



The City of Grove City

AGENDA

Planning Commission

January 2, 2024

1:30 PM

City Hall

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MINUTES

1. December 5, 2023

D. ORGANIZATIONAL ITEMS

1. Elect Chair
2. Elect Vice-Chair

E. NEW ITEMS

1. APPLICATION Upper Deck Sports Bar Patio - Special Use Permit

Planner in Charge: Terry Barr, AICP
Project Number: 202311220039
Location: 4067 Hoover Rd. (Parcel #040-002918)
Proposal: For an outdoor seating area at Upper Deck Sports Bar.
Representative: Trent Willis, TAW Sports Bar LLC, 4067 Hoover Rd., Grove City, OH., 43123

2. APPLICATION 4371 Broadway - Rezoning

Planner in Charge: Dash Logan, AICP
Project Number: 202310040033
Location: 4371 Broadway. (Parcel #040-001205).
Proposal: To rezone 2.73 acres at 4371 Broadway from SD-4 to PUD-I with a zoning text to allow for a range of commercial and office space and the operation of a commercial flooring business.
Representative: Aleksandr Yakhnitskiy, Yak Consulting LLC, 1366 Dyer Rd., Grove City, OH., 43123.

3. APPLICATION Park and Elm - Preliminary Development Plan

Planner in Charge: Dash Logan, AICP

Project Number: 202311150038
Location: Park Street and Elm Street. (Parcel #040-000235).
Proposal: To construct a triplex structure and a duplex structure on a 0.61-acre parcel at the corner of Park Street and Elm Street.
Representative: Kerry Ferguson, KK Ferguson Group LLC dba K&K Builders, 5186 Ravine Creek, Dr., Grove City, OH., 43123.

4. APPLICATION Wright Graphic Design - Final Development Plan

Planner in Charge: Dash Logan, AICP
Project Number: 202306280023
Location: Seeds Road (Parcel #040-017442).
Proposal: To construct two 6,000-square-foot buildings and associated site improvements on 1.99 acres.
Representative: Chris Wright, C&A Properties LLC, 1163 PO Box, Grove City, OH., 43123.

F. ADJOURN



MEETING MINUTES

Planning Commission

December 5, 2023 – City Hall

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

Roll was taken, and the following members were present: Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus, Mr. Jim Rauck was absent. 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 requested approval for the November 7, 2023, Planning Commission meeting minutes. Mr. Frea moved to approve the minutes. Mr. Farnsworth seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Auto Doctors LLC- Automotive Repair – Special Use Permit

PID # 202311010036

Mr. Barr presented the Development Department's findings. This proposed application is for a Special Use Permit for an automotive and golf cart repair shop at 3515 Grove City Road. The proposed automotive repair service will be located within the 4,224-square-foot building and will operate by appointment only with limited drop-offs available. All repairs will take place within the building and no cars will be stored outside overnight. The property to the north will be used for employee and customer parking and to store scrap tires and parts in the small building. They will be picked up by a metal recycling company every two weeks and tire companies once a month.

The applicant has indicated several improvements for the site including repaving the parking lot and adding landscaping. Current plans show the proposed location of the landscaping within the CSX Railroad property. Staff recommends that planters with arborvitae be placed along the perimeter of the building and the small storage building instead of the proposed tree locations. Staff recommends the building be painted to match the character of the surrounding structures in the area, and that the man doors be replaced noting that some are rusted and in disrepair.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the stipulations noted in the staff report.

Gregory Drenovas, Auto Doctors, 3283 Harrisburg Georgesville Rd., Grove City, OH., OH was present to speak on the item and mentions he has no issues with the stipulation and recommendations.

Mr. Frea clarified that all employee and customer parking would be located on the western side of the site and no outdoor storage is permitted. Mr. Drenovas replied no cars would be stored outdoors and he doesn't buy or sell vehicles. Mr. Farnsworth asked about the color stipulations. Mr. Drenovas replied that the property owner wanted a light beige color and that his current location is off white with grey door and he might think about a red or blue stripe on the top of the new building.

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

1. Site landscaping shall be added in the form of 5 arborvitae planters along the main building and 3 arborvitae planters along the north side of the storage building.
2. The building shall be painted to match the character of structures in the surrounding area and new man doors installed.

Mr. Titus seconded the motion, and the item was approved 4-0.

ITEM #2 – 3400 Southwest Boulevard LLC- Outside Storage — Special Use Permit

PID # 202306290024

Mr. Logan presented the Development Department's findings. He stated that the applicant requests approval of a Special Use Permit to allow for the temporary outdoor storage of equipment at 3400 Southwest Blvd. Outdoor Storage is permitted in the IND-2 district with the approval of a Special Use Permit. Materials state that the property tenant plans to utilize a portion of the property for a temporary two-year period for a lay-down of equipment. If approved, the applicant will be required to go before the Board of Zoning Appeals to obtain variances for landscaping and setbacks.

The provided site plan shows that the existing gravel portion of the site will be enclosed in a six-foot high chain link fence to create a secure area. The storage area will store cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes while the owner of the property prepares another portion of property to permanently store the same equipment and cranes. The proposed storage area is shown with a setback of twenty feet from Lewis Centre Way and the applicant is providing a four foot-high earthen mound with a double-staggered row of evergreen trees for screening. This is less than the required screening for truck parking areas fronting on a public road and therefore a variance will be required from the BZA. A variance would also be required to permit the proposed setback along the east property line, which currently shows only a 5- foot setback and no landscaping. Noting that the site plan provided includes a fuel island measuring 40 feet by 15 feet along the eastern edge of the site with two 2,000-gallon diesel tanks added in the future, staff believes that landscaping should be installed to screen the storage area from the adjacent property to the east. Plans also show the installation of 5-foot evergreens along the site's Southwest Boulevard frontage, noting that the existing mound is not adequate to effectively screen the storage area from the road. To further reduce the visibility of any equipment from the public right-of-way, no stacking of containers or other equipment should be permitted within the storage area. Additionally, all cranes should be stored with booms lowered.

The project representative has indicated through discussions on the project, that the temporary, two-year outdoor storage request will allow Maxim Crane Works, currently located on the Urbancrest property to the north, to store their equipment until the remainder of their property in Urbancrest can be prepared to store this equipment. Future plans for the site in Grove City proposed for temporary outdoor storage would be to build additional structures along the site's Lewis Centre

Way and Southwest Boulevard frontages. These improvements will require more formal paved parking to be installed as well as modifications to stormwater management on the site. To ensure that storage does not continue into a more permanent condition and that appropriate site design standards are upheld, staff are recommending that a Development Plan be submitted to review these items before the two-year expiration of the proposed Special Use Permit.

Mr Logan concluded by stating that provided that adequate landscaping be installed to screen the storage area from the public right-of-way and that the items within the storage area are arranged and stored appropriately, the proposed use can meet all applicable Special Use Permit analysis criteria. Noting that the proposed temporary use of outdoor storage in an industrial area is not counter to any of the 5 Guiding Principles of 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 Special Use Permit with the stipulations noted in the staff report.

Rebecca J. Mott, Plank Law Firm LPA, 411 E. Town St., Floor 2, Columbus, OH, was present to speak on the item. She stated that the gravel has been existing, and the proposed use is a continuation of this condition. She stated that the landscaping to meet the compatible screening requirements would be grouped along Southwest Boulevard for additional screening. She stated that the fuel island would be screened by a six-foot concrete wall, which is not included on the site plan that was distributed to Planning Commission. She stated that they agree to all the stipulations except stipulation six. She stated that they agree that the outdoor storage is temporary but wish to keep the chain link gate for future site access and truck movement and would like stipulation 6 to be removed.

Chair Oyster requested staff respond to the applicant's concern regarding the stipulation. Mr. Logan responded that the stipulation was included to keep the uses on the parcel contained instead of allowing for off-premises use. A future development plan is required, and the fence can be modified or removed as part of the future application.

Mr. Frea asked about the variances required by stipulations #8, 9 & and 10. He stated he believes these standards are reasonable and asked for the rationale behind the variance request.

Ms. Mott responded that some of the items may have an existing legal nonconforming status, which allows the conditions to remain. However, the gravel has been expanded over time, and the intent behind the variances is in cooperation with the city to improve the site per code. She stated that the 20-foot setback proposed seems reasonable, and the gravel and landscape mounding and plantings have already been installed.

Mr. Frea asked when the screening and landscaping were installed. Ms. Mott stated she thought the landscaping was new, having been installed a couple of years ago, and the gravel has existed. Mr. Logan clarified that the landscaping was installed in mid-September or early October of this year.

Ms. Mott responded that they had been working on the project for a very long time, so she thought it had been a while ago and that this is why the variances are proposed on the landscaping and setbacks.

Mr. Frea asked Ms. Mott to clarify that the property owner installed landscaping that they knew was in non-conformance with the code. Ms. Mott responded that perhaps the property owner had, but she believes there is a legitimate warrant to these items being a legal non-conformity to remain as-is.

Mr. Farnsworth stated he drove by the site and saw cranes on the property and fuel tanks in the yard already, and asked if there are stipulations included in regard to flammable objects. Mr. Logan responded that no stipulations are included regarding the proposed fuel storage. Ms. Mott said that propane tanks and storage tanks are considered service

structures, only requiring a one-foot taller wall, fence, or landscaping around the storage tank, which the client is committing to.

Mr. Farnsworth then asked about traffic access on Southwest Boulevard, as there is no traffic light at the intersection of Lewis Centre Way. Ms. Mott answered that when it was zoned IND-2, a traffic study was performed and met the standards. However, they have committed to using the Lewis Center Way public right of way, not to use Southwest Boulevard.

Mr. Frea asked if the underground fuel storage tanks would be removed when the Special Use Permit expires in two years. Ms. Mott responded that they may want to move the tanks to the Urbancrest site for better operations, but she doesn't have the answer for that today and it would be addressed in a Final Development Plan at that time.

Mr. Frea asked Staff to clarify about the removal of the tanks. Ms. Kim Shields, Community Development Manager, replied that as part of the Special Use Permit expiration, all outdoor storage would have to be removed.

Mr. Jesse Shamp, Frost Brown Todd interjected that the conversation needs to focus on the materials included in the Planning Commission packet.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the following stipulations:

1. The Special Use Permit shall expire two years from City Council approval.
2. All cranes and equipment stored on site shall be stored with booms lowered.
3. There shall be no stacking of containers or any other equipment or material in the storage area.
4. A development plan shall be submitted for the site within two years of approval of the Special Use Permit.
5. No access to the outdoor storage area shall be permitted from Southwest Boulevard.
6. After the Special Use Permit expires, the gate between the site and the property adjacent to the north in Urbancrest shall be removed and replaced with a closed chain link fence to eliminate cross access between the Grove City and Urbancrest parcels.
7. The eastern perimeter of the storage area (+/-332 feet) shall have one 6-foot height evergreen tree planted per every 20 feet of property line and two 18-inch deciduous shrubs planted for every 40 lineal feet of property line.
8. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(a)(3) of code to reduce the required 45-foot truck parking setback, six-foot earthen mound, and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound and two staggered rows of evergreens.
9. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(b) of code to reduce the required 20-foot setback for compatible use districts and relocate the required parking lot perimeter plantings to the southeast portion of the site to screen the storage area from Southwest Boulevard.
10. A variance shall be obtained from the Board of Zoning Appeals to section 1136.05(b) of code to reduce the required side yard plantings.

11. A variance shall be obtained from the Board of Zoning Appeals to section 1137.05(c) to allow for a six-foot-high chain link fence.

12. A variance shall be obtained from the Board of Zoning Appeals to section 1137.11(a) to allow for the gravel parking area to remain.

Mr. Farnsworth seconded the motion, and the item was approved 4-0.

ITEM #3 – Grove City Innovation Center– Final Development Plan

PID # 202308310031

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a development plan to construct two multi-tenant flex buildings totaling 270,000 square feet and associated site improvements on a 27.41-acre parcel. The site is currently zoned IND-2 (Heavy Industry) which permits a variety of manufacturing, warehousing, and production uses. The purpose of the submitted development plan is to review plans for compliance with the requirements of the IND-2 district. The site will contain two buildings, each totaling 135,00 square feet. Site access will be off Grove City Road, and parking will be located to the west of the building with truck loading to the east of the building. Plans show that a new 8-foot-wide multi-use path will be installed along the western property line, which will act as a piece of the City's regional trail network by providing a connection between the Autumn Grove Subdivision and the Town Center area. The site plan preserves the existing wetland and wooded area at the southeast corner of the property. A retention basin is proposed south of the second building to manage stormwater for the site, which was designed to consider regional issues. As a result, waivers will be required from the City's Stormwater Design Manual, but staff is supportive of these waivers noting that the basin has been carefully designed to prevent any downstream drainage issues while utilizing a smaller-than-typical release rate. However, to eliminate safety concerns about pedestrians or cyclists given the proximity to the proposed elevation change of the basin, a fence or guardrail should be added along the western elevation of the s basin adjacent to the multi-use path.

Mr. Logan continued, stating that the proposed buildings measure 675 feet by 200 feet, for a total area of 135,000 square feet and could be divided into tenant spaces as small as 15,000 to 20,000 square feet, depending on tenant needs. The maximum building height shown on the elevations measures 37 feet 6 inches, which will require a variance from the Board of Zoning Appeals to exceed the 35-foot maximum. The applicant, staff, and the city's Urban Forester met on-site to assess the existing landscaping along the western property line adjacent to the Tanglebrook Subdivision and determine the most optimal means of screening. Based on the visual condition of the existing trees and noting that a sanitary line will be installed along this property line, a four-foot-tall earthen mound with a double staggered row of evergreen trees is proposed. However, this screening does not extend along the property line adjacent to the basin, where the existing vegetation is sparse. Therefore, staff is recommending that landscaping be added along the west property line where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site, vegetation.

Mr. Logan concluded by stating that the proposed development is in line with the current zoning on the site and the GroveCity2050 Community Plan, and therefore After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulations noted in the staff report.

Chris Bradley, The Camber Co., LLC, 6760 Colt Court, Dublin, OH., was present to speak on the item. He stated that his team misinterpreted the landscaping code with respect to stipulation #2, and they are fine with supplementing the

landscaping in this area. To meet stipulation 3, it is likely that a rail be installed to keep pedestrians separated from the retention area. He stated he would like to discuss stipulation #4, regarding signage stating "All trucks must turn left". He stated he has been in discussions with the city on how to prevent truck traffic from exiting the site into the Town Center area and believes there has been a spirit of cooperation to prevent semi-trucks from routing this way. He stated he believes that Demorest Road is the optimal routing for any truck traffic, noting recent roadway improvements. He reiterated that this is designed to be a single-load building with no off dock parking, not designed for distribution, but that inevitably there will be trucks at the site. He stated he is fine with installing signage at the site exit, as long as it could be clearly communicated to trucks that they could use Demorest Road but does not believe this is the case with the existing signage. He requested that stipulation #4 be revised to state that the signs at their exit would be installed provided the existing Demorest Road signs are updated to clearly communicate that trucks have the right to use Demorest to get in and out of the proposed facility.

Chair Oyster asked staff to address questions regarding recommended stipulations on the fencing along the detention area as well as signage. Ms. Shields noted that the fence or guardrail along the pond is a safety measure noting the grade change resulting from the pond design needing to accommodate the regional over-detention and that the city anticipates this trail to become a regional connection in the network. Ms. Shields noted agreement to working with the applicant on the aesthetics of the fence.

Ms. Shields noted that staff has had continuing discussions with the applicant regarding area signage and that current plans show that there would be truck signs at the exit for the property so staff believes the stipulation is reinforcing a requirement of what is shown on the plan sheets, and that it is appropriate as it stands noting that requirements to change off-site signage is outside the scope of this private development application. She stated the city is happy to continue the conversation with the applicant.

Mr. Bradley appreciates that the signs are shown on the plans, but they were included based on the understanding through conversations with staff that the Demorest Road signs would either be removed or changed. Ms. Shields stated that conversations have been ongoing with the Safety and Service Departments as well as Administration regarding the signage along Demorest Road, and ultimately, the proposed stipulation is the conclusion that was reached.

Mr. Frea asked how many trucks there would be a day. Mr. Bradley responded they will not know for sure until the space is leased, but in his experience, it is infrequent as the site is not designed to be used as a trucking terminal.

Ms. Shields reminded Planning Commission that they can decide to strike stipulation #4 if they choose, and staff would continue conversations with the applicant address these issues.

Mr. Frea asked for clarifications on where future parking is located on the plans. Mr. Bradley clarified on the site plan the future parking locations at the north and south ends of the buildings.

Mr. Frea asked for clarification, noting that the existing wooded area in the Southeast corner would be maintained because the plans show a much larger group of trees that's outside of the preservation area noted in the staff report. Mr. Bradley noted that landscaping would be preserved as much as possible outside the construction area.

Mr. Frea noted that he liked the trail and does believe it will act as a regional connection. Mr. Bradley discussed the increased setback along the west property line to allow adequate space for the trail as well as mounding and landscaping. He also noted that the building is oriented so that the truck area is on the opposite side of the building from the residential area.

Mr. Farnsworth asked for clarification on why a height variance is needed. Mr. Bradley replied that it is for architectural reasons to achieve needed parapets and for additional inside space, if needed. Additionally, the height of the building was designed to meet the requirements of JobsOhio leads.

Ms. Shields added that this variance is not uncommon, and it is less than what most modern industrial buildings require. She further noted that the heights proposed as well as the other measures the applicant has noted such as the orientation of the building and its divisibility will help fill a void in our market and offer spaces we do not currently have in the city in terms of smaller flexible spaces, and that the site is designed so that the tenants will not be heavy truck users.

Mr. Roby Schottke, Council Member, 4912 McNulty Street, said that he has been working on the project for a couple of years. He stated that this area is sort of a blighted area being close to railroad tracks, and from his understanding, most of the truck traffic is box trucks. He believes stipulation #4 creates an untenable situation for a developer. The problem is the tenants will not be able to get their trucks back to the freeway. He asked that the Planning Commission consider eliminating stipulation #4.

Mr. Frea moved to strike stipulation #4 of staff's recommended stipulations:

4. Signage stating "All trucks must turn left" shall be installed at both exit drives from the site.

Chair Oyster seconded the motion, and the stipulation removal was approved 4-0.

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

1. A variance shall be obtained from the Board of Zoning Appeals to exceed the maximum permitted building height of 35 feet by 2 feet six inches for a total overall building height of 37 feet six inches.
2. Landscaping shall be added along the west property line where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site, vegetation.
3. A fence or guardrail shall be added along the western elevation of the stormwater basin where the basin is adjacent to the multi-use path.

Mr. Farnsworth seconded the motion, and the item was approved 4-0.

ITEM #4 – Beulah Crossing– Final Development Plan

PID # 202311060037

Mr. Barr presented the Development Department's findings. This application is for a mixed-use development plan for Beulah Crossing along Columbus Street. The property was initially rezoned in 2018. City Council Approved the rezoning amendment for subarea B in 2023.

The proposed 3.407-acre mixed-use development is broken into two sections along the north and south sides of Columbus Street. The northern section has one 5,623-square-foot three-story mixed-use building with proposed outdoor patios. The applicant is requesting a deviation for an additional 65 square feet of residential over the permitted 1,500 square feet on the first floor. The second and third floors will be residential, bringing the total number of units to 20. Access to the northern section is provided from one access drive on Columbus Street near the railroad crossing. The northern building is 49 ½ feet in height and meets all setback and parking requirements. The building will be finished with a variety of high-

quality materials. Due to the proximity of the outdoor patio west of the entrance and drive aisle for this section, bollards or impact-resistant planters should be installed for additional safety.

The southern section is proposing the same three-story building proposed on the northern section, requesting the same deviations and a 2,862 square foot one-story building located along Columbus Street and Lincoln Avenue. Access to the southern section is provided from a full access drive on Columbus Street, Front Street, and Cleveland Avenue, with a right-out access onto Lincoln Avenue. The southern three-story building is finished in the same material, similar in color to the one proposed to the north, and meets all setback standards. The one-story building is 31 feet in height and meets all setback requirements and is finished in the same material and similar in color. A landscape plan was submitted showing the proposed landscaping meeting the requirement for screening. A 6-foot black vinyl fence is proposed along the western property line to provide additional screening for the residential property to the west and north of Cleveland Avenue. The applicant will preserve trees when feasible along Cleveland Ave and the eastern property line along the northern parcel. Additionally, a memorial park bench is proposed on Lincoln Avenue with landscaping.

The proposed development meets all applicable PUD Analysis and Grove City 2050 principles. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulations and deviation noted in the staff report.

Rebecca J. Mott, Plank Law Firm, LPA, 411 E. Town St., Floor 2, Columbus, OH., was present to speak on the item and mentioned the revisions to the project throughout the duration of the project regarding landscaping, site maneuverability, building space breakdown and the requested deviation.

Mr. Frea asked if the tenancy signs on the eastern sides of the buildings closest to Columbus Street were in the residential sections. Ms. Mott replied that the first floors of the fronts of the buildings on Columbus Street and the railroad tracks will be retail commercial spaces, and the ADA dwelling units are in the rear of the buildings and that restaurants are the primary target users.

Mr. Frea asked how many residential units there are and what their sizes are. Ms. Mott stated there will be 20 units per building, 40 total. Mr. Carter Bean, project architect stated each of the 2nd & 3rd floors has 9 units each; 2, two bedrooms per floor, 6 one-bedroom units, and 1 studio unit. The two-bedroom units are 850-900 sq. ft., the one-bedroom units are 620-650 sq. ft., and the studio unit is mid 400 sq. ft. He stated that each floor has common outdoor balcony spaces in addition to outdoor residential space. Mr. Frea mentions that spaces like this are not common in Grove City and that it provides an option for people looking for smaller more communal living spaces. Carter Bean mentioned the variety of housing within Beulah Park and that this development provides additional variety.

Mr. Frea asked if what looks to be a 4th-floor window is for residents. Mr. Carter Bean stated it is not a true fourth floor and creates a parapet to screen rooftop mechanicals.

Mr. Farnsworth asked if the northern area had only one entrance for traffic flow. Mr. Mike Reeves, Engineer, Kimley Horn responded the northern portion goes back to the beginning of the project in 2017 when Columbus Street was designed. The drive apron was installed when Columbus Street was built. He believes the one access point will be sufficient.

Mr. Farnsworth asked if the ADA parking is just for the ADA units in each building or for both the units and people going to the restaurants, he feels it's limited. Mr. Bean responded that the ADA parking code is based on the number of parking spots in the whole lot, not the uses in the building, and the ADA units could be leased by someone without a disability. The proposed ADA spaces complies with code.

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 with the following stipulations:

1. A deviation shall be granted to the approved Zoning Text to allow for up to 1,565 square feet of accessible multi-family residential uses on the first floor of each three-story building.
2. Bollards or impact-resistant planters be installed around the northern section patio adjacent to the drive aisle and Columbus Street access point.
3. The individual parcels comprising the site south of Columbus Street shall be combined into one parcel.

Mr. Frea seconded the motion, and the item was approved 4-0.

With no additional discussion, Chair Oyster adjourned the meeting at 2:35 p.m.

Terry Ellis, Development Assistant

Chair Julie Oyster



ITEM 1: 202311220039 – Upper Deck Sports Bar – Special Use Permit (Outdoor Seating)

Site Location

4067 Hoover Road (PID 040-002918).

Proposal

This proposal is for an outdoor seating area at 4067 Hoover Road.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Mixed Use Employment Center

Property Owner

Simeon Enterprises INC.

Applicant/Representative

Trent Willis

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Future Land Use Map

Staff Recommendation

Approval as Submitted

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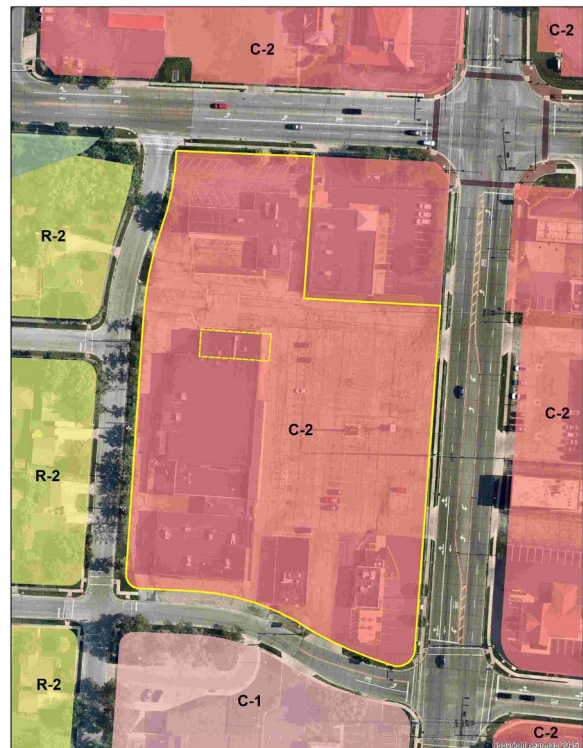
Case Manager

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

Summary

This proposal is for a Special Use Permit for outdoor seating at Upper Deck Sports Bar at 4067 Hoover Road.

Zoning Map

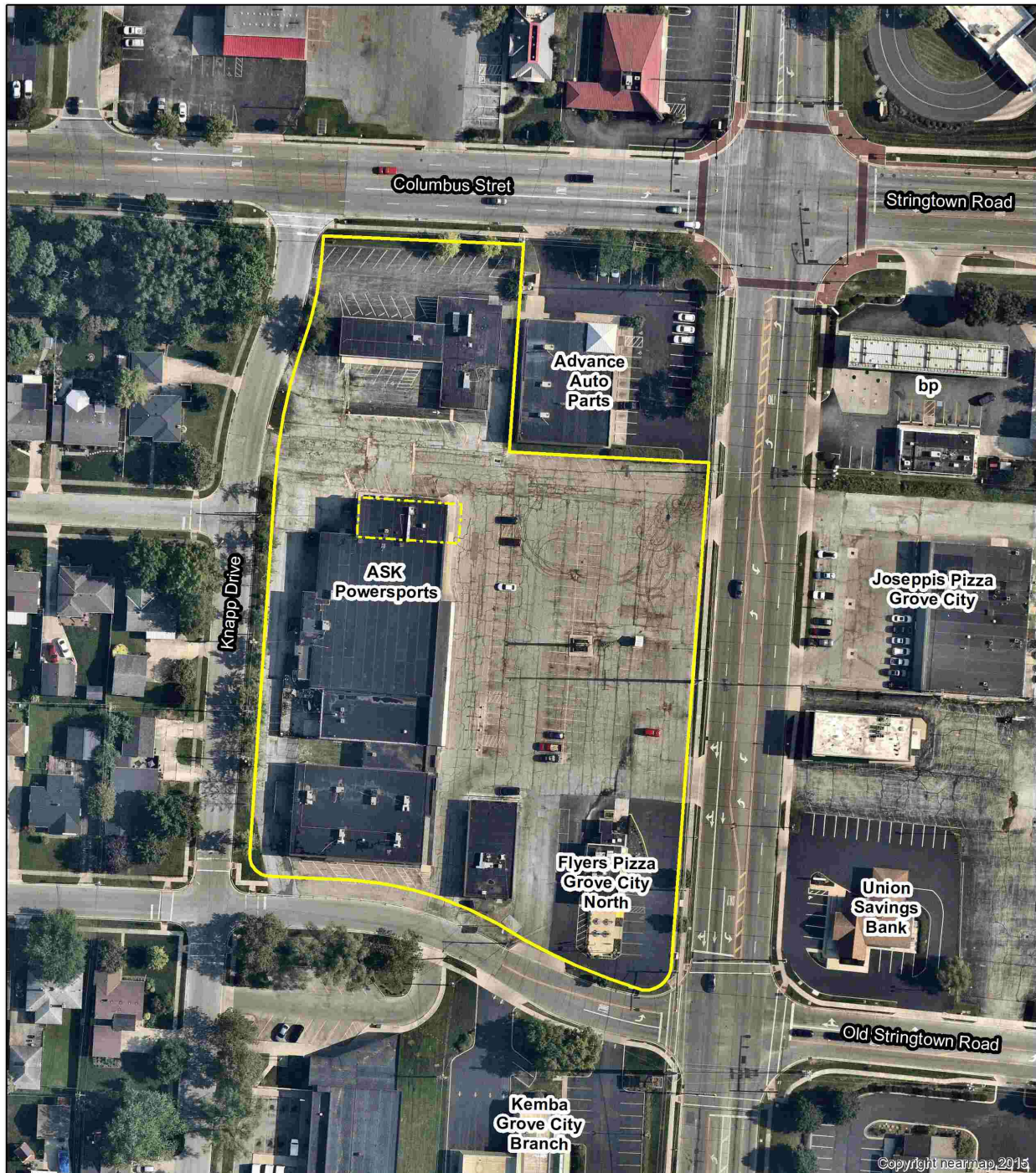


Next Steps

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

1. Context Map

The property is located at 4067 Hoover Road (PID 040-002918).



202311220039
Upper Deck Sports Bar
Special Use Permit - Outdoor Seating
PID: 040-002918

0 50 100 200 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit for an outdoor seating area at the Upper Deck Sports Bar at 4067 Hoover Road. The GroveCity2050 Community Plan and Future Land Use Map designate this site as a mixed-use employment Center, and the proposed use as an outdoor seating area meets the recommended primary use of commercial for the district.

The proposed outdoor seating area will be located on the east side of the Upper Deck Sports Bar facing Hoover Road. The patio is approximately 336 square feet and extends off the front of the building 12 feet. The proposed outdoor patio area will be enclosed with black aluminum fencing and have black decorative bollards spaced 4 feet around the perimeter. The outdoor seating area will be accessed from a non-locking gate on the north side near the bar entrance. The applicant has indicated the hours of operation for the outdoor seating area will be 2 pm to 10 pm Sunday through Saturday. The patio will have 6 black iron tables with 4 chairs at each table. Hanging planters will be located on the fence around the perimeter of the seating area, and the outdoor seating area will not utilize any lights or speakers.



Iron Table



Proposed Iron fence



Planters

Due to the size and location of the proposed concrete patio, a portion of the patio extends into the existing fire lane along the east side of the shopping center in front of the tenant space. The applicant has indicated that the fire lane will be repainted to align with the existing lane outside of ASK Powersports, resulting in the same drive aisle width of 27 feet from the edge of the fire lane to the edge of the parking spaces as the rest of the multi-tenant building.



3. Special Use Permit Analysis

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

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

Standard is Met: The proposed use of an outdoor seating area aligns with the current commercial use of the property and future land use plans which identify the area for commercial uses. Staff believes the proposed use will not change the existing or intended character of the commercial district.

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

Standard is Met: The use of the outdoor seating area is not expected to adversely affect the adjacent commercial uses. The proposed use will take place inside the existing shopping center, featuring a variety of commercial tenants. The applicant has also indicated that hours for the outdoor seating area will be from 2 pm to 10 pm and that no outdoor lighting or speakers will be utilized. Further, the applicant has noted that the fire lane will be restriped to ensure adequate access to the shopping center in the event of an emergency.

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

Standard is Met: Staff does not believe the proposed outdoor seating area will adversely affect the health, morals, or safety of the surrounding neighborhood as it is located in a commercial area away from residential.

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

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

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

Standard is Met: The proposed use will not negatively impact traffic on the site. The drive aisle width is maintained with the addition of the outdoor seating area addition.

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

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

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

Standard is Met: The outdoor seating area will comply with applicable provisions for special use.

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

Standard is Met: The site is in a C-2 district in which outdoor seating areas are permitted with the approval of a Special Use Permit.

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

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

4. GroveCity2050 Analysis

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

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

Finding is Met: The proposed development is located in an existing commercial area and will allow for the expansion of an existing Grove City business.

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

Finding Can be Met: The applicant is proposing landscaping be added to the patio area, as currently none exists along the front of the multi-tenant building. The proposed fence, table and chairs, and bollards have a decorative design and will increase the aesthetics of the area.

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

Finding Not Applicable: The proposed outdoor seating area does not impact transportation access on the site, which will maintain access to Hoover Road and Columbus Street as well as sidewalks, paths, and public transportation within the area.

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

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

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

Finding is Met: The proposed use will allow a Grove City business to expand and will not place an undue burden on the City's infrastructure. The proposed outdoor patio is a continuation of exterior tenant space improvements to the existing multi-tenant building.

5. Recommendation

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

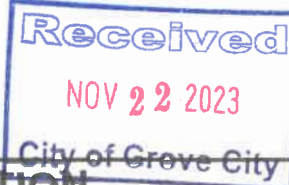
6. Detailed History

1960-1965

A multi-tenant commercial building was constructed along Hoover Road and Dartmoor Drive.



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: UPPER DECK SPORTS BAR PATIO

PROJECT LOCATION: 4067 HOOVER RD

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-002918-00

ACREAGE AFFECTED BY THIS APPLICATION: .008

EXISTING ZONING: COMMERCIAL

EXISTING LAND USE: COMM SHOPPING CENTER

PROPOSED ZONING: COMMERCIAL

PROPOSED LAND USE: PATIO

PROPERTY OWNER INFORMATION

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

SIMEON ENTERPRISES INC	4099 HOOVER RD	GROVE CITY, OH, 43123
Name	Address	City, State, Zip
614-989-2456	NA	TRENTWILLIS@YAHOO.COM
Phone	Fax	Email

APPLICANT INFORMATION

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

TRENT WILLIS	OWNER	TAW SPORTS BAR LLC
Name	Title	Company / Organization
4067 HOOVER RD	GROVE CITY	OH 43123
Address	City	State, Zip
614-989-2456	NA	TRENTWILLIS@YAHOO.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.

TRENT WILLIS	OWNER	TAW SPORTS BAR, LLC
Name	Title	Company / Organization
4067 HOOVER RD	GROVE CITY	OH, 43123
Address	City	State, Zip
614-989-2456	NA	TRENTWILLIS@YAHOO.COM
Phone	Fax	Email

CONTRACTOR/OWNER

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

FOR OFFICE USE ONLY

DATE RECEIVED:

11/22/23

RECEIVED BY:

Natale Hall

PAYMENT AMOUNT:

\$100

TE NTA TIVE PC MEETING DATE:

Dec

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: UPPER DECK SPORTS BAR PATIO

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

ACREAGE DISTURBED: .008 TOTAL FLOOR AREA: 360 SQ FT

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 20 FT

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 5

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$5000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$5000

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

I GEORGE SIMEON, the current property owner hereby authorize the applicant TRENT WILLIS 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.

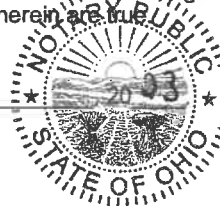
Signature of Current Property Owner: Simeon Enterprises, Inc. by: [Signature] President Date: 11/09/23

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 9th day of November

[Signature]
Official Seal and Signature of Notary Public



JEFFERY LISTER
Notary Public, State of Ohio
My Comm. Expires 07/05/2026

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: [Signature] Date: 11/9/2023

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 9th day of November, 2023.

[Signature]
Official Seal and Signature of Notary Public



JEFFERY LISTER
Notary Public, State of Ohio
My Comm. Expires 07/05/2026

REVIEW FEES

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

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

GROVECITY2050 GUIDING PRINCIPLES

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

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



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

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

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

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

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

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

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

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



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 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 titled 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



Grove City Planning Commission Meeting and Deadline Schedule 2024

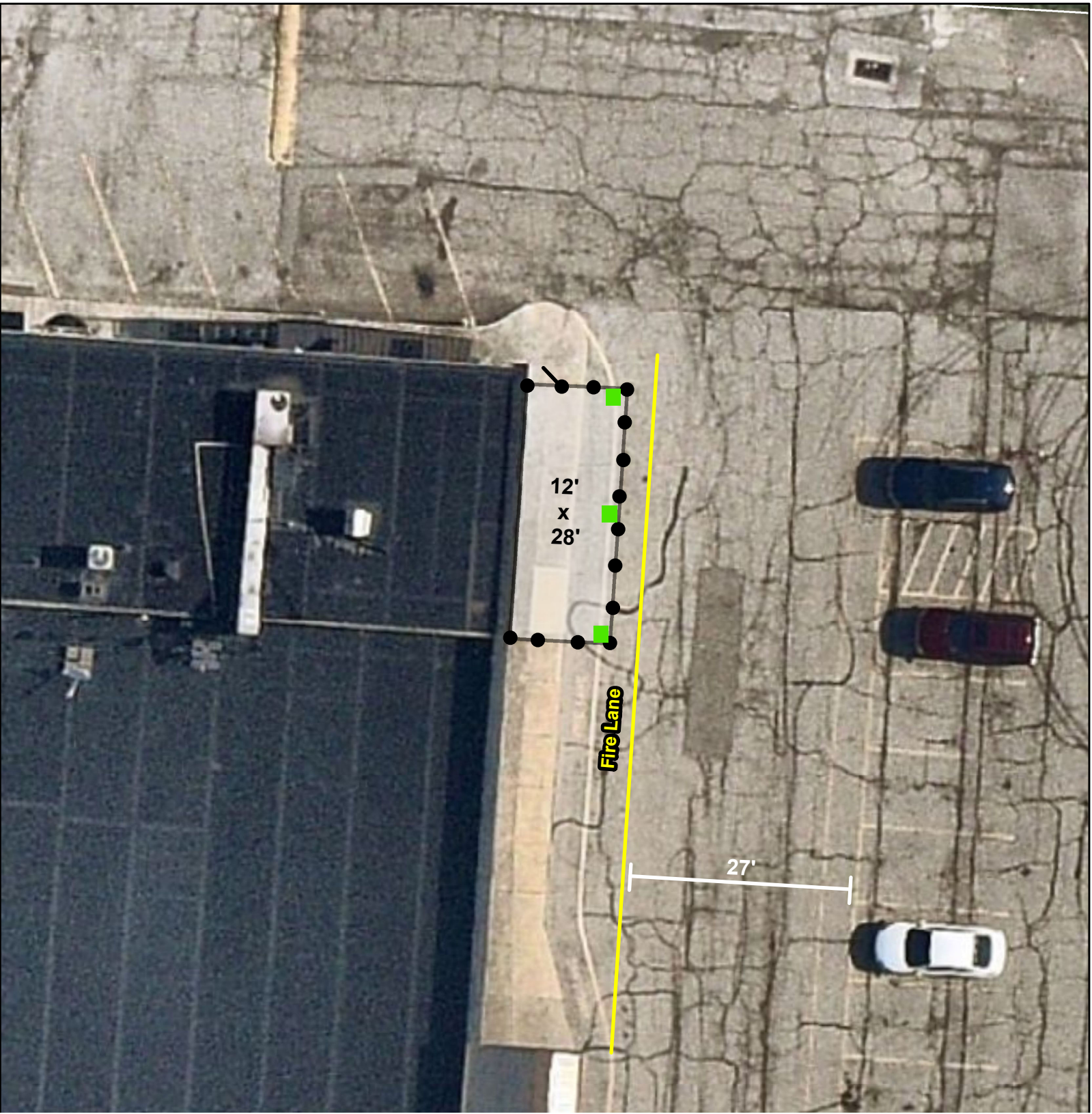
Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
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Time frames for approval vary based on application type. See approval timelines below for more detail.

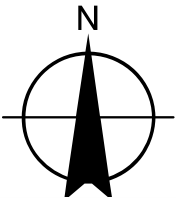
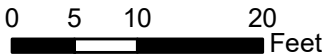
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- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City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

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Site Plan Upper Deck Sports Bar



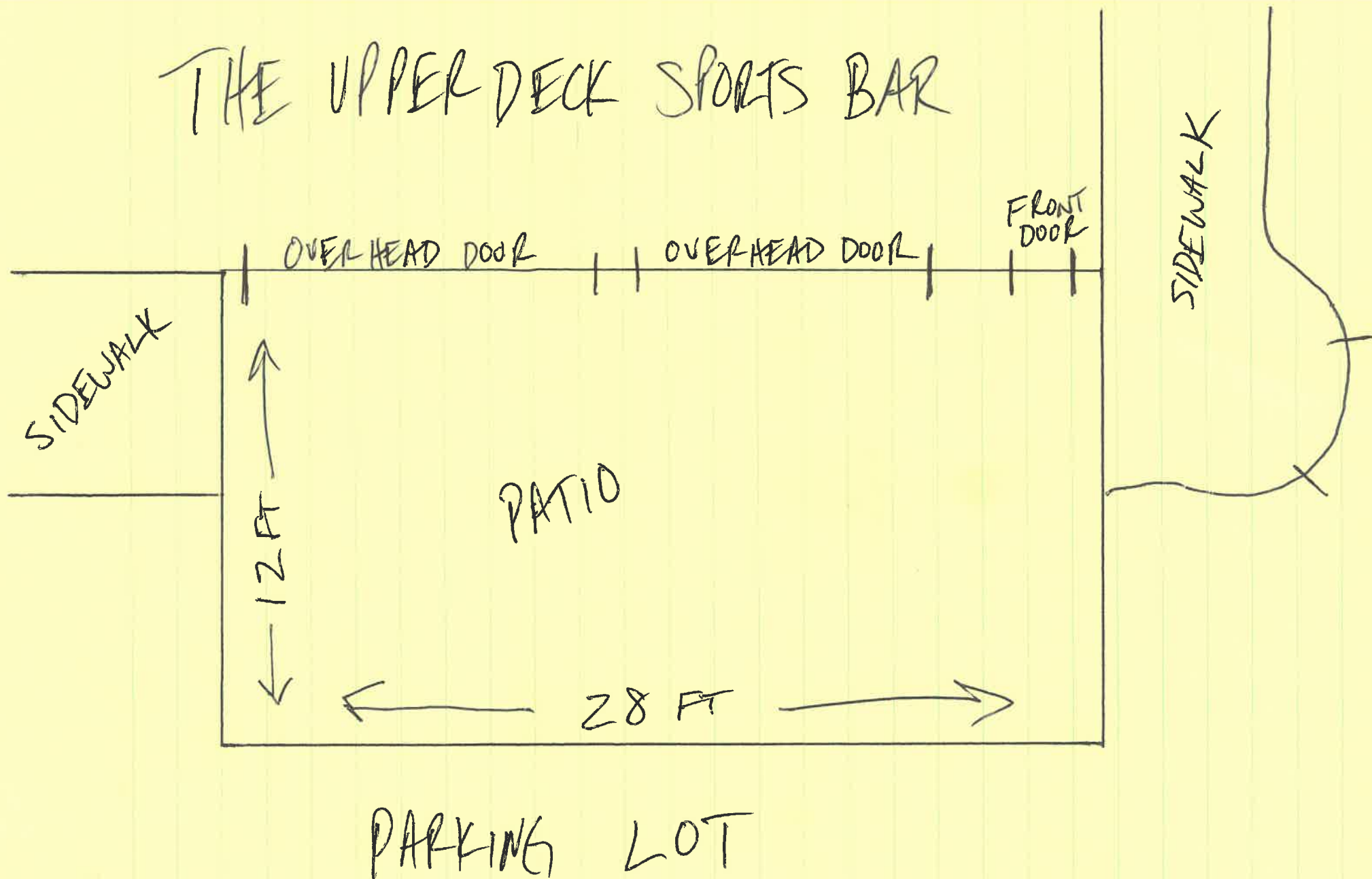
Legend

- Bollards spaced 4' max
- New Fire Lane
- Gates
- Planters with Shrubs
- Proposed Patio with Fence

Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

THE UPPER DECK SPORTS BAR



LEASE

THIS LEASE, executed this 2nd day of **October, 2020** between **SIMEON ENTERPRISES, INC.**, an Ohio corporation of Columbus, Ohio, hereinafter called the "Landlord", and **Trent Willis, TAW SPORTSBAR, LLC. dba The Upper Deck** whose mailing address is **1571 Cree Ct, Grove City, Ohio 43123**, hereinafter called "Tenant".

W I T N E S S E T H:

That Landlord in consideration of the rent and covenants to be paid and performed by Tenant, hereby leases to Tenant and Tenant hereby rents from Landlord, the following described premises (hereinafter, together with all improvements, called "demised premises") situated in the City of Grove City, in the County of Franklin, and in the State of Ohio, and being more particularly described as follows:

Being a storeroom 30 feet in width by 50 feet in depth located in High Meadows Shopping Center, said High Meadows Shopping Center being located on Reserve A of High Meadows Addition to the City of Grove City as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 28, page 29, Records Office, Franklin County, Ohio. (Commonly known as 4067 Hoover Road, Grove City, Ohio 43123).

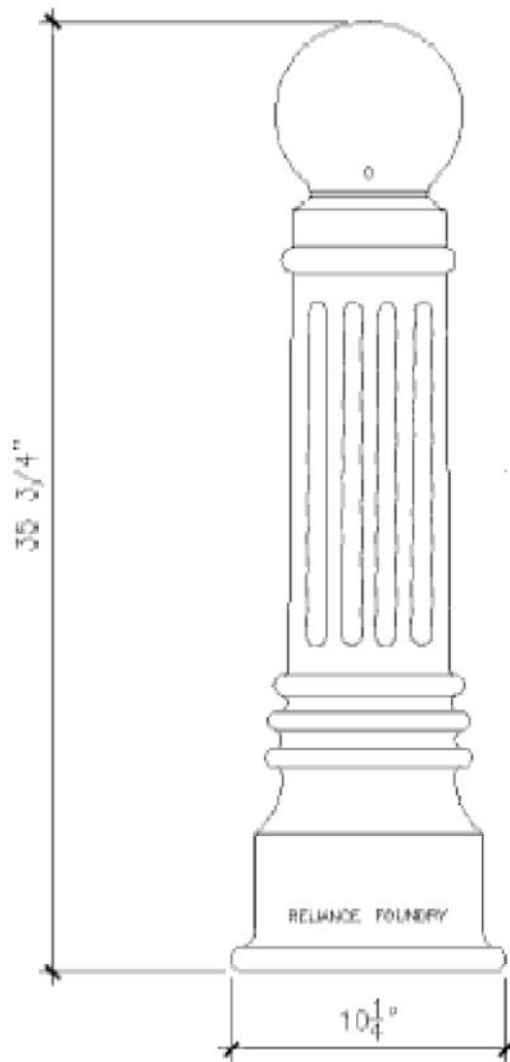
for a term of **39 Months** beginning on the **1st day of October, 2020** and ending on **the 31st day of December, 2023**.

PAYING THEREFOR, during said term the sum of **\$47,250.00** payable in monthly installments of **\$1,000.00 beginning October 1, 2020 through March 31, 2021** and **\$1,250.00 beginning April 1, 2021 through December 31, 2023**, without notice or demand on the 1st day of each and every month in advance, each such payment to be made to Landlord at **675 N. Wilson Road, Columbus, Ohio 43204** or at such other place as Landlord may, from time to time, direct in writing.



Suitable for rail up to 1.9 inch





TYPICAL BOLLARD DETAIL

BOLLARDS SHALL BE RELIANCE FOUNDRY CO, DUCTILE IRON BOLLARD, MODEL NO. R-7539 WITH A BLACK FINISH. SHOULD THIS MODEL BOLLARD BE UNAVAILABLE AT THE TIME OF CONSTRUCTION, THE APPLICANT SHALL SUBMIT A REPLACEMENT BOLLARD DETAIL HAVING A SIMILAR STYLE AS THE RELIANCE BOLLARD, WHICH SHALL BE APPROVED BY CITY STAFF.



ITEM 2: 202310040033 – 4371 Broadway – Rezoning (PUD-I)

Site Location

4371 Broadway (PID 040-001205)

Proposal

Rezoning 2.73 acres from SD-4 to PUD-I with a zoning text

Current Zoning

SD-4 (Miscellaneous)

Future Land Use

Tech Flex

Property Owner

General Capital B LLC

Applicant/Representative

Aleksandr Yakhnitskiy, Yak Consulting

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with stipulations

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. GC2050 Analysis.....	3
4.Reccomendation.....	4
5. Detailed History... ..	4

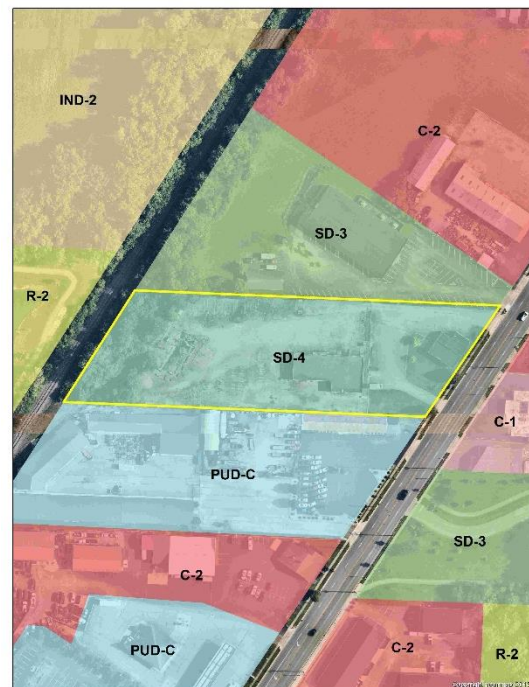
Case Manager

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

Summary

This proposal is to rezone 2.73 acres at 4371 Broadway from SD-4 (Miscellaneous) to PUD-I (Planned Unit Development – Industrial) with a zoning text to allow for a range of commercial and office space as well as the operation of a commercial flooring business.

Zoning Map

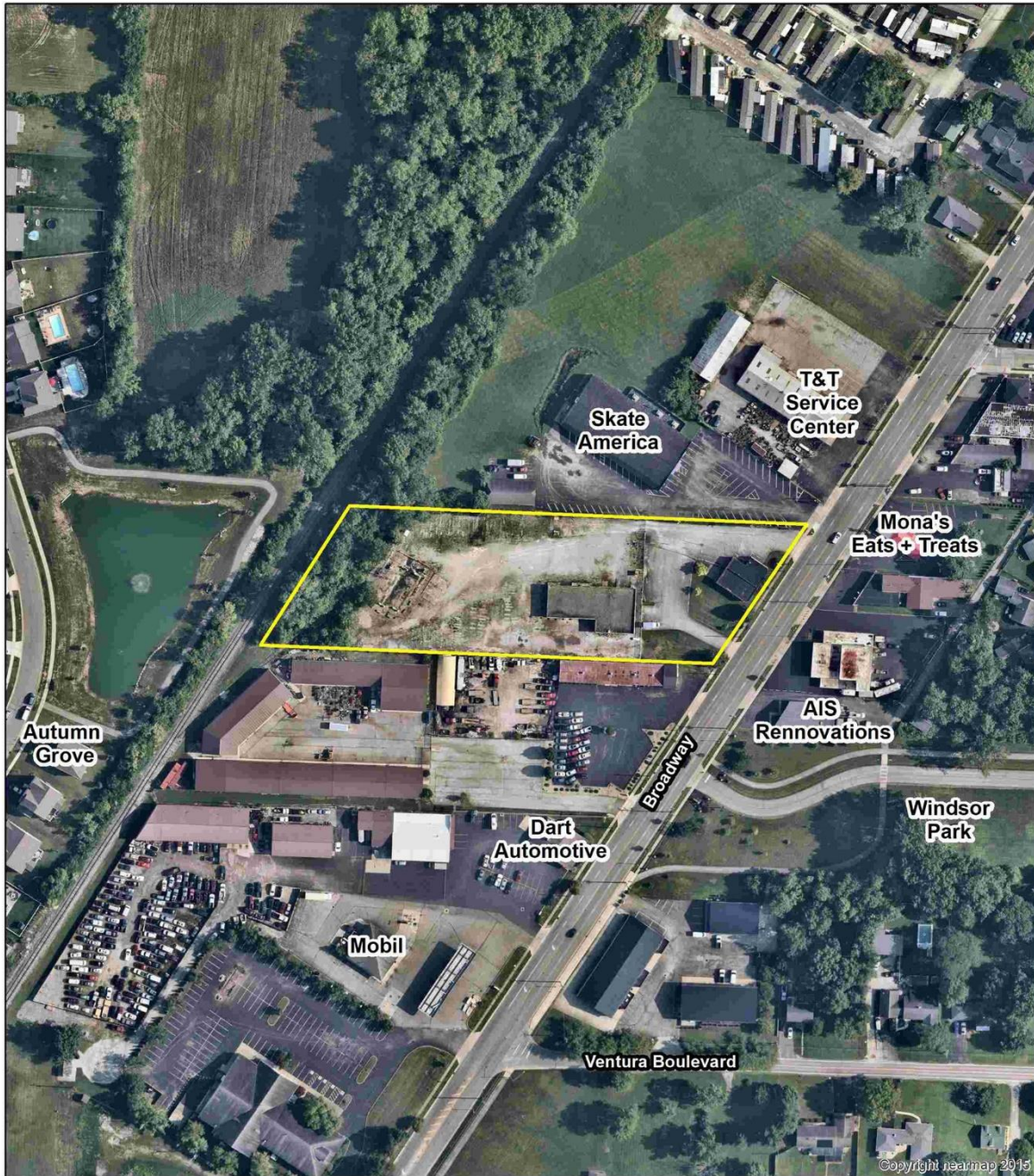


Next Steps

Upon recommendation from Planning Commission, the application will move forward to City Council.

1. Context Map

This property is located at 4371 Broadway (PID 040-001205).



202310040033
4371 Broadway
Rezoning (PUD-I)
PID: 040-001205

0 100 200 400 Feet



2. Analysis

The applicant is requesting approval 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. City Council approved a Preliminary Development Plan for the site at the November 11, 2023 meeting, with the understanding that a rezoning application would follow with a zoning text outlining requirements for future development on the site.

The property is currently zoned SD-4 (Miscellaneous) which is limited in permitted uses including various utilities, pharmaceutical preparations, adhesives and sealants, and agricultural services. 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 uses outlined in the proposed zoning text for the site, including the operation of a flooring business, align with the future land use goals and objectives outlined in GroveCity2050 and would not be permitted in any standard zoning district without also permitting several more impactful land uses not in line with future land use goals for the area.

Zoning Text

The submitted zoning text would permit the operation of the applicant's commercial flooring business, including retail and showroom space. In addition, the text permits other specialty trade contractors, limited retail, administrative and professional services, flex office space, medical-related services, and other uses as approved by City Council. The text also allows for outdoor storage upon the approval of a Special Use Permit by City Council. All permitted uses are in line with the future land use designation of the site by the GroveCity2050 Community Plan.

Setbacks established in the zoning text include a thirty (30) foot setback from Broadway for all new buildings constructed on-site, as well as six (6) foot setbacks from the sides and the rear of the proposed property. While the text allows for the existing buildings on site to remain, the text requires that any future development be approved by City Council through a Development Plan.

Per the zoning text, the existing parking lot and drive aisles are to be brought into compliance with code standards for setbacks, screening, and perimeter planting requirements. The existing gravel storage area at the rear of the site is permitted to remain until any future buildings or building additions are proposed at which time this area would be required to be paved and meet the city's grading and stormwater standards. The text allows for the number of required parking spaces to deviate from Code, provided that evidence be provided that adequate parking for the proposed uses is located on-site or through shared parking agreements with adjacent property owners.

The text requires that the fencing used to screen the rear storage area from Broadway be an opaque stained wooden fence. Additionally, based on feedback from City Council, the wooden opaque fencing is to extend along the northern property line to the end of the Skate America parking lot, to provide additional screening of the storage area. Six-foot tall arborvitae shrubs spaced a maximum of 5 feet on center, are required to be installed along the entirety of the fence separating the storage area from Broadway, except in the location of access gates.

3. GroveCity2050 Analysis

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

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

Finding is Met: The proposed uses will allow for the expansion of a local business, offering additional services to the community. Additionally, the uses will remain in line with the GroveCity2050 future land use objectives for the area.

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

Finding Can Be Met: The proposed zoning text requires that the parking lot area be brought into compliance with code by establishing setbacks and the planting of new landscaping and parking lot peninsulas. Additionally, the gravel area at the rear of the site will be better screened, with an opaque fence and shrubs. These improvements to the property will improve the aesthetics of both the property and the surrounding area.

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

Finding Not Applicable: No changes are proposed to the street or sidewalk network.

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

Finding Not Applicable: The scope of the development is limited in applicability to this principle.

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

Finding is Met: The proposed development would not add an undue burden to the City's infrastructure and would allow for the expansion of area local business, supporting the City's expanding economic base.

5. Recommendation

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

6. Detailed History

1956

A portion of the existing building along Broadway was constructed by the Verkamp Corporation.

1999

City Council approved a Final Development Plan for an addition and building remodel for Suburban Propane with Resolution CR-17-99.

2020

Suburban Propane ceased operations on site.

2023

The property was purchased by General Capital B LLC in August.

City Council approved a Preliminary Development Plan for the site with Resolution CR-44-23 at the November 11th meeting.



Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

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

Received By:
Grove City Development
10/04/23

grovecityohio.gov/development

TYPE OF REQUEST

☐ Standard Rezoning ☒ PUD Rezoning ☐ Zoning Upon Annexation ☐ Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: 4371 Broadway
PROJECT LOCATION: 4371 Broadway
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-001205-00 ACREAGE AFFECTED BY THIS APPLICATION: 2.73
EXISTING ZONING: SD-4 EXISTING LAND USE: Commercial Propane Operation
PROPOSED ZONING: PUD-I PROPOSED LAND USE: Floring retail, warehousing and storage
FUTURE LAND USE DESIGNATION: TechFlex

PROPERTY OWNER INFORMATION

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

General Capital B LLC 7402 Kropp Road, Grove City, Ohio 43123
Name Address City, State, Zip
614-554-5164 vicsfloorsvb@gmail.com
Phone Fax Email

APPLICANT INFORMATION

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

Aleksandr Yakhnitskiy Engineer Yak Consulting LLC
Name Title Company / Organization
1366 Dyer Rd. Grove City, Ohio 43123
Address City State, Zip
614-519-1956 yakconsultingllc@gmail.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

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: 10/4/23	RECEIVED BY: Natalie Hall	PAYMENT AMOUNT: \$100
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER: X 3597
PROJECT ID NUMBER: 202310040033	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: 4371 Broadway

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

ACREAGE DISTURBED: 0 TOTAL FLOOR AREA: 6,680

NUMBER OF BUILDINGS: 2 BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 6-10

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

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

I, Viktor Bedeshko, the current property owner hereby authorize the applicant Aleksandr Yakhnitskiy 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: Viktor Bedeshko Date: 10-3-23

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 3rd day of October, 2023.
[Signature]
Official Seal and Signature of Notary Public



KATERYNA ZUBKEVYCH
Notary Public, State of Ohio
My Commission Expires
February 1, 2027

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: [Signature] Date: 10-3-2023

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 3rd day of October, 2023.
[Signature]
Official Seal and Signature of Notary Public



KATERYNA ZUBKEVYCH
Notary Public, State of Ohio
My Commission Expires
February 1, 2027

REVIEW FEES

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

Application Processing Fee:	\$	100.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	_____

GROVE CITY 2050 GUIDING PRINCIPLES

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

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





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 4371 Broadway

EXISTING ZONING: SD-4 PROPOSED ZONING: PUD-I

PETITIONER NAME (PLEASE PRINT): Aleksandr Yakhnitskiy

PETITIONER'S SIGNATURE: _____

OWNER NAME (PLEASE PRINT): Viktor Bedeshko

OWNER'S SIGNATURE: _____

DATE: _____



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING**

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

ALL APPLICATIONS

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$100). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- ☐ A map outlining the parcels to be rezoned
- ☐ A listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ The signature of Property Owner of Record
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

PUD REZONING

- ☐ The City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- ☐ The City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

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

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

4371 Broadway Project Narrative

Received By:
Grove City Development
10/04/23

The new owner, General Capital B LLC, of the property located at 4371 Broadway, would like to convert the existing structures and parking lot into his main business location. Currently the property has 2 buildings, one is a retail building consisting of 1200sqft that is facing Broadway and behind a fence in the rear a warehouse building about 5,500sqft warehouse. The new owner would like to utilize the existing structures and parking lots to operate a retail store for his flooring business and utilize the warehouse building for storage of the flooring products that will be sold at the retail store. The parking lot will be used to park company vehicles which include work vans. In the future if business is successful another warehouse or 2 might be needed to keep up with the business demands but for now just to utilize the existing infrastructure on site. Since the proposed usage falls between C-2 zoning and IND-1 a PUD-I zoning is being proposed to rezone this site to, which will allow for the proposed usage of the site.

EXHIBIT 'A'



Disclaimer

4371 BROADWAY - SURVEY

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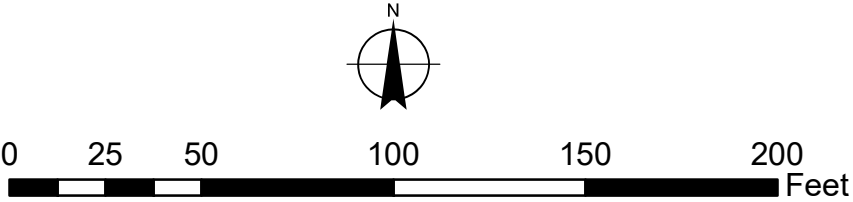


EXHIBIT "A"
LEGAL DESCRIPTION

Received By:
Grove City Development
10/04/23

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

Being located in Survey No. 1383 of Virginia Military Lands and being part of the Henrietta Karl Farm of 70.41 acres, more or less, more particularly described in deed of record in Deed Book 923, Page 464 in the Recorder's Office of Franklin County, Ohio. The premises hereby conveyed being bounded and described as follows:

Beginning at a point in the Westerly line of said Karl Farm which point is the Northwest corner of lands heretofore conveyed by the Central National Bank of Cleveland, Trustee, to American Gas Service Company by deed dated October 1st, 1940, filed for record October 4th, 1940, and recorded in Deed Record 1137, Page 518 in the Recorder's Office of Franklin County, Ohio; thence in an Easterly direction and with the North line of the land so conveyed to American Gas Service Company, 660.5 feet, more or less, to a point in the center of the C.C.C. Highway, which point is also the Northeast corner of the lands so conveyed to said American Gas Service Company; thence in a Northeasterly direction and with the center line of said C.C.C. Highway, a distance of 225 feet to a point in the center of said Highway; thence in a Westerly direction and parallel to the North line of the land so conveyed to said American Gas Service Company, a distance of 660.5 feet, more or less, to a point in the Westerly line of said Karl Farm and the Easterly line of the B. & O. Railroad; thence in a Southwesterly direction with the Westerly line of said Karl Farm and the Easterly line of said B. & O. Railroad, a distance of 225 feet, more or less, to the Northwesterly corner of the land so conveyed to American Gas Service Company and being the point of beginning of the description of the lands hereby conveyed.

LESS AND EXCEPTING therefrom the following 0.190 acre tract as conveyed by Suburban Propane L.P., a Delaware Limited Partnership to the City of Grove City, Ohio by document recorded on July 7, 1998 of record in Instrument 199807070168645.

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being 0.190 acre tract of land as conveyed to Suburban Propane Verkamp of Columbus by deed of record in Official Record 32527J05, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a P.K. Nail set at the centerline intersection of Paul Street and Broadway (U.S. Route 62 and State Route 3);

Thence South 33° 44' 11" West, being along the centerline of said Broadway, a distance of 506.39 feet to a point;

Thence North 87° 46' 27" West, leaving said centerline, a distance of 4.09 feet to a P.K. Nail set at the southeasterly corner of said Suburban Propane tract, being the True Point of Beginning for the tract herein intended to be described;

Thence North 87° 46' 27" West, leaving being along the southerly line of said Suburban Propane tract, a distance of 42.83 feet to an iron pin set;

Thence North 33° 44' 11" East, being across said Suburban Propane tract and being 40.00 feet westerly from and parallel with the centerline of said Broadway, a distance of 222.94 feet to an iron pin set in the northerly line of said Suburban Propane tract;

Thence South 89° 01' 25" East, being along the northerly line of said Suburban Propane tract, a distance of 44.54 feet to a P.K. Nail set at the southeasterly corner of said Suburban Propane tract;

Thence South 33° 58' 35" West, being along the easterly line of said Suburban Propane tract, a distance of 224.66 feet to the True Point of Beginning, containing 0.190 acre of land, of which 0.139 acre lies within the present right of way of Broadway, leaving a net acreage of 0.051 acre of land, more or less.

Subject, however, to all legal rights of way and/or easements, if any, of previous record.

The bearings are based on The Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Monuments FRANK 24 and FRANK 124, having a bearing of North 85° 57' 59" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Evans, Mechwart, Hambleton & Tilton, Inc.

Parcel Number 040-001205-00

**ALL OF:
(040)
001205**

DESCRIPTION VERIFIED	
CORNELL R. ROBERTSON, P.E., P.S.	
BY:	GMA
DATE:	August 24, 2023

The seal is circular with "FRANKLIN COUNTY" at the top and "ENGINEER" at the bottom. In the center is a stylized figure of a person standing on a horizontal line, possibly representing a surveyor or engineer.

Received By:
Grove City Development
10/04/23



Received By:
Grove City Development
10/04/23

Surrounding Property Owners

Parcel 040-001207
Linear Perfection Development LLC
4357 Broadway
Grove City, OH 43123

Parcel 040-014495
4401 Broadway LLC
4401 Broadway
Grove City, OH 43123

Parcel 040-001201
LWB Investments LLC
2744 Clark Dr.
Grove City, OH 43123

Parcel 040-001220
Begas Properties LLC
4362 Broadway
Grove City, OH 43123

Parcel 040-016094
Autum Grove Homeowners Association Inc.
1225 Alma Rd. STE 100
Richardson, TX 75081

Parcel 040-001098
Curry George
1606 Carrigallen Ln
Columbus, OH 43228

Parcel 040-001097
BJR Company INC
3980 Broadway
Grove City, OH 43123

RESOLUTION NO. CR-44-23

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR 4371 BROADWAY

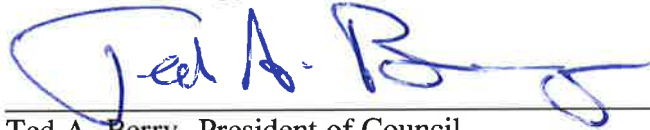
WHEREAS, on November 07 2023, the Planning Commission recommended approval of the preliminary development plan for 4371 Broadway, with the following stipulations:

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.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for 4371 Broadway, contingent upon the stipulations set by Planning Commission.

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



Ted A. Berry, President of Council

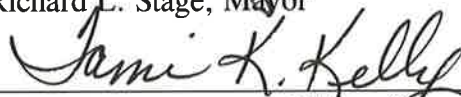


Richard L. Stage, Mayor

Passed: 11-20-2023

Effective: 11-20-2023

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Stephen J. Smith, Director of Law

Received By:
Grove City Development
10/31/23



**4371 Broadway
±2.73 Acres, 040-001205
PLANNED UNIT DEVELOPMENT---Industrial (PUD-I)**

ZONING TEXT & DEVELOPMENT STANDARDS

I. Introduction

The project consists of one parcel being ±2.73 acres located at 4371 Broadway, PID 040-001205, and more specifically described in Exhibit "A". The lot shall be zoned PUD-I (Planned Unit Development – Industrial) and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the context of the surrounding area and establishes the necessary requirements to create standards and permitted uses appropriate for the site.

III. Severability

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

IV. Applicability

The standards and provisions outlined within the Text shall apply to the ±2.73 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council as part of a Development Plan.

V. General Requirements

A. Permitted Uses

1. Special trade contractors primarily engaged in the installation of tile, carpeting, linoleum, and other flooring materials.
2. Contractors engaged in repair, service, or construction related trades.
3. Retail and showroom space associated with specialty trade contractors.
4. 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.
5. Establishments primarily engaged in the retail sale of a general line of apparel, dry goods, hardware, housewares or home furnishings, groceries, and other lines in limited amounts.

6. Establishments primarily engaged in providing computing infrastructure, data processing services, Web hosting services (except software publishing), and related services, including streaming support services (except streaming distribution services).
7. Establishments primarily engaged in planning, designing, and managing the production of visual communication.
8. Establishments primarily engaged in providing professional design services (except architectural, landscape architecture, engineering, interior, industrial, graphic, and computer systems design).
9. Other uses as approved by City Council.

B. Building Setbacks

1. Any building(s) constructed on the site after the passing of this ordinance shall comply with the requirements of this section.
 - a. The Front Setback (From Broadway) shall be a minimum of 30 feet.
 - b. The Side Setback shall be a Minimum of 6 feet.
 - c. The Rear Setbacks shall be a minimum of 6 feet.

C. General Development Standards

1. Any future development on site shall be required to submit a Development Plan for approval by City Council
2. Outdoor storage of materials shall only be permitted upon approval of a Special Use Permit for such use and shall only be permitted within a fenced area located in the rear portion of the site.
3. The maximum permitted building height shall be 35 feet.
4. Maximum permitted lot coverage shall be 35% for all buildings.

D. Parking and Drive Areas

1. Parking areas and drive aisles shall comply with all standards outlined in code, including setbacks, screening, and perimeter planting requirements.
2. The number of parking spaces required on the site may deviate from Code, provided that evidence be provided that adequate parking for the proposed uses is provided on site or through shared parking agreements with adjacent property owners.
3. Except as indicated below, the gravel area existing at the time of the rezoning shall be permitted to remain until any future buildings or building additions are proposed, at which time the gravel area will need to be paved and comply with all applicable grading and stormwater regulations.

E. Landscaping

1. Unless otherwise specified below, landscaping shall be required per Chapter 1136 or current standards for new commercial developments.

2. Six-foot tall arborvitae shrubs, spaced a maximum of 5-feet on center, shall be installed along the entirety of the fence separating the storage area from Broadway, except in the location of access gates.

F. Fencing

1. Fencing to screen the storage area from Broadway shall be an opaque stained wood fence.
2. Fencing along the northern property line shall be opaque stained wood fence in the location depicted in Exhibit "B".
3. Gates providing access to the rear storage area shall be a decorative metal, with no chain link permitted where visible from any public right-of-way.

G. Signage

1. Signage shall comply with all requirements outlined in city code.

EXHIBIT 'A'



Disclaimer

4371 BROADWAY - SURVEY

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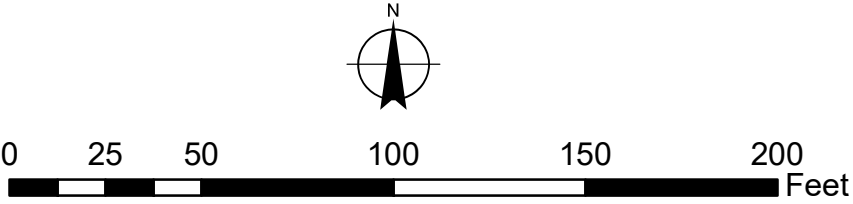
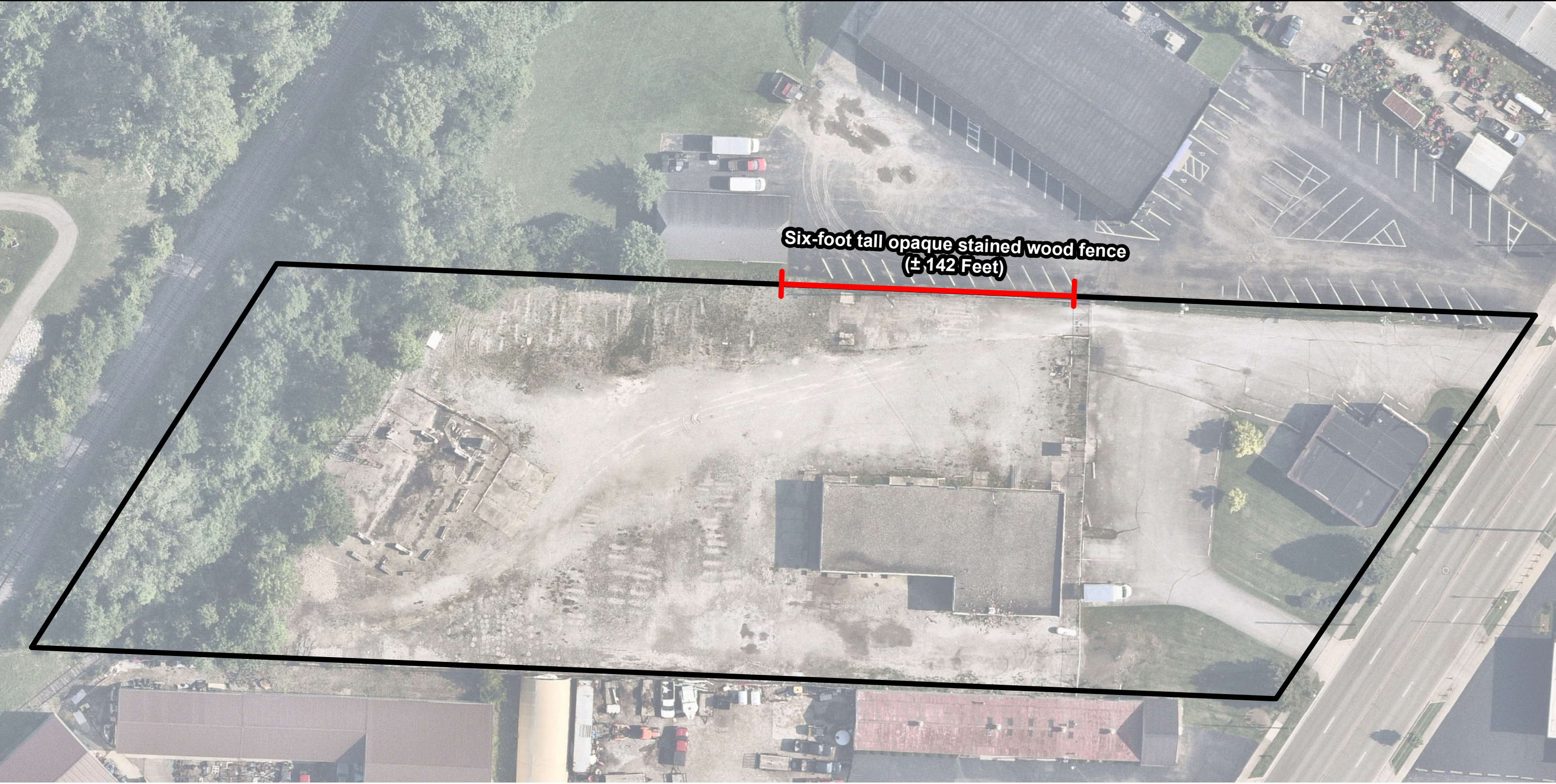
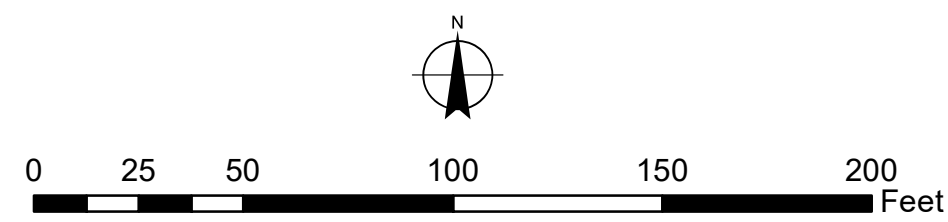


EXHIBIT "B"



Disclaimer **4371 Broadway - Rezoning**

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.





ITEM 3: 202311150038 – Park & Elm – Preliminary Development Plan

Site Location

Southeast corner of Park Street & Elm Street
(PID 040-000235)

Proposal

A Preliminary Development Plan for a duplex and a triplex on 0.61 acres.

Current Zoning

IND-1 (Light Industry)

Future Land Use

Town Center Core Neighborhood

Property Owner

Park and Elm LLC

Applicant/Representative

Kerry Ferguson, KAJ Properties LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Future Land Use and Character Map

Staff Recommendation

Approval as submitted.

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. PUD Analysis.....	5
4. GroveCity2050 Analysis.....	6
5.Recommendation.....	7
6. Detailed History	7

Case Manager

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

Summary

This application is a Preliminary Development Plan to construct a triplex structure and a duplex structure on a 0.61-acre parcel at the corner of Park Street and Elm Street.

Zoning Map

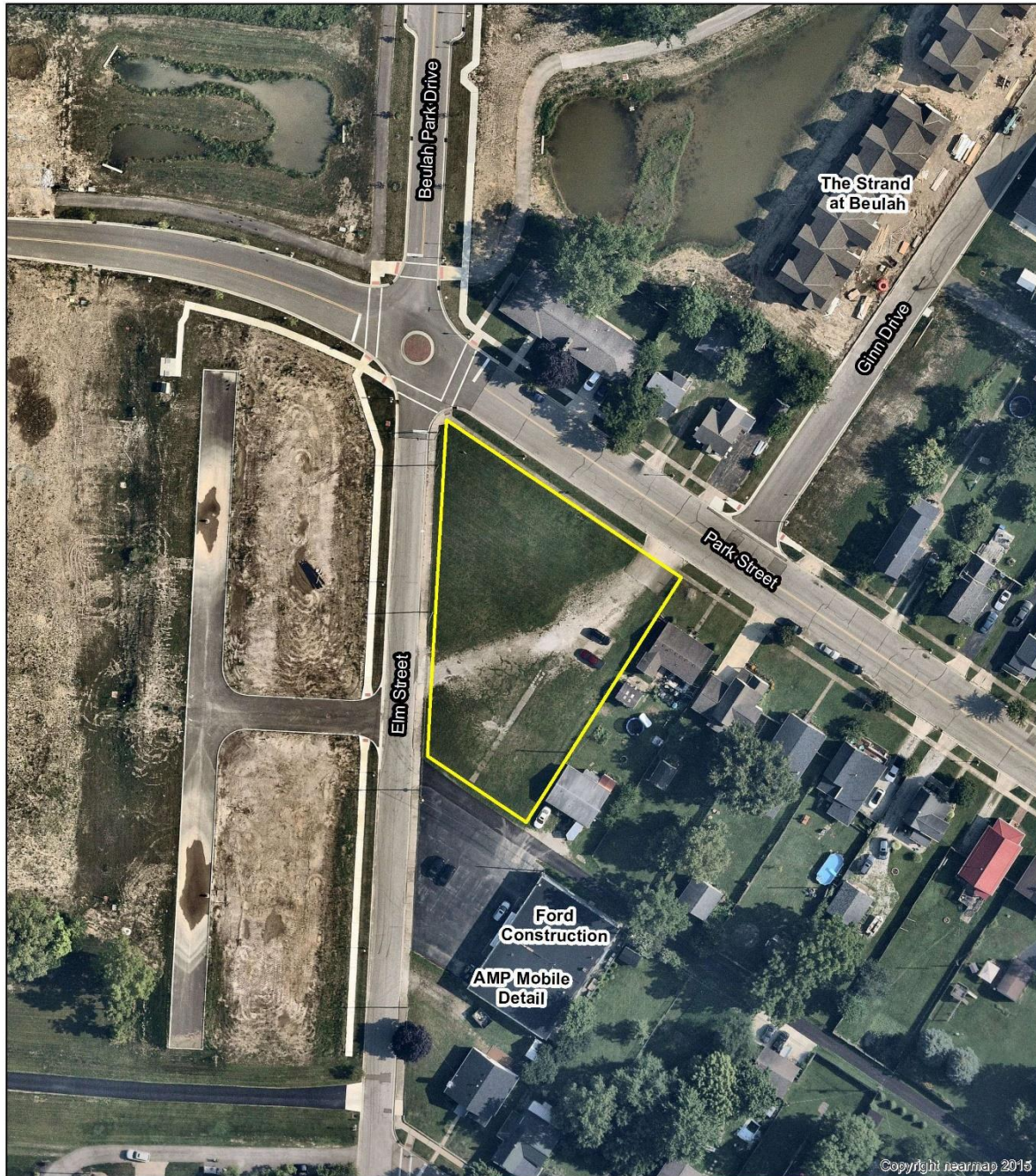


Next Steps

Upon recommendation from Planning Commission, the Preliminary Development Plan can move forward to City Council. After City Council approval, the Rezoning and Final Development Plan can be reviewed.

1. Context Map

This property is located at the southeast corner of Park Street & Elm Street (PID 040-000235).



202311150038
Park & Elm
Preliminary Development Plan
PID: 040-000235

0 50 100 200 Feet



2. Analysis

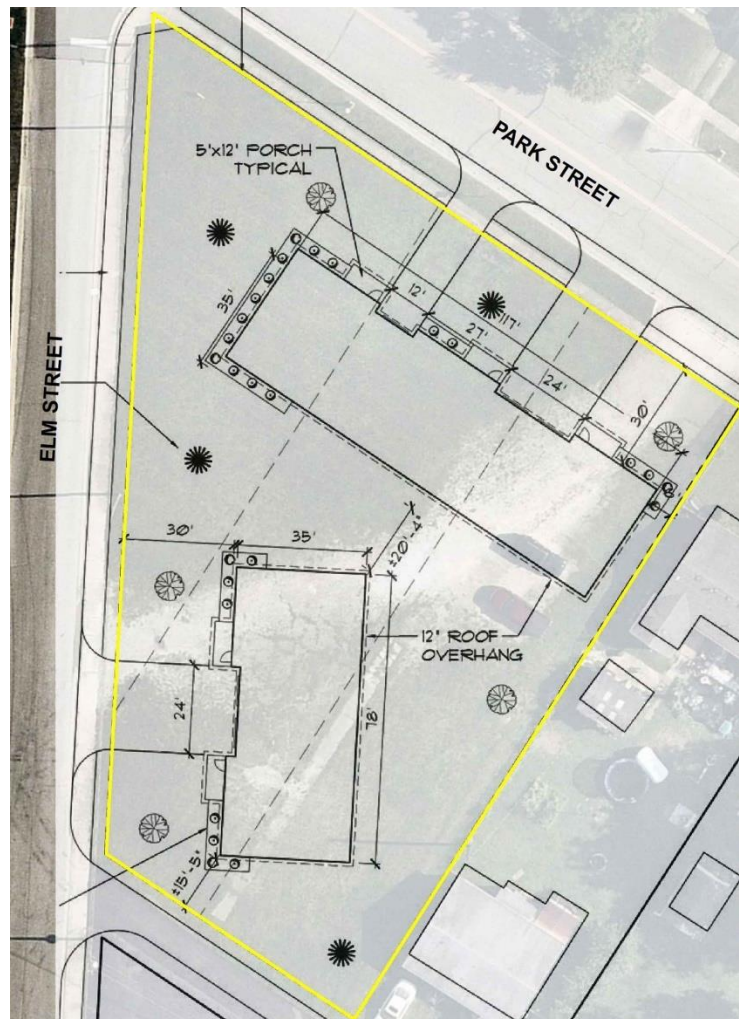
The applicant is requesting approval of a Preliminary Development Plan to construct a triplex structure and a duplex structure on a 0.61-acre parcel at the corner of Park Street and Elm Street. The parcel is adjacent to both existing residential to the south and east as well as new multi-family development in Beulah Park to the north and west. The site is currently zoned IND-1 (Light Industry) and is proposed to be rezoned to PUD-R (Planned Unit Development Residential) with a future rezoning application, noting that the request would not conform with multiple requirements of the standard A-1 multi-family residential district. The Preliminary Development Plan is the first step in the rezoning process for PUD districts.

The GroveCity2050 Community Plan Land Use and Character Map designates this parcel as a Town Center Core Neighborhood, which lists multi-family residential as a primary use. Town Center Core Neighborhood also promotes a variety of building types and housing, with both on-street and off-street parking.

Site Plan

Two buildings are proposed on site. A duplex structure is proposed to front Elm Street, and a triplex structure is proposed to front Park Street. Both structures are proposed to be front-loaded, with driveways accessed off the public roadways. The duplex structure is shown to have a single twenty-four (24) foot wide shared driveway accessing garage space for each unit. The triplex is shown with two driveways from Elm Street, a single 12-foot-wide driveway, and a shared twenty-four (24) foot wide driveway which would be shared between two units. Both structures are proposed to have front setbacks of thirty (30) feet. Side yard setbacks from the existing residential to the east are shown at six (6) feet, which is the same side yard setback required in the R-2 (Single Family Residential) properties to the east.

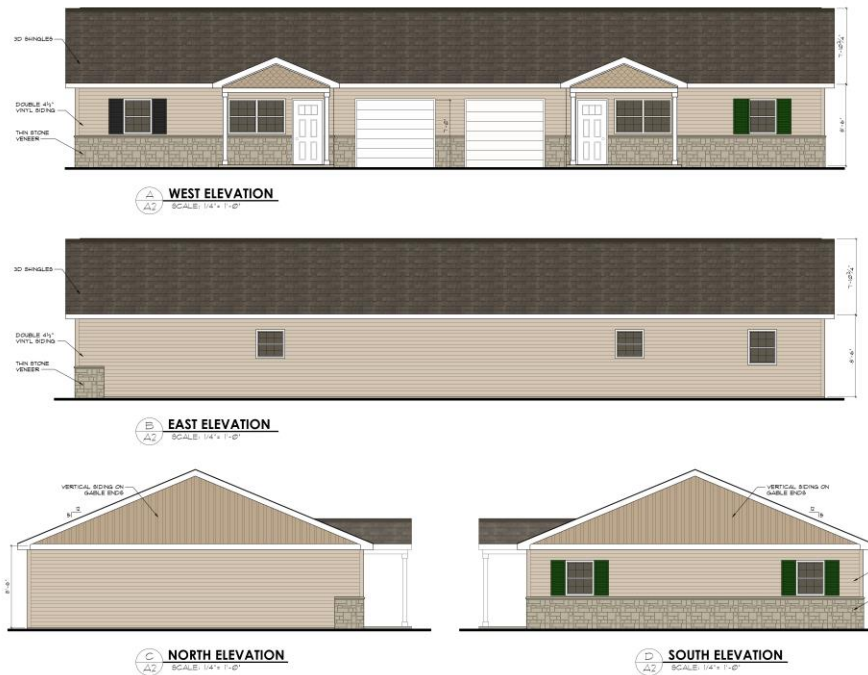
The proposed site plan shows several deviations from the typical requirements of multi-family (A-1) developments, including side or rear yard setbacks when adjacent to a single-family district (6 feet instead of 60 feet), density (8.16 units/acre instead of 8.0 units/acre), and parking (10 spaces instead of 12 spaces). Staff are supportive of these deviations, noting that the layout is in character with several other smaller-scale multi-family structures in the historic Beulah subdivision and that on-street parking is available on Park Street.



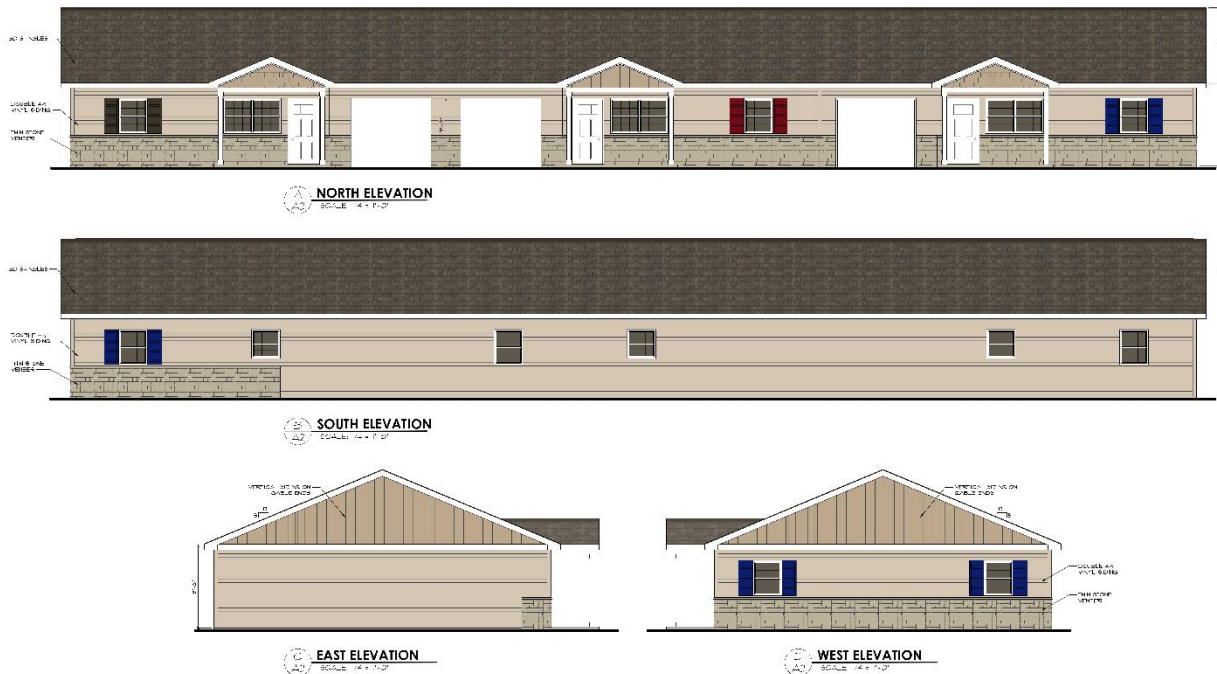
Buildings

The duplex structure will contain two (2) -two-bedroom units, each with a one-car garage. The triplex structure will contain three (3) two-bedroom units, each with a one-car garage, for a total of five units on the property. While not included on the plan sheets, based on the measurements taken, each unit appears to be approximately 1,900 square feet, including the garage space. Based on the elevations, each building will be approximately 16 ½ feet in height, from grade to the peak of the roof, which is less than the 35-foot maximum height typically permitted in residential districts. Each unit is shown with a front porch.

Duplex Elevations



Triplex Elevations



While architectural requirements and building materials will be finalized in the zoning text for the site during the rezoning application, project materials indicate that the proposed structures will be finished primarily in vinyl siding, with 4 ½" vinyl, vinyl cedar shakes, vertical board and batten vinyl siding, and vinyl scallop in the building gables. A stone veneer water table is shown on the elevations, visible from the public right of way. Additionally, materials indicate that the windows visible from the public-right-of way will include shutters.

The proposed elevations do not meet the standard A-1 multi-family zoning requirement that the exterior façade consist of a minimum of 75% brick, stone, and/or stucco; however, the amount of stone shown on elevations is comparable to the multi-family townhomes approved for Beulah Park on the west side of Elm Street which will feature approximately 31% masonry on street-facing elevations. The remaining exterior finishes are also comparable in color and material to those approved for the Beulah Park townhomes and staff believe will provide an appropriate transition for the area.

Landscaping

While landscaping standards will be established by the zoning text, the applicant provided landscaping details that comply with the code requirements. A total of nine trees are shown, which is one tree under the standard A-1 requirement of 2 trees per dwelling unit but conforms with the standards if the buildings were treated as separate projects- one being a multi-family building which requires 2 trees per unit and one being a duplex which requires three trees total. Norway Spruce and Red Rocket Maple trees are proposed for the site as well as shrubs along the exteriors of both structures fronting a public right-of-way.

3. PUD Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications for Planned Unit Development districts by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect that could not be achieved under any other district.**

Finding is Met: Staff believes the proposed residential use is compatible with the surrounding area which is residential. However, the proposed development would not be able to be achieved under any existing zoning district due to the lot requirements of the closest compatible district, A-1 (multi-family), which requires an 80-foot-wide lot, as well as setbacks that cannot be met due to the small lot size. Additionally, as with many lots in the Town Center area, this lot could not be developed in compliance with any district in City Code.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding is Met: Staff believes that an exception from the standard setback and other previously noted requirements within the zoning code is warranted, noting that the current zoning standards make it difficult to develop infill in the Town Center area. The building will be sited to reflect the setbacks of other homes in the area, to help maintain the built character of the neighborhood. By rezoning the property to PUD-R, appropriate development standards can be drafted to ensure compatibility.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding is Met: The proposed duplex and triplex, which will add five housing units, are compatible in use with the other surrounding properties, which include single-family residential homes as well as new multi-family townhomes in Beulah Park.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding is Met: The GroveCity2050 Community Plan Land Use and Character Map designate this parcel as Town Center Core Neighborhood, which lists multi-family residential as a primary use. Town Center Core Neighborhood also promotes a variety of building types and housing, with both on-street and off-street parking. The proposed development will meet the land use objectives identified in GroveCity2050 and be in character with the surrounding area.

- (5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Not Applicable: The lot would be developed as a residential property and as such no changes in traffic are anticipated to occur.

- (6) Existing and proposed utility services are adequate for the proposed development.**

Finding Can Be Met: Public utilities are available on the street as well as from the alley behind the rear of the property and can be tapped into to adequately service the proposed residences. Utility access will be examined as part of the Final Development Plan application.

- (7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape, and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Can Be Met: The proposed development provides off-street parking for each unit proposed, and additional parking is available on-street if needed. Additionally, materials indicate that the property will be landscaped to meet the code requirements for residential properties.

- (8) The proposed Planned Unit Development District and all proposed buildings, parking spaces, and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding is Met: The proposed project can be completely developed within seven years.

4. GroveCity2050 Analysis

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

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

Finding is Met: The proposed development will be sited to integrate into the existing character of the surrounding area while meeting the land use objectives for the area outlined in the GroveCity2050 Community Plan. Additionally, the development will help Grove City expand and diversify its housing choices while providing an additional five residences near the Town Center.

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

Finding is Met: While specific architectural characteristics are not finalized until the rezoning, the applicant has provided elevations and materials that staff believes can contribute to an attractive development, including the use of board and batten siding, the inclusion of shutters, and porches to tie in elements from surrounding properties for further compatibility with the surrounding area.

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

Finding Not Applicable: No changes are proposed to the street or sidewalk network.

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

Finding Not Applicable: The scope of the development is limited in applicability to this principle.

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

Finding is Met: The proposed development will not add an undue burden to the City's infrastructure and will allow for five additional residential opportunities which can support the City's expanding economic base.

5. Recommendation

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

6. Detailed History

1889

The parcel was platted as lots 68,69 and 70 in the Plat for A.G Grant's Beulah Subdivision, recorded on July 10, 1889.

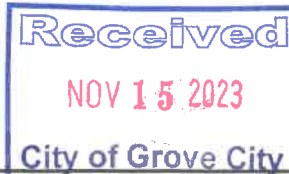
1975

City Council approved C-80-74 to adopt a new zoning map and comprehensively rezone the city, rezoning this property to its current IND-1 zoning.



Grove City Planning Commission

PRELIMINARY 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: Park & Elm

PROJECT LOCATION: Park Street & Elm Street
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-000235-00 ACREAGE AFFECTED BY THIS APPLICATION: 0.069

EXISTING ZONING: IND-1 EXISTING LAND USE: Vacant Lot

PROPOSED ZONING: PUD-R PROPOSED LAND USE: Duplex / Triplex

FUTURE LAND USE DESIGNATION: Duplex / Triplex

PROPERTY OWNER INFORMATION

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

Park and Elm LLC 2787 Annabelle Ct Grove City, Ohio 43123

Name Address City, State, Zip

614-207-4321 Phone Fax Email m.mayors@columbus.rr.com

APPLICANT INFORMATION

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

Kevin Ferguson / Kerry Ferguson Owners KAJ Properties LLC

Name Title Company / Organization

5186 Ravine Creek Drive Grove City, Ohio 43123

Address City, State, Zip

614-679-4583 / 614-679-4588 Phone Fax Email kevin@kkbuilders.biz

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.

Kerry Ferguson Owner KK Ferguson Groupo LLC dba K&K Builders

Name Title Company / Organization

5186 Ravine Creek Dr Grove City, Ohio 43123

Address City, State, Zip

614-679-4588 Phone Fax Email kerry@kkbuilders.biz

Owner / Partner / Contractor

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

FOR OFFICE USE ONLY

DATE RECEIVED: <u>11/15/23</u>	RECEIVED BY: <u>Natalie Hall</u>	PAYMENT AMOUNT: <u>\$150</u>
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER: <u>27412</u>
PROJECT ID NUMBER: <u>20231150038</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Park & ElmDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 0.21 TOTAL FLOOR AREA: 6674NUMBER OF BUILDINGS: 2 BUILDING HEIGHT: 16' 6"

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 800,000.00 ESTIMATED VALUATION OF SITE IMPROVEMENTS: 600,000.00**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I Park Ave Bldg, LLC Mark C. Mayers, Manager, the current property owner hereby authorize the applicant Kerry Ferguson 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 the application.

Signature of Current Property Owner: Mark C. Mayers, Manager Date: 11-15-23

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 15th day of November, 2023.

Eric Ragland
Official Seal and Signature of Notary Public



ERIC RAGLAND
Notary Public
State of Ohio
Recorded in Franklin County
My Commission Expires
December 15, 2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Kerry Ferguson, 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: Kerry Ferguson Date: 11/15/23

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 15th day of November, 2023.

Eric Ragland
Official Seal and Signature of Notary Public



ERIC RAGLAND
Notary Public
State of Ohio
Recorded in Franklin County
My Commission Expires
December 15, 2025

Project Narrative

12-15-2023

Application #202311150038

Parcell # 040-0002356

Received By:
Grove City Development
12/20/23

We are requesting the lot at the Southeast corner of Park Street and Elm Street to be rezoned from its current zoning of Industrial "IND-1" to a PUD-1 residential. This lot is uniquely shaped and believe our proposal will bring added value to our community.

We've designed two buildings to be placed on this property, bringing five new residential living spaces into our downtown community. Each of these units offers an attached 1 car garage and a covered front porch for outdoor seating.

The units will offer a ranch style home with open floor plans including two bedrooms, first floor laundry, walk in showers, and a large kitchen layout. Each unit is designed with minimal steps, no basements and offers spacious rooms throughout.

The exterior colors and designs are a nice blend of the nostalgic downtown community and new modern design of the Beulah Park community.

Adding these ranch style homes will be a much-added benefit to our community while offering a great new living space.

We aren't new to the Grove City area. Both my brother Kevin and I were born and raised in this community. We are lifelong members and are graduates of Grove City High School. In addition, we've raised all our kids here and it's truly a great place to be.

We founded and operated KK FERGUSON Group LLC dba K&K Builders (1990) a local construction company and are the founders and owners of KAJ Properties (2004).

We are very proud of the work we do in this community and of the properties we own here. We know in no in certain that once these projects are completed, they will be a highly desirable place to live and will always be kept pristine and a real benefit to our community.

We would encourage you to drive by and see our properties we own, have designed, and currently take care of. We have a lot of pride in this community and more pride in ownership.

Please feel free to contact us directly.

Thank You

Kevin Ferguson (614)679-4583

Kerry Ferguson (614)679-4588

Response to Preliminary Development Plan Application.

Park & Elm Street

#202311150038

First thank you very much for your feedback on the plans we have submitted. Our plan is to proceed and submit everything to your office as instructed by 12:00 pm Thursday December 21st as you have requested.

Please see numbered below a response to your questions.

1. **Zoning Text:** A example of this text as been dropped off to Dash Logan (12/15/2023) Dash is reviewing the text and we will modify as recommended or needed to fit the final approved script.
2. **Blank facades:** We are having our exterior plans on the triplex modified to better fit your request. We notice now that a large area of the rear of the building was visible from Elm Street, we are improving this. We want the finished product to look great. We want our finished product to improve our community.
3. **Materials being used:** We will be adding these to our selections.
4. **Exterior Lighting:** The lights will be updated on the resubmitted plans.
5. **Switching the Triplex to Elm and Duplex to Park Street:** Flipping the units creates an issue with cars in the driveway along Park Street, we feel those cars will hang into the sidewalk areas and disrupt the pedestrians using the sidewalks. We feel the current layout works better as this lot is oddly shaped. We did have our Architect make a site plan showing this change and left a copy of this change with Dash Logan (12/15/2023) should anyone want to review this.
6. **Changing setbacks:** This goes along with #5 above.
7. **Ensure measurements on the plans:** There were some mistakes on the plans. The Architect made several changes to the plans prior to submitting which contributed to these inconsistencies. All the numbers will be fixed and adjusted as required and resubmitted.
8. **Remove old driveway:** This drive will be removed. We would like to know if the city will contribute in part of the expenses to all the sidewalks, curbs and approach repairs it will take to redo Park Street and the Elm Street side. On the Elm Street side, we will have to rework most all of it and we are not sure why it was ever allowed to be installed this way. We feel like we must burden all these repairs to develop this lot. We would like someone from the city to look at this and let us know if there are any programs with the city to help repair / replace this. Our Architect is adjusting the plans.
9. **Trees:** We agree and are having our Architect update the plans.
10. **Mechanical screening:** We agree these should not be highly visible from the street and should be tucked away. We are making a landscape addition to the southeast corner of the triplex to help prevent these units from being seen from the roadway.
11. **Additional Tree Species:** We are having our landscape site plan updated to address this issue and yes, we agree all the trees should not be the same.
12. **Adress Finial Development Issues: (A.) Sod:** We will be installing sod over the entire lot; we are NOT planning on any seed. **(B.) Tree Planting:** Our trees will be professionally planted and installed as per your recommendations.

13. **Utility Plan:** We are adding a projected plan with our drawings to show how we are planning to install the water lines and drain lines. The exact location could be adjusted depending on final gas line's locations and electrical. AEP and Columbia gas are not as flexible as the City of Columbus Water Department.
14. **Project Narrative:** We have supplied a Narrative to Dash Logan (12/15/2023) for him to review. We can modify or change the wording to better fit the end results if or as needed.
15. **Metes and Bounds:** We will provide this. We do not have this done yet. We would like to have the zoning and building placement completed first so we can have our Survey Vendor complete this once all of that is in stone. This will include the final placement of the buildings, driveways, and porches. This will just prevent having this re-done or changed. Once this has been completed, we are happy to provide it.
16. **Materials Sheet:** We are supplying the design and will be describing the color palette but the final product selection or manufacture as not yet been selected. It will be supplied by a recognized manufacturer.
17. **Grading Plan:** Our Architect is providing a site plan showing how we are planning our final grade. We will make sure not to push water onto other homes, public walks, or roadways.
18. **City of Columbus Water:** We have spoken with them, and they have offered several ways to supply the water. We are leaning toward individual meters and a service line to each unit, not 1 supply to each building.
19. **Stormwater Management:** Our Architect is adding our projected plan for underground downspout drains installed to the city gutter curb drains as they should be on a drawing we will be submitting.
20. **Erosion and Sediment Control:** We will not have any problems making sure we control this during construction as needed.

Thank you for all your help in this matter.

Please feel free to contact us directly should you have any questions or concerns.

Kerry Ferguson (614)679-4588

Kevin Ferguson (614)679-4583

Park And Elm

Exterior Material Examples



KAJ Properties

Kevin Ferguson 614-679-4583 Kerry Ferguson 614-679-4588

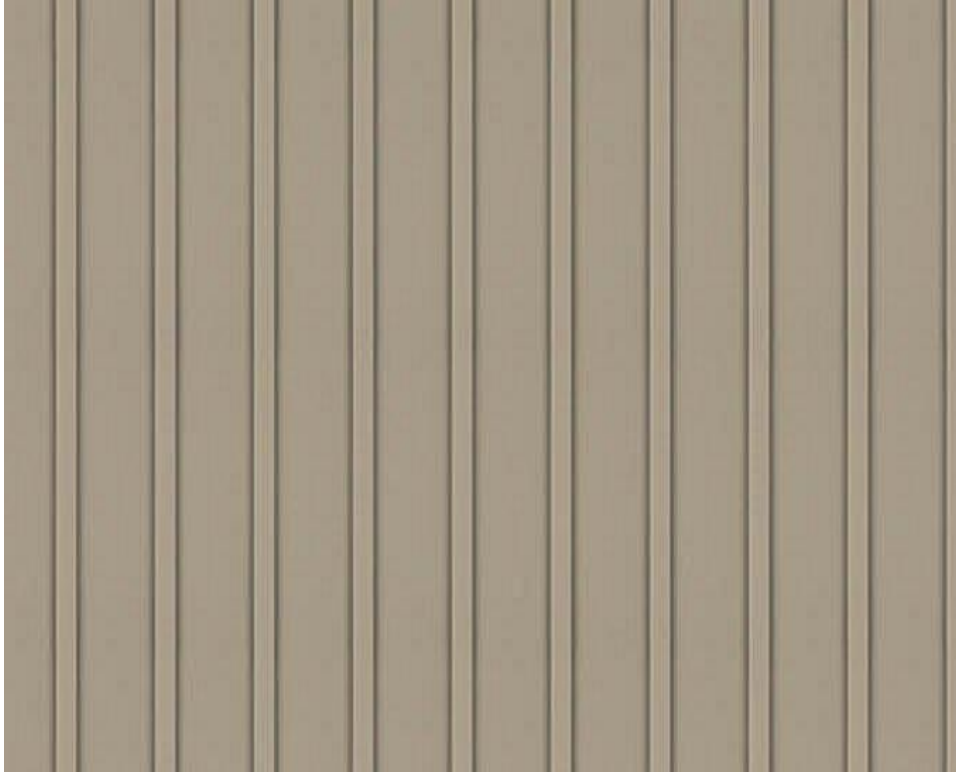
Exterior Siding double 4 ½"



Gable End Siding Vinyl Cedar Shake Option



Vertical Vinyl Board and Batten Gable Option



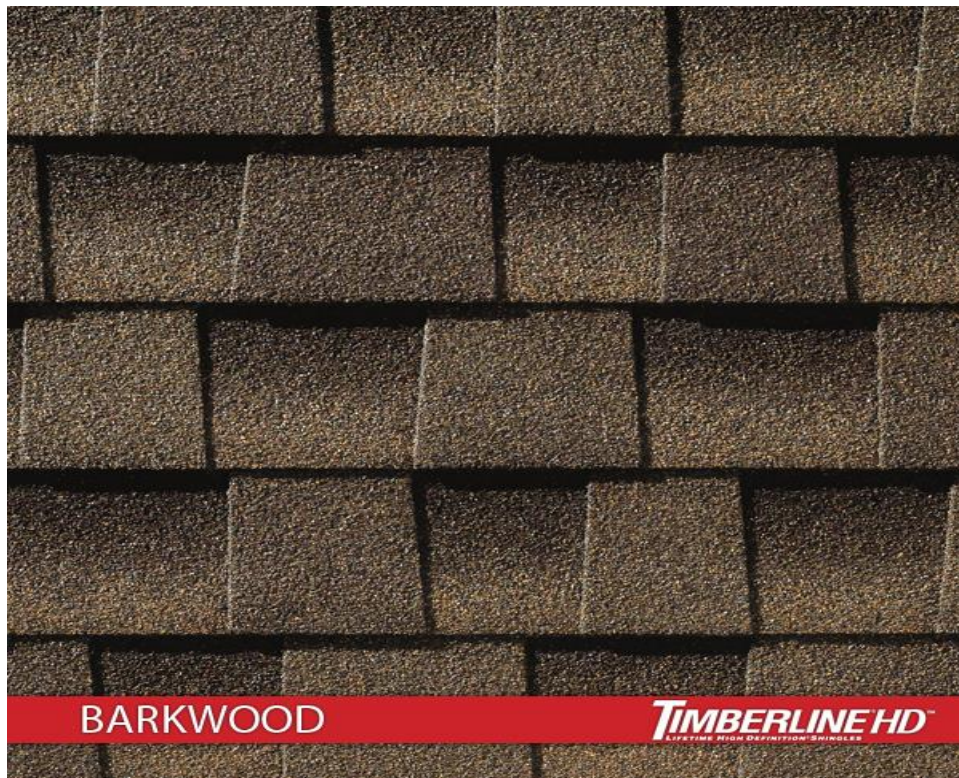
Gable End Siding Vinyl Cedar Scallop Option



Porch Beams and Post finish design



Exterior Roof Color and design



Exterior Stucco Stone



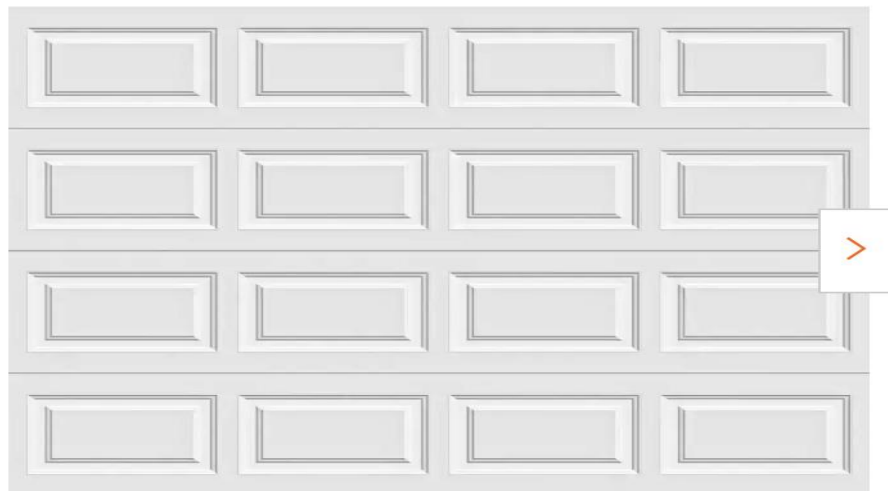
Exterior Windows and Shutters

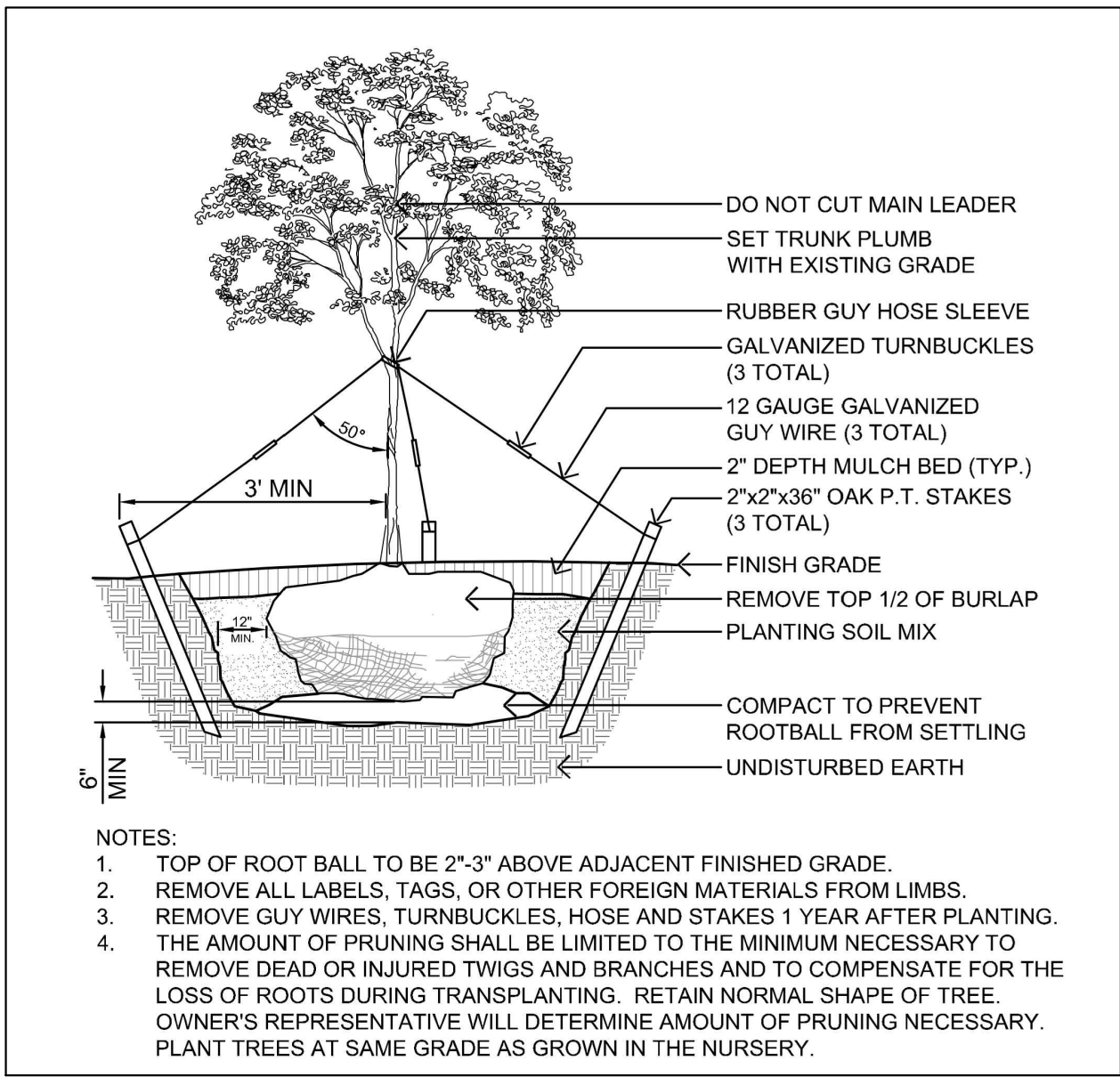


Exterior Doors

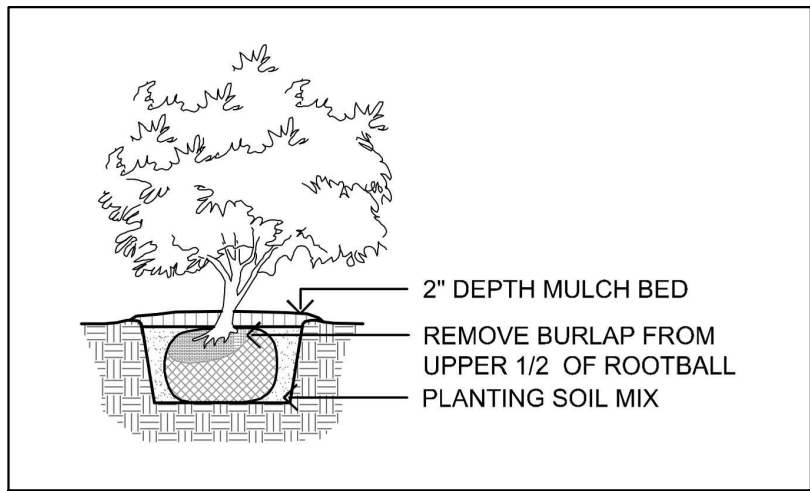


Garage Doors

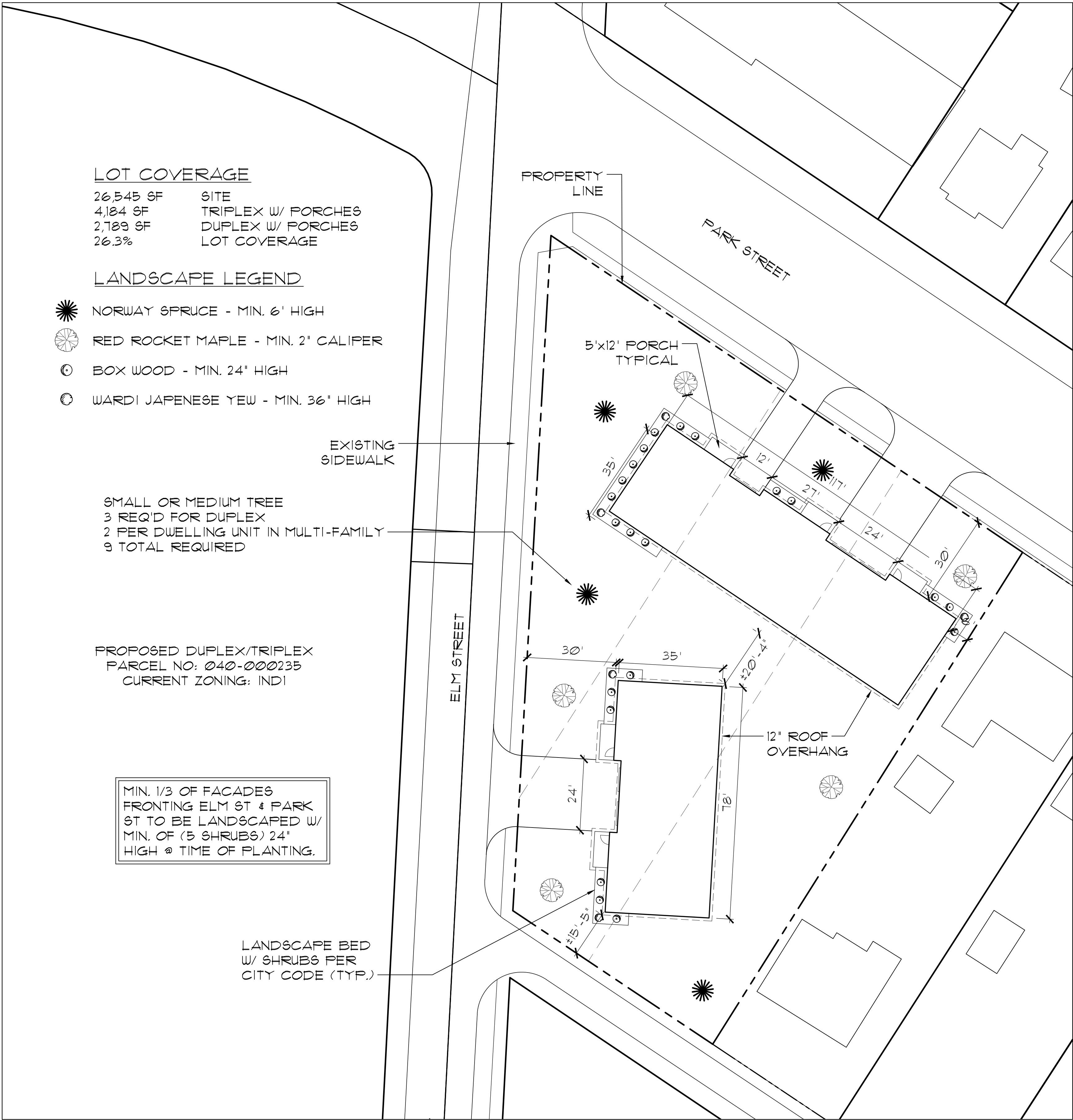


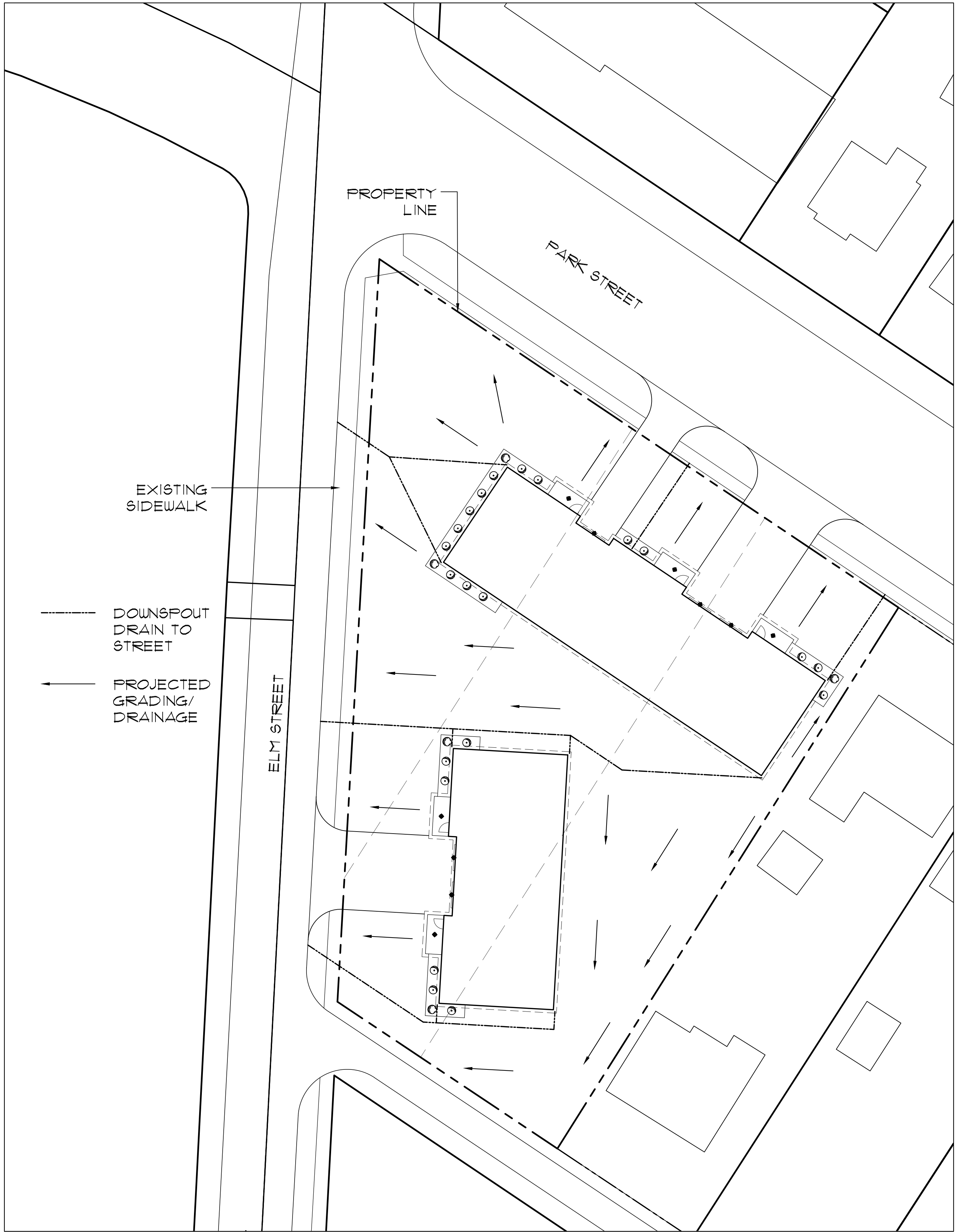
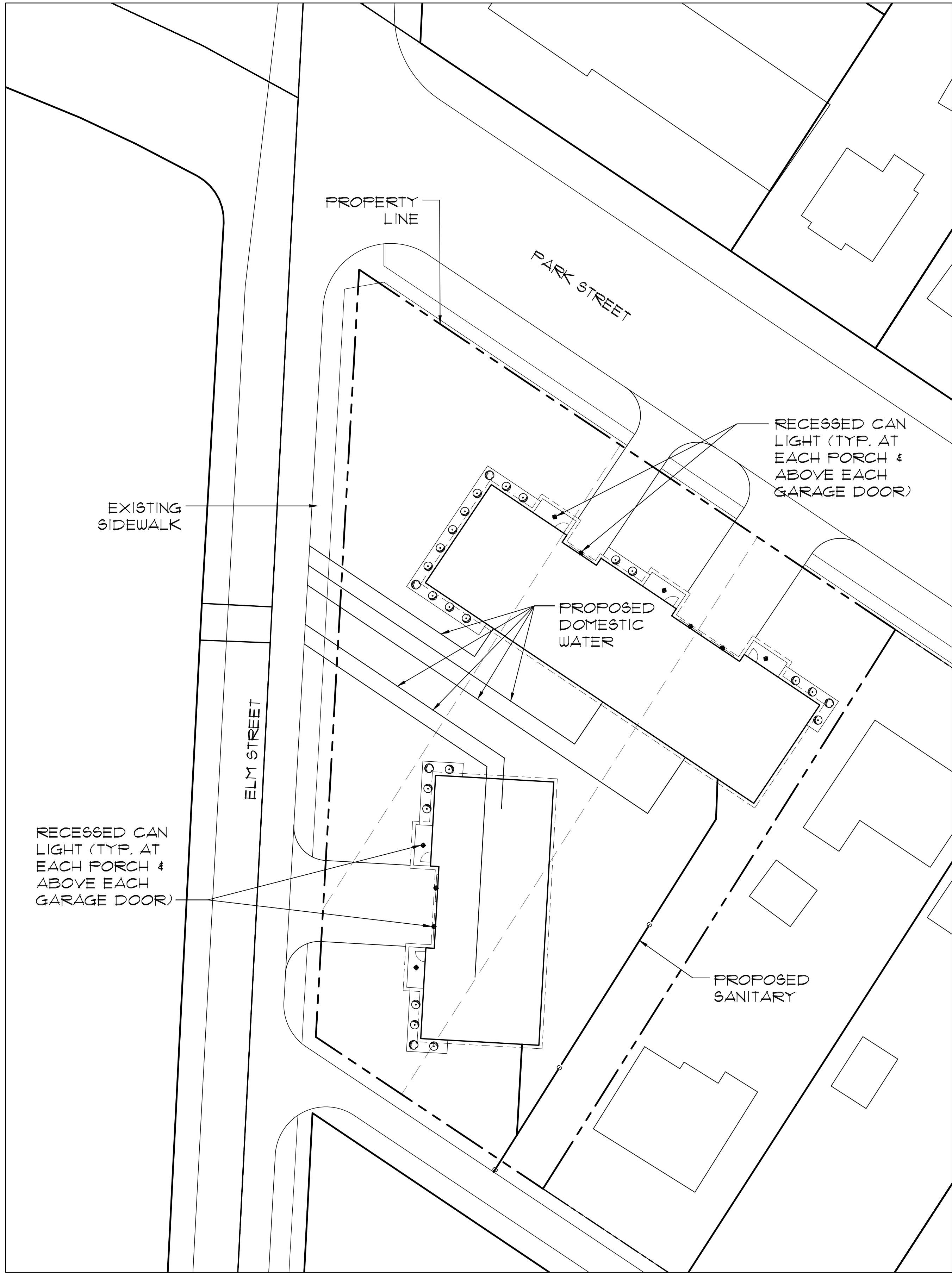


B
SPI **TREE PLANTING**
SCALE: N.T.S.



C
SPI **SHRUB PLANTING**
SCALE: N.T.S.



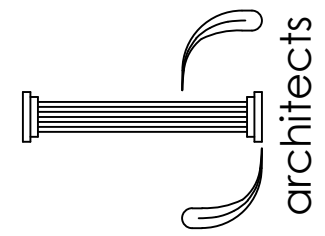


NEW RESIDENTIAL DUPLEX/TRIPLEX

PARK & ELM STREET,
GROVE CITY, OHIO 43123

JH Architects, Inc.

5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592



23042
12-18-23

SP2

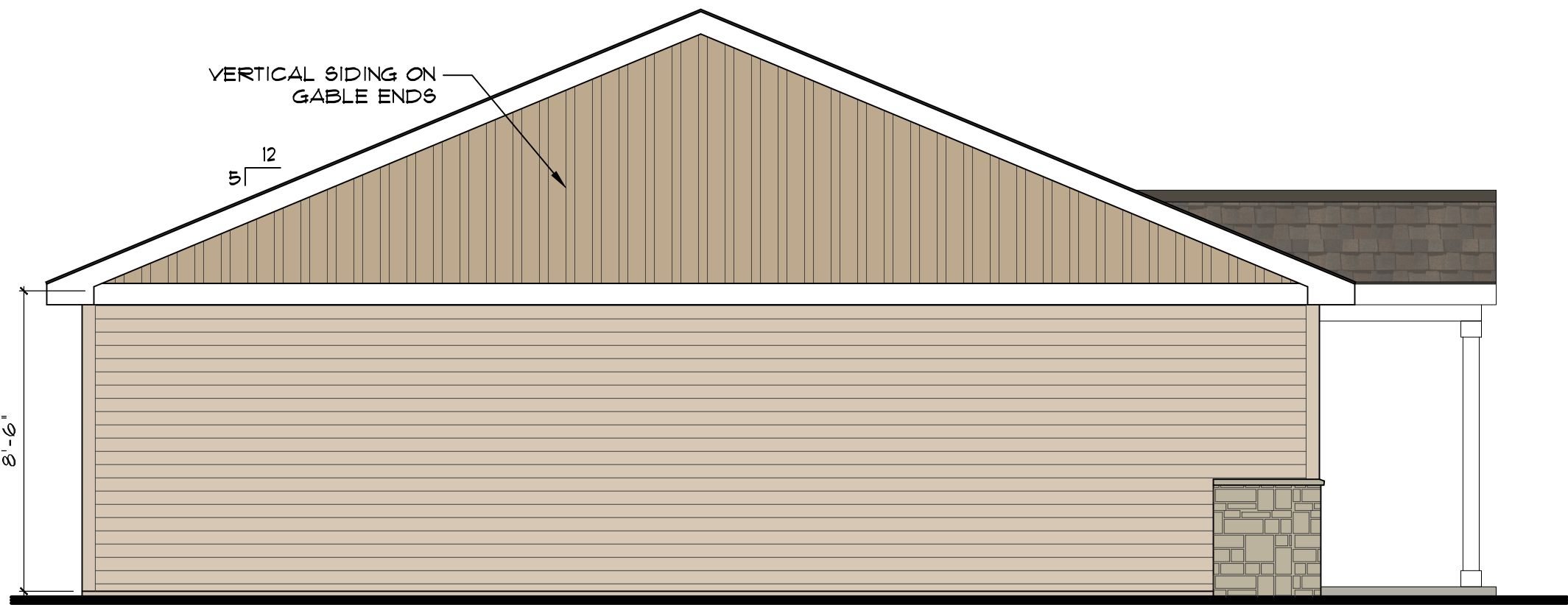
Received By:
Grove City Development
12/20/23



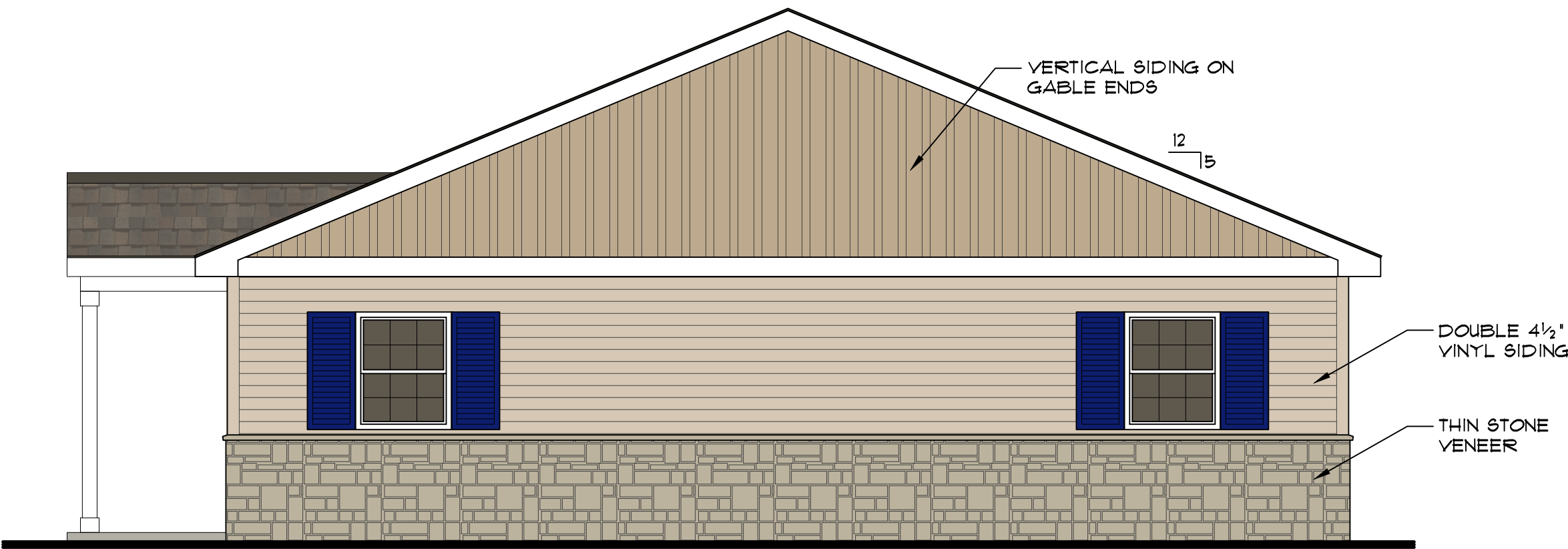
A
A2 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



B
A2 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



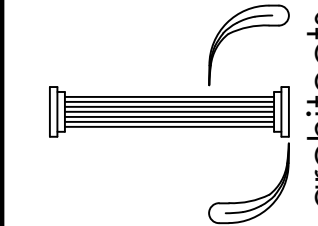
C
A2 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



D
A2 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

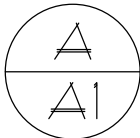
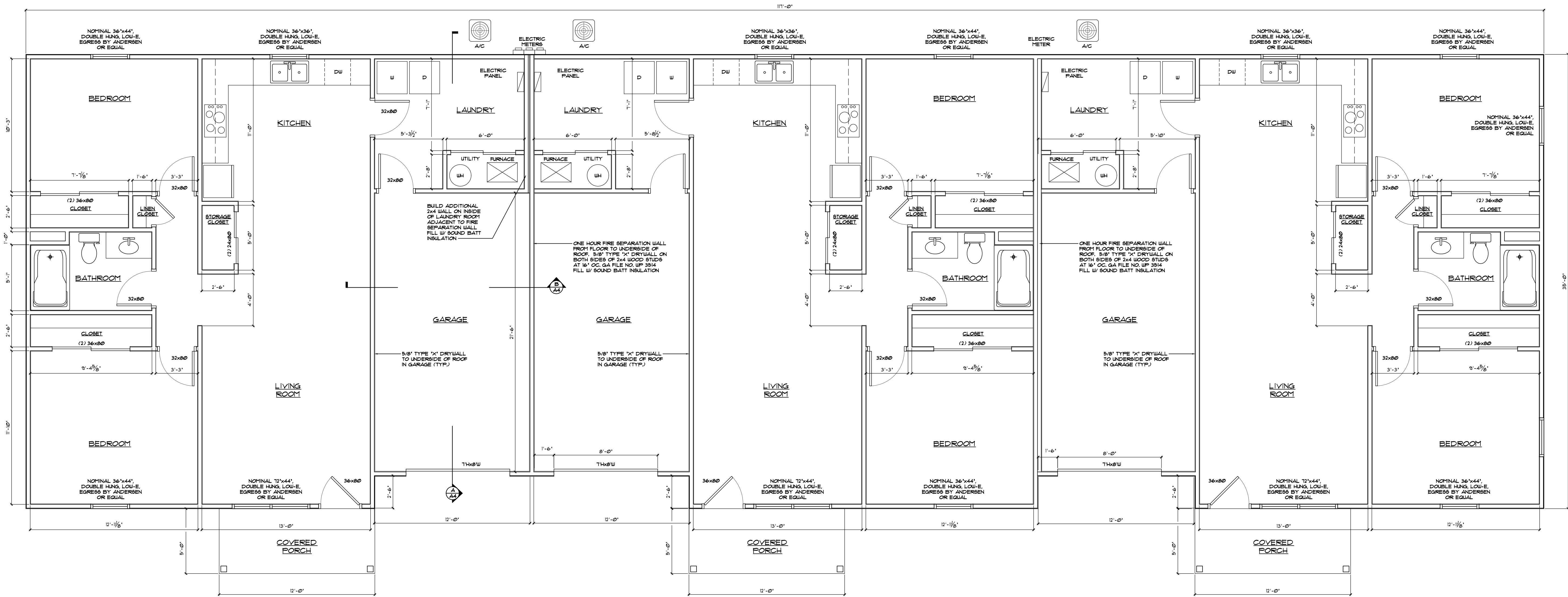
NEW RESIDENTIAL DUPLEX/TRIPLEX
PARK & ELM STREET,
GROVE CITY, OHIO 43123

JH Architects, Inc.
5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592

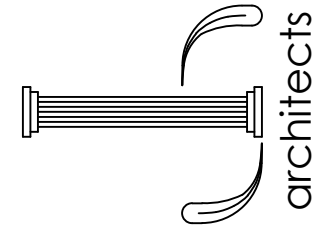


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12-18-23

A2



FLOOR PLAN
SCALE: 1/4" = 1'-0"



JH Architects, Inc.
5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592

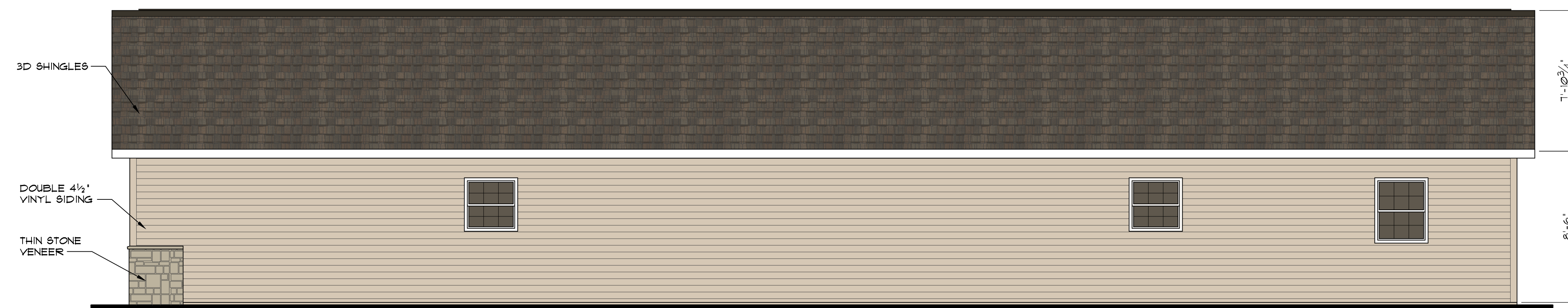
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NEW RESIDENTIAL DUPLEX/TRIPLEX
PARK & ELM STREET,
GROVE CITY, OHIO 43123

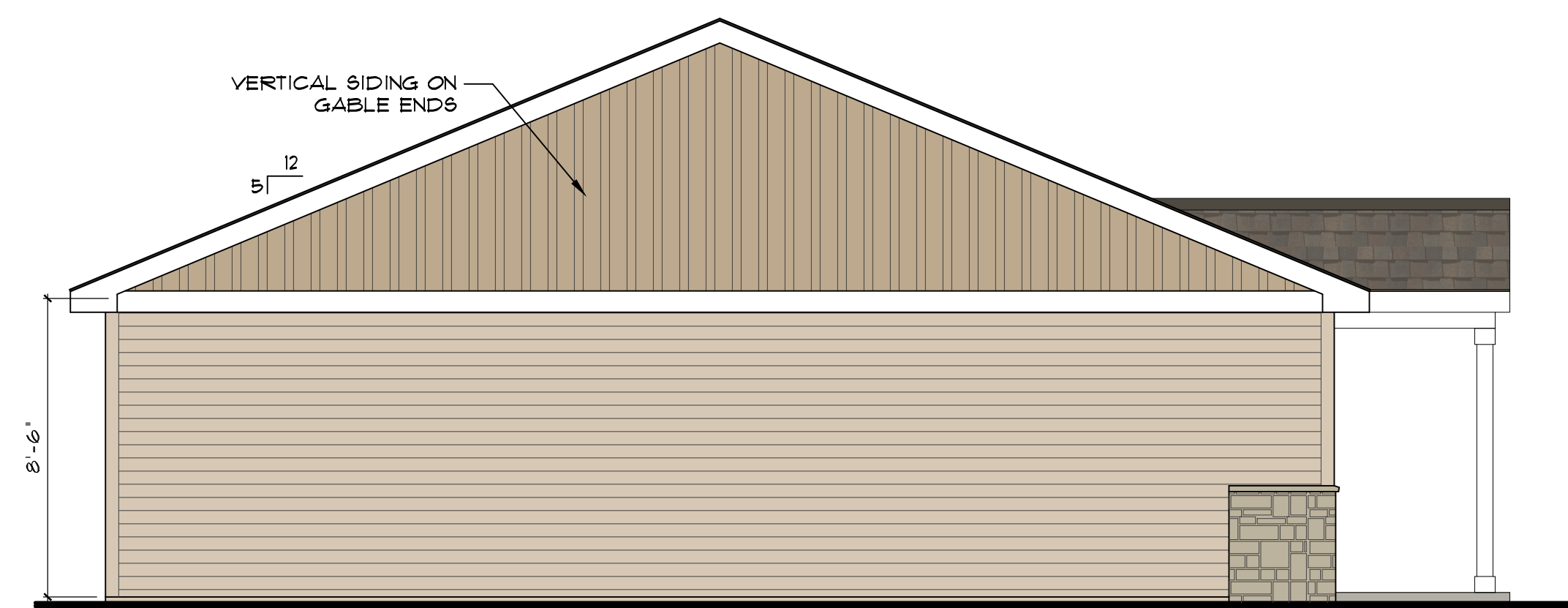
A1



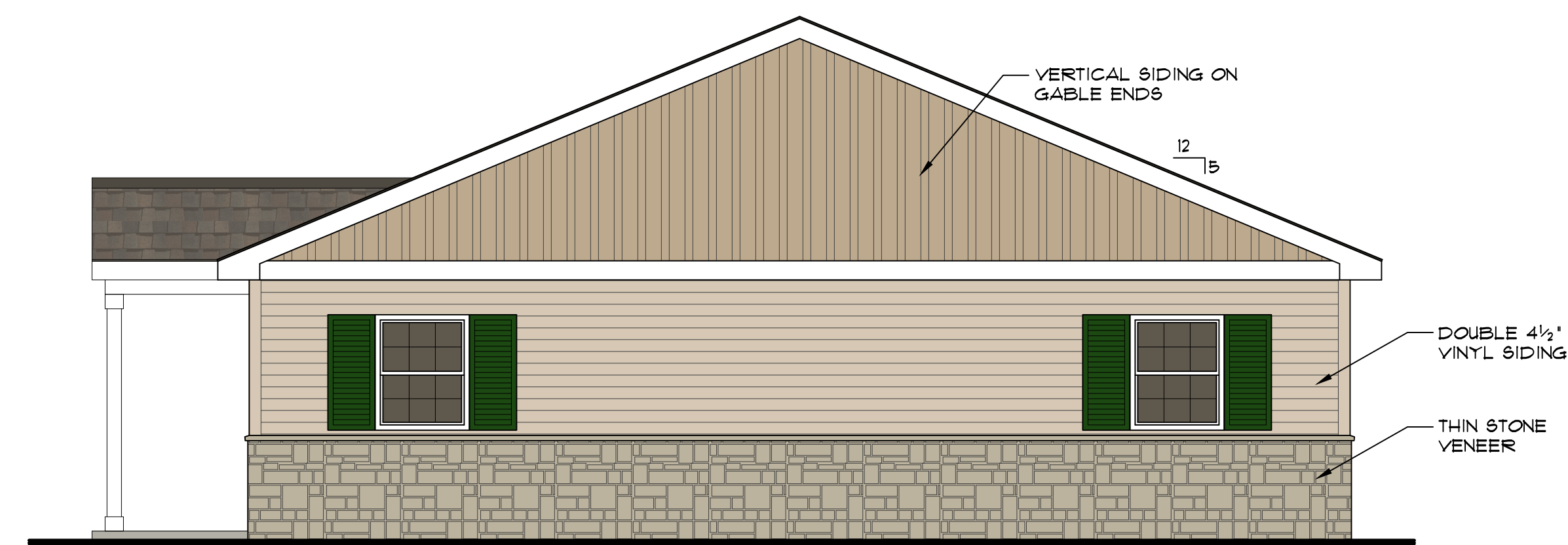
WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



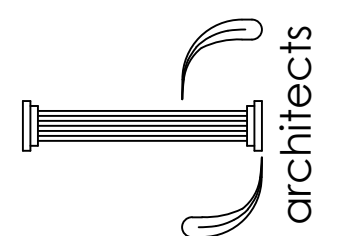
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

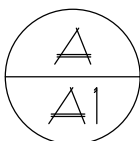
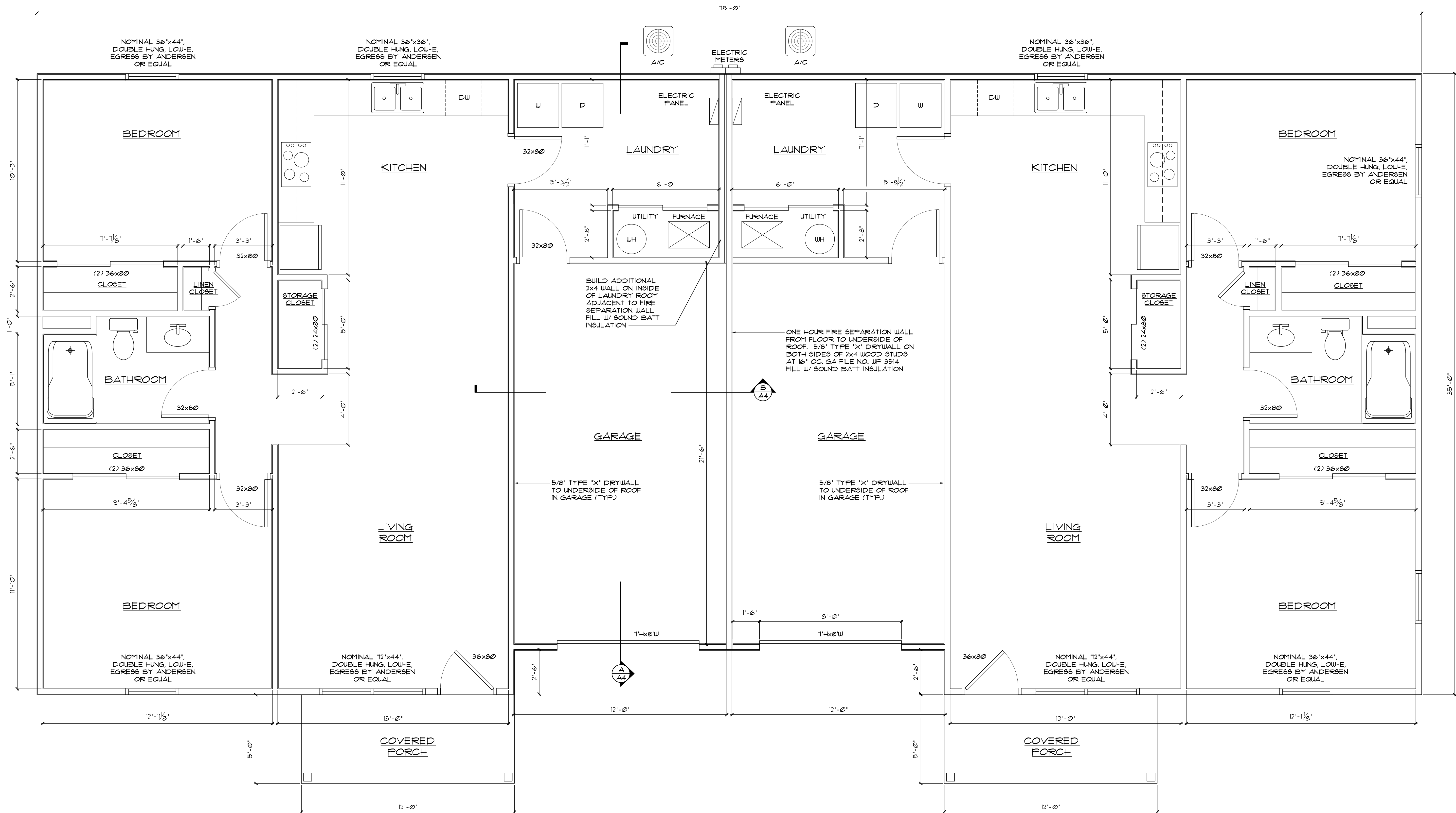
NEW RESIDENTIAL DUPLEX/TRIPLEX
PARK & ELM STREET,
GROVE CITY, OHIO 43123

JH Architects, Inc.
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614-527-7590 Fax 614-527-7592

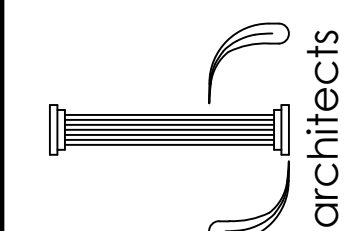
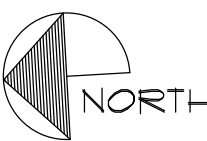


23042
12-18-23

A2



FLOOR PLAN
SCALE: 3/8" = 1'-0"



JH Architects, Inc.
5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592

23042
12-18-23

NEW RESIDENTIAL DUPLEX/TRIPLEX
PARK & ELM STREET,
GROVE CITY, OHIO 43123

A1



ITEM 4: 202306280023 – Wright Graphic Design – Final Development Plan

Site Location

Seeds Road (PID: 040-017442)

Proposal

A development plan for two 6,000 sq. ft. buildings for Wright Graphic Design.

Zoning

IND-1 (Light Industrial)

Future Land Use

Tech Flex

Property Owner

C&A Wright Properties, LLC

Applicant/Representative

Chris Wright, Wright Graphic Design

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135. 12
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with three stipulations

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4. GC2050 Analysis.....	3
5. Recommendation	5
6. Detailed History.....	6

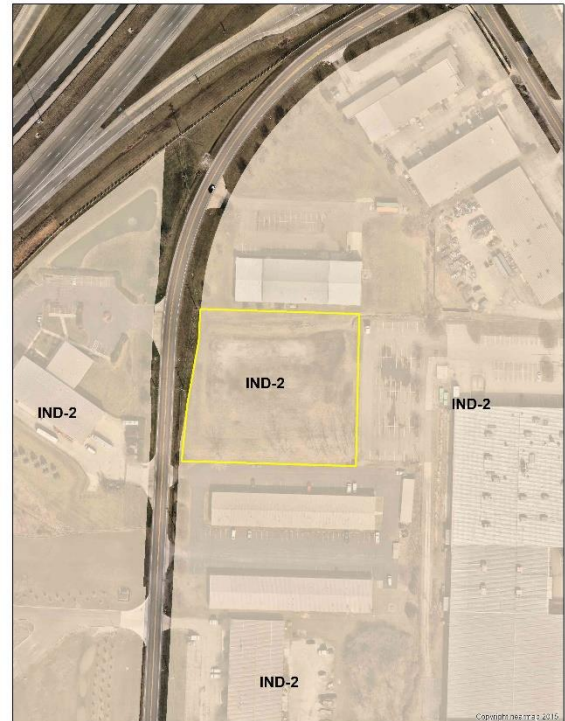
Case Manager

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

Summary

The applicant is requesting approval of a Development Plan for Wright Graphic Design on Seeds Road consisting of two 6,000-square-foot buildings and associated site improvements on 1.99 acres.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Development Plan will move forward to City Council.

1. Context Map

This property is located on the east side of Seeds Road, approximately 1,000 feet south of Enterprise Parkway (PID: 040-017442).



202306280023
Wright Graphic Design
Final Development Plan
PID: 040-017442

0 100 200 400 Feet

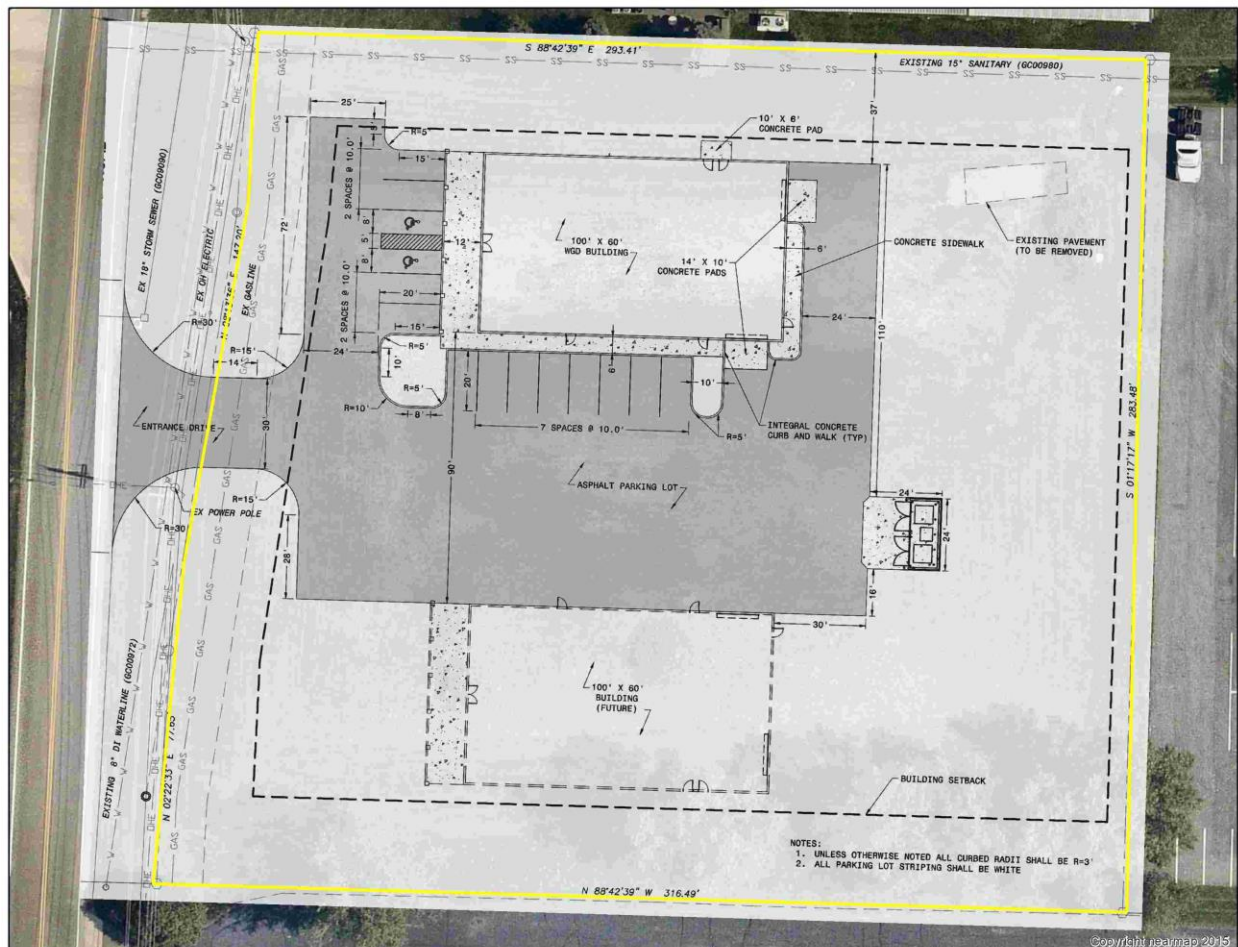


2. Analysis

The applicant is requesting approval of a Final Development Plan for two 6,000-square-foot buildings and associated site improvements on 1.99 acres on Seeds Road. The proposed development would be used for the relocation of Wright Graphic Design, a commercial printing and vehicle wrap installation company currently located at 6290 Seeds Road. Planning Commission approved a lot split of 1.99 acres at the March 8th, 2022 meeting, which established the parcel associated with this development.

The GroveCity2050 Future Land Use and Character Map designates the site as Tech Flex, which is characterized as a range of research, office, clean manufacturing, and light industrial uses, in an environment designed to foster growth with spaces that are flexible to accommodate a variety of users. The proposed development will allow for an established Grove City business to expand operations while remaining within the community.

Site Plan



The site will be accessed from a new curb cut onto Seeds Road. Upon entering the site, the primary building and parking will be located to the left, along the northern property line. A future building will be located to the south, along the southern property line, and a paved parking area is proposed between the two buildings. A total of fourteen (14) parking spaces are proposed, which are located adjacent to the northern building. Staff believe the number of spaces provided is adequate, based on conversations with the applicant and noting that parking requirements in the IND-2 district require one space for every two

employees during the largest shift. Additionally, if additional spaces are needed, the site can accommodate future spaces. A dumpster enclosure is proposed at the southeast corner of the parking area.

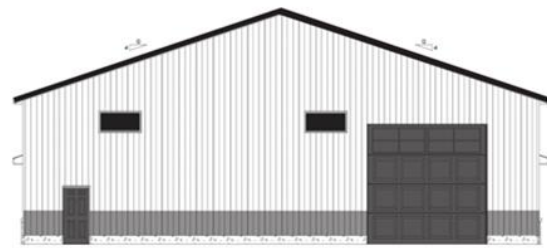
Buildings

Two 6,000-square-foot buildings are proposed on site, each measuring 60 feet by 100 feet. Materials indicate that the southern building is a future building and will be constructed later. The elevations provided show the buildings are proposed to be a maximum height of 27 feet, 6 inches, which is less than the maximum height of 35 feet permitted in the IND-2 district. The buildings will be finished primarily with metal wall panels (white and gray), with black metal roofing. A faux-stone water table (colored “gray fox”) measuring 3 feet in height is proposed on the west elevations, fronting Seeds Road, of both buildings. However, to be consistent with the finishes required on other recent area developments, this 3-foot water table should be extended along the north and south elevations, replacing the gray metal panels, as these elevations will be visible from the public right-of-way. Black anodized storefront windows and doors are proposed on the west elevations of both buildings. Black garage doors are proposed on the south and east elevations of Building 1 and the north elevation of Building 2.

Building 1 - Elevations



West Elevation



East Elevation



South Elevation

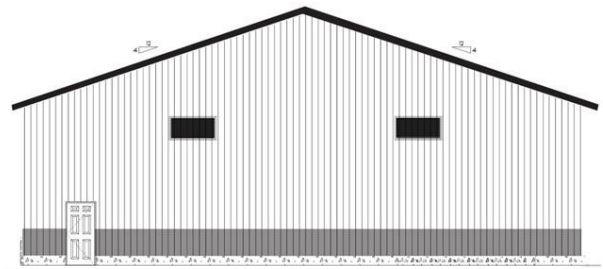


North Elevation

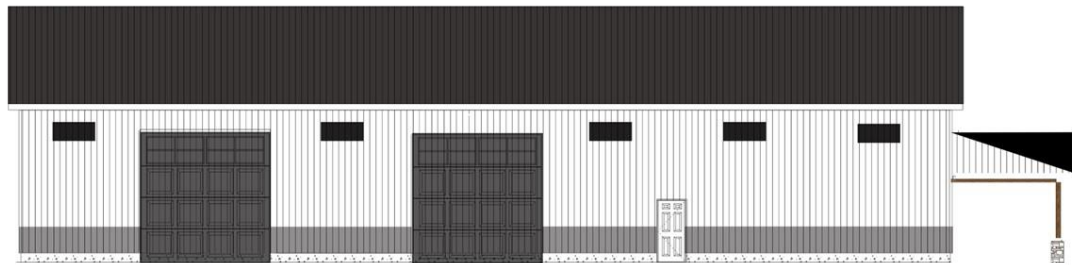
Building 2 - Elevations



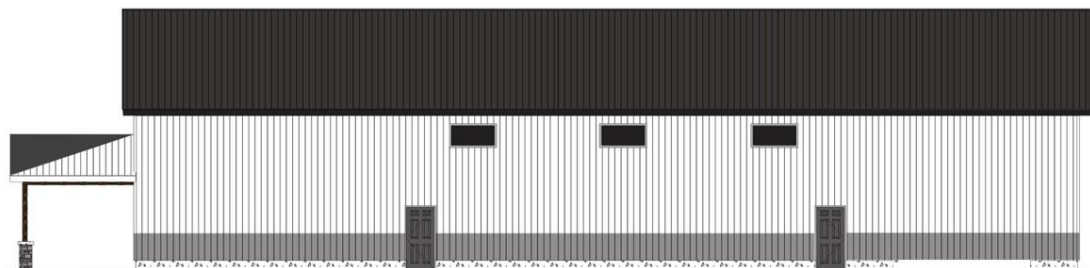
West Elevation



East Elevation



North Elevation



South Elevation

Landscaping

A landscaping plan was provided with the application materials, showing landscaping will be installed around the site in the form of parking lot screening, peninsula plantings, and a double row of 6' to 7' in height Eastern White Pines along the east property line. Perimeter building plantings are grouped along the northern elevation of the north building, and the southern elevation of the future building. Staff is supportive of the plantings being arranged in this manner, noting that the buildings will include garage doors which would make it difficult to plant the plantings along the south elevation of the north building and north elevation of the future building. Ornamental plantings are also shown to be installed in a bed along the site's entrance, where a monument sign would be located. The plantings are proposed to meet the code requirements for landscaping in the IND-1 district and will contribute to quality development.

Plans currently do not show any parking adjacent to the future southern building, however, if parking is installed later, these spaces will need to meet the parking lot screening requirements as well as including the required parking lot peninsulas and plantings.

Stormwater

Plans show that stormwater will be managed using an underground stormwater detention area to be located under the parking area between the buildings. This system will be examined in greater detail during the final engineering review to ensure the system is sized appropriately and will function as intended.

Site Lighting

Based on the materials provided, building-mounted lighting fixtures and black pole-mounted LED lighting fixtures are proposed to illuminate the site, which is compatible with fixtures used by other recent developments in the area. However, details for only one fixture type were provided, and it is not clear how the wall-mounted fixtures will be oriented when installed. To prevent additional light spill-over off-site, all fixtures should be oriented downward. While the photometric plan provided does not include footcandle numbers, per code requirements, all vehicular and pedestrian areas are to be illuminated to a minimum of 0.5 footcandles.

3. GroveCity2050 Guiding Principles Analysis

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

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

Finding is Met: The proposed facility will not detract from the city's small-town character and will allow for the relocation and expansion of a long-time Grove City business, which will help retain the existing employees while allowing for the potential for additional positions.

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

Finding Can Be Met: The proposed buildings utilize high-quality materials which when combined with the proposed site landscaping will create an attractive development. However, to be consistent with other recent area developments, the proposed water table should be extended along the north and south building facades as they are visible from the public right-of-way.

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

Finding Not Applicable: No changes are proposed to the area transportation network as a part of this application.

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

Finding is Met: The proposed development is within an existing industrial corridor and is designed to be compatible with the area. Materials show that the existing "naturalized area" along the south property line will remain.

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

Finding is Met: The proposed facility will create 5 new full-time positions while allowing for the expansion of a local business. Additionally, the development is not anticipated to add an undue burden on city infrastructure.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations:

1. The 3-foot faux stone water table shall be extended along the north and south elevations where visible from the public right-of-way.
2. All vehicular and pedestrian areas shall be illuminated to a minimum of 0.5 footcandles.
3. All lighting fixtures shall be oriented in downward direction to reduce light spill-over off-site.

6. Detailed History

2022

Planning Commission approved a lot split of 1.9 acres out of a 2.29-acre tract of land at the March 8th, 2022 Meeting. This split established the parcel associated with this development.



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: Wright Graphic Design Project

PROJECT LOCATION: Seeds Rd, Grove City

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005815-00 040-017442 ACREAGE AFFECTED BY THIS APPLICATION: 1.97

EXISTING ZONING: Zoned IND-1 EXISTING LAND USE: Vacant

PROPOSED ZONING: Zoned IND-1 PROPOSED LAND USE: New Build

FUTURE LAND USE DESIGNATION: New office/warehouse building

PROPERTY OWNER INFORMATION

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

C&A Wright Properties, LLC 1163 PO Box

Grove City, Ohio 43123

Name Address City, State, Zip

614-736-8606 614-539-4467 Chris@WrightGraphicDesign.com

Phone Fax Email

APPLICANT INFORMATION

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

Chris Wright

Owner

C&A Wright Properties, LLC

Name Title Company / Organization

1163 PO Box Grove City, Ohio 43123

Address City, State, Zip

614-736-8606 614-539-4467 Chris@WrightGraphicDesign.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.

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:

6-28-23

RECEIVED BY:

T. Ellis

PAYMENT AMOUNT:

\$1849.75

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

004997

PROJECT ID NUMBER:

202306280023

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Wright Graphic Design Project

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

ACREAGE DISTURBED: 1.97 TOTAL FLOOR AREA: 6,000 sq

NUMBER OF BUILDINGS: 2 BUILDING HEIGHT: 26.6 ft

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 5

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

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

I Chris Wright, the current property owner hereby authorize the applicant C&A Wright Properties, LLC to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: _____ Date: 6-28-23

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 28 day of June

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Chris Wright, 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: 6-28-23

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 28 day of June, 2023

Brittany Seebach
Official Seal and Signature of Notary



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

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:	\$ 1549.75
Total Submittal Fee:	\$ 1849.75

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.



Received By:
Grove City Development
12/14/23

Project Summary

C & A Wright Properties LLC is proposing the following building plans for a new operations center for Wright Graphic Design, a local commercial printing and vehicle wrap installation service company that has been operating in Grove City for over 20 years.

The project, located just north of their current location at 6290 Seeds Road, on parcel 040-005815-00, consists of a 6,000 square foot, flex-space building which will house thier offices and warehouse space. A second 6,000 square foot warehouse building is planned on the same property, after the main operations center is completed.



FL5-SERIES FLOOD & AREA LIGHT

The FL5-Series Flood Light represents our entry into specification grade exterior lighting. Finished in black, its sleek design and larger housing size provides an attractive look, especially when mounted on poles. Offering a wide range of mounting options, lumen packages, IES beam distribution patterns, and integrated controls, they will allow you to achieve any design requirement.

HIGHLIGHTS

- Up to 135 lm/W
- 80+ CRI
- 0-10V dimming
- Die-cast aluminum
- Durable polycarbonate lens
- Low-profile and versatile light-weight design
- Flicker-free
- Designed to work in -40°C/-40°F environments
- Pre-installed 3 foot whip for easy installations
- Easily mounts to a wall, pole, tenon or flat surface
- Surge protection included
- Backed by our worry-free 10 year warranty

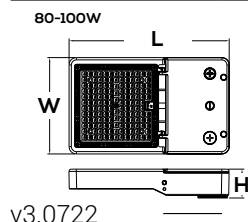
Model #	FL5-1504T5-1
Type	Pole Light Head
Project	Wright Graphic Design
Date	11/03/2023



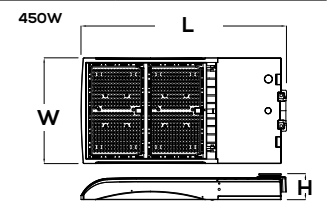
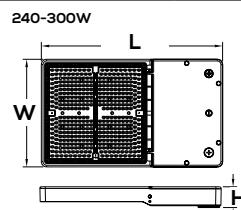
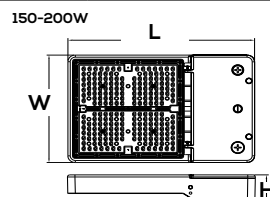
APPLICATIONS

Designed for building perimeters, walkways, landscapes and various other specification grade exterior lighting.

DIMENSIONS					
VOLTAGE (V)	POWER (W)	L (inches/mm)	W (inches/mm)	H (inches/mm)	WEIGHT (kg/lbs)
120-277 / 120-347	80	13 3/4" (349 mm)	8 1/4" (210 mm)	2 1/12" (63 mm)	2.9 kg / 6.4 lbs
	100				3.1 kg / 6.8 lbs
	150	15 3/4" (400 mm)	10 3/16" (210 mm)	2 1/12" (63 mm)	3.7 kg / 8.2 lbs
	200		10 3/16" (258 mm)		3.9 kg / 8.6 lbs
	240	21 1/2" (546 mm)	12 7/8" (327 mm)	2 1/2" (63 mm)	5.8 kg / 12.8 lbs
	300				6.0 kg / 13.2 lbs
	450	25 1/2" (647 mm)	13" (331 mm)	3 1/4" (82 mm)	9.3 kg / 20.5 lbs



v3.0722



EIKOPREMISE.COM

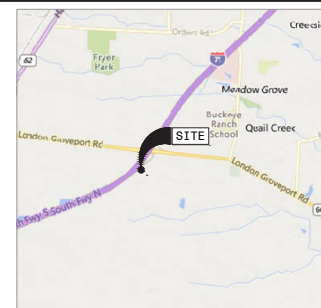
FINAL DEVELOPMENT PLAN

WRIGHT GRAPHIC DESIGN

BUILDING DEVELOPMENT

6290 SEEDS ROAD
FRANKLIN COUNTY
GROVE CITY, OHIO 43123

Received By:
Grove City Development
12/14/23



SITE LOCATION MAP
NOT TO SCALE

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN 100-YEAR FLOOD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3904020400K, WITH AN EFFECTIVE DATE OF JUNE 17, 2009, IN FRANKLIN COUNTY, OHIO.

SURVEY

1. SURVEY INFORMATION IS SHOWN FROM A BOUNDARY/TOPO SURVEY PROVIDED ELECTRONICALLY BY COTTRILL SURVEYING, INC. DATED FEBRUARY 2022.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINES SHOWN.

SITE DATA TABLE

TOTAL SITE AREA	2.00 ACRES
TOTAL DISTURBED AREA	0.92 ACRES
PRE-DEVELOPED IMPERVIOUS	0.00 ACRES
POST-DEVELOPED IMPERVIOUS	0.85 ACRES
CRITICAL STORM	50-YEAR
BUILDING AREA	5,810 SF

DEVELOPER

WRIGHT GRAPHIC DESIGN LLC
6290 SEEDS ROAD
GROVE CITY, OH 43123
CONTACT: CHRIS WRIGHT
EMAIL: CHRIS@WRIGHTGRAPHICDESIGN.COM
PHONE: 614-359-4466

ENGINEER

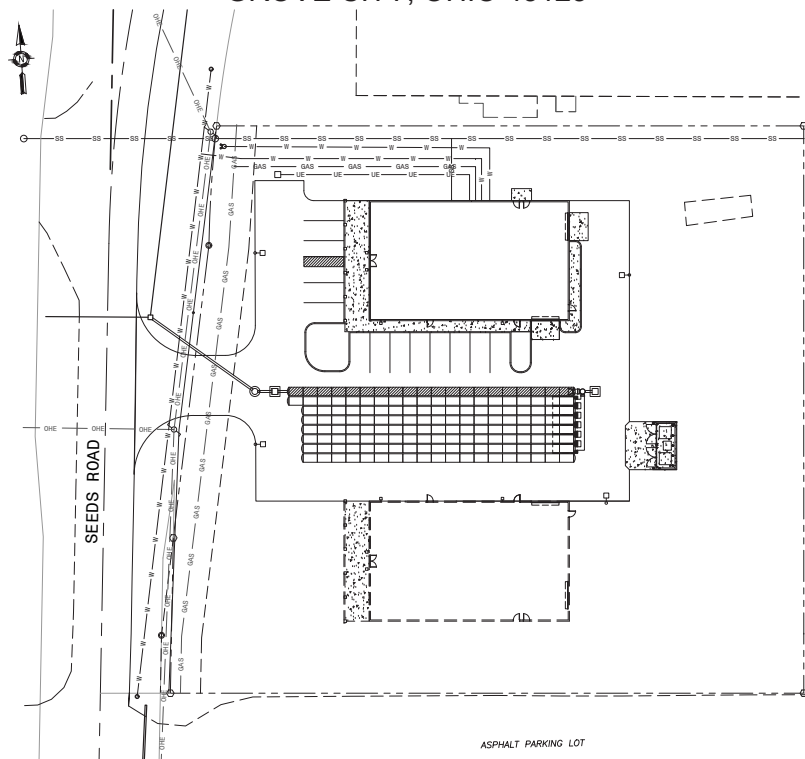
SITE ENGINEERING SOLUTIONS
3967 MAPLE GROVE ROAD
MARION, OH 43002
CONTACT: JEFF SHELTER
EMAIL: JEFF@SITEENGINEERING.COM
PHONE: 614-552-4365

STANDARD REFERENCE DRAWINGS

THE REFERENCE DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF:

CITY OF GROVE CITY STANDARD CONSTRUCTION DRAWINGS (2022)

DRAWING NUMBER:	DESCRIPTION:
C-GC-3	PRECAST CONCRETE MANHOLE
C-GC-4	STANDARD CATCH BASIN
C-GC-19	FRAME & GRATE FOR DITCH AND SURFACE INLET
C-GC-22	TYPICAL RISER AND CLEANOUT
C-GC-23	PIPE ENDWALL
C-GC-26	TYPICAL TRENCH SECTIONS WITH TYPE 1 BEDDING
C-GC-42A	COMMERCIAL DRIVEWAY APPROACH
C-GC-58	STRAIGHT 18" CONCRETE CURB
C-GC-76A	TEMPORARY RISER PIPE
C-GC-37	TYPICAL SANITARY SERVICE CONNECTIONS AND RISER
C-GC-43DW	ADA CURB RAMP DETECTABLE WARNING SURFACE
C-GC-46A	TYPICAL SIDEWALK DETAIL
C-GC-71A	THE DANDY BAG OR EQUIVALENT
C-GC-74	LINEAR SEDIMENT BARRIERS DETAIL
C-GC-75A	STABILIZED CONSTRUCTION ENTRANCE
C-GC-77	SEDIMENT & EROSION CONTROL GENERAL NOTES
C-GC-81	BOLLARD INSTALLATION



INDEX MAP
SCALE: 1"=30'

SHEET TITLE

TITLE SHEET
SITE PLAN
SITE UTILITY PLAN
GRADING AND DRAINAGE PLAN
CIVIL DETAILS
PHOTOMETRIC PLAN
FIRE APPARATUS MANEUVERABILITY EXHIBIT

SHEET NO.

C-1
C-2
C-3
C-4
C-5
C-6
V-1

CITY OF GROVE CITY APPROVALS

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

CITY ADMINISTRATOR
CITY OF GROVE CITY, OHIO

DATE

DIRECTOR OF PUBLIC SERVICE
CITY OF GROVE CITY, OHIO

DATE

REVIEW FOR THE CITY OF GROVE CITY, OHIO

DATE

FIRE CHIEF
JACKSON TOWNSHIP, OHIO

DATE



3967 Maple Grove Road
Marion, Ohio 43102
Phone: (614) 552-4365
www.siteengsolutions.com

WRIGHT GRAPHIC DESIGN
BUILDING DEVELOPMENT
6290 SEEDS ROAD
FRANKLIN COUNTY
GROVE CITY, OH

CHRIS
WRIGHT

6290 SEEDS ROAD
GROVE CITY, OH 43123

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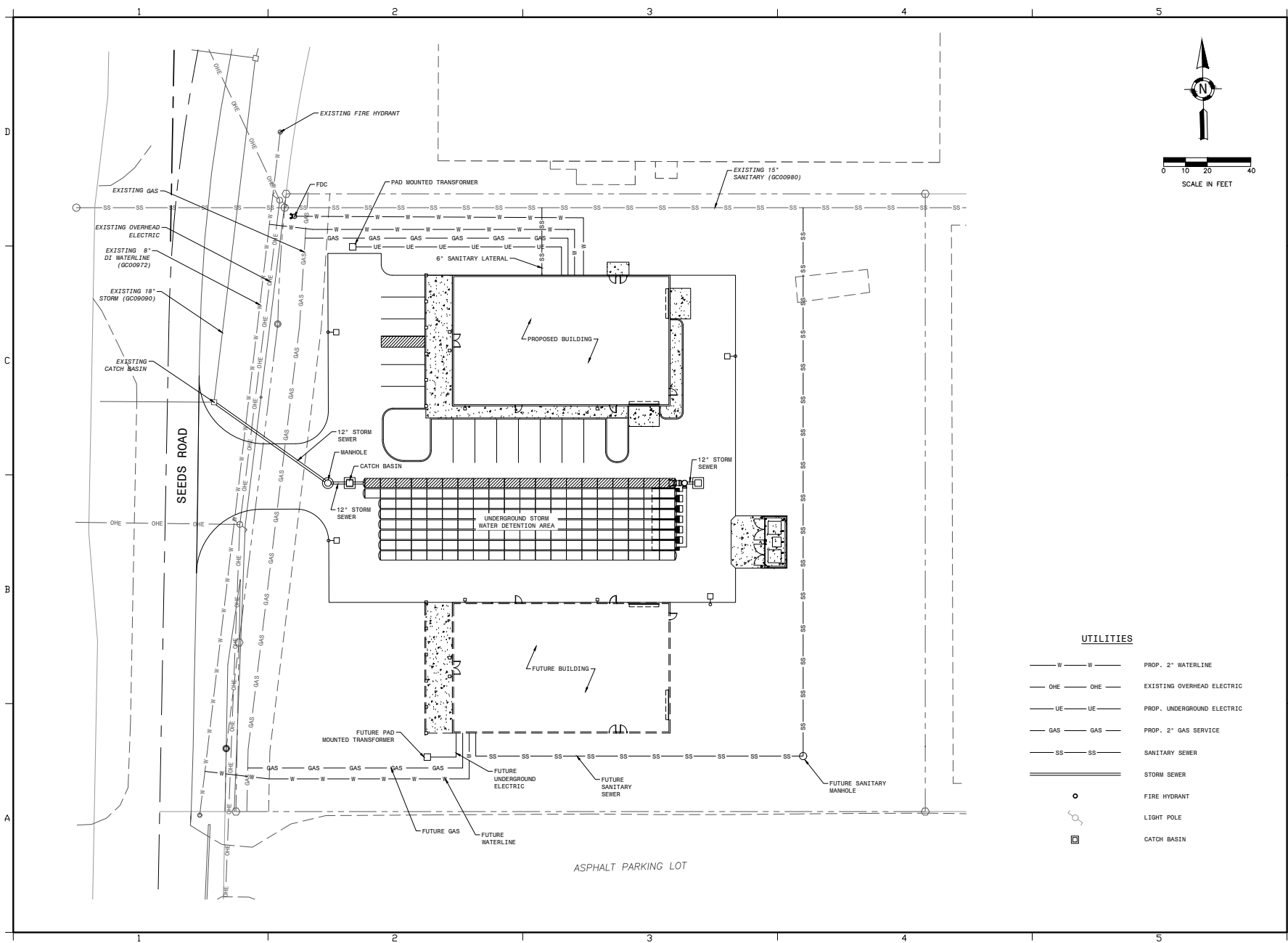
Mark	Description	Date

Project No.: 22-13
Plot Date: 10/16/2023
Layout By: SEK
Drawn By: SEK
Scale: AS NOTED
Issue Date: OCTOBER 2023

TITLE SHEET

1 OF 7

C-1



**WRIGHT GRAPHIC DESIGN
 BUILDING DEVELOPMENT**
**6290 SEEDS ROAD
 FRANKLIN COUNTY
 GROVE CITY, OH**

**CHRIS
 WRIGHT**

6290 SEEDS ROAD
 GROVE CITY, OH 43123

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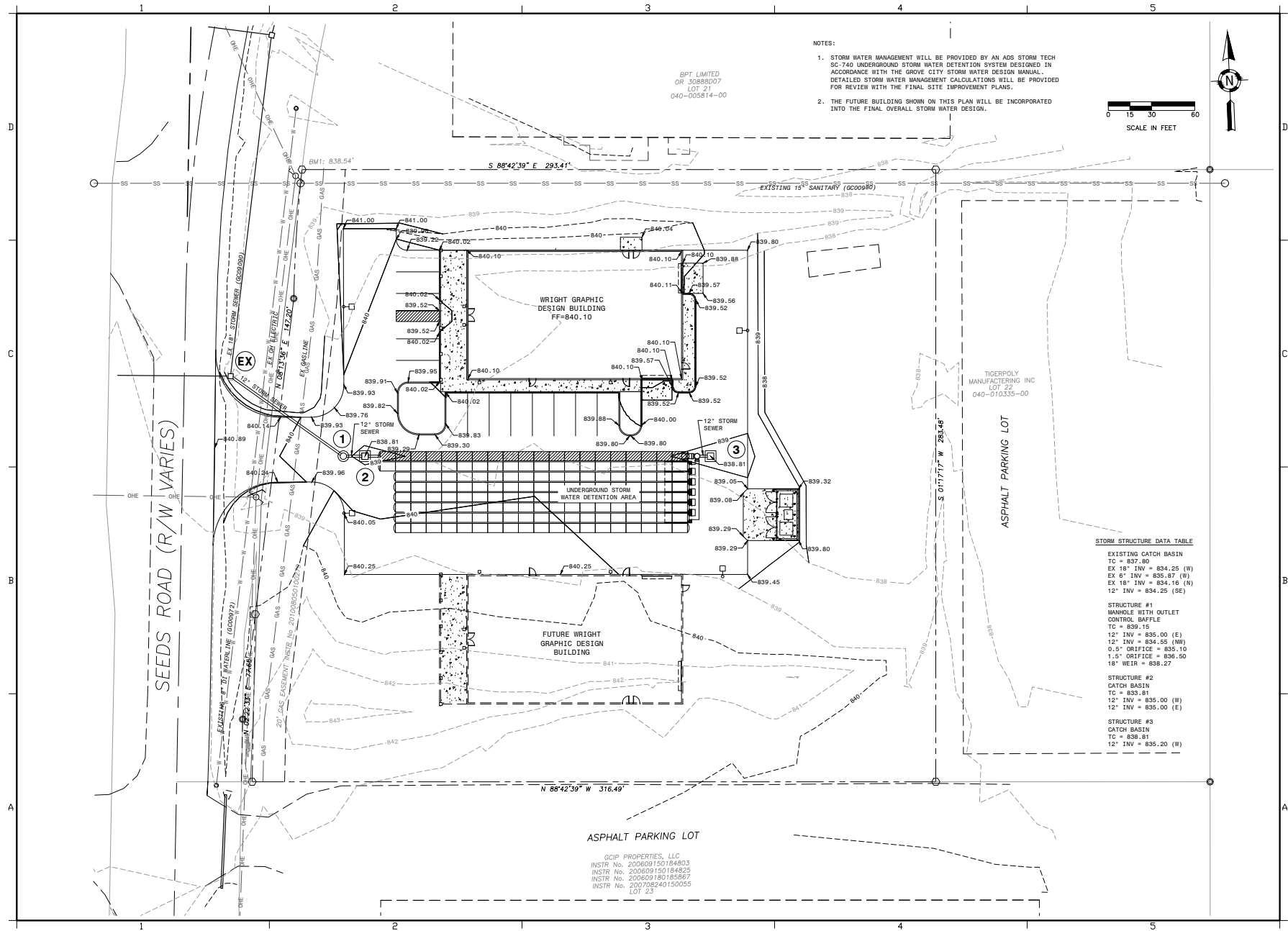
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Mark	Description	Date

Project No.:	22-13
Plot Date:	10/16/2023
Layout By:	SEK
Drawn By:	SEK
Scale:	AS NOTED
Issue Date:	OCTOBER 2023

**UTILITY
 PLAN**



BPT LIMITED
OR 30888007
LOT 21
040-008814-00

- NOTES:
1. STORM WATER MANAGEMENT WILL BE PROVIDED BY AN ADS STORM TECH SC-740 UNDERGROUND STORM WATER DETENTION SYSTEM DESIGNED IN ACCORDANCE WITH THE GROVE CITY STORM WATER DESIGN MANUAL. DETAILED STORM WATER MANAGEMENT CALCULATIONS WILL BE PROVIDED FOR REVIEW WITH THE FINAL SITE IMPROVEMENT PLANS.
 2. THE FUTURE BUILDING SHOWN ON THIS PLAN WILL BE INCORPORATED INTO THE FINAL OVERALL STORM WATER DESIGN.

0 15 30 60
SCALE IN FEET



Site Engineering Solutions
3967 Maple Grove Road
Marion, Ohio 43022
Phone: (614) 502-4365
www.steengsolutions.com

**WRIGHT GRAPHIC DESIGN
BUILDING DEVELOPMENT**
**6290 SEEDS ROAD
FRANKLIN COUNTY
GROVE CITY, OH**

**CHRIS
WRIGHT**

6290 SEEDS ROAD
GROVE CITY, OH 43123

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Mark	Description	Date

Project No.: 22-13
Plot Date: 10/16/2023
Layout By: SEK
Drawn By: SEK
Scale: AS NOTED
Issue Date: OCTOBER 2023

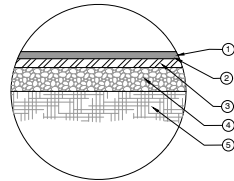
GRADING AND
DRAINAGE PLAN

4 OF 7

C-4

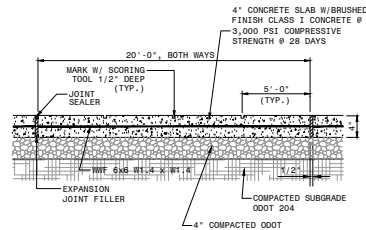
GCP PROPERTIES, LLC
INSTR No. 200609150184803
INSTR No. 200609150184825
INSTR No. 200609180185867
INSTR No. 200708240150055
LOT 23

STORM STRUCTURE DATA TABLE	
EXISTING CATCH BASIN	
TC =	837.80
EX 18" INV =	834.25 (W)
EX 6" INV =	835.87 (W)
EX 18" INV =	834.16 (N)
12" INV =	834.25 (SE)
STRUCTURE #1	
MANHOLE WITH OUTLET	
CONTROL BAFFLE	
TC =	836.15
12" INV =	835.00 (E)
12" INV =	834.55 (NW)
0.5" ORIFICE =	835.10
1.5" ORIFICE =	836.50
18" WEIR =	836.27
STRUCTURE #2	
CATCH BASIN	
TC =	833.81
12" INV =	835.00 (W)
12" INV =	835.00 (E)
STRUCTURE #3	
CATCH BASIN	
TC =	838.81
12" INV =	835.20 (W)

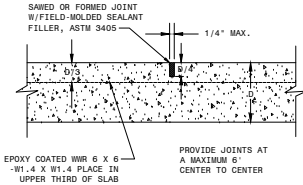


- 1 ODOT ITEM 441, 1 1/2" ASPHALT CONCRETE SURFACE, TYPE 1, (448) PG 64-22
- 2 ODOT ITEM 407, TACK COAT (0.05 GAL/SQ.YD.)
- 3 ODOT ITEM 301, 3" ASPHALT CONCRETE BASE
- 4 ODOT ITEM 304, 6" AGGREGATE BASE (COMPACT IN 3" LIFTS)
- 5 ODOT ITEM 204, SUBGRADE COMPACTION WITH ACCEPTABLE PROOF ROLL

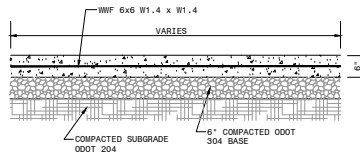
1 ASPHALT PAVING SECTION
SCALE: N.T.S.



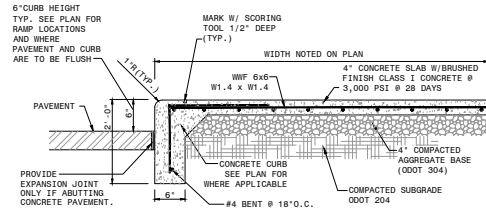
2 CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



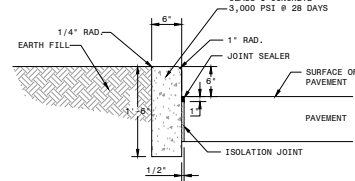
3 CONTROL JOINT DETAIL (CJ) - STANDARD DUTY
SCALE: N.T.S.



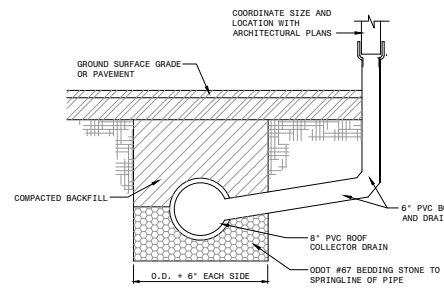
4 DUMPSTER PAD DETAIL
SCALE: N.T.S.



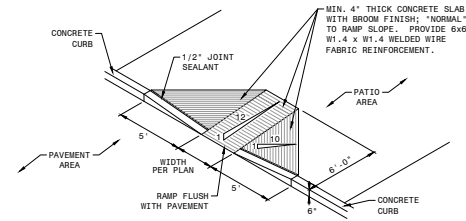
5 INTEGRAL CONCRETE CURB AND WALK DETAIL
SCALE: N.T.S.



6 18" CONCRETE CURB DETAIL
SCALE: N.T.S.



7 DOWNSPOUT COLLECTOR BOOT DETAIL
SCALE: N.T.S.

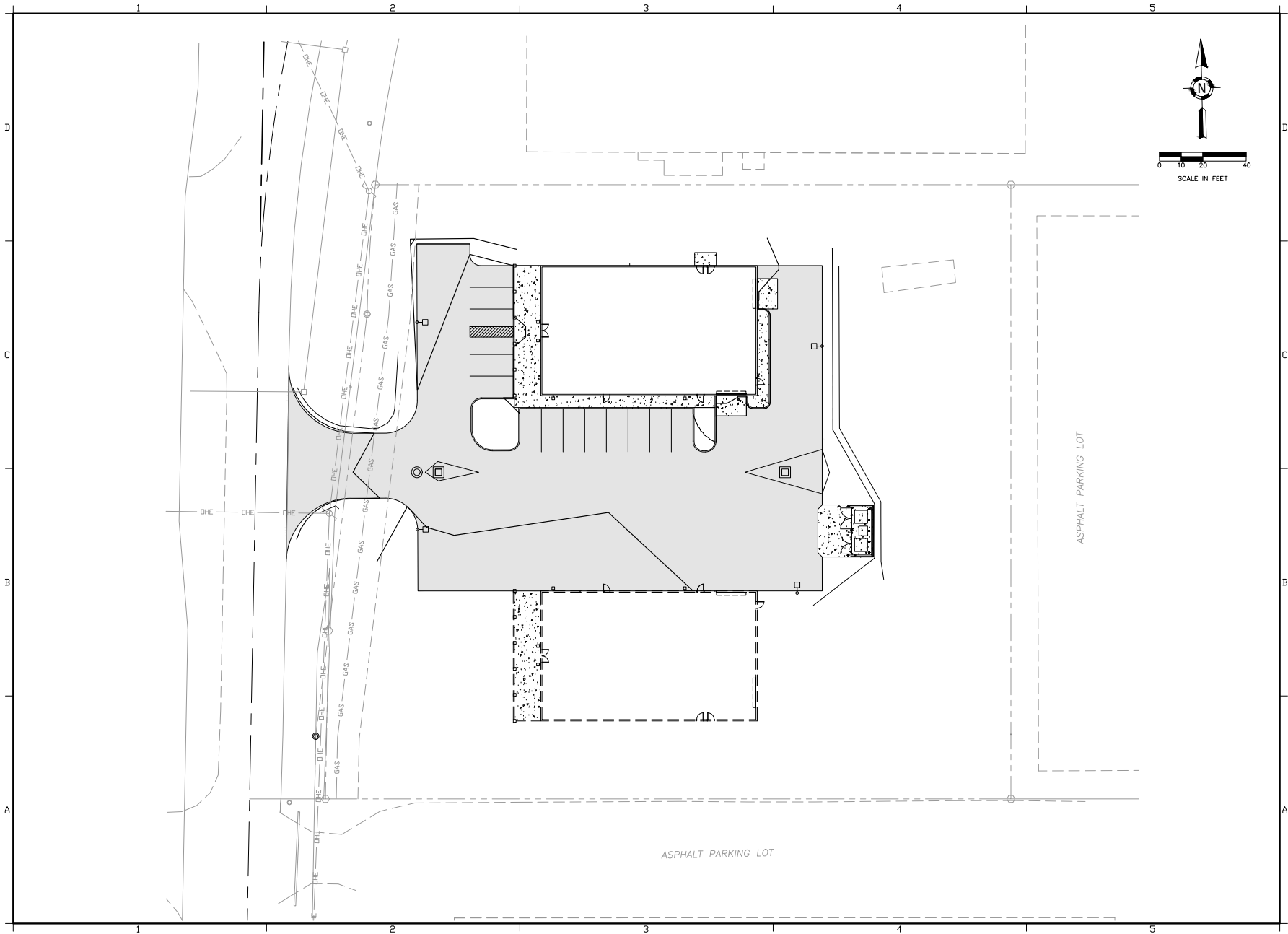


8 CURB RAMP DETAIL
SCALE: N.T.S.

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Mark	Description	Date

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Plot Date: 10/16/2023
Layout By: SEK
Drawn By: SEK
Scale: AS NOTED
Issue Date: OCTOBER 2023



**WRIGHT GRAPHIC DESIGN
 BUILDING DEVELOPMENT**
**6290 SEEDS ROAD
 FRANKLIN COUNTY
 GROVE CITY, OH**

**CHRIS
 WRIGHT**

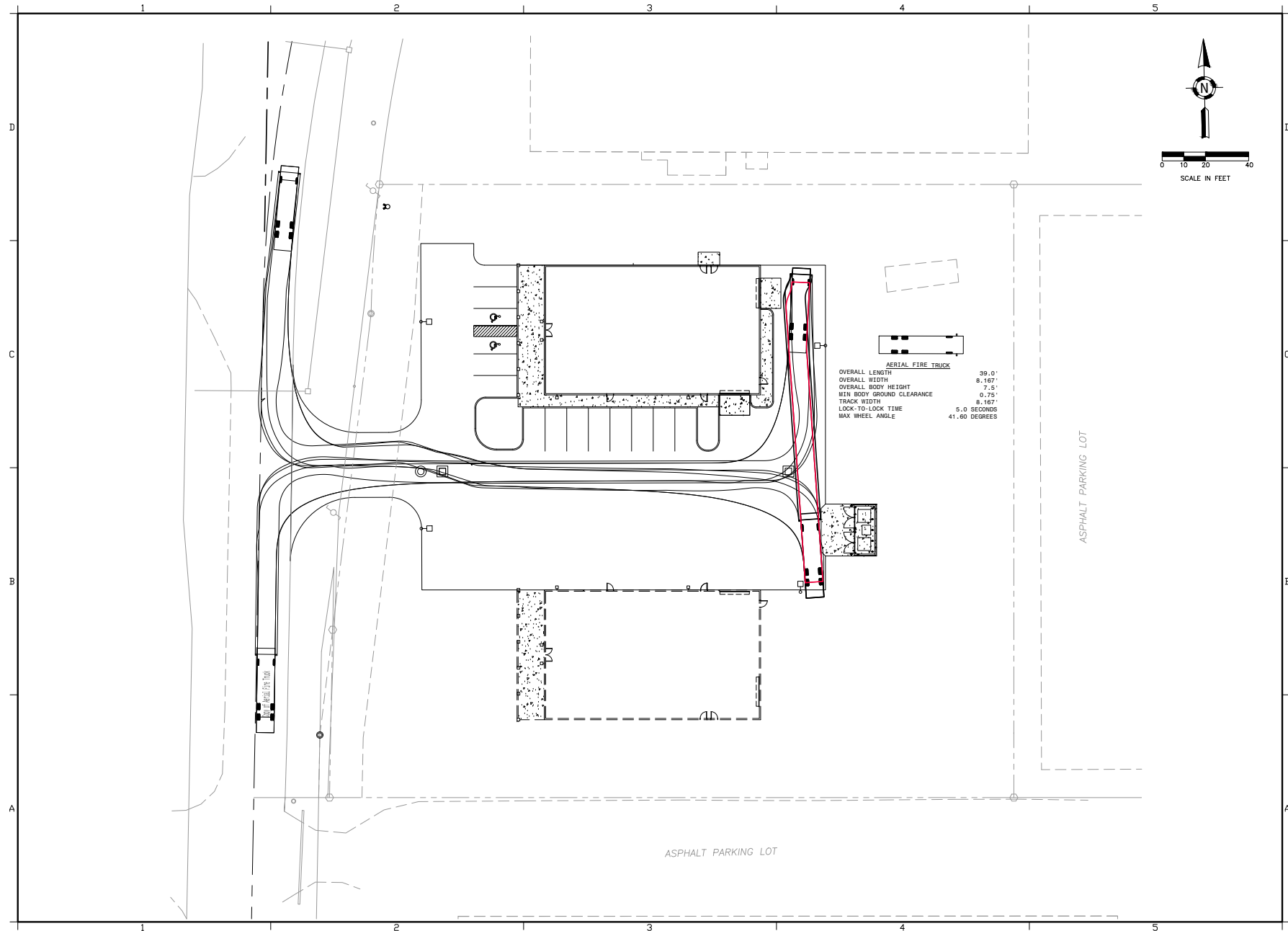
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 GROVE CITY, OH 43123

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PHOTOMETRIC
 PLAN



**WRIGHT GRAPHIC DESIGN
BUILDING DEVELOPMENT**

**6290 SEEDS ROAD
FRANKLIN COUNTY
GROVE CITY, OH**

**CHRIS
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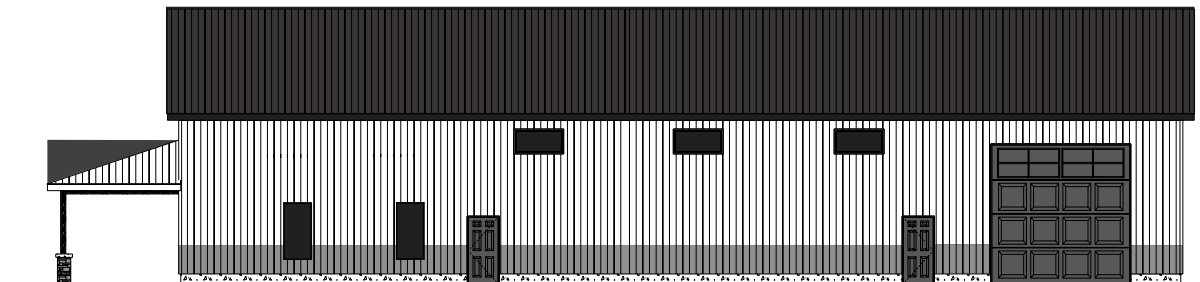
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Plot Date:	10/18/2023
Layout By:	SEK
Drawn By:	SEK
Scale:	AS NOTED
Issue Date:	OCTOBER 2023

**FIRE APPARATUS
MANEUVERABILITY
EXHIBIT**

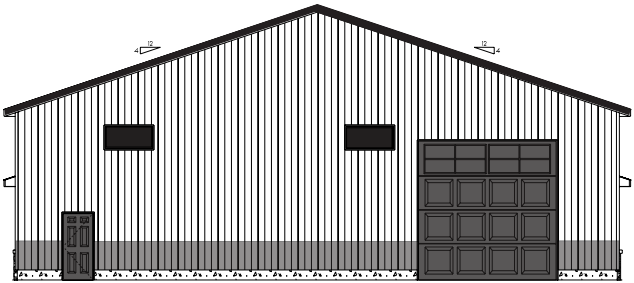
Received By:
Grove City Development
12/14/23



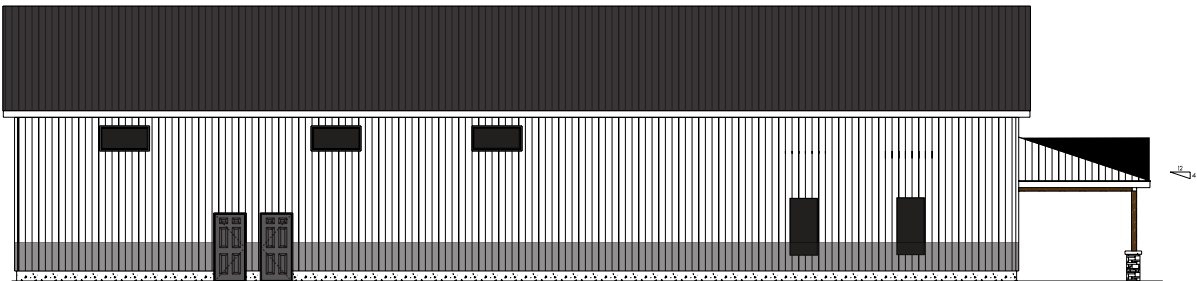
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

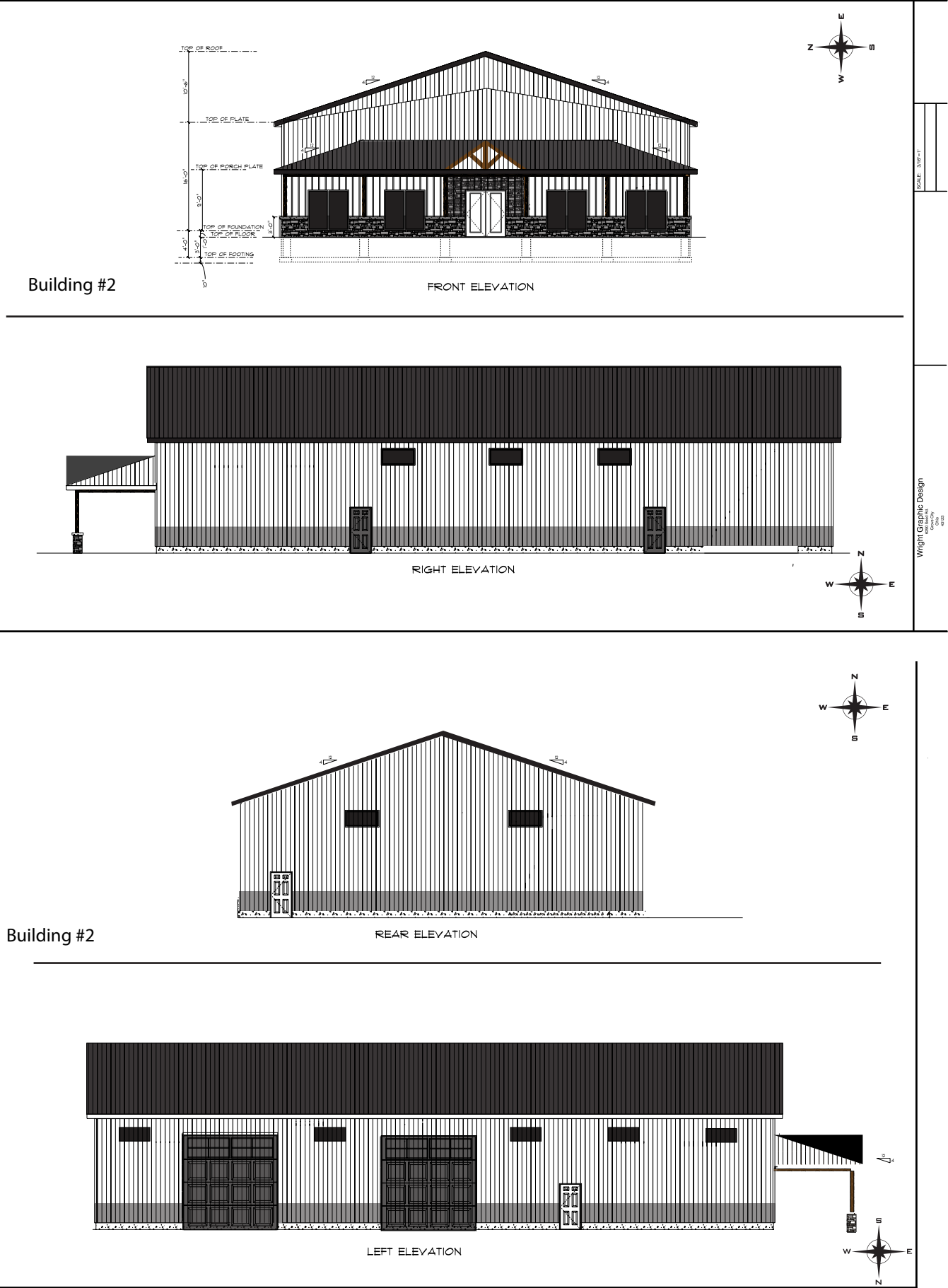


LEFT ELEVATION

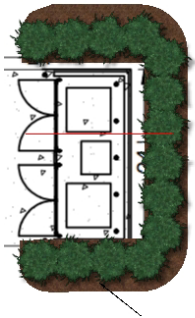
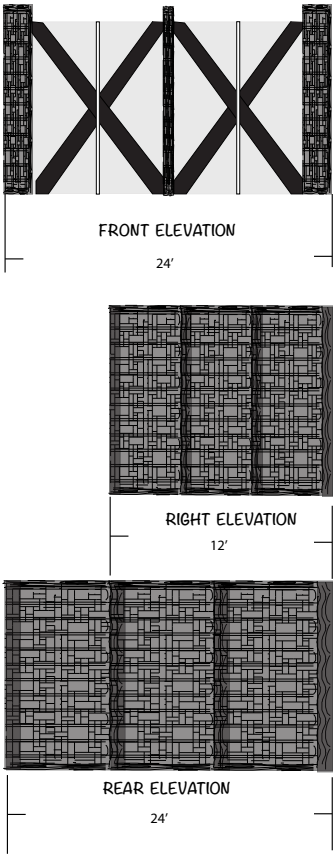
SCALE: 3/8"=1'

Wright Graphic Design
10000 N. Highway 100
Grove City, OH 43123

Building #2 is planned for construction after the completion of the main building, and will have the same exterior finishes as the main building.

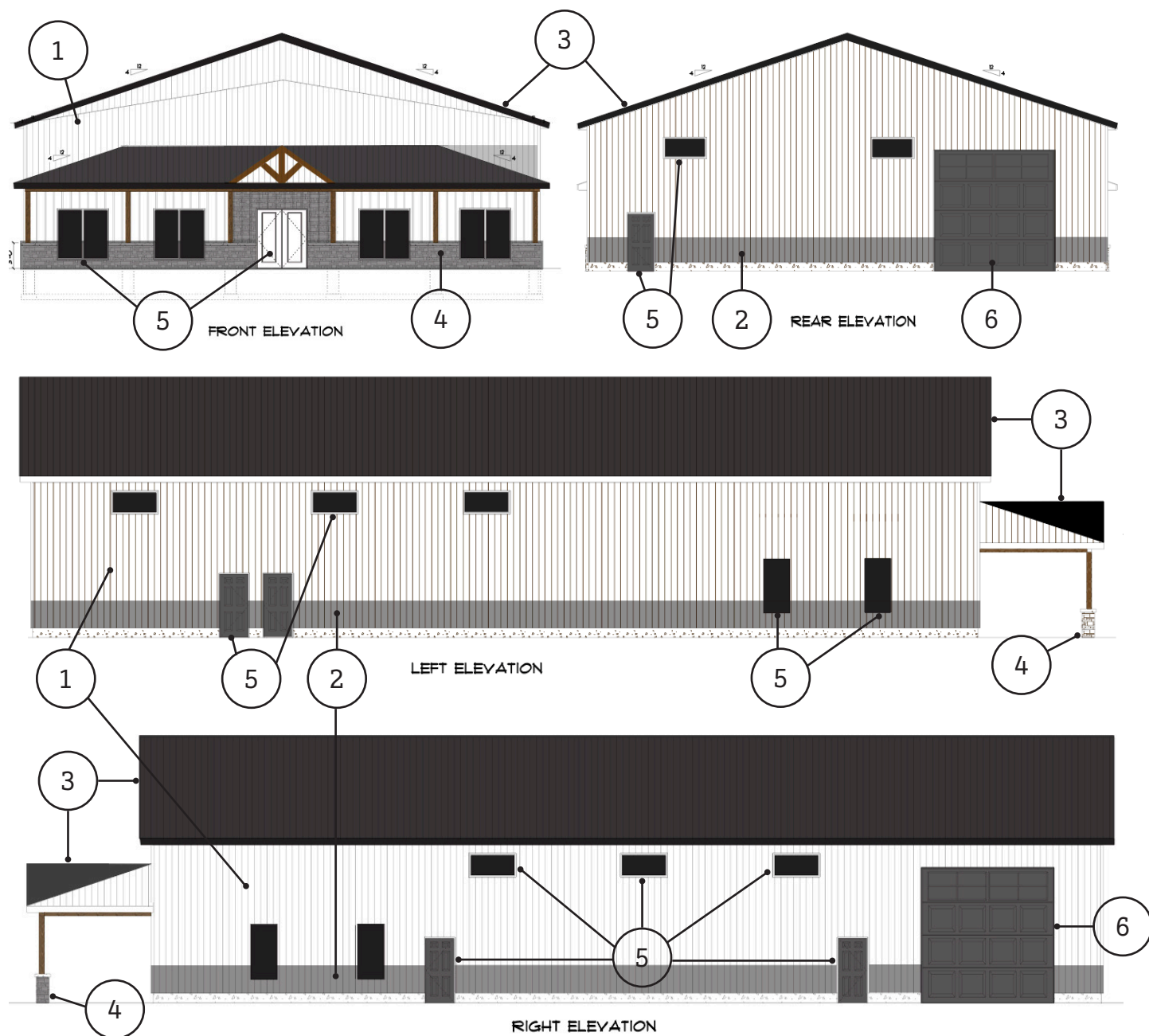


Dumpster Bin



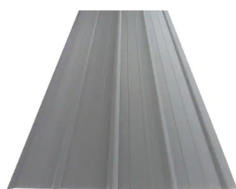
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Wright Graphic Design
01/14/2019
01/14/2019
01/14/2019



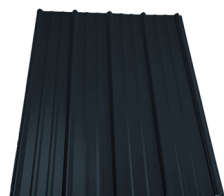
1

White Metal Wall Panel by Valspar



2

Gray Metal Wall Panel by Valspar



3

Black Metal Roofing Panel by Valspar



4

Faux Stone Siding Panel in Gray Fox



5

Black Anodized Storefront Windows and Doors



6

Black Commercial Garage Door

PRELIMINARY STORMWATER MANAGEMENT REPORT

FOR THE:
**WRIGHT GRAPHIC DESIGN
BUILDING DEVELOPMENT**

LOCATED AT:
**6290 SEEDS ROAD
FRANKLIN COUNTY
GROVE CITY, OHIO**

PREPARED BY:

Jeffrey Shetler, PE
Site Engineering Solutions
3967 Maple Grove Road
Marion, OH 43302
jeff@siteengsolution.com
614-592-4365

OCTOBER 2023

Received By:
Grove City Development
10/17/23



Executive Summary

The subject property is situated on the east side of Seeds Road near the intersection of Enterprise Parkway. The site is currently undeveloped, consisting of bare earth and weeds throughout the site. Proposed improvements at the site include the construction of a new retail building with asphalt drives, parking areas and associated utilities. The design will utilize traditional stormwater management techniques.

Stormwater Management - Existing Conditions

The subject site is currently vacant. The site sheet drains northeast and into an unnamed ditch. There are no detention facilities currently in place on the site.

Stormwater Management - Proposed Conditions

The proposed grading scheme is designed to direct all of the building and parking areas to the internal storm sewer network. The storm sewers all discharge to the stormwater chambers that are located in the parking lot area. The design will utilize the ADS StormTech SC-740 Chambers. The runoff will then be released through a control structure with a 12" HDPE outfall pipe located on the west side of the detention area.

The outlet structure will be designed to restrict the rate of runoff from the improved area such that the total release rate from the site in each post developed event up to and including the critical year storm would be less than the peak rate from the 1-year predeveloped storm. Higher year events will be restricted to less than the peak rate from the same predeveloped event. The outlet control structure will be associated with the StormTech SC-740 Chamber system. The first two stages of the outlet control structure will be internal orifices. The third stage of the outlet control structure will be a weir which will allow flows above the critical year storm event to be released.

The runoff released from the outlet structure will flow into an existing catch basin located on the east side of Seeds Road. The existing storm sewer that flows out of this catch basin then through several 18" pipes at a constant slope of 0.25% to an existing catch basin located at the entrance of 6124 Seeds Road. The capacity of these pipes was determined to be 5.69 cfs. The existing flow through the last pipe in the series was estimated to be 5.29 cfs for a 10-year storm. Therefore, the remaining capacity in the pipe is 0.77 cfs. The maximum release rate from the proposed development will be 0.06 cfs for a 10-year storm event. When the existing flow rate is combined with the maximum release rate the total is 5.35 cfs which is below the maximum capacity of the pipes.

Detailed calculations showing the flow and the capacity of the existing pipes are included in **Appendix C** of this report.

Storm Sewer Design

The City of Grove City Stormwater Design Manual was used as the basis for all design calculations and analysis. The internal storm sewer will be designed using a 2-year flow and 5-year hydraulic grade line check. As previously discussed, the site is graded to be tributary to one of the two catch basins. The storm sewer network is directed to discharge to the Isolator Row of the StormTech SC-740 Chamber system initially. It ultimately discharges to an existing catch basin located on the east side of Seeds Road north of the proposed entrance drive. There should be no parking lot ponding for this project, however the grading scheme does provide for emergency flood routing generally following the storm sewer.

Stormwater Detention Design Criteria and Methods

The City Grove City Stormwater Design Manual was used as the basis for all design calculations and analysis. The pre and post developed stormwater runoff was generated using the SCS method. According to the USDA Natural Resources Conservation Service, the soil for the site is Type C. Therefore, according to the Soil Conservation Service, a runoff curve number of 74 was used for open space good condition grass areas and a runoff curve number of 98 was used for impervious surface areas. A weighted curve number of 96 was used for the proposed conditions in the design calculations.

Rainfall depths were found using the rainfall depths from Table 3-3 in the Grove City Storm Water Design Manual, see Table 1 below.

Table 1: Rainfall Depths

Depth, inches						
1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1.88	2.25	2.79	3.24	3.88	4.42	5.00

These values along with the runoff curve numbers described below were used to determine the pre-developed and post-developed volumes of runoff for a 1 year, 24 hours storm. These volumes were then compared to determine the critical storm.

The site is considered to be soil type C open space therefore a runoff curve number of 74 was used for the pre-developed site. The Stormwater Runoff Volume Increase included in **Appendix A**. The Percent of Increase is 314%.

Table 2: Critical Storm Determination

If the Percent of increase in runoff volume is		The critical storm runoff rate will be limited to:
Equal to or greater than	And less than	
--	10	1-year
10	20	2-year
20	50	5-year
50	100	10-year
100	250	25-year
250	500	50-year
500	--	100-year

The 50-year storm was determined to be the critical storm.

Based on the City Grove City Stormwater Design Manual the peak discharge rate of runoff from the critical storm event shall be controlled. The drainage area and runoff volumes under post-development conditions shall not exceed the peak discharge rate of runoff occurring under pre-development conditions for a one-year frequency, 24-hour storm. Storms of less frequent occurrence (longer return periods) than the critical storm up to and including the 100-year storm shall have peak runoff discharge rates no greater than the peak runoff rates from equivalent size storms under pre-development conditions. Calculations of the 1, 2, 5, 10, 25, 50, and 100-year storms shall be considered adequate in designing and developing to meet this standard.

Detailed calculations for the pre and post storm runoff events and the underground detention storage are included in **Appendix D** of this report.

Water Quality Treatment

The project will disturb over 1 acre warranting coverage under the statewide general permit for construction stormwater. In accordance with permit, the design will capture and treat the WQv as the post construction BMP. The WQv will be detained in the Isolator Row of the StormTech Chamber system. The Isolator Row is controlled by a diversion baffle in the control structure with a small diameter orifice. Since there is no forebay or micropool in an underground chamber 20% of the WQv will be added for sediment storage. The WQv design will be developed using the OEPA Compliance Worksheet.

APPENDIX A

STORMWATER RUNOFF VOLUME CALCULATION

Calculation of Stormwater Runoff Volume Increase

SITE NAME: Wright Graphic Design, Grove City, OH

Total Site Disturbed Area: 0.92 Acres

2-Year, 24-Hour Rainfall (): 2.2 in

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P + 0.8S)}$	$Q \times 1/12 \times A$
Woods / Meadow	A	0		30	23.3	0.291586794	0
Open Space	A	0		39	15.6	0.058558776	0
Woods	B	0		55	8.2	0.036325836	0
Meadow	B	0		58	7.2	0.070697093	0
Open Space	B	0		61	6.4	0.116041472	0
Woods	C	0		70	4.3	0.320377085	0
Meadow	C	0		71	4.1	0.349871926	0
Open Space	C	40066.488	0.92	74	3.5	0.447412461	1493.85
Woods	D	0		77	3.0	0.559594	0
Meadow	D	0		78	2.8	0.600519312	0
Open Space	D	0		80	2.5	0.688095238	0
Impervious	N/A	0		98	0.20	1.972725671	0
Other:		0				NA	NA
TOTAL:	N/A	40066	0.92	N/A	N/A	N/A	1,494

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	36852	0.85	98	0.2	1.972725671	6058.20108
Pervious	N/A	3398	0.08	74	3.5	0.447412461	126.6803642
		0			0.0	0	0
		0			0.0	0	0
TOTAL:	N/A		0.92	N/A	N/A	N/A	6,185

Runoff Volume Increase (ft³): 4,691

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

Runoff Volume Increase (%): 314%

1. **Runoff (in)** = $Q = (P - Ia)^2 / (P - Ia) + S$

Ia = 0.2S therefore;

Runoff (in) = $Q = (P - 0.2S)^2 / (P + 0.8S)$

2. **Runoff Volume (ft³)** = $Q \times 1/12 \times \text{Area}$

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)

Where: P = 2-Year, 24-Hour Rainfall (in)

S = 1000/ CN - 10

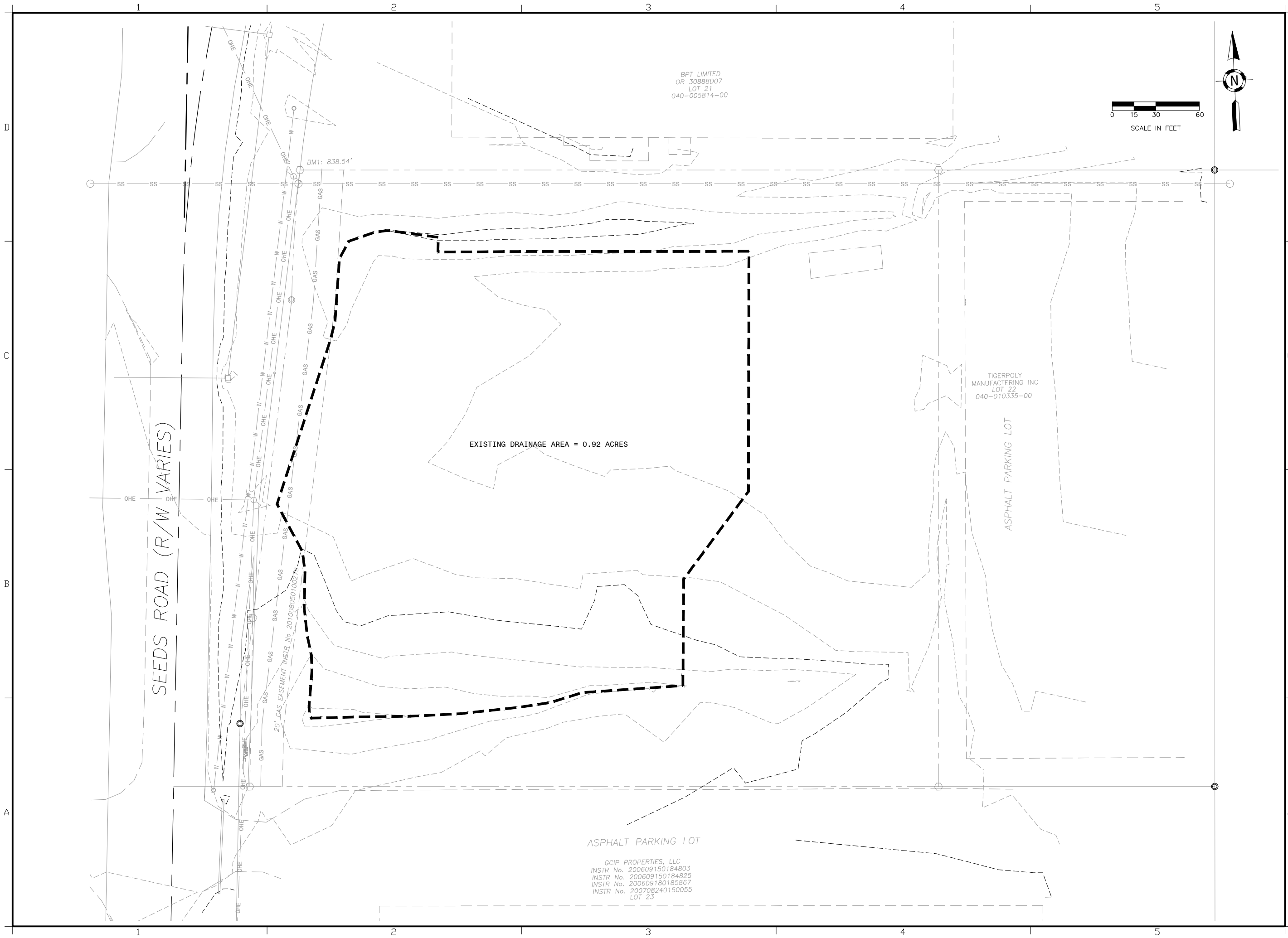
CN = Curve Number

Q = Runoff (in)

Area = Area of specific land cover (ft²)

APPENDIX B

DRAINAGE AREA EXHIBITS



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Marion, Ohio 43302
Phone: (614) 592-4365
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**WRIGHT GRAPHIC DESIGN
BUILDING DEVELOPMENT**

**6290 SEEDS ROAD
FRANKLIN COUNTY
GROVE CITY, OH**

**CHRIS
WRIGHT**

**6290 SEEDS ROAD
GROVE CITY, OH 43123**

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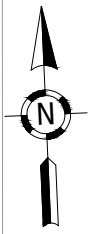
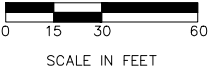
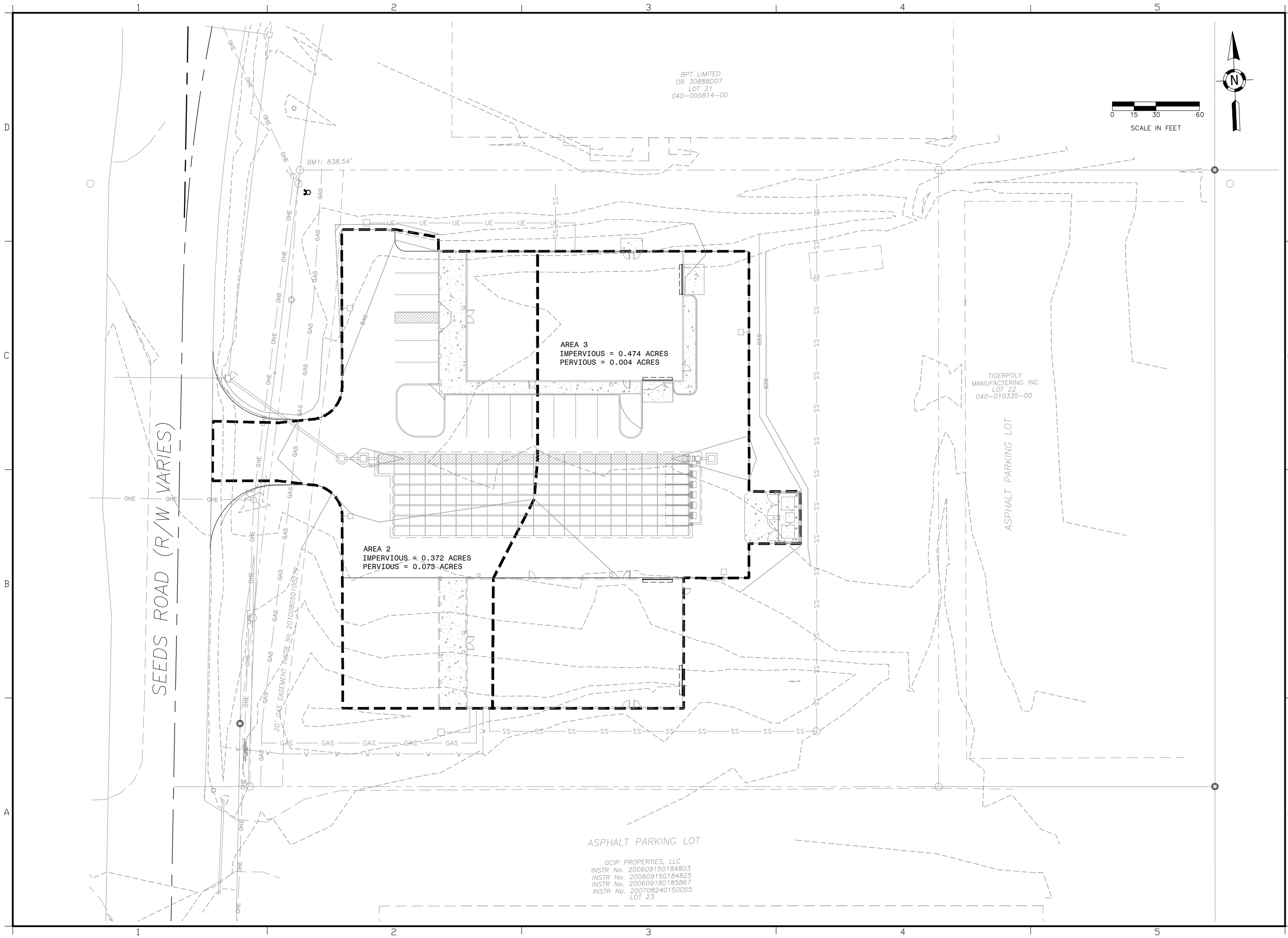
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Layout By:	SEK
Drawn By:	SEK
Scale:	AS NOTED
Issue Date:	OCTOBER 2023

**PRE
DEVELOPMENT
DRAINAGE AREA
EXHIBIT**



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Scale:	AS NOTED
Issue Date:	OCTOBER 2023

**POST
DEVELOPMENT
DRAINAGE AREA
EXHIBIT**

APPENDIX C

STORM SEWER OUTLET PIPE CALCULATION

FORM LD-34
(Revised July 1999)

Project No. 22-013

State Ohio

Calculated by J. Shetler

Date

Checked by

Date

Manning's "n" for 2 Year Design Frequency 0.013

Manning's "n" for 5 Year H.G. Frequency 0.013

Just Full Capacity Hydraulic Gradient 2 Yr. Frequency 5 Yr. Frequency

Drainage Area In Acres

Δ A

ε A

Δ t

ε t

Concentration In Minutes

Time of

Rainfall in Inches/Hour

I...

I...

C

Runoff Coef.

Column 7 x Column 4

Discharge in cfs (Col. 6 x Col. 8)

Size of Pipe in Inches

L

Length of Pipe in Feet

Slope of Pipe in Ft./Ft.

Inlet F/L of Pipe

Outlet F/L of Pipe

Mean Velocity in Ft./Sec.

Vm

Just Full Capacity (10 Year Q)

cfs

5 Year Q

cfs

Friction Slope in Ft./Ft.

Sf

H

Head Loss in Feet

Elevation of Hyd. Gradient (for 25 year Q)

Elev.

Grate or Cover Elev.

Cover Elev. (21) minus H.G. #

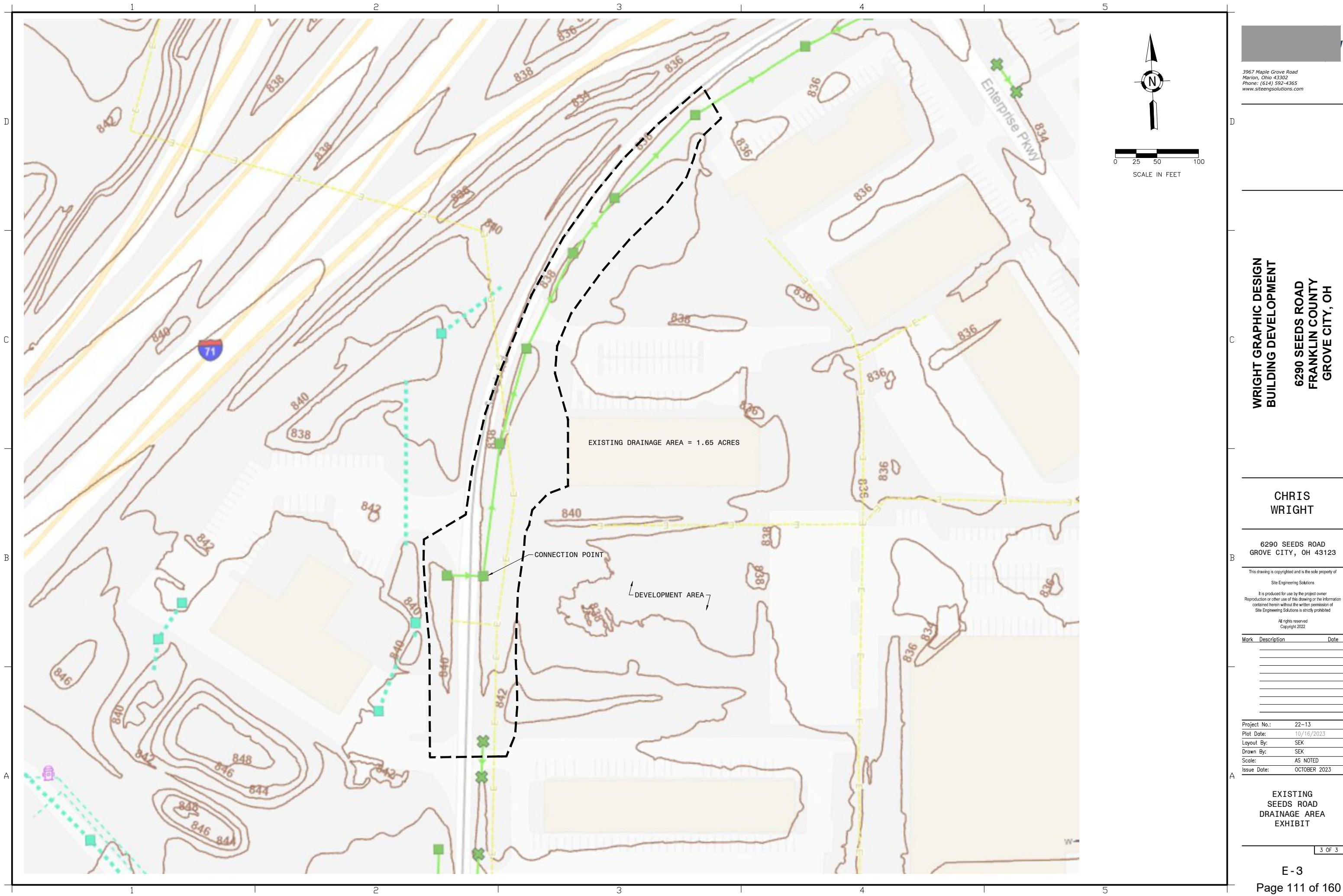
Outlet Structure

Outlet Structure Rim

Area of Pipe

5 year I

No.	Δ A	ε A	Δ t	ε t	In Minutes	Time of	Concentration	In Minutes	Rainfall in	Inches/Hour	I...	I...	C	Runoff Coef.	Column 7 x	Column 4	Discharge in	cfs (Col. 6 x	Col. 8)	Size of Pipe in	Inches	L	Length of Pipe	in Feet	Slope of Pipe in	Ft./Ft.	Inlet F/L of Pipe	Outlet F/L of Pipe	Mean Velocity	in Ft./Sec.	Vm	Just Full	Capacity	(10 Year Q)	cfs	5 Year Q	cfs	Friction Slope	in Ft./Ft.	Sf	H	Head Loss in	Feet	Elevation of	Hyd. Gradient	(for 25 year Q)	Elev.	Grate or Cover	Elev.	Cover Elev.	(21) minus H.G.	#	Outlet Structure	Outlet Structure Rim	Area of Pipe	5 year I
NETWORK 1																																																								
1	0.000	0.000	10.0	10.0	3.91	3.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.0	0.0050	834.55	834.25	2.786	2.53	0.00	0	0.00	834.55	837.80	3.25	EX	839.00	0.785	4.74																			



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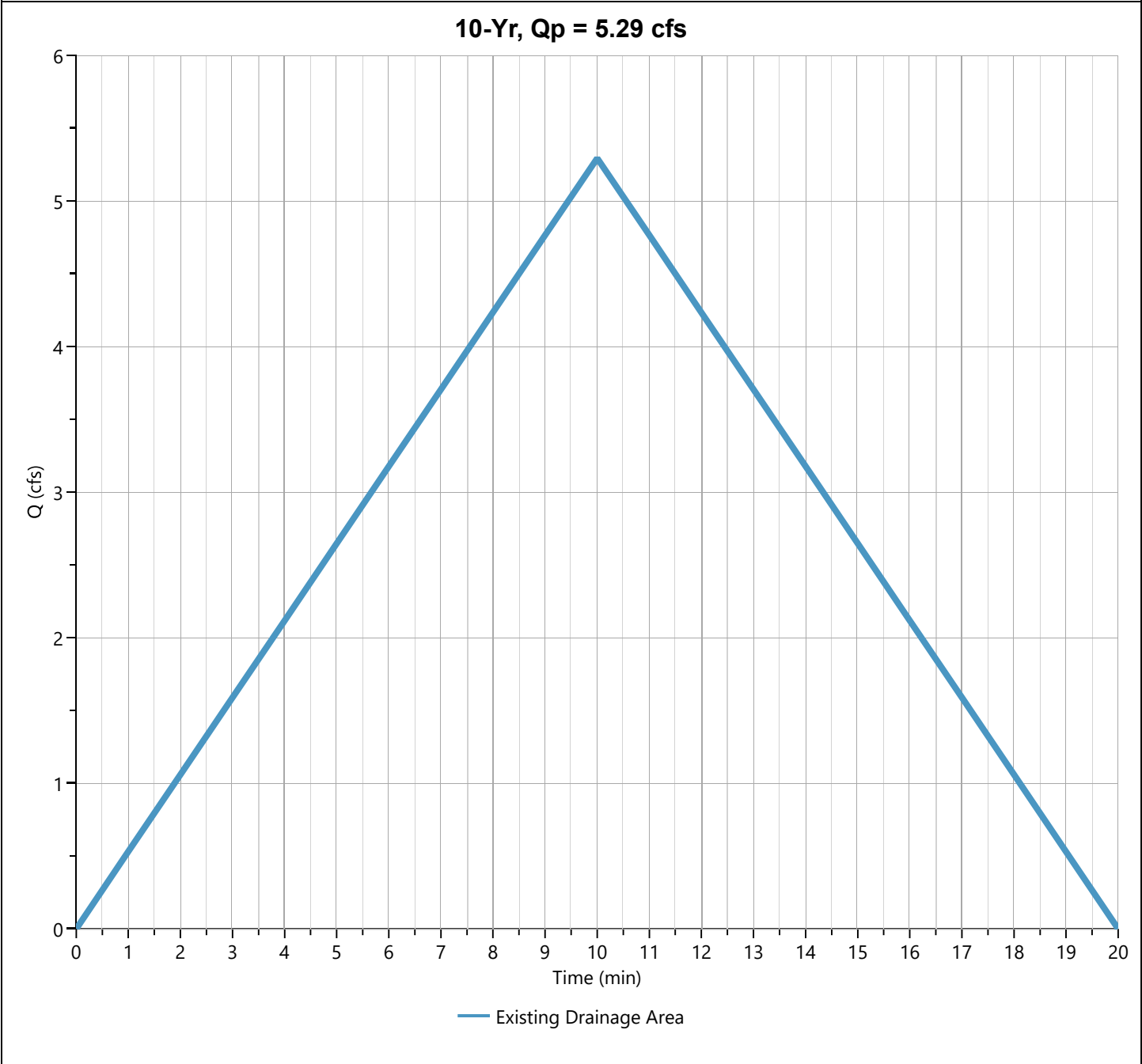
Project No.:	22-13
Plot Date:	10/16/2023
Layout By:	SEK
Drawn By:	SEK
Scale:	AS NOTED
Issue Date:	OCTOBER 2023

**EXISTING
SEEDS ROAD
DRAINAGE AREA
EXHIBIT**

Existing Drainage Area

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 5.292 cfs
Storm Frequency	= 10-yr	Time to Peak	= 10 min
Time Interval	= 1 min	Runoff Volume	= 3,175 cft
Drainage Area	= 1.65 ac	Runoff Coeff.	= 0.6
Tc Method	= User-Defined	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= Columbus OH.idf	Intensity	= 5.346 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Discharge Table

Rational[illegible]

Channel Report

Project filename: Existing Storm Sewer.stx

Studio Express by Hydrology Studio v 1.0.0.14

10-16-2023

Existing Storm Sewer

Channel 1

CIRCULAR PIPE

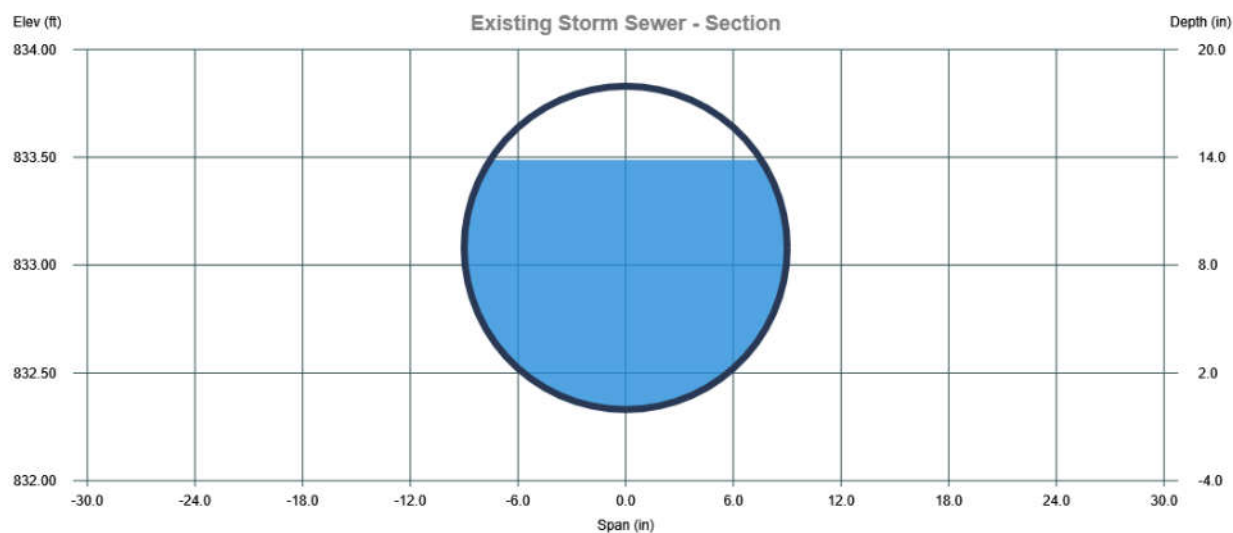
Diameter = 18.0 in
Invert Elevation = 832.33 ft
Pipe Slope = 0.250 %
Manning's n = 0.012

DISCHARGE

Method = Known Q
Known Q = 5.29 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(in)	(sqft)	(ft/s)	(ft)		(in)	(ft)	(ft)	(lb/sqft)	(ft)
5.29	13.8	1.45	3.64	3.20	0.012	10.7	833.5	833.69	0.18	1.27



Existing Storm Sewer Capacity

Channel 2

CIRCULAR PIPE

Diameter = 18.0 in

Invert Elevation = 832.33 ft

Pipe Slope = 0.250 %

Manning's n = 0.012

DISCHARGE

Method = Q vs Depth

Q Min = 0.12 cfs

Q Max = 5.69 cfs

Increments = 10

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(in)	(sqft)	(ft/s)	(ft)		(in)	(ft)	(ft)	(lb/sqft)	(ft)
6.06	16.2	1.68	3.62	3.75	0.012	11.5	833.7	833.88	0.21	0.90

Existing Storm Sewer Capacity - Section

The diagram illustrates the cross-section of a circular storm sewer. The pipe has a diameter of 18.0 inches. The water level is shown at a depth of 16.2 inches from the top of the pipe. The diagram includes a grid with elevation in feet on the left (832.00 to 834.00) and depth in inches on the right (-4.0 to 20.0). The span in inches is shown on the bottom axis (-30.0 to 30.0).

APPENDIX D

STORMWATER RUNOFF AND UNDERGROUND DETENTION STORAGE CALCULATIONS

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Hydrology Studio v 3.0.0.27

10-16-2023

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Hydrograph by Return Period

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

10-16-2023

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre Developed	0.066	0.106		0.169	0.225	0.311	0.393	0.488
2	NRCS Runoff	Post Developed	0.295	0.364		0.462	0.542	0.658	0.754	0.859
3	Pond Route	UG Detention	0.007	0.024		0.046	0.059	0.075	0.110	0.385

Hydrograph 1-yr Summary

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

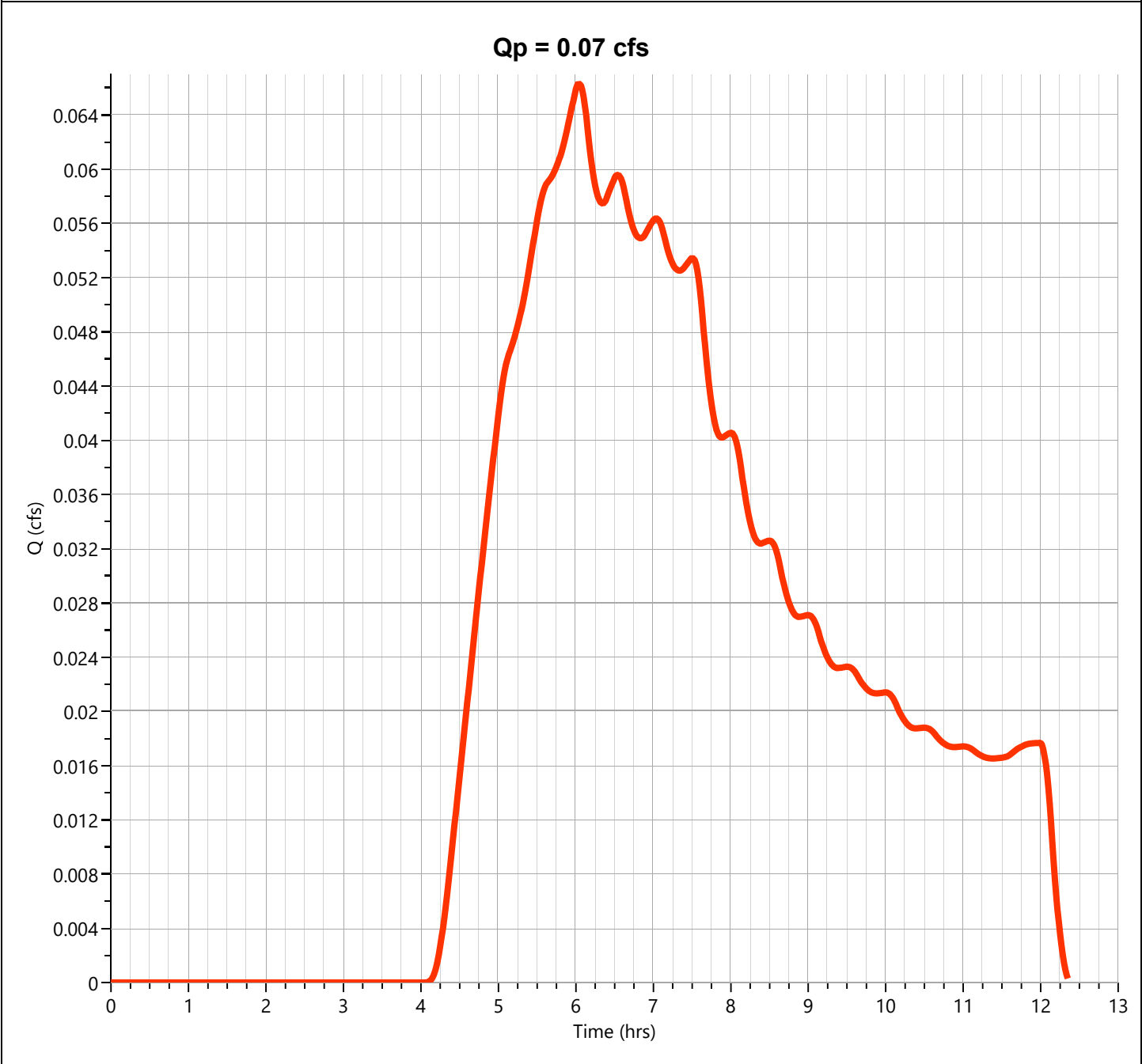
10-16-2023

[illegible]

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.066 cfs
Storm Frequency	= 1-yr	Time to Peak	= 6.03 hrs
Time Interval	= 1 min	Runoff Volume	= 987 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 1.88 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

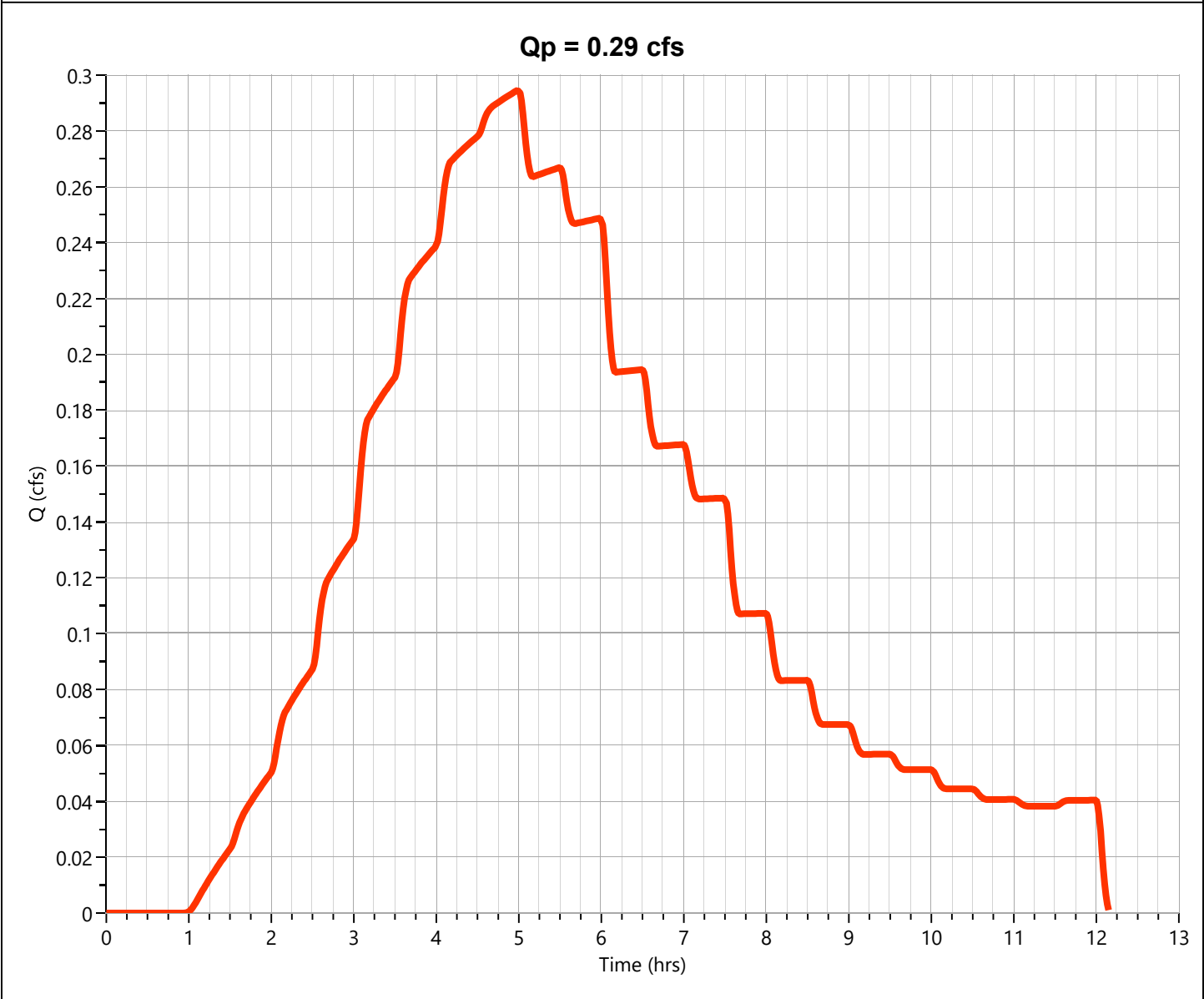


Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.295 cfs
Storm Frequency	= 1-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 5,035 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 1.88 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

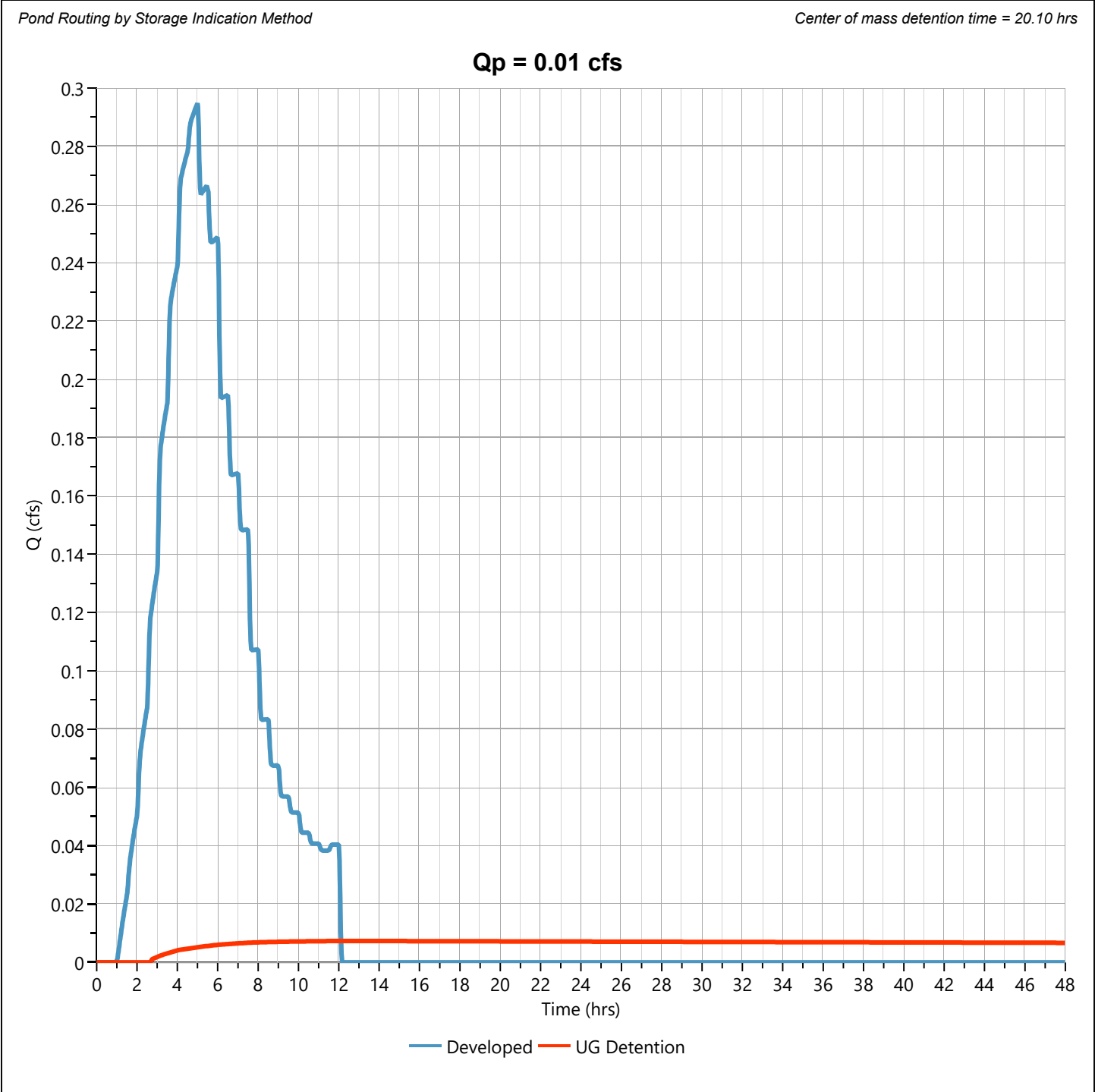
* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



UG Detention

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.007 cfs
Storm Frequency	= 1-yr	Time to Peak	= 12.12 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,103 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 836.36 ft
Pond Name	= Underground	Max. Storage	= 4,834 cuft



Pond Report

Project Name: Wright Graphic Design

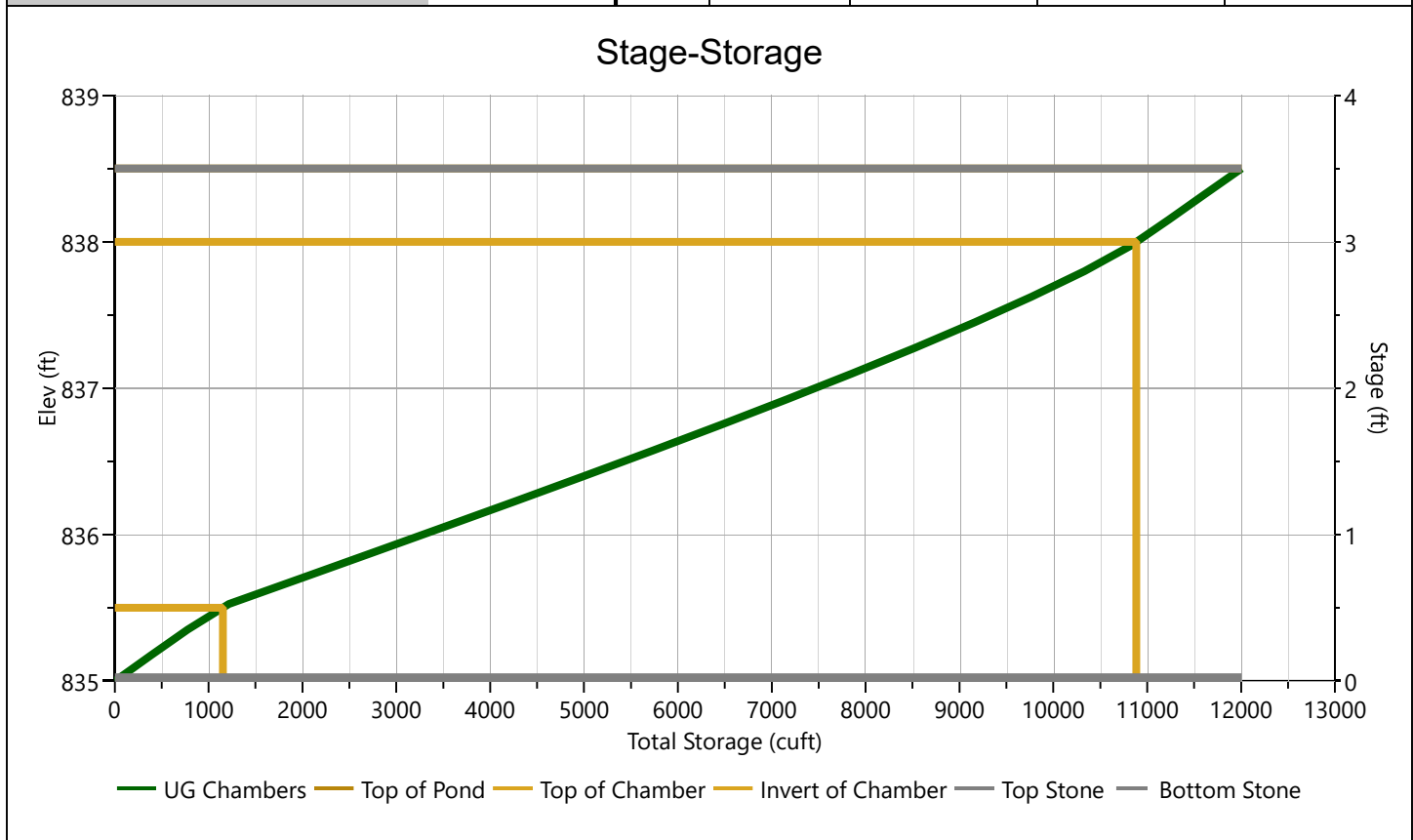
Hydrology Studio v 3.0.0.27

10-16-2023

Underground

Stage-Storage

StormTech® SC-740™ Chamber		Stage / Storage Table				
Description	Input	Stage (in)	Elevation (ft)	Contour Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
Chamber Height, in	30	0.0	835.00	5,546	0.000	0.000
Chamber Shape	Arch	2.1	835.18	5,546	388	388
Chamber Width, in	51	4.2	835.35	5,546	388	776
Installed Length, ft	7.12	6.3	835.53	5,546	438	1,214
No. Chambers	154	8.4	835.70	5,546	765	1,980
Bare Chamber Stor, cuft	7,069	10.5	835.88	5,546	763	2,743
No. Rows	8	12.6	836.05	5,546	759	3,502
Space Between Rows, in	6	14.7	836.23	5,546	753	4,255
Stone Above, in	6	16.8	836.40	5,546	745	5,001
Stone Below, in	6	18.9	836.58	5,546	735	5,736
Stone Sides, in	12	21.0	836.75	5,546	722	6,458
Stone Ends, in	12	23.1	836.93	5,546	707	7,165
Encasement Voids, %	40.00	25.2	837.10	5,546	689	7,854
Encasement Bottom Elevation, ft	835.00	27.3	837.28	5,546	667	8,520
		29.4	837.45	5,546	640	9,160
		31.5	837.63	5,546	607	9,767
		33.6	837.80	5,546	563	10,330
		35.7	837.98	5,546	497	10,827
		37.8	838.15	5,546	402	11,229
		39.9	838.33	5,546	388	11,617
		42.0	838.50	5,546	388	12,005



Pond Report

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

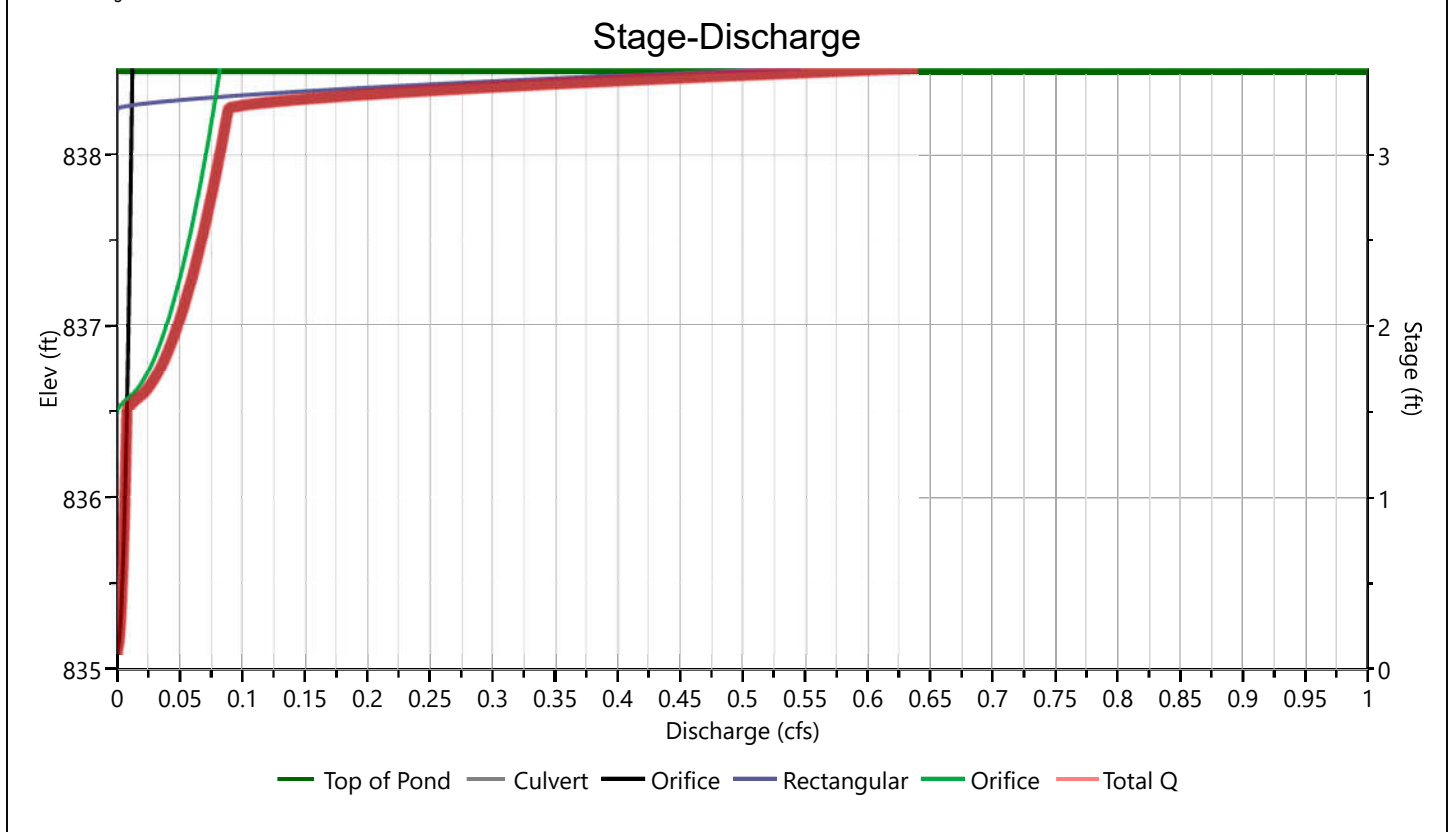
10-16-2023

Underground

Stage-Discharge

Culvert / Orifices	Culvert	Orifices			Perforated Riser
		1*	2*	3	
Rise, in	12	.5	1.5		Hole Diameter, in
Span, in	12	.5	1.5		No. holes
No. Barrels	1	1	1		Invert Elevation, ft
Invert Elevation, ft	834.55	835.10	836.50		Height, ft
Orifice Coefficient, Co	0.60	0.60	0.60		Orifice Coefficient, Co
Length, ft	60				
Barrel Slope, %	.5				
N-Value, n	0.012				
Weirs	Riser*	Weirs			Ancillary
		1*	2	3	
Shape / Type		Rectangular			Exfiltration, in/hr
Crest Elevation, ft		838.27			
Crest Length, ft		1.5			
Angle, deg					
Weir Coefficient, Cw		3.3			

*Routes through Culvert.



Pond Report

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

10-16-2023

Underground

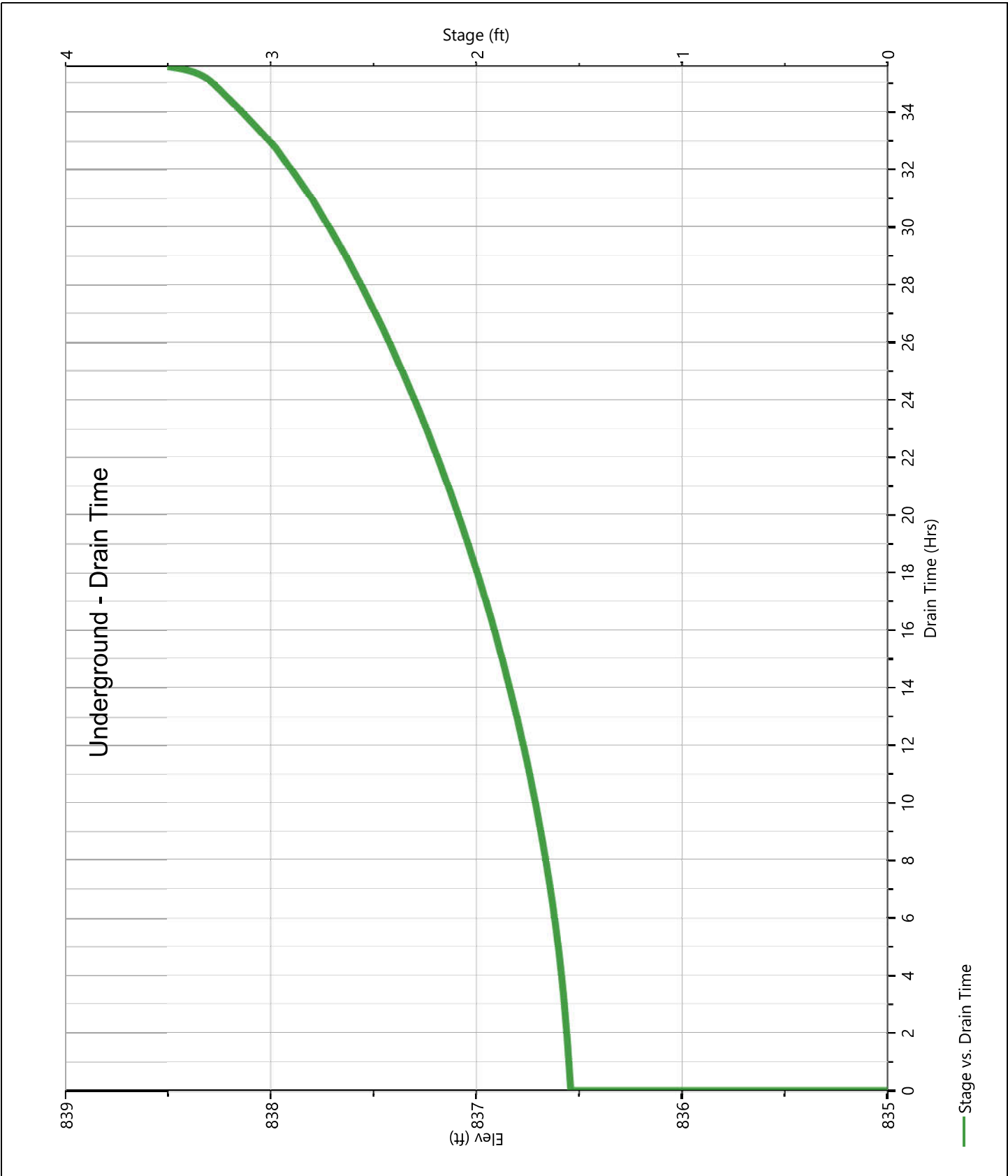
Stage-Storage-Discharge Summary

Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			Pf Riser (cfs)	Exfil (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	835.00	0.000	0.000	0.000	0.000			0.000						0.000
0.18	835.18	388	0.002 ic	0.002	0.000			0.000						0.002
0.35	835.35	776	0.003 ic	0.003	0.000			0.000						0.003
0.53	835.53	1,214	0.004 ic	0.004	0.000			0.000						0.004
0.70	835.70	1,980	0.005 ic	0.005	0.000			0.000						0.005
0.88	835.88	2,743	0.006 ic	0.006	0.000			0.000						0.006
1.05	836.05	3,502	0.006 ic	0.006	0.000			0.000						0.006
1.23	836.23	4,255	0.007 ic	0.007	0.000			0.000						0.007
1.40	836.40	5,001	0.007 ic	0.007	0.000			0.000						0.007
1.58	836.58	5,736	0.015 ic	0.008	0.007			0.000						0.015
1.75	836.75	6,458	0.034 ic	0.008	0.026			0.000						0.034
1.93	836.93	7,165	0.044 ic	0.009	0.036			0.000						0.044
2.10	837.10	7,854	0.053 ic	0.009	0.043			0.000						0.053
2.28	837.28	8,520	0.060 ic	0.010	0.050			0.000						0.060
2.45	837.45	9,160	0.066 ic	0.010	0.056			0.000						0.066
2.63	837.63	9,767	0.071 ic	0.010	0.061			0.000						0.071
2.80	837.80	10,330	0.076 ic	0.011	0.066			0.000						0.076
2.97	837.98	10,827	0.081 ic	0.011	0.070			0.000						0.081
3.15	838.15	11,229	0.086 ic	0.011	0.074			0.000						0.086
3.32	838.33	11,617	0.154 ic	0.012	0.078			0.064						0.154
3.50	838.50	12,005	0.640 ic	0.012	0.082			0.546						0.640

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Underground

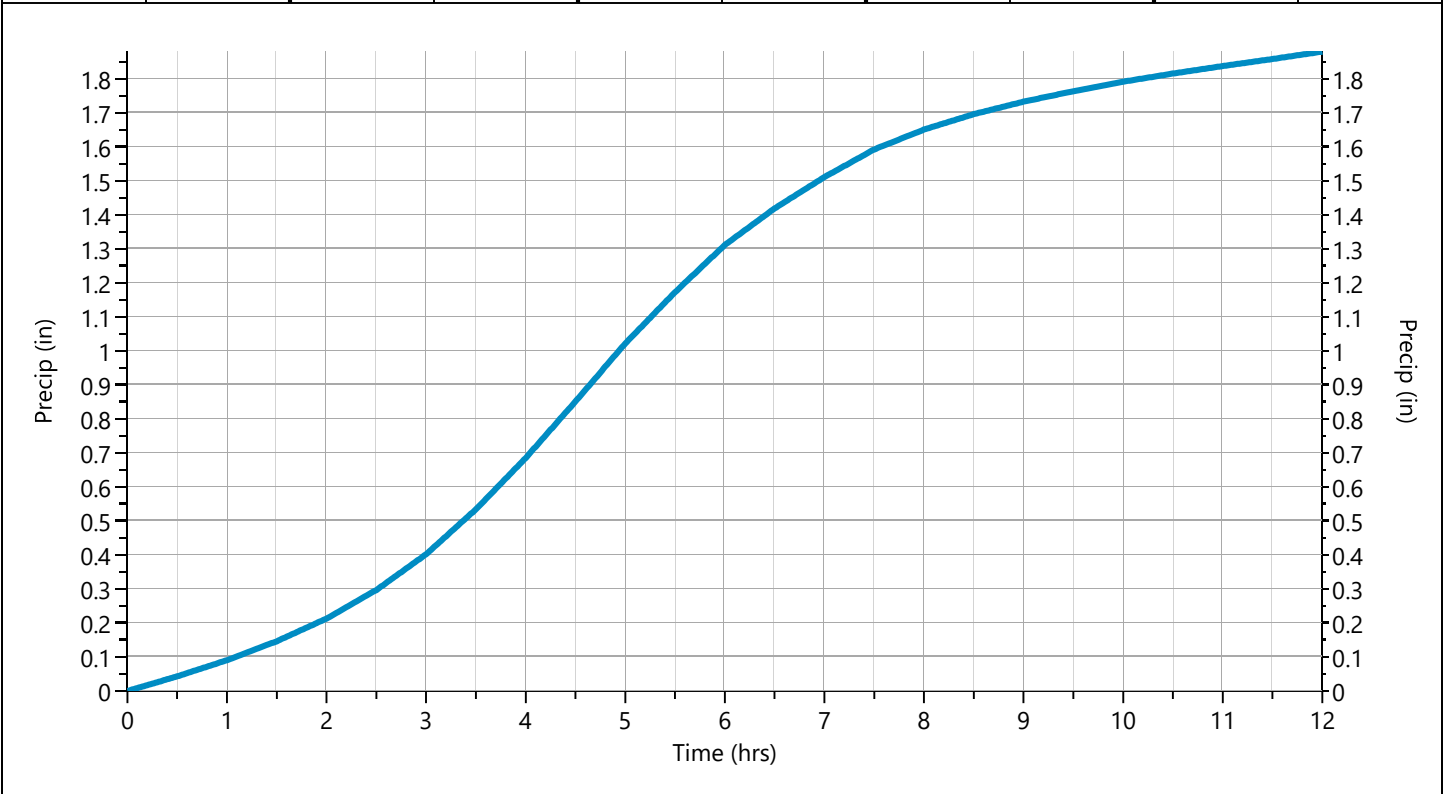
Pond Drawdown



Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)								
	✓ 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03	

Incremental Rainfall Distribution, 1-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.005546	4.50	0.005546	4.68	0.005678	4.87	0.005678	5.05	0.005032
4.33	0.005546	4.52	0.005678	4.70	0.005678	4.88	0.005677	5.07	0.005032
4.35	0.005546	4.53	0.005678	4.72	0.005678	4.90	0.005678	5.08	0.005032
4.37	0.005546	4.55	0.005678	4.73	0.005678	4.92	0.005678	5.10	0.005032
4.38	0.005546	4.57	0.005678	4.75	0.005678	4.93	0.005678	5.12	0.005032
4.40	0.005546	4.58	0.005677	4.77	0.005678	4.95	0.005678	5.13	0.005032
4.42	0.005546	4.60	0.005678	4.78	0.005678	4.97	0.005678	5.15	0.005032
4.43	0.005546	4.62	0.005678	4.80	0.005678	4.98	0.005678	5.17	0.005032
4.45	0.005546	4.63	0.005678	4.82	0.005678	5.00	0.005678	5.18	0.005032
4.47	0.005546	4.65	0.005678	4.83	0.005678	5.02	0.005032	5.20	0.005032
4.48	0.005546	4.67	0.005678	4.85	0.005678	5.03	0.005032	5.22	0.005032



Hydrograph 2-yr Summary

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

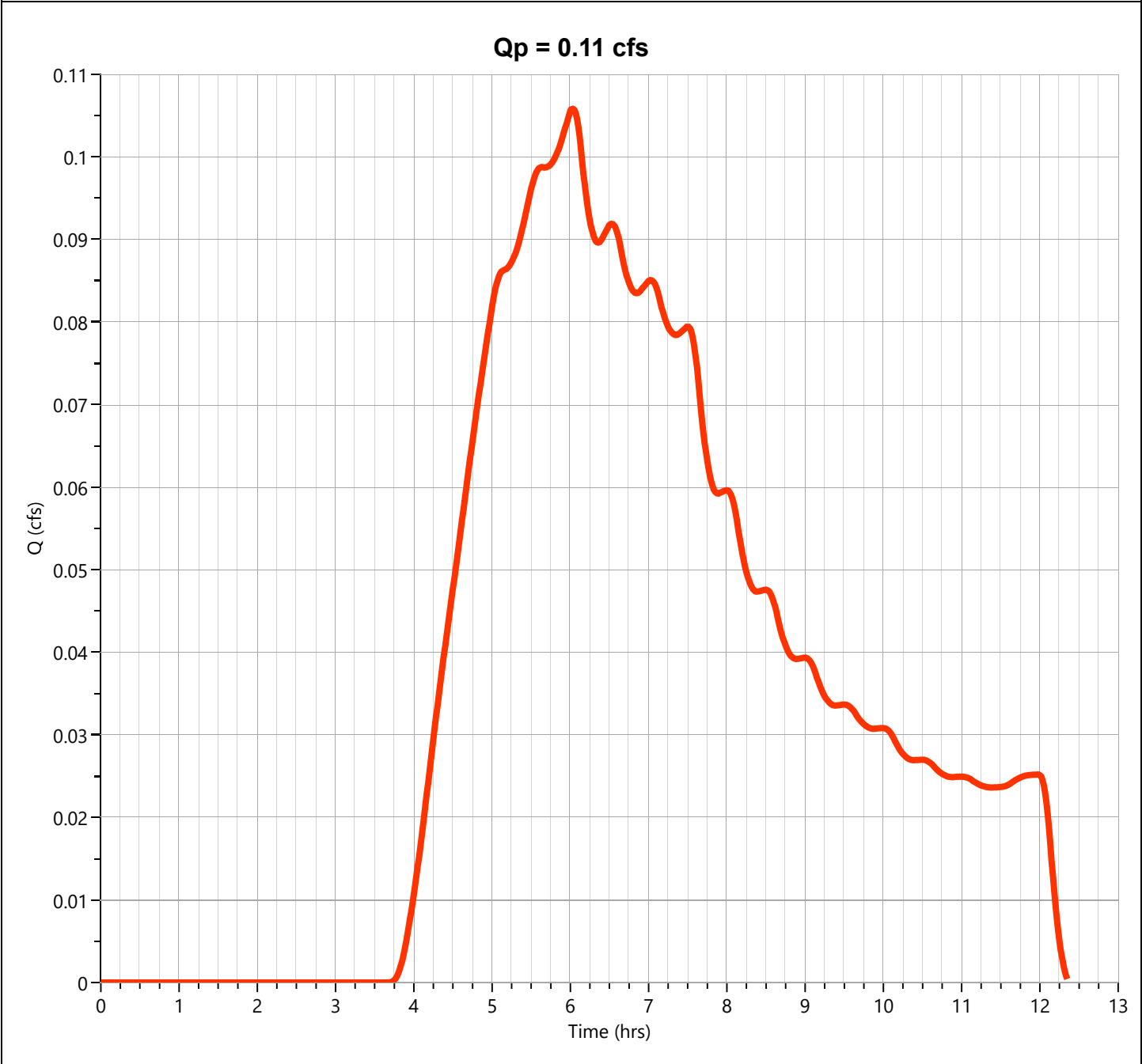
10-16-2023

[illegible]

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.106 cfs
Storm Frequency	= 2-yr	Time to Peak	= 6.03 hrs
Time Interval	= 1 min	Runoff Volume	= 1,597 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 2.26 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484



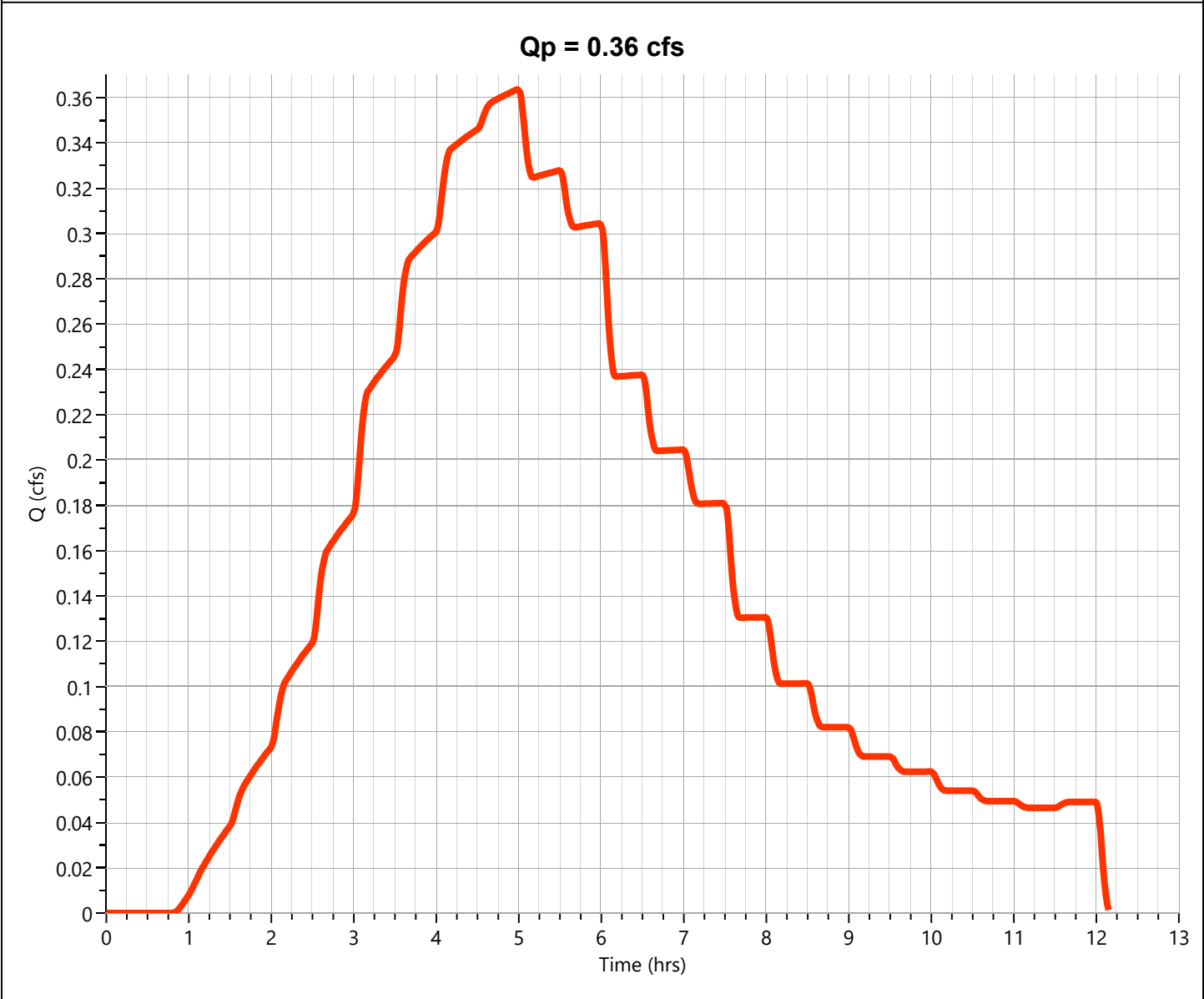
Hydrograph Report

Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.364 cfs
Storm Frequency	= 2-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 6,309 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.26 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

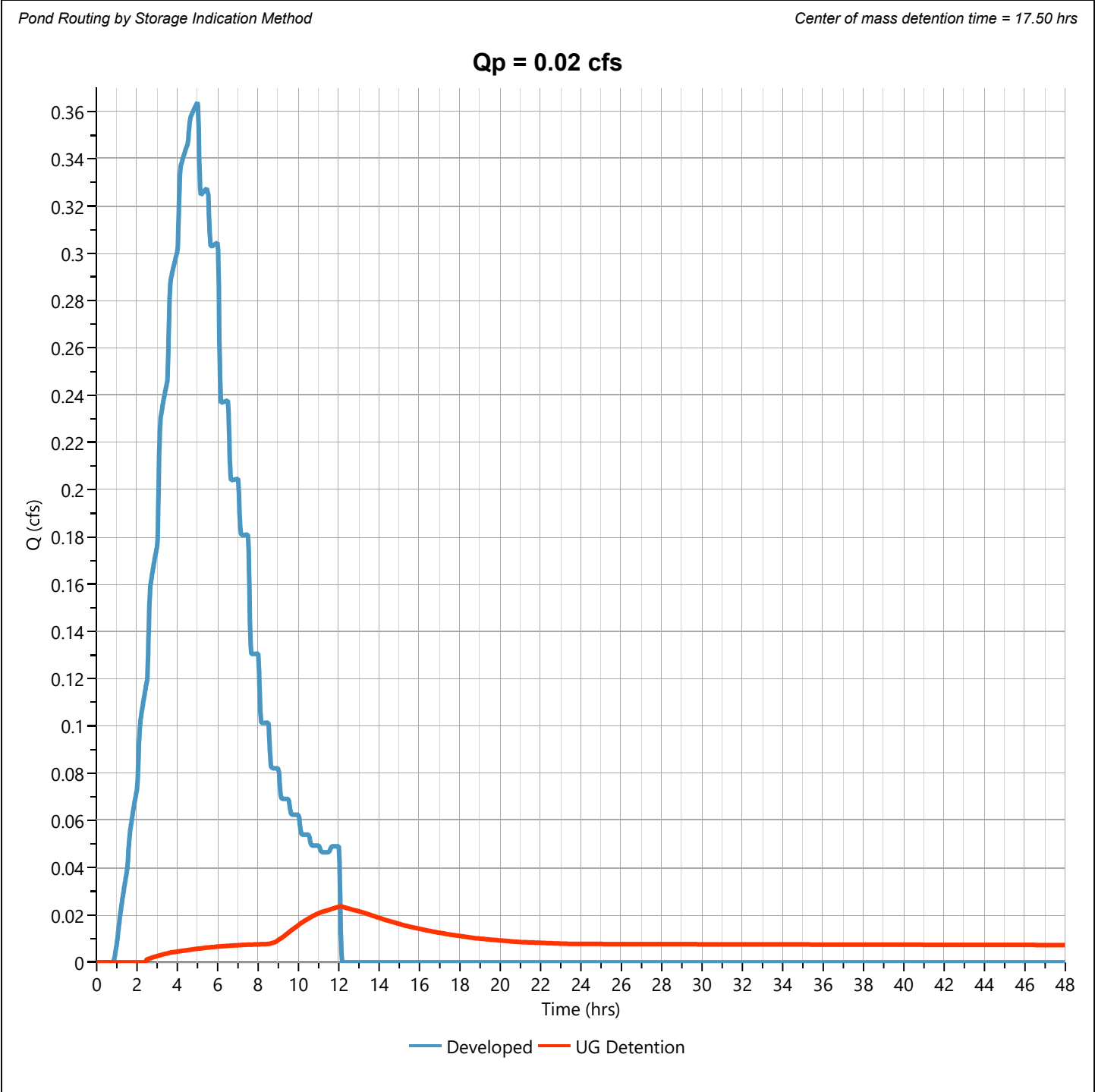
* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



UG Detention

Hyd. No. 3

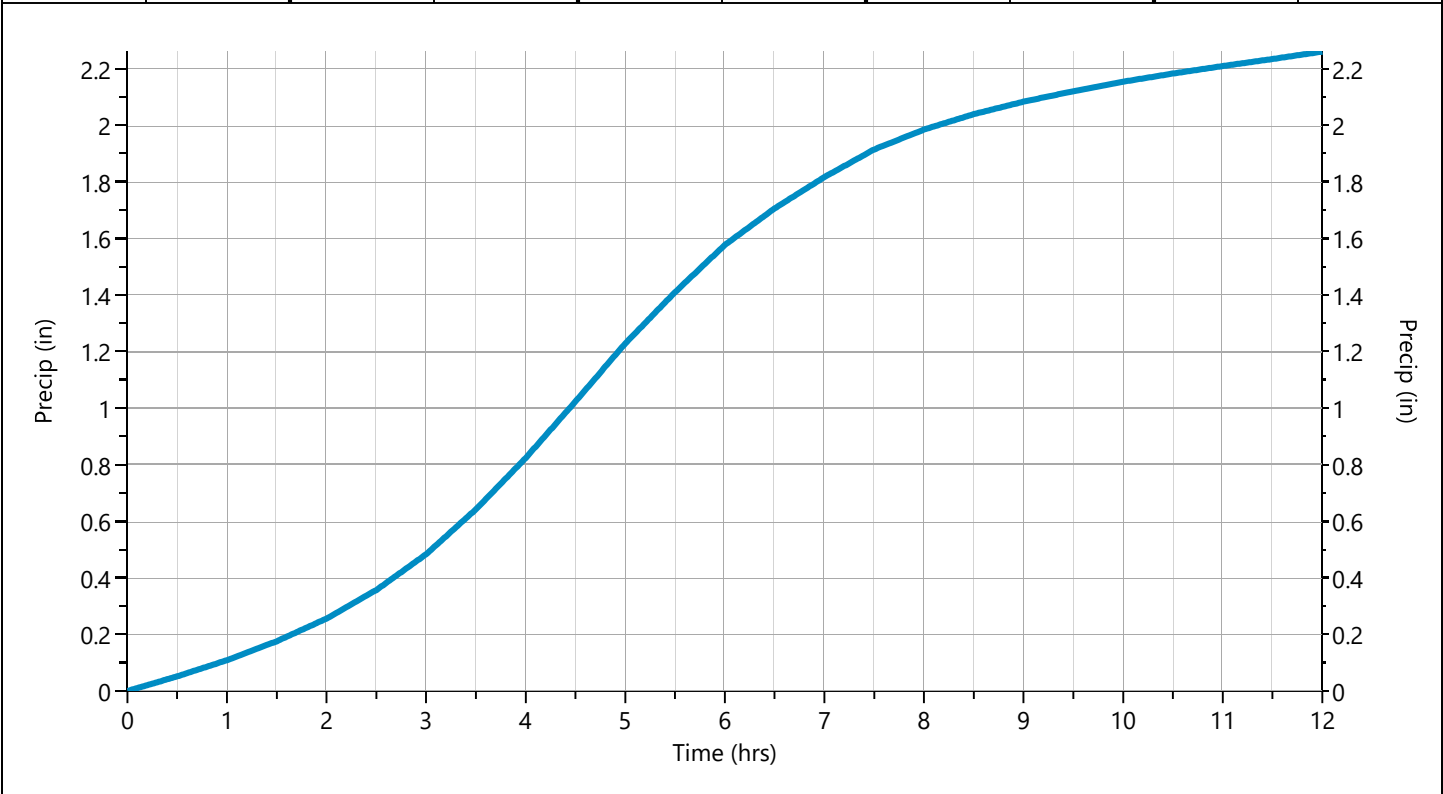
Hydrograph Type	= Pond Route	Peak Flow	= 0.024 cfs
Storm Frequency	= 2-yr	Time to Peak	= 12.07 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,530 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 836.63 ft
Pond Name	= Underground	Max. Storage	= 5,971 cuft



Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	✓ 2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03	

Incremental Rainfall Distribution, 2-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.006667	4.50	0.006667	4.68	0.006825	4.87	0.006825	5.05	0.006049
4.33	0.006667	4.52	0.006825	4.70	0.006825	4.88	0.006825	5.07	0.006049
4.35	0.006667	4.53	0.006825	4.72	0.006825	4.90	0.006825	5.08	0.006049
4.37	0.006667	4.55	0.006825	4.73	0.006825	4.92	0.006825	5.10	0.006049
4.38	0.006667	4.57	0.006825	4.75	0.006825	4.93	0.006825	5.12	0.006049
4.40	0.006667	4.58	0.006825	4.77	0.006825	4.95	0.006825	5.13	0.006049
4.42	0.006667	4.60	0.006825	4.78	0.006825	4.97	0.006825	5.15	0.006049
4.43	0.006667	4.62	0.006825	4.80	0.006825	4.98	0.006825	5.17	0.006049
4.45	0.006667	4.63	0.006825	4.82	0.006825	5.00	0.006825	5.18	0.006049
4.47	0.006667	4.65	0.006825	4.83	0.006825	5.02	0.006049	5.20	0.006049
4.48	0.006667	4.67	0.006825	4.85	0.006825	5.03	0.006049	5.22	0.006049



Hydrograph 5-yr Summary

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

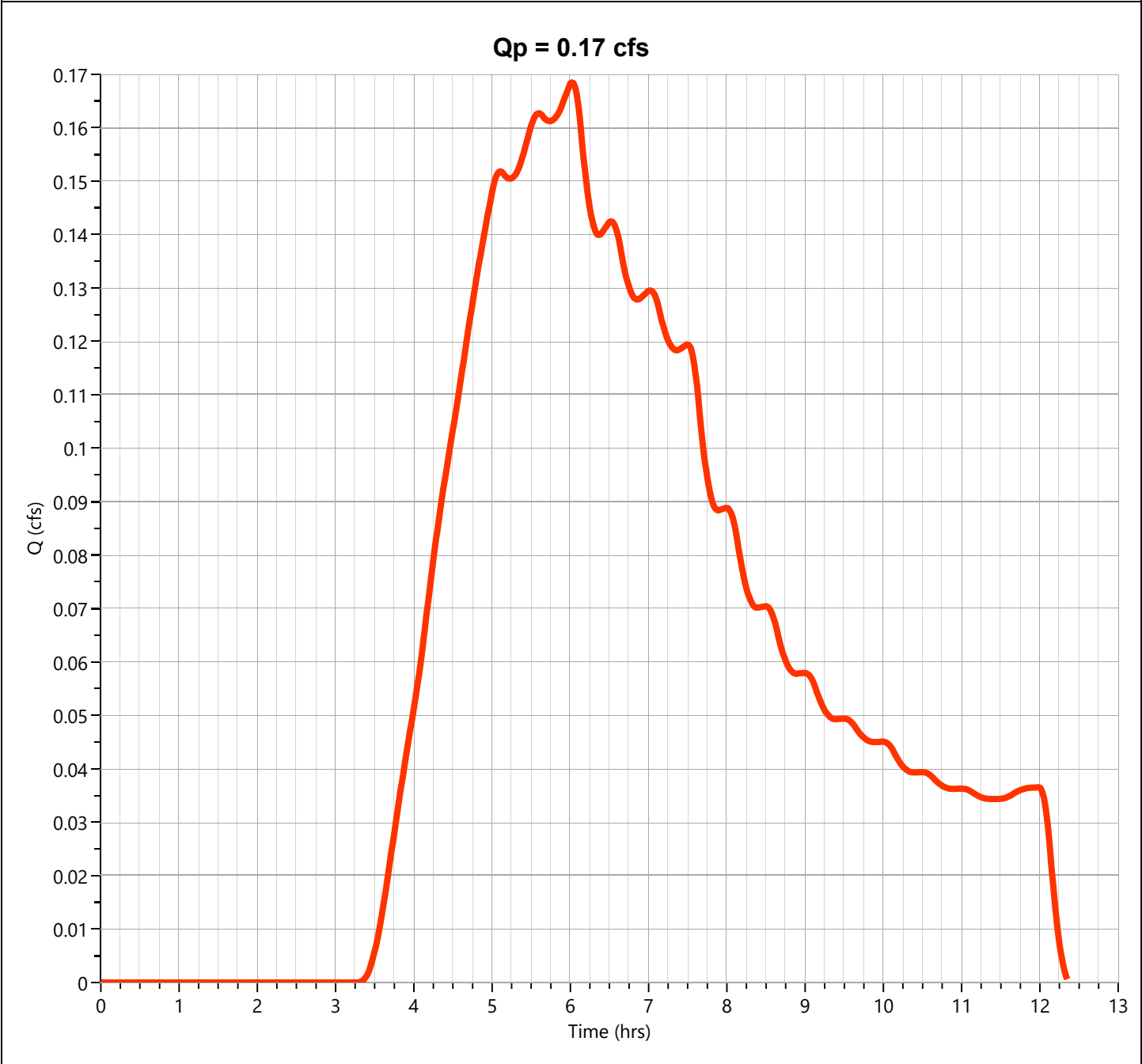
10-16-2023

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre Developed	0.169	6.02	2,618	----		
2	NRCS Runoff	Post Developed	0.462	5.00	8,137	----		
3	Pond Route	UG Detention	0.046	12.05	3,085	2	836.95	7,259

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.169 cfs
Storm Frequency	= 5-yr	Time to Peak	= 6.02 hrs
Time Interval	= 1 min	Runoff Volume	= 2,618 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 2.80 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

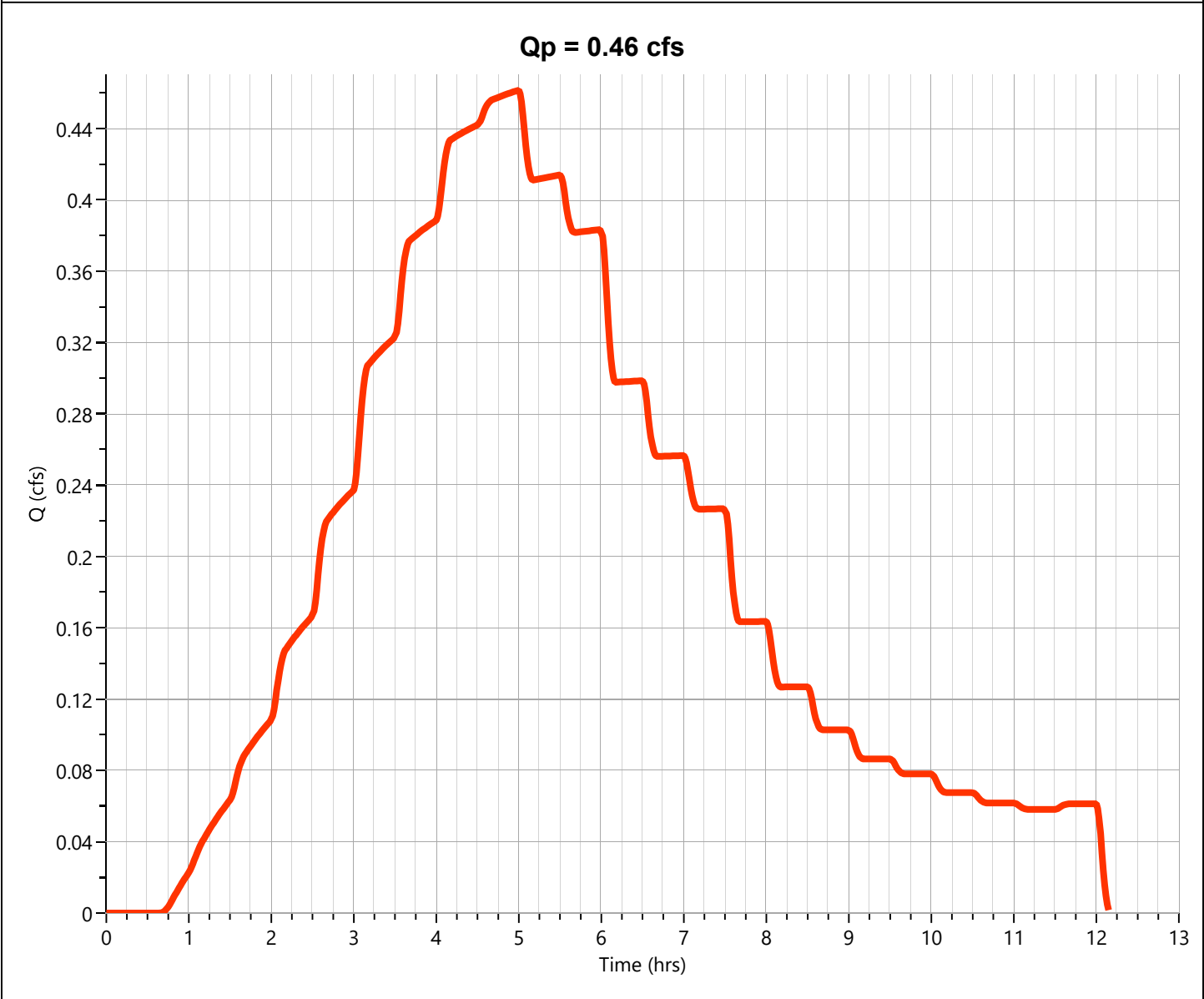


Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.462 cfs
Storm Frequency	= 5-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 8,137 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.80 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



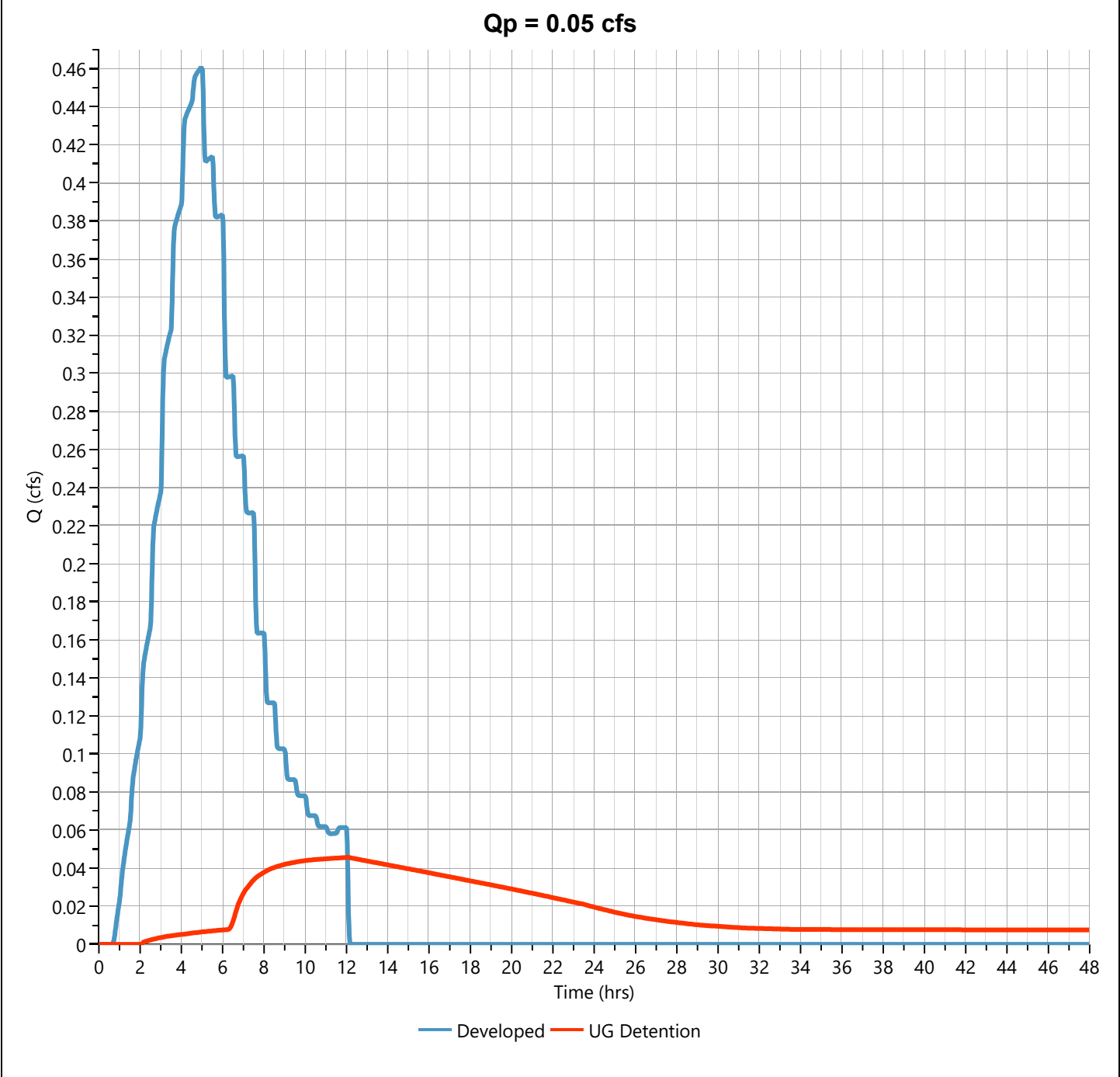
UG Detention

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.046 cfs
Storm Frequency	= 5-yr	Time to Peak	= 12.05 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,085 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 836.95 ft
Pond Name	= Underground	Max. Storage	= 7,259 cuft

Pond Routing by Storage Indication Method

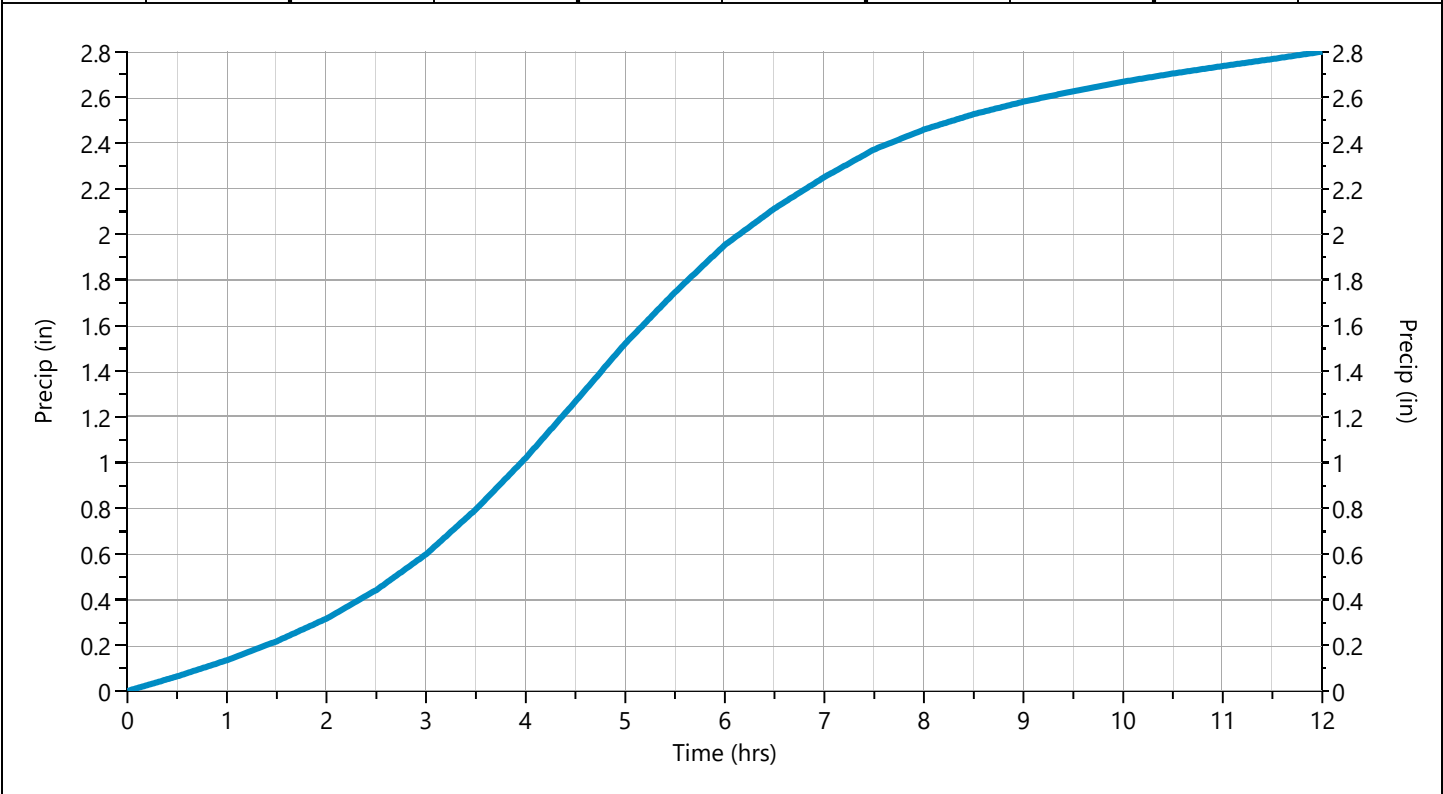
Center of mass detention time = 13.77 hrs



Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	✔ 5-yr	10-yr	25-yr	50-yr	100-yr	
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03	

Incremental Rainfall Distribution, 5-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.008260	4.50	0.008260	4.68	0.008456	4.87	0.008456	5.05	0.007495
4.33	0.008260	4.52	0.008456	4.70	0.008456	4.88	0.008456	5.07	0.007495
4.35	0.008260	4.53	0.008456	4.72	0.008456	4.90	0.008456	5.08	0.007495
4.37	0.008260	4.55	0.008456	4.73	0.008456	4.92	0.008456	5.10	0.007495
4.38	0.008260	4.57	0.008456	4.75	0.008456	4.93	0.008456	5.12	0.007495
4.40	0.008260	4.58	0.008456	4.77	0.008456	4.95	0.008456	5.13	0.007495
4.42	0.008260	4.60	0.008456	4.78	0.008456	4.97	0.008456	5.15	0.007495
4.43	0.008260	4.62	0.008456	4.80	0.008456	4.98	0.008456	5.17	0.007495
4.45	0.008260	4.63	0.008456	4.82	0.008456	5.00	0.008456	5.18	0.007494
4.47	0.008260	4.65	0.008456	4.83	0.008456	5.02	0.007495	5.20	0.007495
4.48	0.008260	4.67	0.008456	4.85	0.008456	5.03	0.007494	5.22	0.007495



Hydrograph 10-yr Summary

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

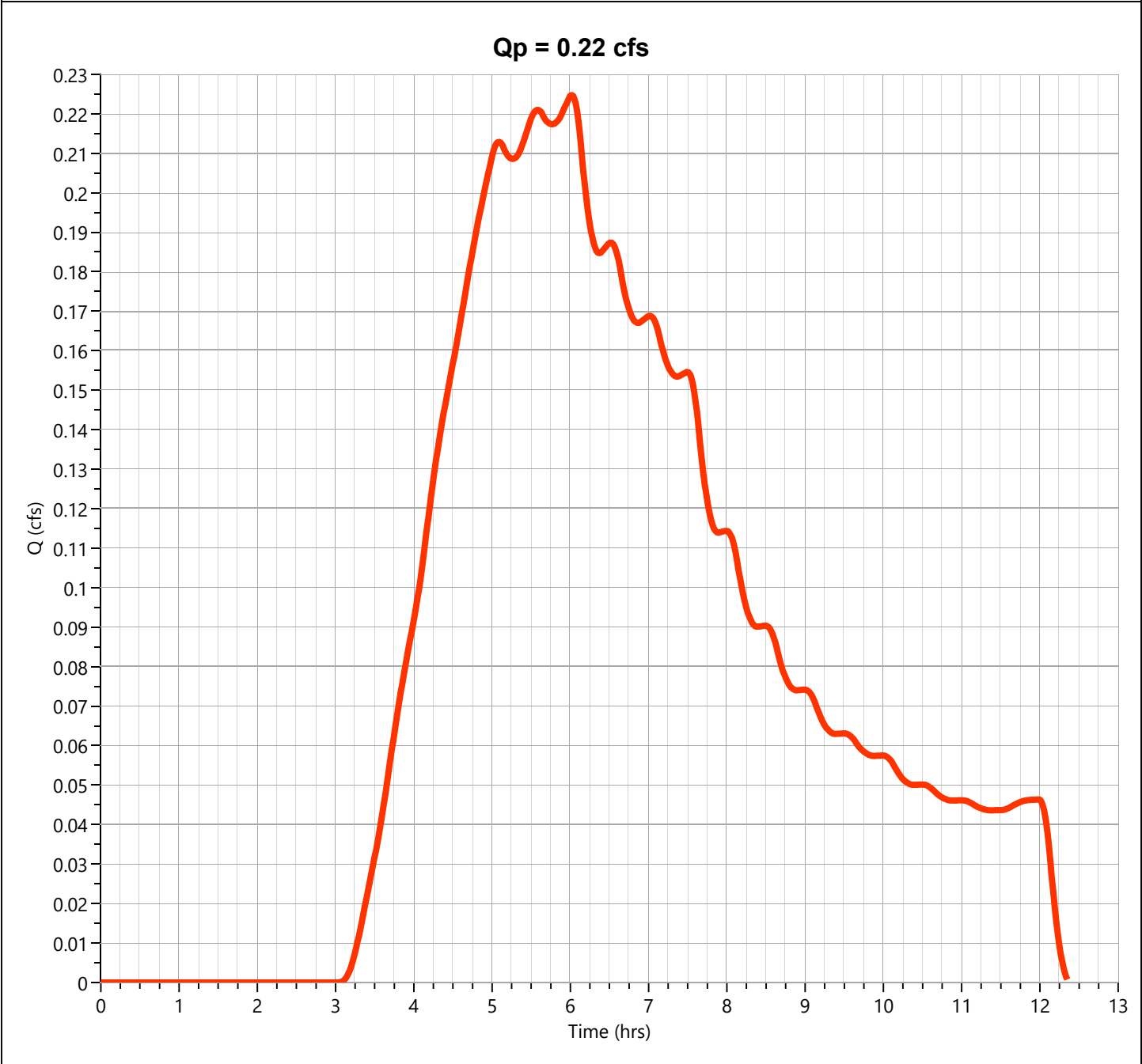
10-16-2023

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hvd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre Developed	0.225	6.02	3,575	----		
2	NRCS Runoff	Post Developed	0.542	5.00	9,669	----		
3	Pond Route	UG Detention	0.059	12.03	4,449	2	837.25	8,426

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.225 cfs
Storm Frequency	= 10-yr	Time to Peak	= 6.02 hrs
Time Interval	= 1 min	Runoff Volume	= 3,575 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 3.25 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

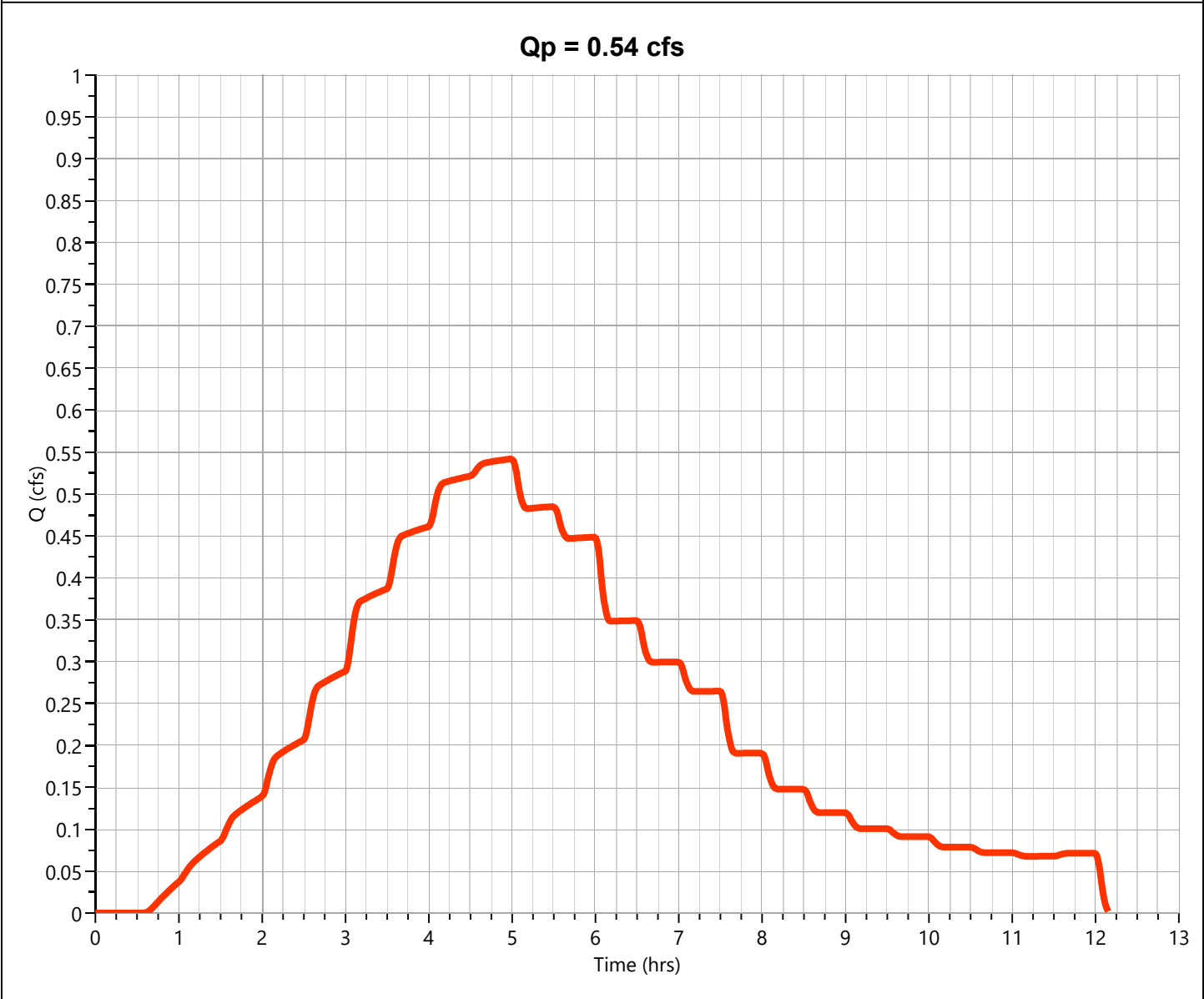


Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.542 cfs
Storm Frequency	= 10-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 9,669 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.25 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



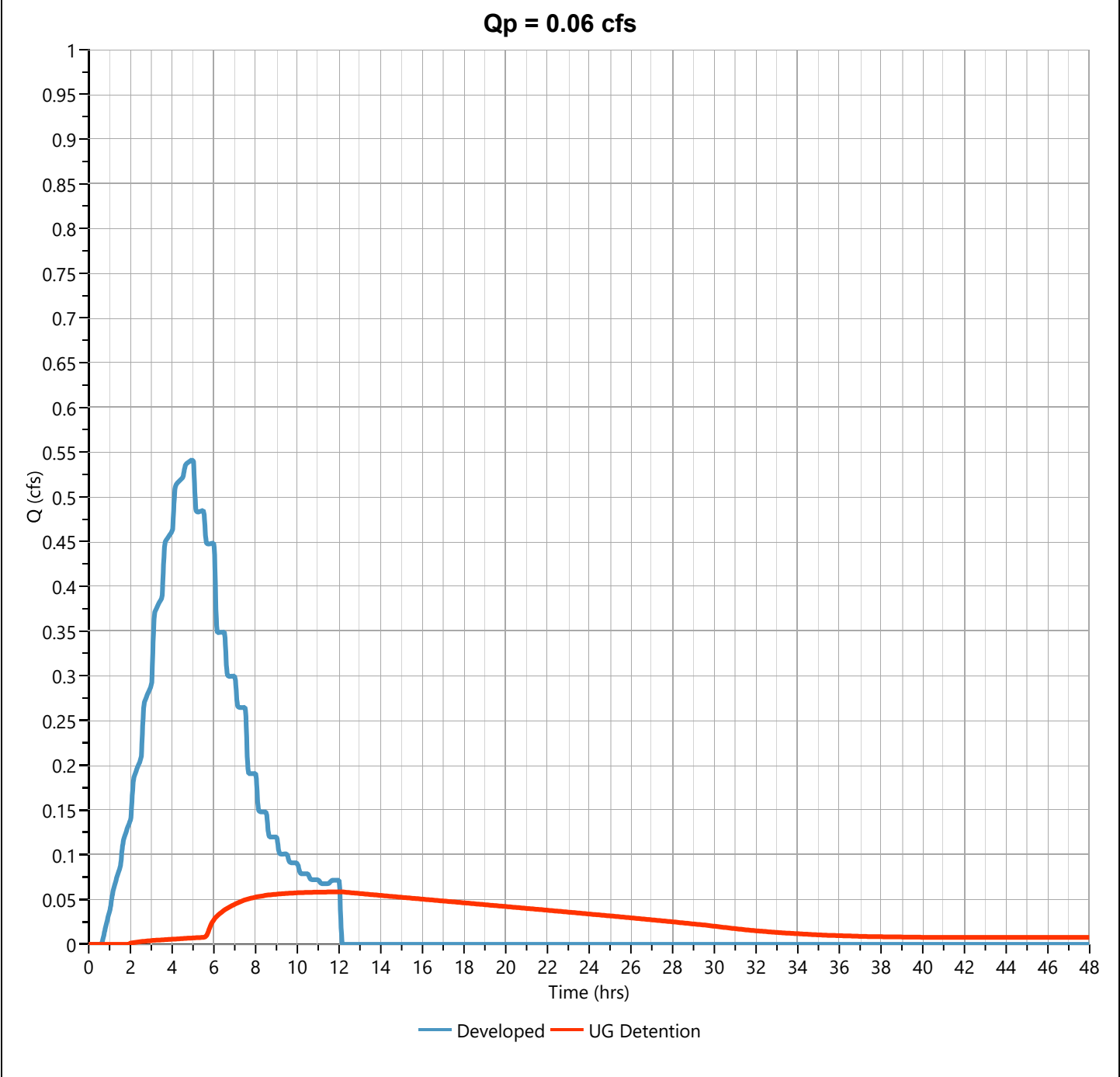
UG Detention

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.059 cfs
Storm Frequency	= 10-yr	Time to Peak	= 12.03 hrs
Time Interval	= 1 min	Hydrograph Volume	= 4,449 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 837.25 ft
Pond Name	= Underground	Max. Storage	= 8,426 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 13.70 hrs

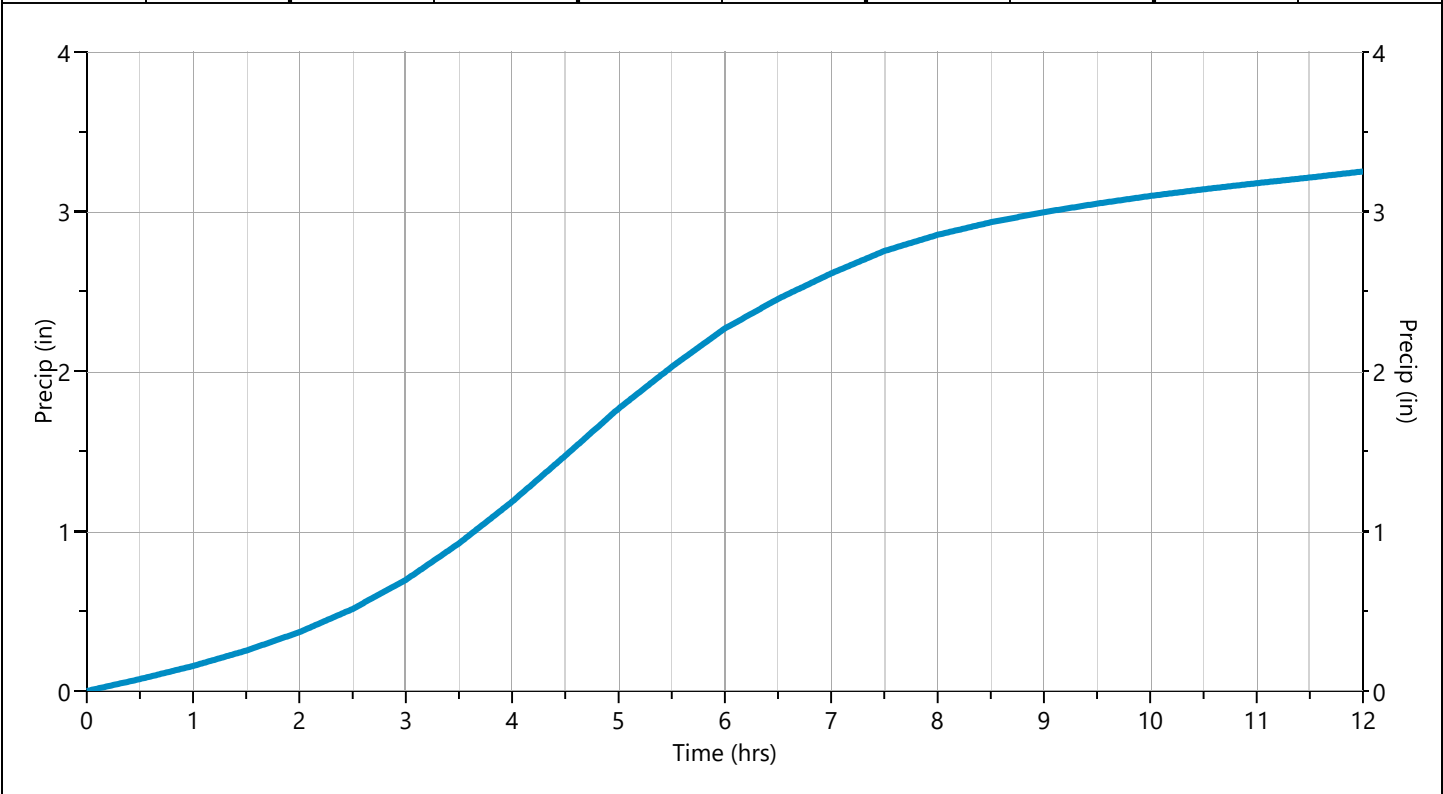


Design Storm Report

Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	✓ 10-yr	25-yr	50-yr	100-yr	
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03	

Incremental Rainfall Distribution, 10-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.009588	4.50	0.009587	4.68	0.009815	4.87	0.009815	5.05	0.008699
4.33	0.009588	4.52	0.009815	4.70	0.009815	4.88	0.009815	5.07	0.008699
4.35	0.009587	4.53	0.009815	4.72	0.009815	4.90	0.009815	5.08	0.008699
4.37	0.009588	4.55	0.009815	4.73	0.009815	4.92	0.009815	5.10	0.008699
4.38	0.009588	4.57	0.009815	4.75	0.009815	4.93	0.009815	5.12	0.008699
4.40	0.009587	4.58	0.009815	4.77	0.009815	4.95	0.009815	5.13	0.008699
4.42	0.009588	4.60	0.009815	4.78	0.009815	4.97	0.009815	5.15	0.008699
4.43	0.009587	4.62	0.009815	4.80	0.009815	4.98	0.009815	5.17	0.008699
4.45	0.009588	4.63	0.009815	4.82	0.009815	5.00	0.009815	5.18	0.008699
4.47	0.009587	4.65	0.009815	4.83	0.009815	5.02	0.008699	5.20	0.008699
4.48	0.009588	4.67	0.009815	4.85	0.009815	5.03	0.008699	5.22	0.008699



Hydrograph 25-yr Summary

Project Name: Wright Graphic Design

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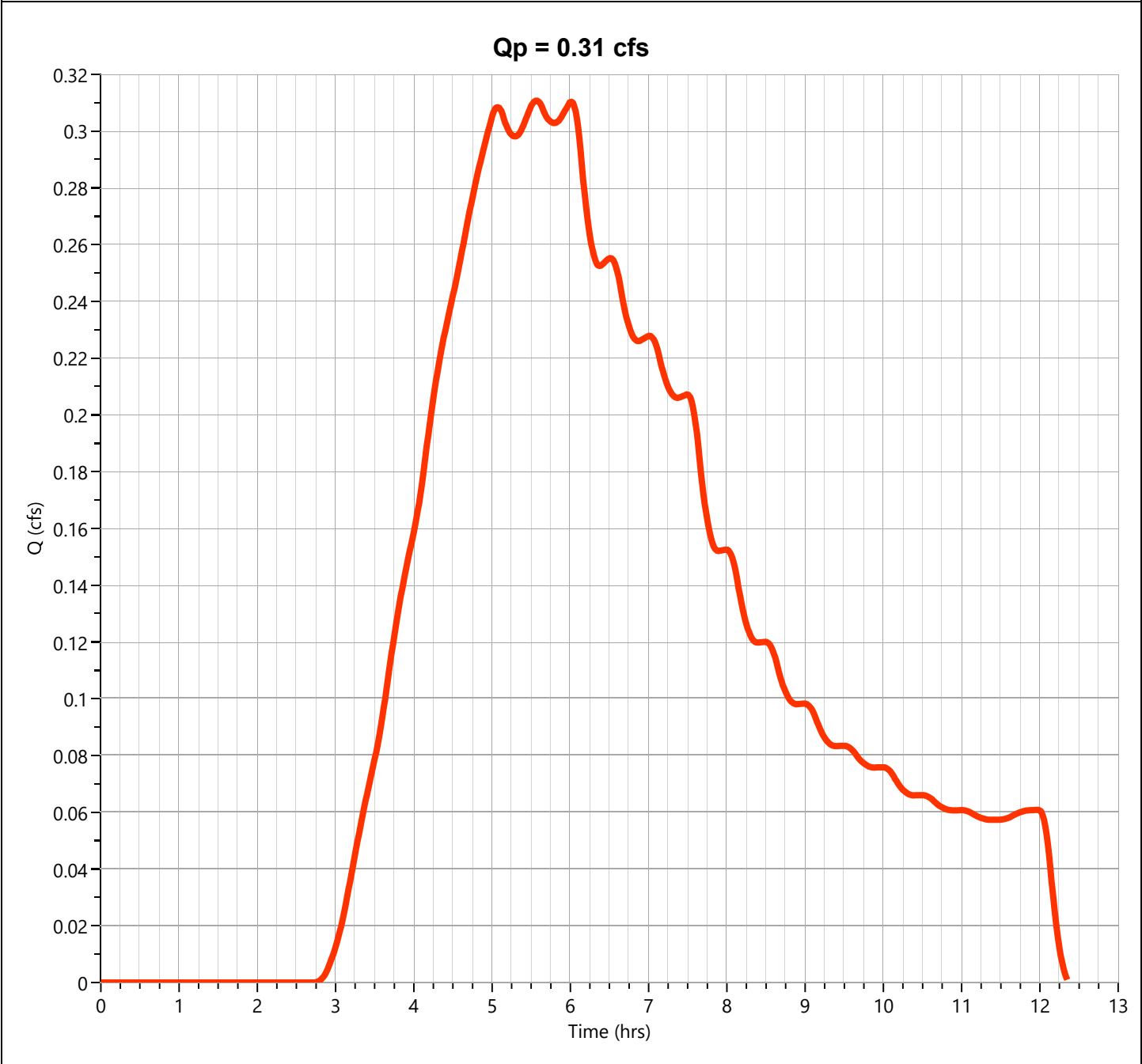
10-16-2023

[illegible]

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.311 cfs
Storm Frequency	= 25-yr	Time to Peak	= 5.57 hrs
Time Interval	= 1 min	Runoff Volume	= 5,087 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 3.90 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

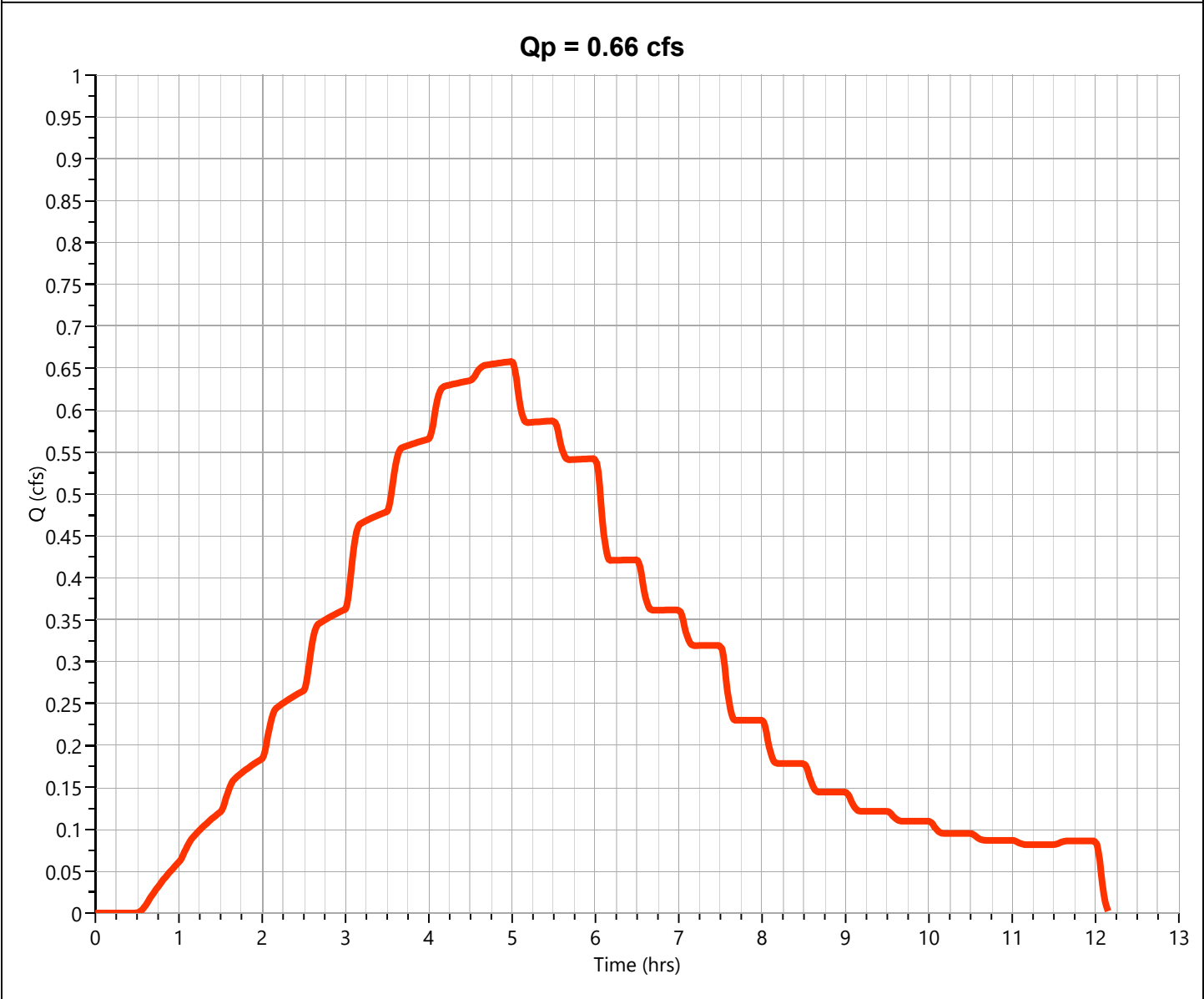


Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.658 cfs
Storm Frequency	= 25-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 11,891 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.90 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



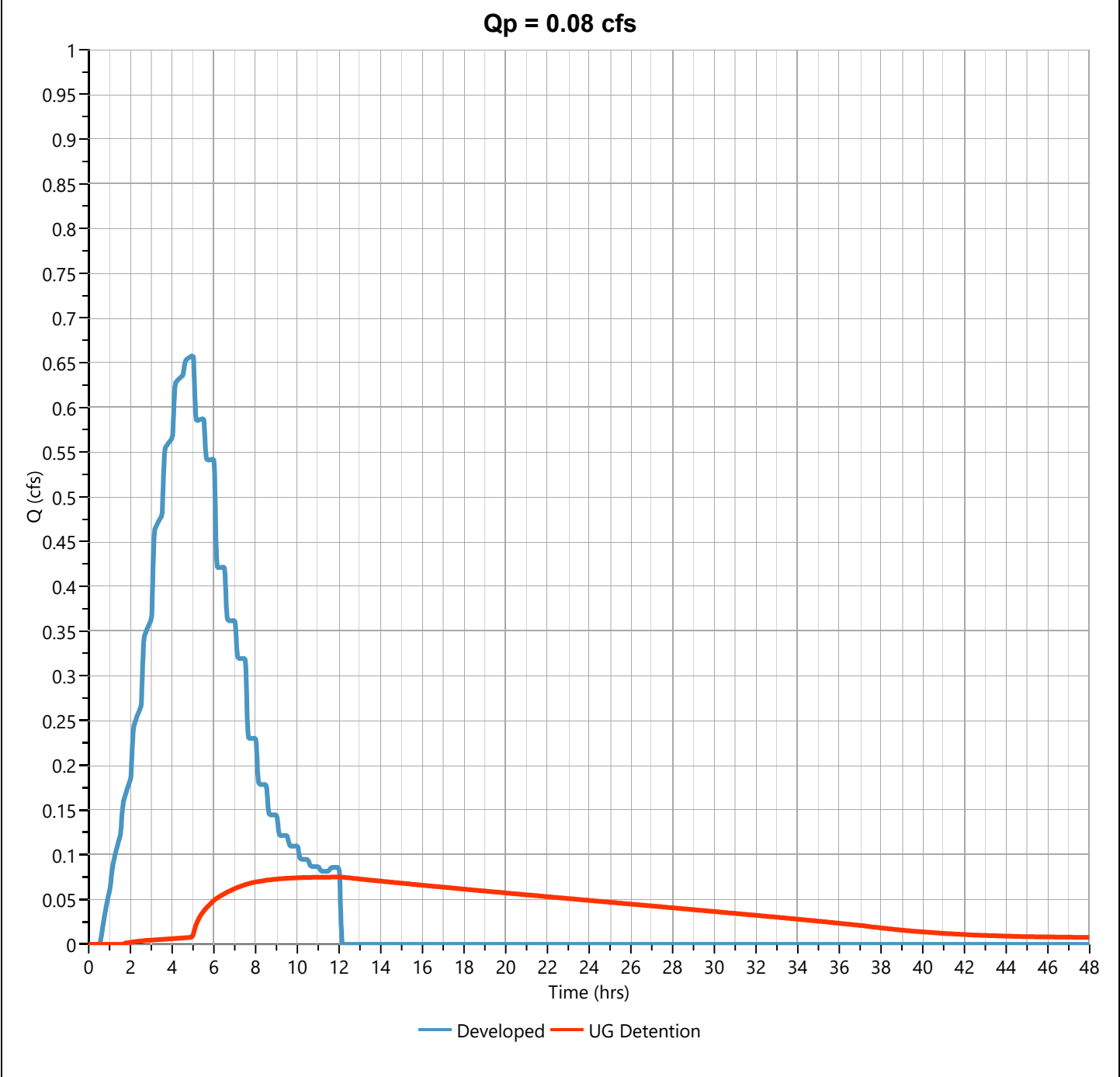
UG Detention

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.075 cfs
Storm Frequency	= 25-yr	Time to Peak	= 12.03 hrs
Time Interval	= 1 min	Hydrograph Volume	= 6,470 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 837.75 ft
Pond Name	= Underground	Max. Storage	= 10,182 cuft

Pond Routing by Storage Indication Method

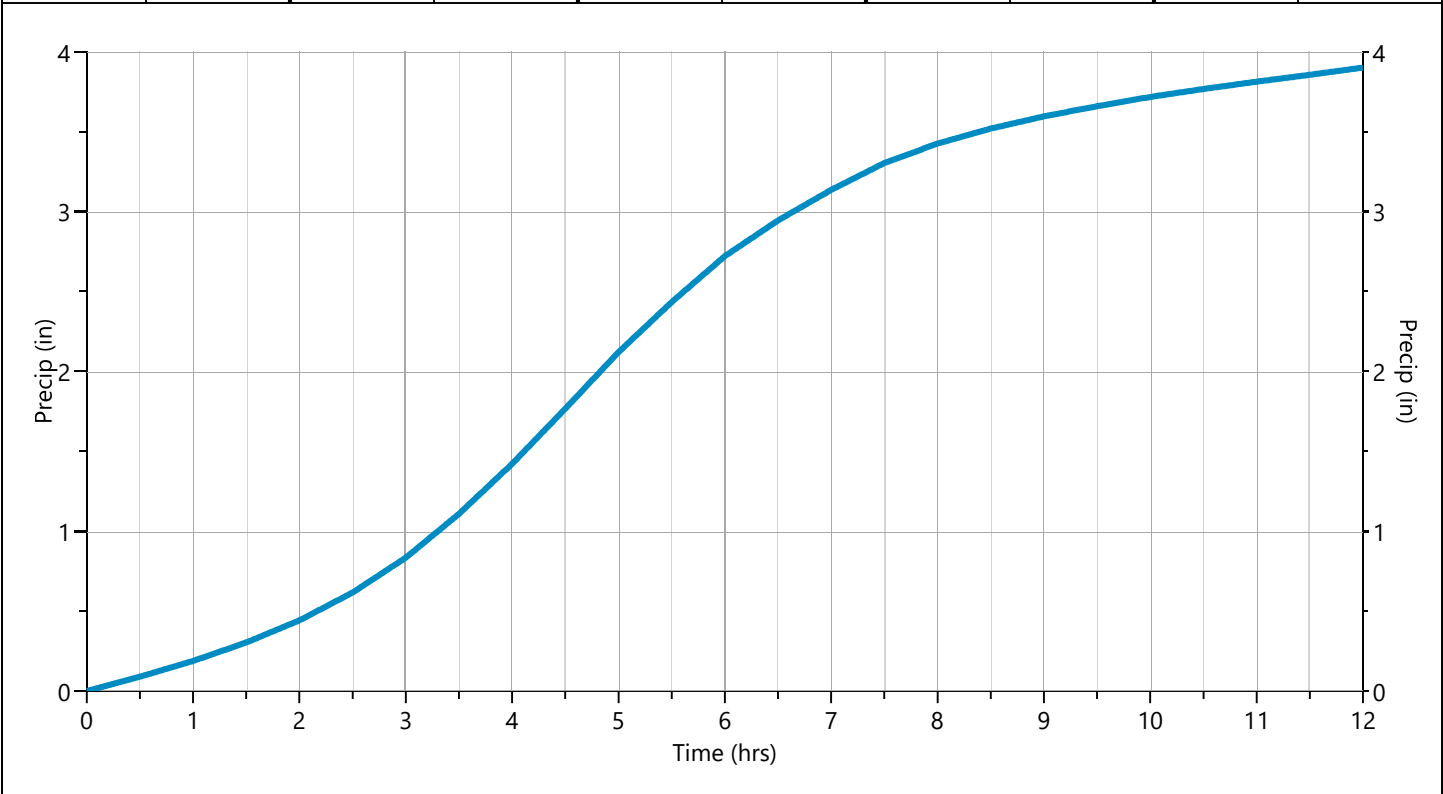
Center of mass detention time = 14.60 hrs



Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	✓ 25-yr	50-yr	100-yr
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03

Incremental Rainfall Distribution, 25-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.011505	4.50	0.011505	4.68	0.011778	4.87	0.011778	5.05	0.010439
4.33	0.011505	4.52	0.011778	4.70	0.011778	4.88	0.011778	5.07	0.010439
4.35	0.011505	4.53	0.011778	4.72	0.011778	4.90	0.011778	5.08	0.010439
4.37	0.011505	4.55	0.011778	4.73	0.011778	4.92	0.011778	5.10	0.010439
4.38	0.011505	4.57	0.011778	4.75	0.011778	4.93	0.011778	5.12	0.010439
4.40	0.011505	4.58	0.011778	4.77	0.011778	4.95	0.011778	5.13	0.010439
4.42	0.011505	4.60	0.011778	4.78	0.011778	4.97	0.011778	5.15	0.010439
4.43	0.011505	4.62	0.011778	4.80	0.011778	4.98	0.011778	5.17	0.010439
4.45	0.011505	4.63	0.011778	4.82	0.011778	5.00	0.011778	5.18	0.010439
4.47	0.011505	4.65	0.011778	4.83	0.011778	5.02	0.010439	5.20	0.010439
4.48	0.011505	4.67	0.011778	4.85	0.011778	5.03	0.010439	5.22	0.010439



Hydrograph 50-yr Summary

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

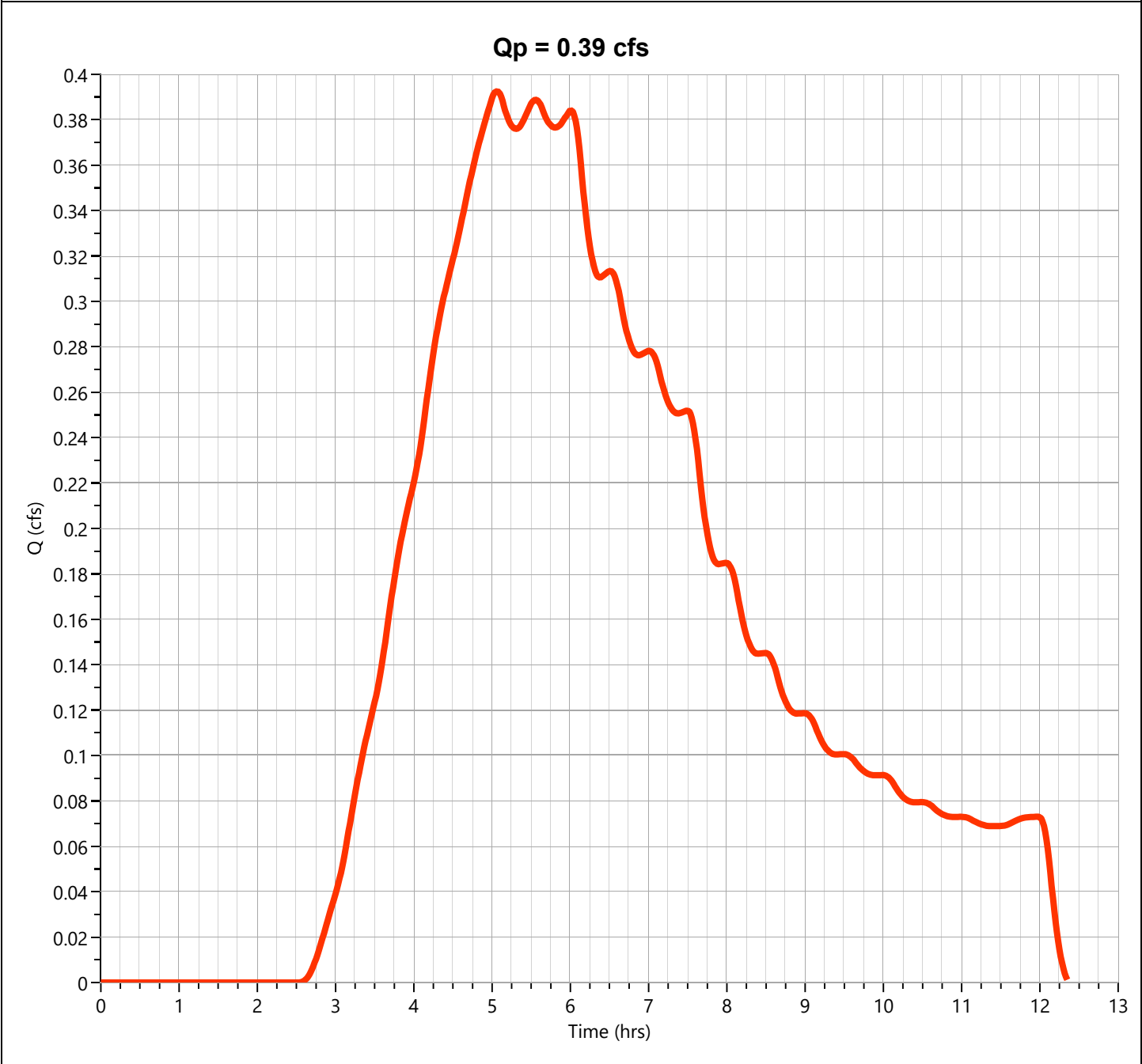
10-16-2023

[illegible]

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.393 cfs
Storm Frequency	= 50-yr	Time to Peak	= 5.07 hrs
Time Interval	= 1 min	Runoff Volume	= 6,433 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 4.44 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

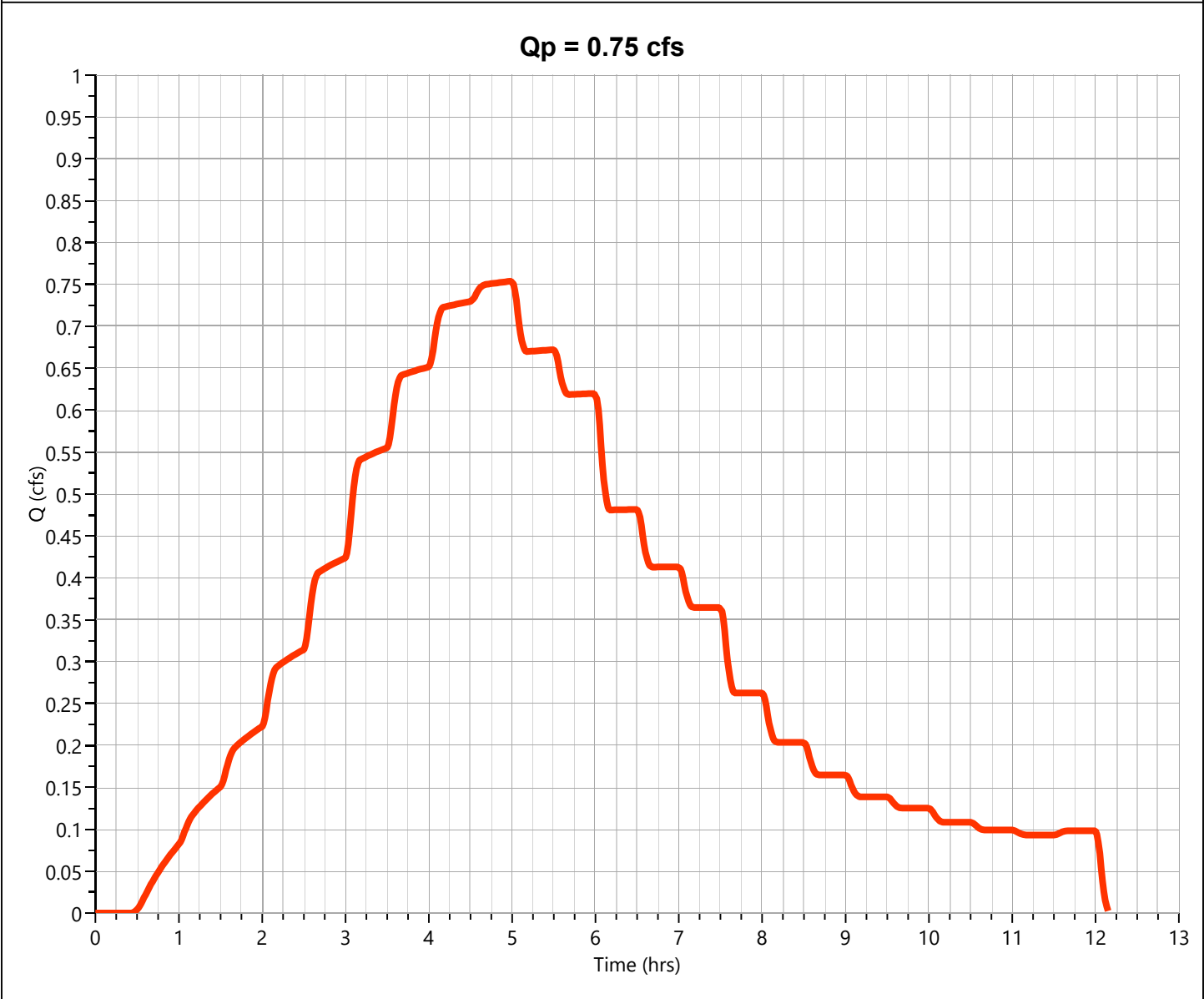


Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.754 cfs
Storm Frequency	= 50-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 13,742 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.44 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



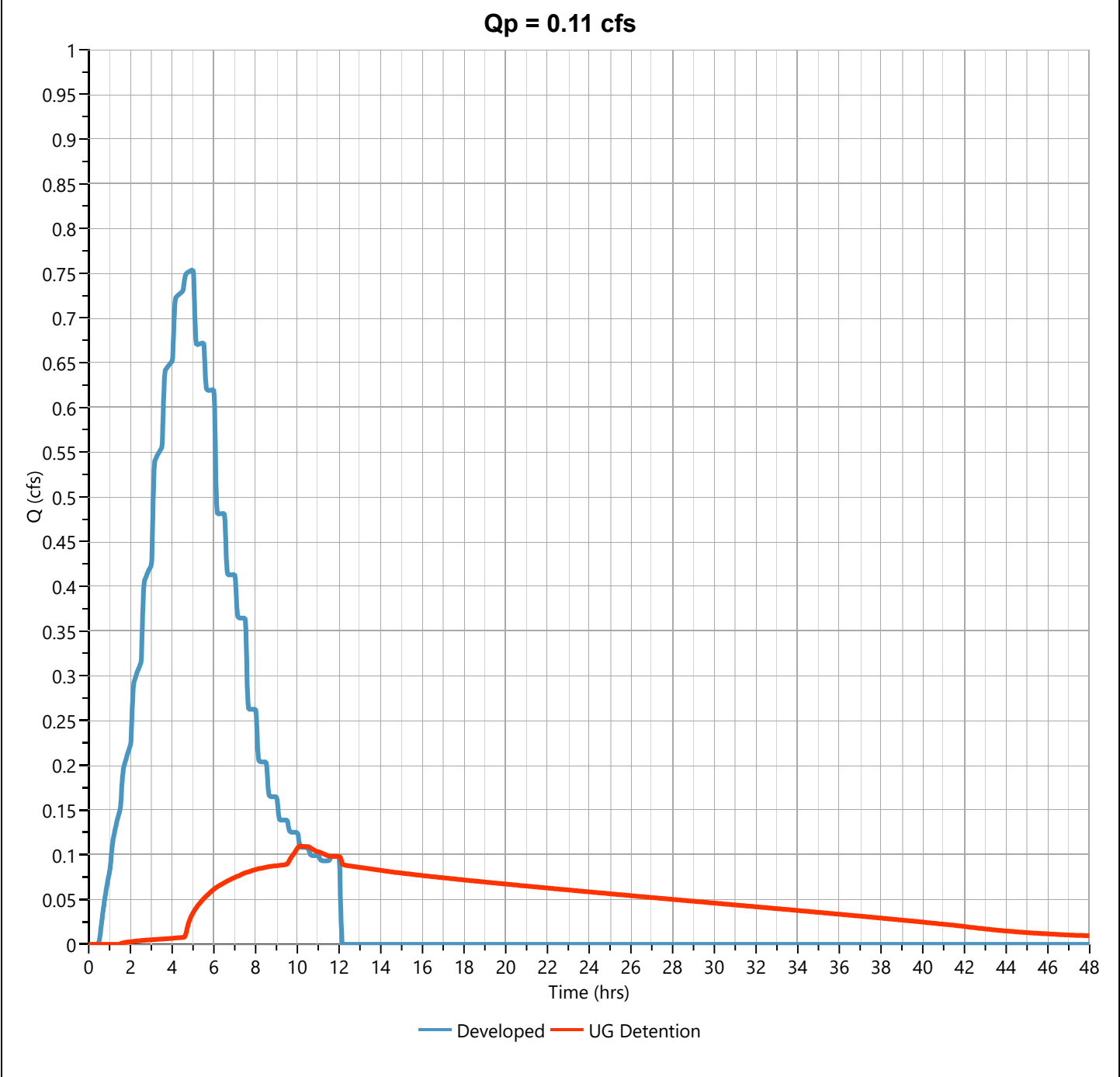
UG Detention

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.110 cfs
Storm Frequency	= 50-yr	Time to Peak	= 10.13 hrs
Time Interval	= 1 min	Hydrograph Volume	= 8,185 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 838.30 ft
Pond Name	= Underground	Max. Storage	= 11,550 cuft

Pond Routing by Storage Indication Method

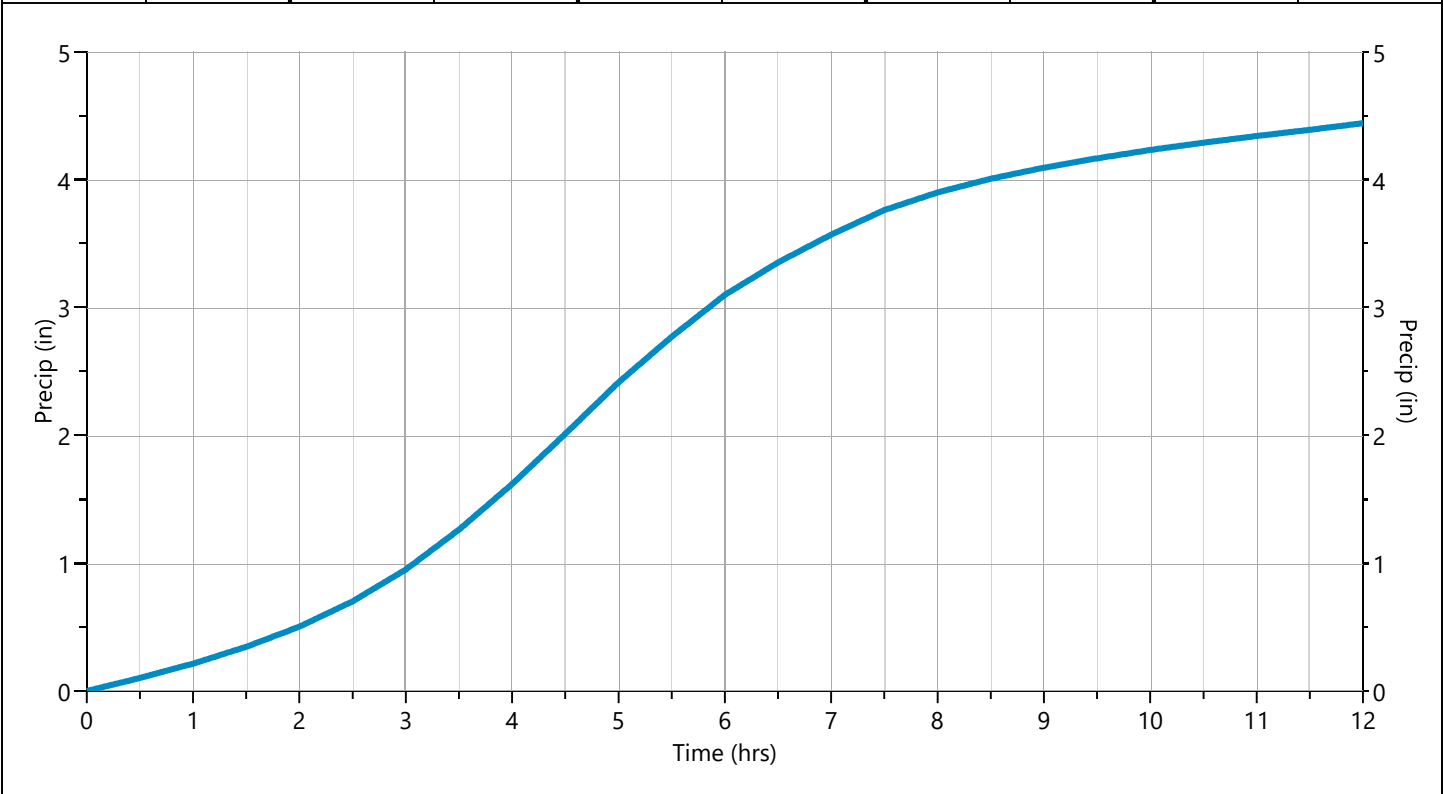
Center of mass detention time = 15.14 hrs



Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	✓ 50-yr	100-yr
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03

Incremental Rainfall Distribution, 50-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.013098	4.50	0.013098	4.68	0.013409	4.87	0.013409	5.05	0.011884
4.33	0.013098	4.52	0.013409	4.70	0.013409	4.88	0.013408	5.07	0.011885
4.35	0.013098	4.53	0.013409	4.72	0.013409	4.90	0.013409	5.08	0.011884
4.37	0.013098	4.55	0.013409	4.73	0.013408	4.92	0.013409	5.10	0.011885
4.38	0.013098	4.57	0.013409	4.75	0.013409	4.93	0.013409	5.12	0.011884
4.40	0.013098	4.58	0.013408	4.77	0.013409	4.95	0.013409	5.13	0.011885
4.42	0.013098	4.60	0.013409	4.78	0.013409	4.97	0.013409	5.15	0.011884
4.43	0.013098	4.62	0.013409	4.80	0.013409	4.98	0.013409	5.17	0.011885
4.45	0.013098	4.63	0.013409	4.82	0.013409	5.00	0.013409	5.18	0.011884
4.47	0.013098	4.65	0.013409	4.83	0.013409	5.02	0.011884	5.20	0.011884
4.48	0.013098	4.67	0.013409	4.85	0.013409	5.03	0.011884	5.22	0.011885



Hydrograph 100-yr Summary

Project Name: Wright Graphic Design

Hydrology Studio v 3.0.0.27

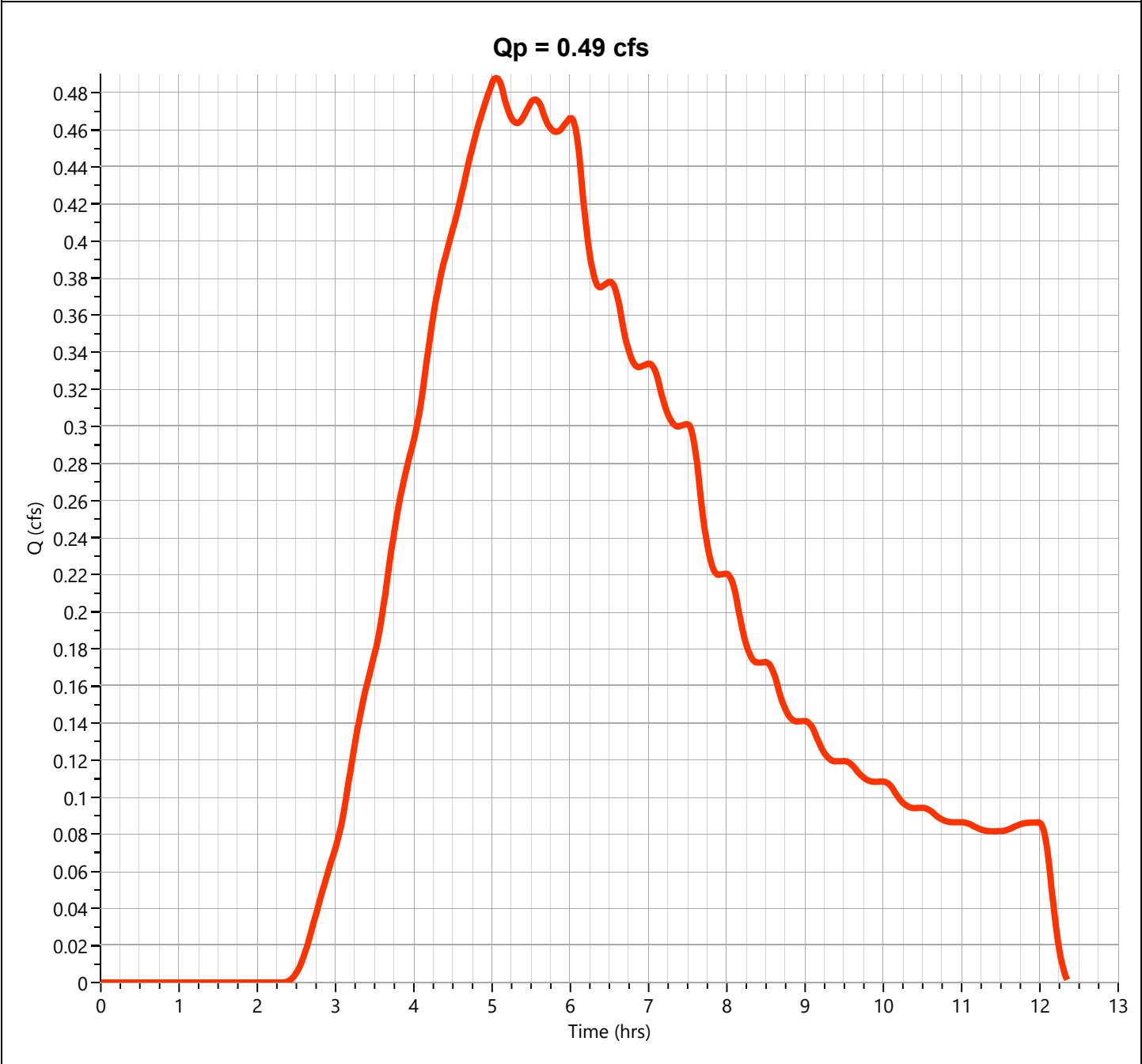
10-16-2023

[illegible]

Pre Developed

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.488 cfs
Storm Frequency	= 100-yr	Time to Peak	= 5.05 hrs
Time Interval	= 1 min	Runoff Volume	= 7,976 cuft
Drainage Area	= 0.92 ac	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 15.0 min
Total Rainfall	= 5.03 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

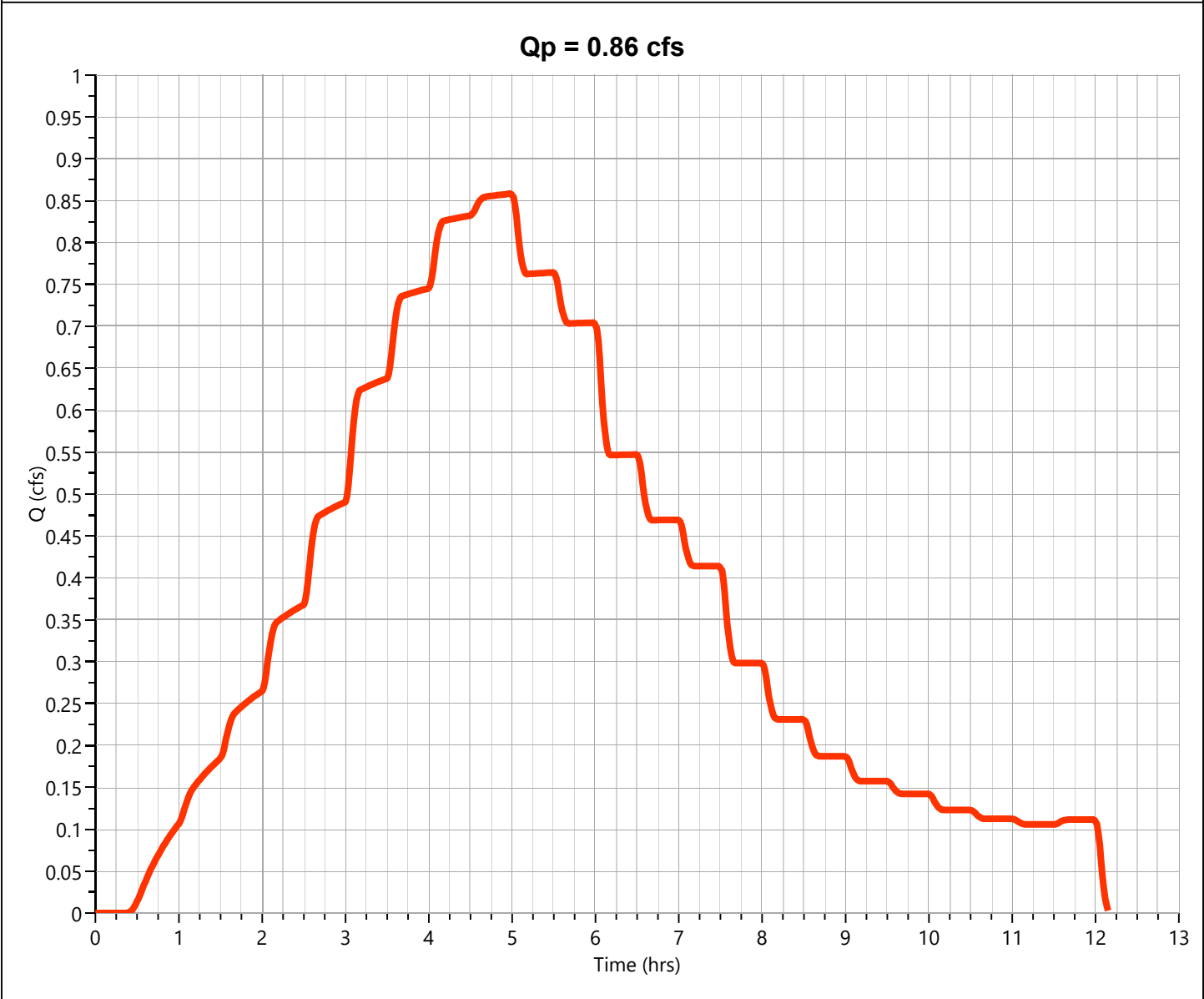


Post Developed

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.859 cfs
Storm Frequency	= 100-yr	Time to Peak	= 5.00 hrs
Time Interval	= 1 min	Runoff Volume	= 15,769 cuft
Drainage Area	= 0.924 ac	Curve Number	= 95.97*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.03 in	Design Storm	= Huff2nd
Storm Duration	= 12 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.846	98	
0.078	74	
0.924	96	Weighted CN Method Employed



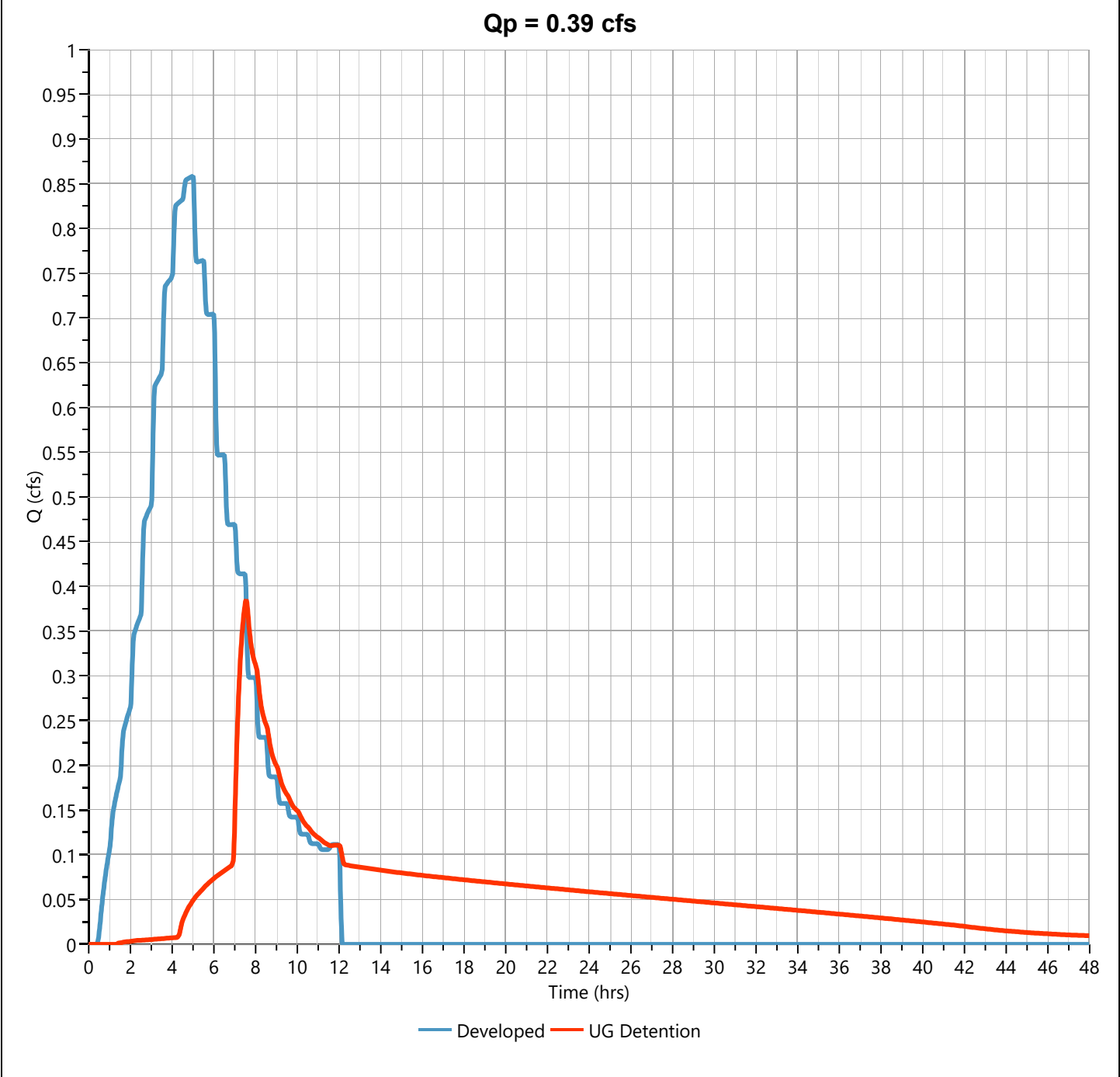
UG Detention

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.385 cfs
Storm Frequency	= 100-yr	Time to Peak	= 7.55 hrs
Time Interval	= 1 min	Hydrograph Volume	= 10,209 cuft
Inflow Hydrograph	= 2 - Developed	Max. Elevation	= 838.42 ft
Pond Name	= Underground	Max. Storage	= 11,831 cuft

Pond Routing by Storage Indication Method

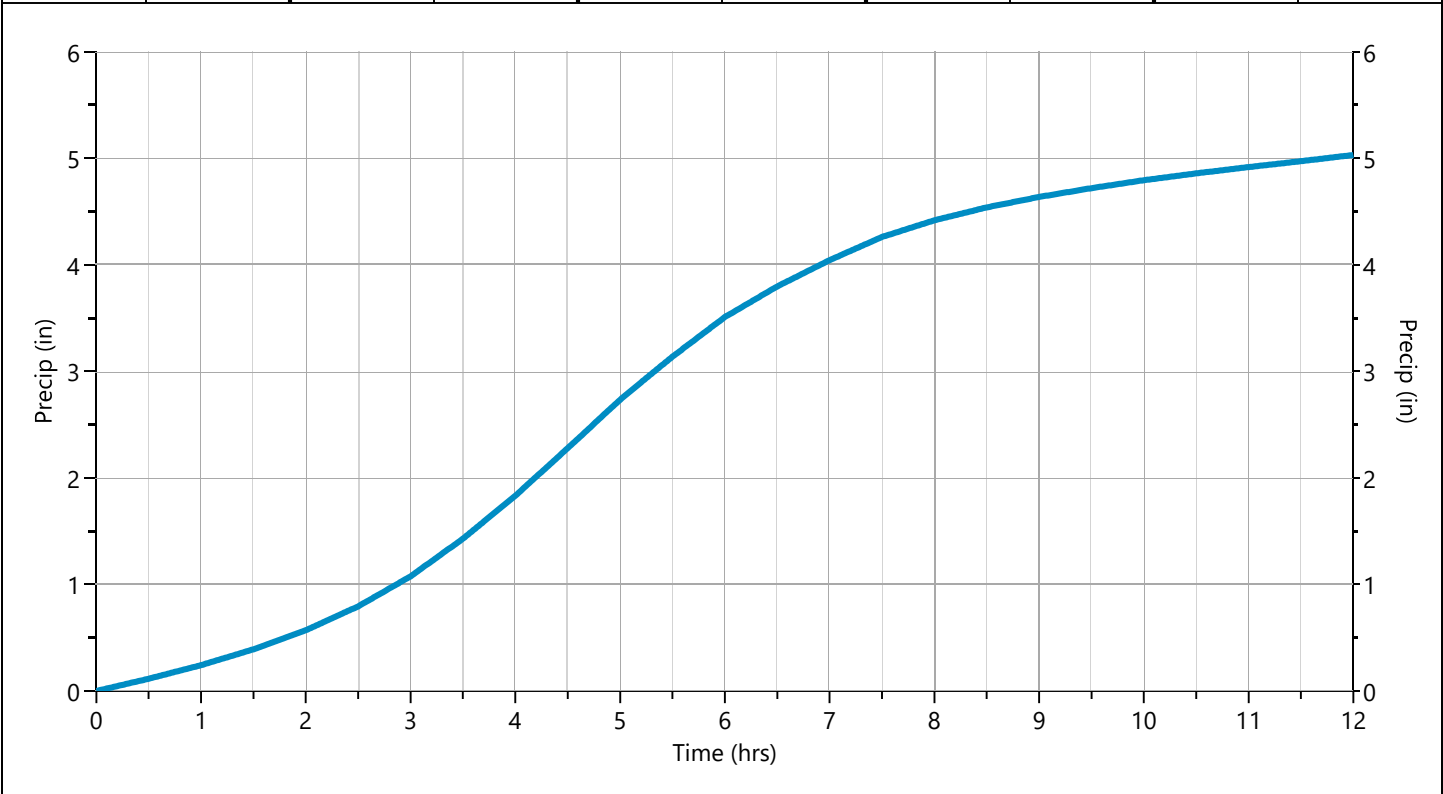
Center of mass detention time = 12.75 hrs



Storm Distribution: Huff 2nd Quartile, 12-hr

Storm Duration	Total Rainfall Volume (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	✓ 100-yr
12 hrs	1.88	2.26	0.00	2.80	3.25	3.90	4.44	5.03

Incremental Rainfall Distribution, 100-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
4.32	0.014838	4.50	0.014838	4.68	0.015191	4.87	0.015190	5.05	0.013464
4.33	0.014839	4.52	0.015191	4.70	0.015191	4.88	0.015190	5.07	0.013464
4.35	0.014838	4.53	0.015191	4.72	0.015191	4.90	0.015191	5.08	0.013464
4.37	0.014838	4.55	0.015191	4.73	0.015190	4.92	0.015191	5.10	0.013464
4.38	0.014839	4.57	0.015191	4.75	0.015191	4.93	0.015191	5.12	0.013464
4.40	0.014838	4.58	0.015190	4.77	0.015191	4.95	0.015191	5.13	0.013464
4.42	0.014838	4.60	0.015191	4.78	0.015191	4.97	0.015190	5.15	0.013464
4.43	0.014838	4.62	0.015191	4.80	0.015190	4.98	0.015191	5.17	0.013464
4.45	0.014839	4.63	0.015191	4.82	0.015191	5.00	0.015191	5.18	0.013463
4.47	0.014838	4.65	0.015191	4.83	0.015191	5.02	0.013464	5.20	0.013464
4.48	0.014838	4.67	0.015191	4.85	0.015191	5.03	0.013464	5.22	0.013464



APPENDIX E

ADS SYSTEM COMPONENTS

User Inputs

Chamber Model:	SC-740
Outlet Control Structure:	Yes
Project Name:	Wright Graphic Design
Engineer:	Jeff Shetler
Project Location:	Ohio
Measurement Type:	Imperial
Required Storage Volume:	12000 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	6 in.
Stone Above Chambers:	6 in.
Average Cover Over Chambers:	18 in.
Design Constraint Dimensions:	(50 ft. x 160 ft.)

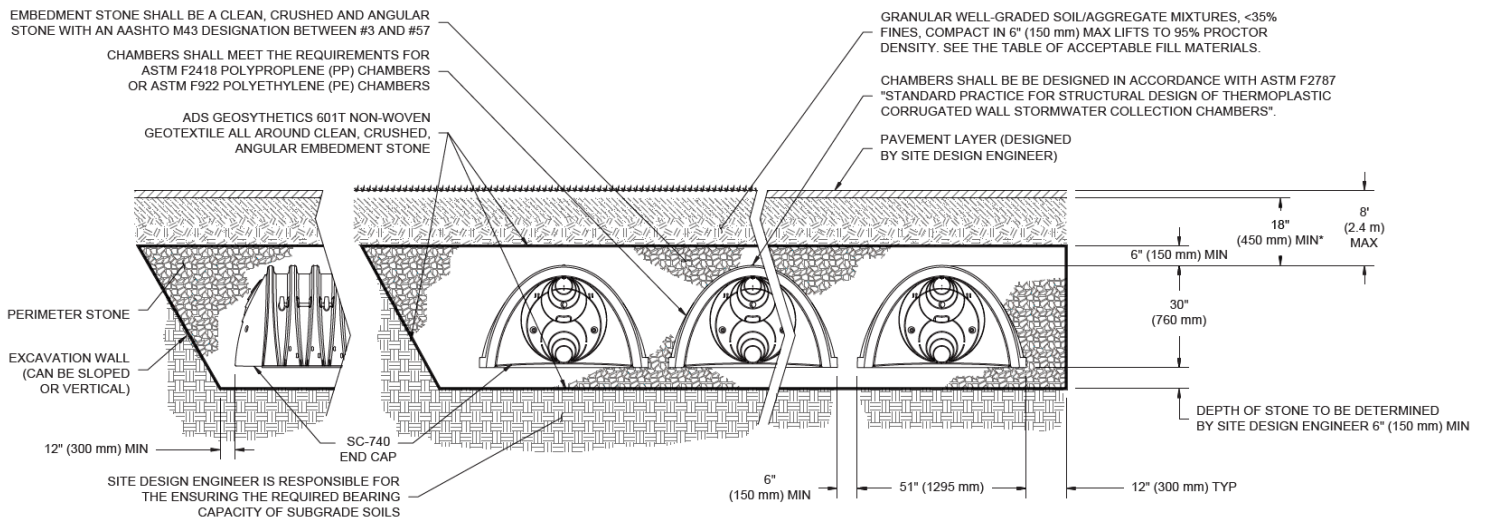
Results

System Volume and Bed Size

Installed Storage Volume:	12227.30 cubic ft.
Storage Volume Per Chamber:	45.90 cubic ft.
Number Of Chambers Required:	154
Number Of End Caps Required:	16
Chamber Rows:	8
Maximum Length:	150.23 ft.
Maximum Width:	39.50 ft.
Approx. Bed Size Required:	5704.38 square ft.

System Components

Amount Of Stone Required:	478 cubic yards
Volume Of Excavation (Not Including Fill):	740 cubic yards
Total Non-woven Geotextile Required:	1699 square yards
Woven Geotextile Required (excluding Isolator Row):	48 square yards
Woven Geotextile Required (Isolator Row):	96 square yards
Total Woven Geotextile Required:	144 square yards
Impervious Liner Required:	0 square yards



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).