: 11-02-2023

Attest:

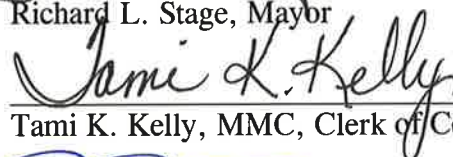
I Certify that this ordinance
is correct as to form.



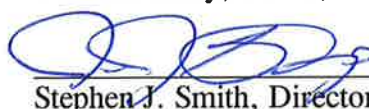
Ted A. Berry, President of Council



Richard L. Stage, Mayor



Tami K. Kelly, MMC, Clerk of Council

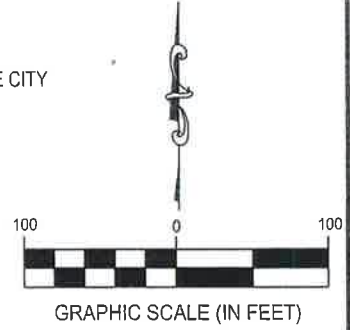


Stephen J. Smith, Director of Law

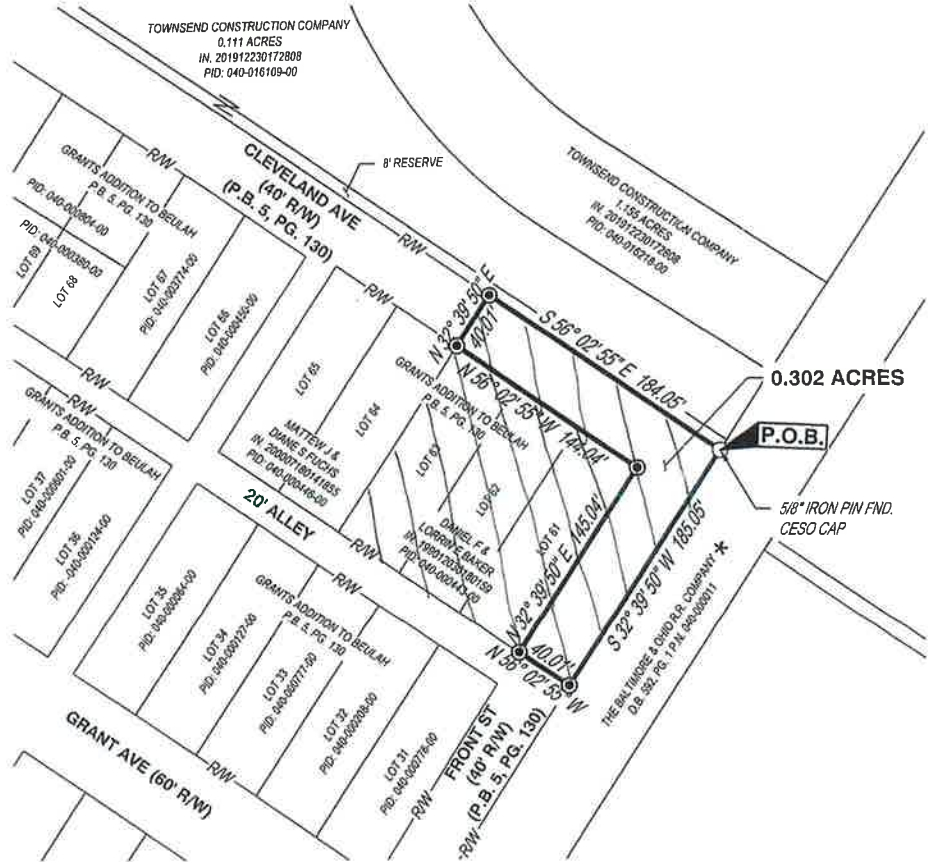
C-32 23

SURVEY OF ACREAGE PARCELS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY 1388



★ Now known as CSX TRANSPORTATION INC., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and Official Record 13276 B14 subsequently re-recorded as Official Record 13283 G13



BASIS OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 3°14'40" EAST FOR THE CENTERLINE OF DEMOREST ROAD BETWEEN FRANKLIN COUNTY MONUMENTS F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, AS SHOWN ON THE CENTERLINE SURVEY PLAT, SHEET 1 OF 2 FOR DEMOREST ROAD AND AVAILABLE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

BASED ON FIELD OBSERVATIONS PERFORMED IN MARCH 2021.



JEFFREY A. MILLER, OHIO P.S. NO 7211

5-12-21

DATE

SURVEY OF ACREAGE PARCELS

GROVE CITY, OHIO

FRANKLIN COUNTY, OHIO

SCALE: 1" = 100'

DATE: 05/07/2021

DESIGN:

N/A

DRAWN:

DAV

CHECKED:

ALB

JOB NO.:

759156

SHEET NO.:

1 OF 1



LEGEND

- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL FOUND
- IRON PIN FOUND

C-32-23

Exhibit "B"
Re-Zoning Legal Description

Tract One (0.48 +/- Acres – Parcel Id. No.: 040-000443-00)

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

Being Lot Number Sixty-one (61), Sixty-two (62), and Sixty-three (63) of Grant's Addition to Beulah, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 130, Recorder's Office, Franklin County, Ohio.

Tract Two and Three (1.155 +/- Acres – Parcel Id. No.'s: 040-016109-00 and 040-016218-00)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, being part of the 8' Reserve as delineated on the plat of Grant's Addition to Beulah as recorded in Plat Book 5 page 130, and being 1.155 acres consisting of 1.044 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210, and all of a 0.111 acre parcel (deed) conveyed to GC Beulah Investments LLC by the instrument filed as Instrument Number 201905160057325 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 1.155 acre parcel also being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the Grantor's easterly line and on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the Grantor's said easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 8.00 feet to an iron pin set at the Grantor's southeasterly corner and on the northerly right-of-way line of Cleveland Avenue;

Thence along the Grantor's southerly line and along the northerly right-of-way line, North 56 degrees 02 minutes 55 seconds West for a distance of 542.13 feet to an iron pin set on the easterly right-of-way line of Lincoln Avenue as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49;

Thence along the Grantor's westerly line and along the said easterly right-of-way line the following courses:

North 30 degrees 05 minutes 28 seconds East for a distance of 12.48 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 41 degrees 17 minutes 12 seconds, a radius of 120.00 feet, an arc length of 86.47 feet, and a long chord which bears North 50 degrees 44 minutes 04 seconds East for a distance of 84.61 feet to an iron pin set;

North 71 degrees 22 minutes 40 seconds East for a distance of 88.61 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, an arc length of 31.42 feet, and a long chord which bears South 63 degrees 37 minutes 20 seconds East for a distance of 28.28 feet to an iron pin set on the southerly right-of-way line of Columbus Street as dedicated by the said plat of Beulah Park Section 1;

Thence along the Grantor's northerly line and along the said southerly right-of-way line the following courses:

South 18 degrees 37 minutes 20 seconds East for a distance of 55.62 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 38 degrees 42 minutes 50 seconds, a radius of 335.00 feet, an arc length of 226.35 feet, and a long chord which bears South 37 degrees 58 minutes 45 seconds East for a distance of 222.07 feet to an iron pin set;

South 57 degrees 20 minutes 10 seconds East for a distance of 179.86 feet to an iron pin set at the Grantor's northeasterly corner and on the said westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 60.93 feet to the TRUE POINT OF BEGINNING, containing 1.155 acres, more or less, consisting of 0.111 acres out of Franklin County Auditor's Parcel number 040-016109 and 1.044 acres out of Franklin County Auditor's Parcel number 040-000413.

Prior instrument record as of this writing recorded in Instrument Number 201610060136210 in the records of Franklin County.

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

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Tract Four (1.470 +/- Acres – Parcel Id. No.: 040-016217-00)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 1.470 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 1.470 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the westerly line of the said railroad property, North 32 degrees 39 minutes 50 seconds East for a distance of 130.93 feet to an iron pin set on the northeasterly right-of-way line of Columbus Street as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49, passing an iron pin set at 60.93 feet, the first said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's southwesterly line and along the said northeasterly right-of-way line the following courses:

North 57 degrees 20 minutes 10 seconds West for a distance of 179.86 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 38 degrees 42 minutes 50 seconds, a radius of 265.00 feet, an arc length of 179.06 feet, and a long chord which bears North 37 degrees 58 minutes 45 seconds West for a distance of 175.67 feet to an iron pin set;

North 18 degrees 37 minutes 20 seconds West for a distance of 98.87 feet to an iron pin set;

Thence crossing through the lands of the Grantor, South 71 degrees 54 minutes 40 seconds East for a distance of 436.80 feet to an iron pin set on the Grantor's easterly line and on the westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 229.98 feet to the TRUE POINT OF BEGINNING, containing 1.470 acres, more or less.

Prior instrument record as of this writing recorded in Instrument Number 201610060136210 in the records of Franklin County.

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

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Tract Five (0.302 +/- Acres – R.O.W. to be Vacated)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being a portion of the right of way of Cleveland Avenue and a 40 foot unnamed right of way commonly known as Front Street adjoining lots 61-63, as delineated on the plat entitled "Grants Addition to Beulah" of record Plat Book 5, Page 130, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a 5/8" iron pin found with a cap inscribed "CESO" at the intersection of the northerly right of way line of Cleveland Avenue and the easterly right of way line of said Front Street and being in the southeast corner of the 8 foot reserve as conveyed to Townsend Construction Company of record in Instrument Number 201912230172808, a westerly line of a tract of land as conveyed to The Baltimore and Ohio R.R. Company, of record in Deed Book 592, Page 1, now known as CSX Transportation Inc., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and Official Record 13276 B14 subsequently re-recorded as Official Record 13283 G13;

Thence South 32°39'50" West with said westerly line and said easterly right of way line a distance of 185.05 feet to an iron pin set;

Thence North 56°02'55" West through said right of way of Front Street, for a distance of 40.01 feet to an iron pin set on the westerly right of way line of said Front Street, the northerly right of way line of a 20 foot wide alley and the southeasterly corner of lot 61 of a subdivision entitled Grants Addition to Beulah, of record in Plat Cabinet 5, Page 130;

Thence North 32°39'50" East with said westerly right of way line of Front Street and the easterly line of said lot 61, distance of 145.04 feet to an iron pin set at the northeast corner of said lot 61 and being the intersection of the westerly right of way line of Front Street and the southerly right of way line of said Cleveland Avenue;

Thence North 56°02'55" West with the southerly right of way line of Cleveland Avenue, for a distance of 144.04 feet to an iron pin set at the northwesterly corner of lot 63 of said Grants Addition to Beulah;

Thence North 32°39'50" East through said right of way of Cleveland Avenue, for a distance of 40.01 feet to an iron pin set on the northerly right of way line of said Cleveland Avenue and the southerly line of a 1.155 acre tract of land as conveyed to Townsend Construction Company, of record in Instrument Number 201912230172808;

Thence South 56°02'55" East with said northerly right of way line and said southerly line, a distance of 184.05 feet to **Point of Beginning** and containing **0.302** acres of land more or less.

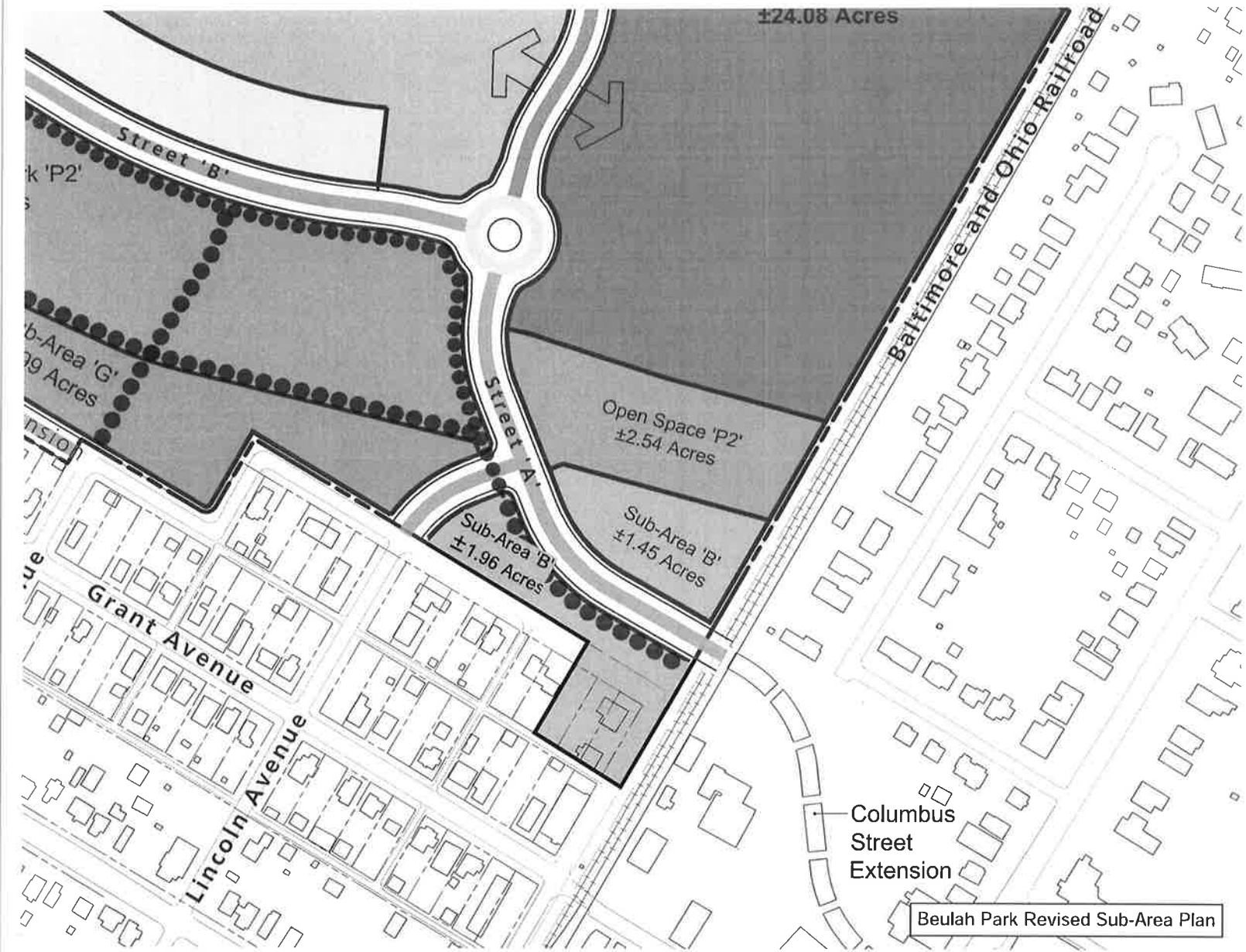
Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The bearings shown on this survey are based on the bearing of North 3°14'40" East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S 1236 And F.C.G.S 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at The Franklin County Engineer's Office.

Based on field observations performed in March 2021.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

C-32-23



B. SUBAREA B

The character of development in this subarea will provide for a mix of general commercial retail, restaurant, and commercial office uses, and multi-family residential uses (primarily, above the first floor, but with a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings) of any such commercial uses and will function as a gateway connection from the Town Center District of the historical downtown of the City to the Beulah Park development to the north and west of the subarea and is intended to be compatible with the surrounding properties to enhance and create effective use and connection between the subarea and Beulah Park, using modern adaptations of historical architectural styles, designs, and building elements for that connection and cohesiveness. ~~should be compatible with the Town Center to create an effective transition between these two unique areas.~~

1. Permitted Uses

- a) Administrative, professional, business, and flex offices, and institutional uses including, but not limited to, medical and medical-related services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses
- ~~a)b)~~ General and sSpecialty retail, commercial establishments, and boutiques
- ~~b)c)~~ Specialty food stores
- ~~e)d)~~ Restaurants or taverns with patios and outdoor seating areas, with no drive-in or drive-thru facilities
- ~~d)e)~~ Home furnishings, home improvement, and miscellaneous material and equipment stores which operate entirely within principal ~~ple~~ structures and require no outside storage of products or materials
- ~~e)f)~~ Personal services, performed for persons or their apparel
- ~~f)g)~~ Financial establishments with no drive-in or drive-thru facilities
- h) Multi-family residential uses, above the first floor of any of the uses listed in this Section IV(B)(1) and a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings ~~Business and administrative offices and professional associations, including buildings with multiple tenants~~
- i) Other uses as approved by City Council

2. General Development Standards

- a) Access – Primary and secondary curb cut access to the northern portion and southern portion of the subarea shall be as determined on the Development Plan.
- ~~a)b)~~ Lot Requirements and Setbacks
 - i. There shall be nNo front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots ~~may-shall~~ be located primarily, as much as is feasible, behind or to the side of the primary structure, utilizing shared access drives and curb cuts with adjacent developments where ~~renever~~ feasible to do so. Parking lots and drive aisles may be permitted in the front of the primary structures due to any required building setbacks from the railroad lines and railroad property (for railroad activity clearance) and certain existing utility infrastructure and easements that may

remain, but for which pavement may be utilized in and on such areas.~~is not required on site, provided that the applicant provides evidence of the long-term availability of sufficient public parking off-site.~~

- ii. When adjacent to residential districts, building and parking lot setback requirements will be approved as part of this Zoning Text, as set forth below, but may be adjusted, by deviation, as part of~~with~~ the Development Plan for~~at~~ the site within the~~subarea~~Property. Parking lots are to be ~~designated~~designed to reduce the impact on nearby residences.

- a. Parking Setback – shall be as determined on the Development Plan.

- b. Building Setback – 15 feet; provided, that, porches, patios, outdoor seating areas, bay windows, architectural bump-outs, decks, and patio fences and similar improvements may encroach within such 15-foot setback.

- iii. There shall be no minimum lot size required.

- ~~ii.~~iv. There shall be a maximum lot coverage of eighty-five percent (85%) for all impervious areas.

~~b)~~c) Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center District of the City by using modern adaptations of historical architectural design, styles, and building elements to create cohesiveness and a transitioned connection into the more modern building architectural styles and building materials used in Beulah Park.
- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- iii. There shall be no maximum or minimum building square footage required.
- iv. There shall be a fifty (50) ~~fooeet~~ maximum building height.

d) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.
- ii. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of building area for retail and office uses; and one (1) parking space shall be provided for every two hundred (200) square feet of inside dining area/seating areas, excluding kitchen areas and outdoor seating area and patios, for restaurant uses; and one (1) parking space shall be provided for each residential dwelling unit. Deviations may be granted to this requirement as part of the Development Plan.
- iii. All loading areas and delivery doors shall be at the rear and side of buildings.
- iv. The parking of semi-truck cabs and/or trailers shall be prohibited.

e) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, or wall, or a combination thereof. Except for on-ground service structures' screening fencing, privacy fences shall be prohibited on the Property, unless otherwise permitted as part of the Development Plan.
- ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by rooftop screening devices or parapets, or if on the ground, mounding, landscaping, screening fencing and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- iii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the rooftop screening device or parapet around the top of the building or service/mechanical equipment. Screening design and material shall be architecturally compatible with the remainder of the building.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as set forth below:
 - a. Within all parking lots and vehicular-use areas: Landscapes islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular-Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public-right-of way.
 - a. One (1) tree shall be planted for every fifty (50) linear feet of any building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.

e)g) Lighting

- i. Street light fixtures to be located within the right-of-way of public roadways shall match the character of "period gas lighting fixtures" utilized in the Town Center District of the City.
- ii. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.



ORDINANCE C-33-23

AN ORDINANCE TO AMEND THE ZONING TEXT FOR BEULAH PARK, SUBAREA B LOCATED SOUTH OF SOUTHWEST BLVD. AND EAST OF DEMOREST ROAD AS ADOPTED BY ORD. C-24-18

WHEREAS, on May 07, 2018, Council approved a Rezoning request for 215 ± acres located South of Southwest Blvd. and East of Demorest Road that included a Zoning Text; and

WHEREAS, on July 20, 2020, Council approved ordinance C-25-20, amending Subarea C of the Zoning Text; and

WHEREAS, on August 08, 2023, the Planning Commission recommended approval of amendments to the attached Zoning Text with the following stipulations:

1. A 15-foot parking setback is required along the west property line of the southern portion of the development, where directly adjacent to residential property; and
2. The encroachment of decks and patios inside the 15-foot setbacks shall be applicable only to the building on Lincoln Avenue.

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

SECTION 1. The Zoning Text for Beulah Park, Subarea B, located South of Southwest Blvd. and East of Demorest Rd., as adopted by Ord. C-24-18 and amended by Ord. C-25-20, is hereby amended contingent upon the stipulations set by Planning Commission.

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

Passed: 10-02-2023

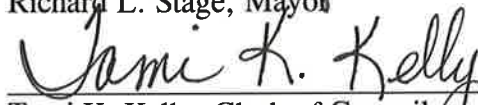
Effective: 11-02-2023

Attest:

I Certify that this ordinance
is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, Clerk of Council


Stephen J. Smith, Director of Law

C-33-23



B. SUBAREA B

The character of development in this subarea will provide for a mix of general commercial retail, restaurant, and commercial office uses, and multi-family residential uses (primarily, above the first floor, but with a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings) of any such commercial uses and will function as a gateway connection from the Town Center District of the historical downtown of the City to the Beulah Park development to the north and west of the subarea and is intended to be compatible with the surrounding properties to enhance and create effective use and connection between the subarea and Beulah Park, using modern adaptations of historical architectural styles, designs, and building elements for that connection and cohesiveness. ~~should be compatible with the Town Center to create an effective transition between these two unique areas.~~

1. Permitted Uses

- a) Administrative, professional, business, and flex offices, and institutional uses including, but not limited to, medical and medical-related services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses
- a)b) General and sSpecialty retail, commercial establishments, and boutiques
- b)c) Specialty food stores
- e)d) Restaurants or taverns with patios and outdoor seating areas, with no drive-in or drive-thru facilities
- d)e) Home furnishings, home improvement, and miscellaneous material and equipment stores which operate entirely within principapal structures and require no outside storage of products or materials
- e)f) Personal services, performed for persons or their apparel
- f)g) Financial establishments with no drive-in or drive-thru facilities
- h) Multi-family residential uses, above the first floor of any of the uses listed in this Section IV(B)(1) and a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings ~~Business and administrative offices and professional associations, including buildings with multiple tenants~~
- i) Other uses as approved by City Council

2. General Development Standards

- a) Access – Primary and secondary curb cut access to the northern portion and southern portion of the subarea shall be as determined on the Development Plan.
- a)b) Lot Requirements and Setbacks
 - i. There shall be nNo front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots may-shall be located primarily, as much as is feasible, behind or to the side of the primary structure, utilizing shared access drives and curb cuts with adjacent developments where ~~re~~never feasible to do so. Parking lots and drive aisles may be permitted in the front of the primary structures due to any required building setbacks from the railroad lines and railroad property (for railroad activity clearance) and certain existing utility infrastructure and easements that may

remain, but for which pavement may be utilized in and on such areas.~~is not required on site, provided that the applicant provides evidence of the long-term availability of sufficient public parking off-site.~~

- ii. When adjacent to residential districts, building and parking lot setback requirements will be approved as part of this Zoning Text, as set forth below, but may be adjusted, by deviation, as part of~~with~~the Development Plan for~~the~~the site within the~~subarea~~Property. Parking lots are to be ~~designated~~designed to reduce the impact on nearby residences.

- a. Parking Setback – shall be as determined on the Development Plan.

- b. Building Setback – 15 feet; provided, that, porches, patios, outdoor seating areas, bay windows, architectural bump-outs, decks, and patio fences and similar improvements may encroach within such 15-foot setback.

- iii. There shall be no minimum lot size required.

- ~~ii.~~iv. There shall be a maximum lot coverage of eighty-five percent (85%) for all impervious areas.

b)c) Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center District of the City by using modern adaptations of historical architectural design, styles, and building elements to create cohesiveness and a transitioned connection into the more modern building architectural styles and building materials used in Beulah Park.

- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.

- iii. There shall be no maximum or minimum building square footage required.

- iv. There shall be a fifty (50) ~~fooeet~~ maximum building height.

d) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.

- ii. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of building area for retail and office uses; and one (1) parking space shall be provided for every two hundred (200) square feet of inside dining area/seating areas, excluding kitchen areas and outdoor seating area and patios, for restaurant uses; and one (1) parking space shall be provided for each residential dwelling unit. Deviations may be granted to this requirement as part of the Development Plan.

- iii. All loading areas and delivery doors shall be at the rear and side of buildings.

- iv. The parking of semi-truck cabs and/or trailers shall be prohibited.

e) Screening

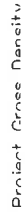
- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, or wall, or a combination thereof. Except for on-ground service structures' screening fencing, privacy fences shall be prohibited on the Property, unless otherwise permitted as part of the Development Plan.
- ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by rooftop screening devices or parapets, or if on the ground, mounding, landscaping, screening fencing and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- iii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the rooftop screening device or parapet around the top of the building or service/mechanical equipment. Screening design and material shall be architecturally compatible with the remainder of the building.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as set forth below:
 - a. Within all parking lots and vehicular-use areas: Landscapes islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular-Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public-right-of way.
 - a. One (1) tree shall be planted for every fifty (50) linear feet of any building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.

e)g) Lighting

- i. Street light fixtures to be located within the right-of-way of public roadways shall match the character of "period gas lighting fixtures" utilized in the Town Center District of the City.
- ii. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.



ORDINANCE C-34-23

AN ORDINANCE TO VACATE AND TRANSFER PORTIONS OF CLEVELAND AVENUE AND FRONT STREET PUBLIC RIGHT-OF-WAY

WHEREAS, on April 06, 2015, Council enacted Resolution CR-16-15 which approved the preliminary development plan for Beulah Park; on December 4, 2017, enacted Resolution CR-49-17 which approved a preliminary development plan for the Beulah Park property; and, on May 7, 2018, enacted Ordinance C-24-18 which approved the rezoning of the Beulah Park property to PUD-R and PUD-C with zoning text; and

WHEREAS, the portions of Cleveland Avenue and Front Street public right-of-way (the "Vacated Parcels") depicted on Exhibit A and fully described in Exhibit B are adjacent to Beulah Park and, except for the reservation of certain easements set forth herein, are not needed for any municipal purpose; and

WHEREAS, the vacation and transfer of the Vacated Parcels is necessary for the development of the gateway to Beulah Park, as Beulah Crossing; and

WHEREAS, Council is satisfied that there is good cause for the vacation of said portions of the public right-of-way and that it will not be detrimental to the general interest of the public.

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

SECTION 1. The Vacated Parcels, which are those portions of Cleveland Avenue and Front Street public right-of-way containing approximately 0.302 acres, as depicted on Exhibit A and as more fully described in Exhibit B, are hereby vacated.

SECTION 2. This Council hereby orders that the vacated public right-of-way be conveyed to Townsend Construction Company and combined with Franklin County Auditor Tax Parcel Id. No.: 040-000443-00, consisting of approximately 0.48 acres, and located at 3345 West Cleveland Avenue, Grove City, Ohio 43123.

SECTION 3. A general utility easement for all existing utility lines within the Vacated Parcels is hereby expressly reserved.

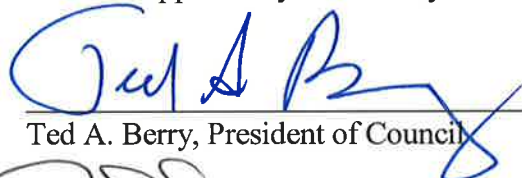
SECTION 4. This Ordinance shall take effect at the earliest opportunity allowed by law.

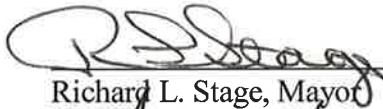
Passed: 10-02-2023

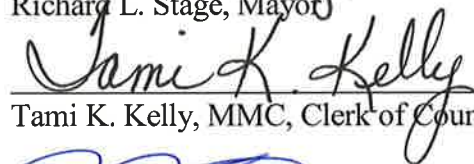
Effective: 11-02-2023

Attest:

I certify that this
Ordinance is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

EXHIBIT B

Survey of Acreage Parcels **0.302 Acres**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being all out of a portion of the right of way of Cleveland Avenue and Front Street, as shown in that plat entitled "Grants Addition to Beulah" of record Plat Book 5, Page 130, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a 5/8" iron pin found with a cap inscribed "CESO" at the intersection of the northerly right of way line of Cleveland Avenue and the easterly right of way line of Front Street and being a westerly line of a tract of land as conveyed to The Baltimore and Ohio R.R. Company, of record in Deed Book 592, Page 1;

Thence South 32°39'50" West with said westerly line and said easterly right of way line a distance of 185.05 feet to an iron pin set;

Thence North 56°02'55" West through said right of way of Front Street, for a distance of 40.01 feet to an iron pin set on the westerly right of way line of said Front Street, the northerly right of way line of a 20 foot wide alley and the southeasterly corner of lot 61 of a subdivision entitled Grants Addition to Beulah, of record in Plat Cabinet 5, Page 130;

Thence North 32°39'50" East with said westerly right of way line of Front Street and the easterly line of said lot 61, distance of 145.04 feet to an iron pin set at the northeast corner of said lot 61 and being the intersection of the westerly right of way line of Front Street and the southerly right of way line of said Cleveland Avenue;

Thence North 56°02'55" West with the southerly right of way line of Cleveland Avenue, for a distance of 144.04 feet to an iron pin set at the northwesterly corner of lot 63 of said Grants Addition to Beulah;

Thence North 32°39'50" East through said right of way of Cleveland Avenue, for a distance of 40.01 feet to an iron pin set on the northerly right of way line of said Cleveland Avenue and the southerly line of a 1.155 acre tract of land as conveyed to Townsend Construction Company, of record in Instrument Number 201912230172808;

Thence South 56°02'55" East with said northerly right of way line and said southerly line, a distance of 184.05 feet to **Point of Beginning** and containing **0.302** acres of land more or less.

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

The bearings shown on this survey are based on the bearing of North 3°14'40" East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S 1236 And F.C.G.S 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at The Franklin County Engineer's Office.

Based on field observations performed in March 2021.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

CESO, Inc.

Jeffrey A. Miller, PS
Registered Surveyor No. 7211



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