



GROVE CITY, OHIO - CITY COUNCIL Agenda

November 4, 2024

5:30 PM

Regular Meeting

5:30 p.m. - PROS Consulting presentation on Community Center

Call to Order	Roll Call	Approval of Minutes	Welcome & Reading of Agenda
<u>Presentation</u>	Lending a Helping Hand Program		

LANDS:

- | | |
|--------------------------|---|
| <u>Ordinance C-41-24</u> | Approve the Plat for Farmstead, Phase 5B. Second reading and public hearing. |
| <u>Ordinance C-42-24</u> | Approve a Special Use Permit for a Car Rental business for Avis Budget Car Rental located at 2189 Stringtown Road. Second reading and public hearing. |
| <u>Ordinance C-43-24</u> | Approve a Special Use Permit for a Drive-Thru for Credit Union of Ohio located at 2336 Stringtown Road. Second reading and public hearing. |
| <u>Ordinance C-44-24</u> | Approve a Special Use Permit for a Drive-Thru for JP Morgan Chase Bank located at 2811 London-Groveport Road. Second reading and public hearing. |

FINANCE:

- | | |
|--------------------------|--|
| <u>Ordinance C-46-24</u> | Authorize the City Administrator to enter into an Agreement with Plattenburg & Associates for Annual Financial Audits. Second reading and public hearing. |
| <u>Ordinance C-47-24</u> | Authorize the City Administrator to enter into an Agreement for GIS Software Services. Second reading and public hearing |
| <u>Ordinance C-48-24</u> | Authorize the City Administrator to execute the amended and restated Central Ohio Health Care Consortium Joint-Insurance Agreement. Second reading and public hearing. |
| <u>Ordinance C-49-24</u> | Declaring the improvement of certain real property located in the City to be a public purpose, exempting 100% of the value of such improvement from real property taxation for 30 years; creating the Harris Farm TIF Incentive District; declaring the improvements to real property within the Incentive District to be a public purpose; exempting 100% of the value of such improvements within the Incentive District from real property tax for 30 years; describing the public infrastructure improvements made or to be made to directly benefit or serve the parcels for which improvements are declared to be a public purpose; requiring the owners of parcels for which improvements are declared to be a public purpose to make annual service payments in lieu of taxes during the periods of exemption; establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments; and approving related |

matters. First reading.

Ordinance C-50-24 Authorize the City Administrator to enter into an Agreement for Voice Services. First reading.

Ordinance C-51-24 Authorize the City Administrator to enter into an Agreement for Public Internet Services. First reading.

Ordinance C-52-24 Authorize the City Administrator to enter into an Agreement for Data Center Services. First reading.

Ordinance C-53-24 Appropriate \$23,750.00 from the Senior Nutrition Fund for Current Expenses. First reading.

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 10/21 & 10/28 Council; 10/28 BZA	

Date: 10/16/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-41-241
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-24

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 5B

WHEREAS, Farmstead, Phase 5B, a subdivision containing lots 237 – 261 inclusive, and Reserve “M”, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Farmstead, Phase 5B, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a re-subdivision of a portion of Lot 3 of the partition of Ephraim Borrer’s Estate, containing 9.965 acres of land, more or less. Said 9.965 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed: _____ Effective:
Richard L. Stage, Mayor

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202409030037 – Farmstead Phase 5B - Plat

Site Location

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665). (PID 040-016097).

Proposal

A Plat containing 25 lots, 1 reserve and dedicated right-of-way

Current Zoning

PUD-R (Planned Unit Development - Residential)

Future Land Use

Conservation Neighborhood

Property Owner

Grand Communities LLC.

Applicant/Representative

Troy Cameron, Grand Communities, LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-68-18 – Farmstead Zoning Text
- Resolution CR-01-19 - Development Plan

Staff Recommendation

Approval as Submitted

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Case Manager

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

Summary

This application is a Plat for Farmstead Phase 5B contains 25 lots, 1 reserve and dedicated right-of-way for a roadway extension on 9.965 acres.

Zoning Map



Next Steps

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

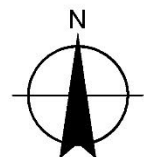
1. Context Map

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665) (PID 040-016097).



202409030037
Farmstead Phase 5B
Plat
PID# 040-016097

0 125 250 500 Feet

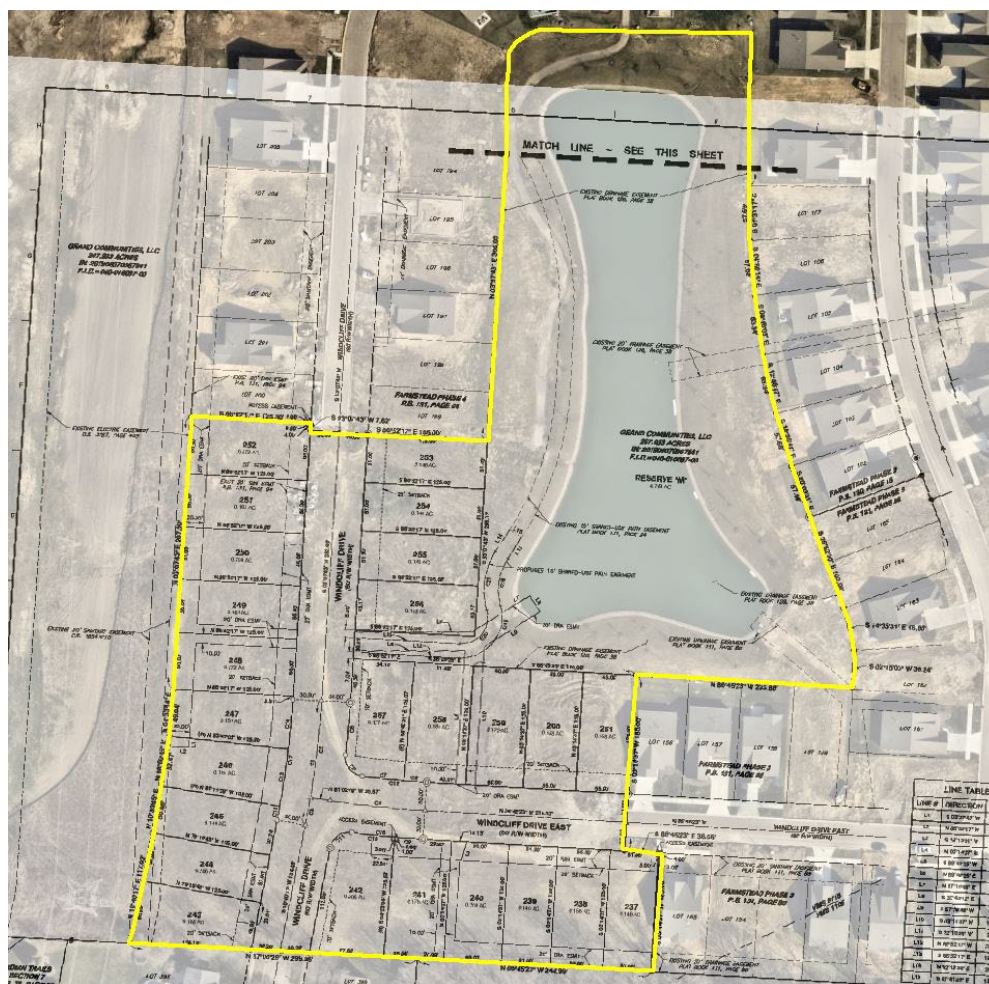


2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 5B, south of Windcliff Dr E. and Willow Aster Glen, in the Farmstead subdivision. City Council approved the Development Plan for Farmstead in March of 2019, and this plat will formalize the right-of-way and parcels shown on the Development Plan.

The plat includes 25 lots, 1 reserve, and right-of-way dedication for an extension of Windcliff Dr E. and Willow Aster Glen, on 9.965 acres. All proposed lots meet the lot size requirement established in the approved zoning text for Farmstead. Additionally, the street layout and easements match what was shown on the approved Development Plan. One reserve will be created with the proposed plat containing the existing pond, to be owned and maintained by the homeowner's association. The shared-use path will be extended from the existing path within the reserve area.

3. Survey



4. Recommendation

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

5. Detailed History

2019

City Council approved the Rezoning upon annexation to PUD-R for Farmstead at the March 4th meeting with Ordinance C-68-18.

City Council approved the Development Plan for Farmstead at the March 4th meeting with Resolution CR-01-19.



Grove City Planning Commission PLAT 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: Farmstead Phase 5B

PROJECT LOCATION: Jackson Pike (State Route 104) at intersection with Hibbs Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-016097 **ACREAGE AFFECTED BY THIS APPLICATION:** 9.965

EXISTING ZONING: Planned Unit District **EXISTING LAND USE:** Agriculture

PROPOSED ZONING: **PROPOSED LAND USE:**

PROPERTY OWNER INFORMATION

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

Grand Communities, LLC 3940 Olympic Boulevard S Erlanger, Kentucky 41018

Name Address City, State, Zip

(614) 348-6257 tcameron@fischerhomes.com

Phone Fax Email

APPLICANT INFORMATION

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

Troy Cameron Land Development Construction Manager Grand Communities, LLC

Name Title Company / Organization

3940 Olympic Boulevard Suite 400 Erlanger, Kentucky, 41018

Address City, State, Zip

(614) 348-6257 tcameron@fischerhomes.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.

Jeremy L. Van Ostran Surveyor Civil & Environmental Consultants

Name Title Company / Organization

250 W. Old Wilson Bridge Road Suite 250 Worthington, Ohio 43085

Address City, State, Zip

(614) 540-6633 jvanostran@cecinc.com

Phone Fax Email

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

FOR OFFICE USE ONLY

DATE RECEIVED: 9/3/24	RECEIVED BY: Natalie Hall	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER: 5033
PROJECT ID NUMBER: 202409030037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Farmstead Phase 11DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 9.965 TOTAL FLOOR AREA: _____NUMBER OF BUILDINGS: 25 BUILDING HEIGHT: _____

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

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

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

I Grand Communities, LLC, the current property owner hereby authorize the applicant Civil & Environmental Consultants to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: [Signature] Date: 8/29/24

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 29 day of August, 2024[Signature]

Official Seal and Signature of Notary Public



ALLISON BRONCHIK
Notary Public, State of Ohio
My Commission Expires 09-27-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Jeremy Van Ostran, 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: 8/29/24

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 29th day of August, 2024[Signature]

Official Seal and Signature of Notary Public



ALLISON BRONCHIK
Notary Public, State of Ohio
My Commission Expires 09-27-2025

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering 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:	\$	50.00
Engineering Review Fee:	\$	<u>1200</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1250</u>

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: PLAT APPROVAL**



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

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project
- ☐ A plat of the property
- ☐ Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

- ☐ Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City. Clerk of Council _____
--

- ☐ The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

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

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



Grove City Planning Commission Meeting and Deadline Schedule 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
July 31, 2024	September 3, 2024	1st Reading	September 16, 2024
		2nd Reading	October 7, 2024
September 3, 2024	October 8, 2024	1st Reading	October 21, 2024
		2nd Reading	November 4, 2024
October 2, 2024	November 5, 2024	1st Reading	November 18, 2024
		2nd Reading	December 2, 2024
October 30, 2024	December 3, 2024	1st Reading	December 16, 2024
		2nd Reading	January 6, 2024

*Approval timelines for applications vary based on application type. See approval timelines below for more detail.

Split applications are approved by Planning Commission and do not require City Council approval.

Statement of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.

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.

Ordinance 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.

Notes:

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.

A 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.

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.

September 25, 2024

Mr. Terry Barr
Grove City Development Department
4035 Broadway
Grove City, Ohio 43123

Dear Mr. Barr:

Subject: Farmstead – Phase 5B Plat Submittal
Grove City, Franklin County, Ohio
CEC Project 302-711

Please see below for disposition of comments:

1. Staff is not supportive of the access easements on lots 155 and 200 as they were not shown on previous plats for Phase 3 and Phase 4. The easements should be fully contained in lots created by the Phase 5B Plat or removed and the easements finalized between the affected property owners. **CBU Access easements have been updated to be limited within Phase 5B plat**
2. Label the drainage easement location starting at the rear of lot 247. **Label added**
3. Call out existing easement areas from phase 4 on lot 252. **Existing easement linestyle added to legend, 20' san esmt label on Lot 251. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.**
4. Call out existing easement areas from phase 3 on lots 237 and 261 (Windcliff Drive east easements). **Existing easement linestyle added to legend. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.**
5. Add language for access easements. Language from Note "F" on previous Phases 3 and 4 should be added. **Access note for the CBU boxes has been added to the dedication to be consistent with previous plats. The Note "F" from phases 3 and 4 do not apply to this phase as all roads are tying into existing streets.**

Date Prepared: 9/25/2024
File Name: Disposition of Comments Ph 5B

Page 1 of 2:

Please let me know if there are any further questions or comments.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Jeremy L. Van Ostran, P.S.

9/25/2024

Date

P:\300-000\302-711-Survey\Draw\202711-SY01-Sub-Phase 5B.dwg(14/07/11) LS(9/25/2024) - isamh01 - LP: 9/25/2024 10:11 AM

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6115, BEING A RESUBDIVISION OF PORTIONS OF LOT NO. 3 OF THE PARTITION OF EPHRAIM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 9.965 ACRES OF LAND, BEING PART OF A 207.933 ACRE TRACT OF LAND, DESCRIBED IN DEED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NO. 201906070067841, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "FARMSTEAD PHASE 5B", A SUBDIVISION CONTAINING LOTS NUMBERED 237-261 INCLUSIVE, RESERVE "M" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 1.174 ACRES, AS SUCH, ALL OR PART OF WINDCLIFF DRIVE AND WINDCLIFF DRIVE EAST, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT", OR "SHARED-USE PATH EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES (UTILITY PEDESTALS CAN BE LOCATED WITHIN 1 FOOT OF THE EDGE OF THE EASEMENT), DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GROVE CITY ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES AS EXPRESSED HEREIN.

AN EASEMENT IS HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC, MAINTENANCE, OPERATION, AND REPAIR OF THE CLUSTER BOX UNITS. THIS EASEMENT IS HEREBY RESERVED FOR THE HOMEOWNERS ASSOCIATION. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

AN EASEMENT IS HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SHARED USE PATH EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC, MAINTENANCE, OPERATION, AND REPAIR OF THE CONSTRUCTED PATHWAYS. THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CITY OF GROVE CITY.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 2024.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____

NAME

TITLE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY _____ OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____

LEINHOLDER'S ACKNOWLEDGMENT:

THE UNDERSIGNED SUBORDINATES THE LIEN OF ITS MORTGAGES OF THE AREA WITHIN THE PLAT OF "FARMSTEAD PHASE 5B" WITH 1.174 ACRES OF DEDICATED RIGHT-OF-WAY. ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY, AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

SIGNED: JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES _____

SIGNED: LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES _____

APPROVED THIS ____ DAY OF _____, 2024

MAYOR

APPROVED THIS ____ DAY OF _____, 2024

PLANNING COMMISSION CHAIR

APPROVED THIS ____ DAY OF _____, 2024

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 2024

DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER _____, PASSED THIS DAY OF _____, WHEREIN WINDCLIFF DRIVE AND WINDCLIFF DRIVE EAST ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS ____ DAY OF _____, 2024

CITY CLERK / COUNCIL CLERK

TRANSFERRED THIS ____ DAY OF _____, 2024

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2024

AT ____ M.

RECORDER, FRANKLIN COUNTY, OHIO

FEE \$ _____

FILE NO. _____

RECORDED THIS _____, DAY OF _____, 2024

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

SETBACK REQUIREMENTS:

50' MINIMUM
FRONT YARD SETBACK**: 20' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.143 AC (6,000 SF)

80' MINIMUM
FRONT YARD SETBACK**: 30' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.225 AC (10,000 SF)

60' MINIMUM
FRONT YARD SETBACK**: 25' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.172 AC (7,200 SF)

** CORNER LOTS SHALL INCREASE THE SIDE SETBACK LONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (½) THE MINIMUM FRONT SETBACK.

CERTIFICATION:

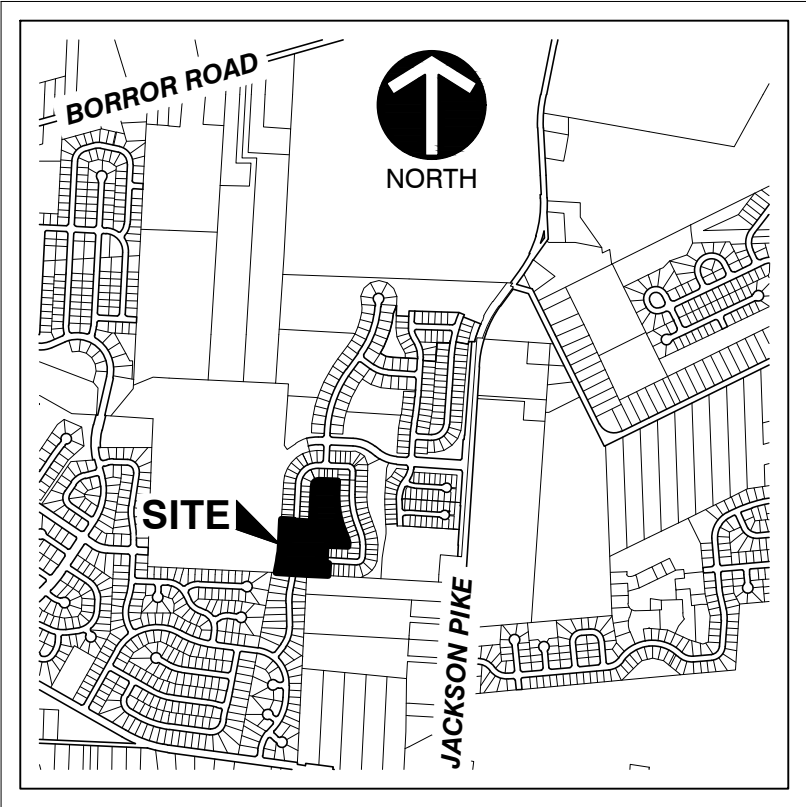
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283

DATE

FARMSTEAD PHASE 5B

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBER 6115



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER:

GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: (859)341-4709
CONTACT: TODD HUSS
EMAIL: THUSS@FISCHERHOMES.COM

ACREAGE BREAKDOWN:

ACREAGE IN LOTS 237-261 INCLUSIVE: 4.042 ACRES
ACREAGE IN RESERVE "M": 4.749 ACRES
ACREAGE IN RIGHT-OF-WAY: 1.174 ACRES
TOTAL ACREAGE: 9.965 ACRES

ACREAGE IN P.I.D.: 040-016097: 9.965 ACRES

FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 5B", IS IN THE FOLLOWING FLOOD ZONE: ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0408K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BASIS OF BEARINGS:

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

SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

NOTE "A":

AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "FARMSTEAD PHASE 5B" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE "B":

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAYS, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "C":

NO DETERMINATION HAS BEEN MADE BY THE CITY OF GROVE CITY AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE AREA HEREBY PLATTED. THE CITY OF GROVE CITY, OHIO APPROVAL OF THIS PLAT OF "FARMSTEAD PHASE 5B" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "D": RESERVE "M":

RESERVE "M" IS TO BE OWNED AND MAINTAINED BY FARMSTEAD HOMEOWNERS' ASSOCIATION, INC.

NOTE "E":

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD RECORDED IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, RECORDED IN FRANKLIN COUNTY RECORDERS OFFICE, OHIO.

REVISION RECORD	
NO	DATE
Civil & Environmental Consultants, Inc. 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-698-6808 www.cecinc.com	
CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	
FARMSTEAD PHASE 5B	
DATE: AUGUST 2024	DRAWN BY: KAS
DWG SCALE: N/A	CHECKED BY: JLV
PROJECT NO: 302-711	DRAFT
APPROVED BY:	
DRAWING NO.: PLAT	
SHEET 1 OF 2	

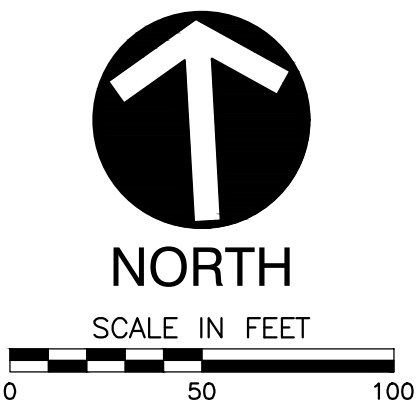
P:\300-000\302-711-Survey\Draw\202711-5101-Sub-Phase 5B.dwg(14/01/2024) LS(0/25/2024 - kasamh) - LP: 0/25/2024 10:11 AM

GRAND COMMUNITIES, LLC
207.933 ACRES
IN: 201906070067841
P.I.D.=040-016097-00

MATCH LINE ~ SEE THIS SHEET

GRAND COMMUNITIES, LLC
207.933 ACRES
IN: 201906070067841
P.I.D.=040-016097-00

RESERVE "M"
4.749 AC.



LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- PERMANENT MARKER (1" REBAR SET)
- PERMANENT MARKER (1" REBAR FOUND)
- DRA ESMT = DRAINAGE EASEMENT
- SAN ESMT = SANITARY SEWER EASEMENT
- SUP ESMT = SHARED-USE PATH EASEMENT
- (R) = RADIAL
- - - EXISTING EASEMENT

** CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (1/2) THE MINIMUM FRONT SETBACK.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 03°07'43" W	9.46'
L2	N 86°52'17" W	20.00'
L3	S 19°13'01" W	22.26'
L4	N 03°14'37" E	140.18'
L5	S 89°49'25" W	115.89'
L6	N 89°49'25" E	122.43'
L7	N 57°16'48" E	70.45'
L8	S 32°43'12" E	20.00'
L9	S 57°16'48" W	68.27'
L10	S 03°14'37" W	145.89'
L11	S 32°18'38" W	26.30'
L12	N 86°52'17" W	109.79'
L13	S 86°52'17" E	109.79'
L14	S 32°18'38" E	26.30'
L15	S 57°41'22" E	15.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1000.00'	7°32'34"	131.65'	131.55'	S 06°54'00" W
C2	1000.00'	5°50'17"	101.89'	101.85'	S 06°02'51" W
C3	1000.00'	1°42'17"	29.75'	29.75'	S 09°49'08" W
C4	1000.00'	5°43'23"	99.89'	99.84'	S 83°53'42" E
C5	1030.00'	3°05'09"	55.47'	55.46'	N 04°40'17" E
C6	20.00'	88°56'59"	31.05'	28.02'	N 38°15'38" W
C7	970.00'	2°35'21"	43.83'	43.83'	N 84°01'48" W
C8	970.00'	1°25'54"	24.24'	24.24'	N 86°02'28" W
C9	1030.00'	1°38'28"	29.50'	29.50'	S 85°56'09" E
C10	1030.00'	2°31'52"	45.50'	45.50'	S 83°50'59" E
C11	20.00'	86°44'40"	30.28'	27.47'	N 54°02'37" E
C12	970.00'	0°51'46"	14.60'	14.60'	S 10°14'24" W
C13	970.00'	3°35'31"	60.81'	60.80'	S 08°00'45" W
C14	970.00'	3°05'17"	52.28'	52.27'	S 04°40'21" W
C15	970.00'	4°01'15"	68.07'	68.06'	S 84°44'46" E
C16	1030.00'	4°10'20"	75.00'	74.99'	N 84°40'13" W
C17	970.00'	7°32'34"	127.70'	127.60'	N 06°54'00" E
C18	61.50'	48°30'38"	52.07'	50.53'	S 08°03'19" W
C19	42.50'	109°19'43"	81.10'	69.34'	S 38°27'51" W
C20	27.50'	109°19'43"	52.47'	44.87'	N 38°27'51" E
C21	76.50'	48°30'38"	64.77'	62.85'	N 08°03'19" E

FARMSTEAD PHASE 5B

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

REVISION RECORD

NO

DATE

DESCRIPTION

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

DRAWING NO.:

PLAT

SHEET 2 OF 2

Date: 10/17/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-42-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-42-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR RENTAL BUSINESS FOR AVIS BUDGET CAR RENTAL LOCATED AT 2189 STRINGTOWN ROAD

WHEREAS, Avis Budget Car Rental, applicant, has submitted a request for a Special Use Permit for a Car Rental business for Avis Budget Car Rental located at 2189 Stringtown Road; and

WHEREAS, on October 08, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1f is hereby issued to Avis Budget Car Rental for a car rental business, located at 2189 Stringtown Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 4: 202408290036 – Avis Budget Car Rental – Special Use Permit

Site Location

2189 Stringtown Road (PID 040-007496).

Proposal

a Special Use Permit to operate a car rental company.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

MGM Darby Creek, LLC Beeravelli Holdings, LLC
Gaddam Holdings, LLC

Applicant/Representative

Chris Steves

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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3. Special Use Permit Analysis	3
4. GroveCity2050 Analysis	4
5. Recommendations.....	5
6. Detailed History	5

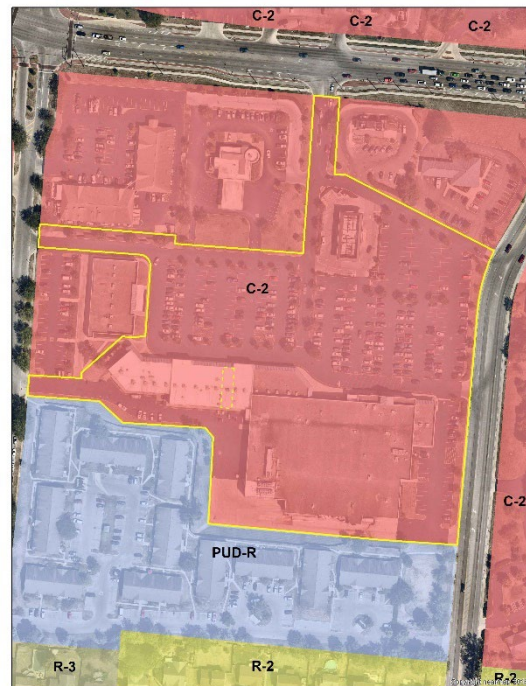
Case Manager

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

Summary

This proposal is for a Special Use Permit for a car rental company in Derby Square at 2189 Stringtown Road.

Zoning Map



Next Steps

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

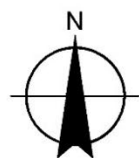
1. Context Map

The property is located at 2189 Stringtown Road (PID 040-0007496).



202408290036
Avis Budget Car Rental
Special Use Permit
PID# 040-0007496

0 125 250 500 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit to operate an Avis Budget Car Rental location in Derby Square at 2189 Stringtown Road. The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Commercial Center, and the proposed use as a car rental company meets the recommended primary use of commercial for the district.

The business will be located in an existing tenant space in Derby Square at 2189 Stringtown Road. Materials submitted by the applicant indicate the store hours will be 7:30 a.m. to 6 p.m. Monday through Friday and 9:00 a.m. to 1 p.m. Saturday and Sunday. The store will have up to 15 cars parking in

the shopping center's parking lot and will use an area behind the building to vacuum vehicles. Materials state that all fueling, washing, and maintenance will occur off-site.

Any signs proposed in association with Avis Budget Rental will be reviewed by the Grove City Building Division and must meet all applicable standards in the Grove City Zoning Code.



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 car rental company aligns with the property's current commercial character, which includes several other commercial uses within the shopping center. 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 car rental company is not expected to affect adjacent commercial uses adversely. Vacuuming will take place at the rear of the building with adequate separation from neighboring businesses and residences. Additionally, the cars will be parked in the shared parking

lot. Any vehicle maintenance or fueling will occur off-site, reducing any negative impacts on adjacent properties.

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 car rental company will adversely affect the surrounding neighborhood's health, morals, or safety as it is located in a commercial area with adequate parking.

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.**

The standard is Met: The proposed use will not impose any traffic impacts different from those anticipated based on the site's zoning.

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 Commercial Center which identifies primary uses of commercial.

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

Standard is Met: The car rental company will comply with applicable provisions for a special use permit.

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 car rental companies 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 add some additional jobs to the city's employment base. Additionally, the use will provide residents with additional car rental services in Grove City.

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

Finding Not Applicable: The applicant is not proposing any major changes to the site. The applicant has been informed that all signs will be reviewed by the Grove City Building Division and be required to meet Zoning Code standards.

- (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 car rental company does not impact transportation access on the site, which will maintain access to the parking lot and Stringtown Road, 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 structure already exists.

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

Finding is Met: The proposed car rental company will expand services to the community and will not place a burden on the City's infrastructure.

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

1992

A multi-tenant commercial building was constructed at 2167-2209 Stringtown Road.



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: Avis Budget Car Rental

PROJECT LOCATION: 2189 Stringtown Road, Suite 13, Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-007496 ACREAGE AFFECTED BY THIS APPLICATION: _____

EXISTING ZONING: Retail Commercial EXISTING LAND USE: Retail Commercial

PROPOSED ZONING: SUP PROPOSED LAND USE: Avis Car Rental

PROPERTY OWNER INFORMATION

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

MGM Darby Creek, LLC, Baeravelli Holdings, LLC, Gaddam Holdings, LLC	<u>475 Metro Place S., Suite 450</u>	<u>Dublin, Ohio 43017</u>
Name	Address	City, State, Zip
<u>614-973-7982</u>		<u>tina@duneco.com</u>
Phone	Fax	Email

APPLICANT INFORMATION

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

<u>Chris Steves</u>	<u>Area Development Director</u>	<u>Avis Budget Car Rental</u>
Name	Title	Company / Organization
<u>PO Box 612707</u>	<u>DFW Airport</u>	<u>Texas, 75261</u>
Address	City	State, Zip
<u>972-821-7951</u>	<u>972-453-5106</u>	<u>chris.steves@avisbudget.com</u>
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.

<u>Chris Steves</u>	<u>Area Development Director</u>	<u>Avis Budget Car Rental</u>
Name	Title	Company / Organization
<u>PO Box 612707</u>	<u>DFW Airport</u>	<u>Texas, 75261</u>
Address	City	State, Zip
<u>972-821-7951</u>	<u>972-453-5106</u>	<u>chris.steves@avisbudget.com</u>
Phone	Fax	Email

Applicant

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

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Avis Budget Car Rental

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

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: 1600 SF

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 3

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

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

I, MGM Derby Creek, LLC, Beeravelli Holdings, LLC, Gaddam Holdings, LLC, the current property owner hereby authorize the applicant Avis Budget Car Rental, 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: 8/28/2024

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 August, 2024.

Kaitlyn Martin
Official Seal and Signature of Notary Public



KAITLYN MARTIN
Notary Public, State of Ohio
My Commission Expires:
November 28, 2026

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Chris Steves, 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.

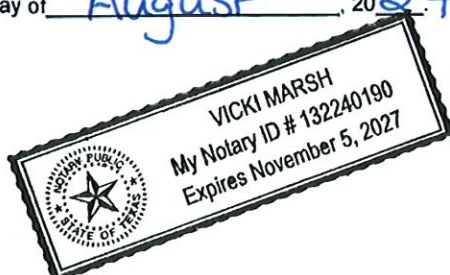
Signature of Applicant or Authorized Representative: _____ Date: 8/28/24

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 August, 2024.

Vicki Marsh
Official Seal and Signature of Notary Public





Terry Barr
Development Department
4035 Broadway
Grove City, OH 43123

September 20, 2024

Thank you for the follow up letter. Below please find responses to items requested as well as updated materials.

1. Dedicated vacuuming area will be behind building near the rear door for 2189 also identified on attached document. The vacuuming location will be out of traffic flow areas.
2. We acknowledge that signage will be reviewed by the Grove City Building Division and will meet all zoning code standards.

We appreciate your time and look forward to seeing you on October 8th.

Regards,

Chris Steves
Director Area Development

Avis Budget Group, Inc.

Central Area Office

P.O. Box 612707 – 3937 S. 26th Avenue – DFW Airport, TX 75261

Tel: 972-453-4003 – Fax: 972-453-5106



August 26, 2024

Avis Budget Car Rental would like to open a car rental location at 2189 Stringtown Road, Grove City, OH. The purpose of the location is to make car rental more accessible to nearby residents and the goal of every Avis Budget location is to keep the cars on rent not in the parking lot. Store hours will be 7:30am – 6:00pm Monday - Friday and 9:00am - 1:00pm Saturday and Sunday, or similar. The planned use of the space is to operate a rental counter inside the store front and have up to 15 cars parked in the parking lot available for rent. The location operator will do light vacuuming of the vehicle on the back side of the store. All fueling, maintenance, and washing will be done offsite. We expect peak business to be Thursdays and Fridays along with holidays.

Regards,

Chris Steves

Director Area Development

Avis Budget Group, Inc.

Central Area Office

P.O. Box 612707 – 3937 S. 26th Avenue – DFW Airport, TX 75261

Tel: 972-453-4003 – Fax: 972-453-5106





CONSTRUCTION KEYNOTES	
1	NEW 8'-0" AFF PARTITION BACK WALL, SPANNING ENTIRE WIDTH OF STORE WITH A 4'-0" OPENING TO THE LEFT.
2	LEASE SPACE: WALL PAINT AS PER CALL-OUTS.
3	LEASE SPACE: EXISTING FLOORING TO REMAIN.
4	CORRECT ANY ELECTRICAL CONDITIONS THAT DO NOT MEET CODE THROUGHOUT LEASE SPACE.
5	ALL EXISTING HVAC AND CEILING LIGHT FIXTURES TO REMAIN. VERIFY ALL LIGHTING IN GOOD WORKING CONDITION. CONTRACTOR TO REMOVE AND REPLACE ANY DAMAGED BUILDS AS NECESSARY AND CORRECT ANY ELECTRICAL CONDITIONS THAT DO NOT MEET CODE.
6	KNEE WALL TO REMAIN IN PLACE. PAINT AS PER CALL OUT.
7	REMOVE CHAIR RAIL THROUGHOUT STORE AREA, PATCH AND REPAIR WALL TO LIKE GLASS SMOOTH SURFACE.



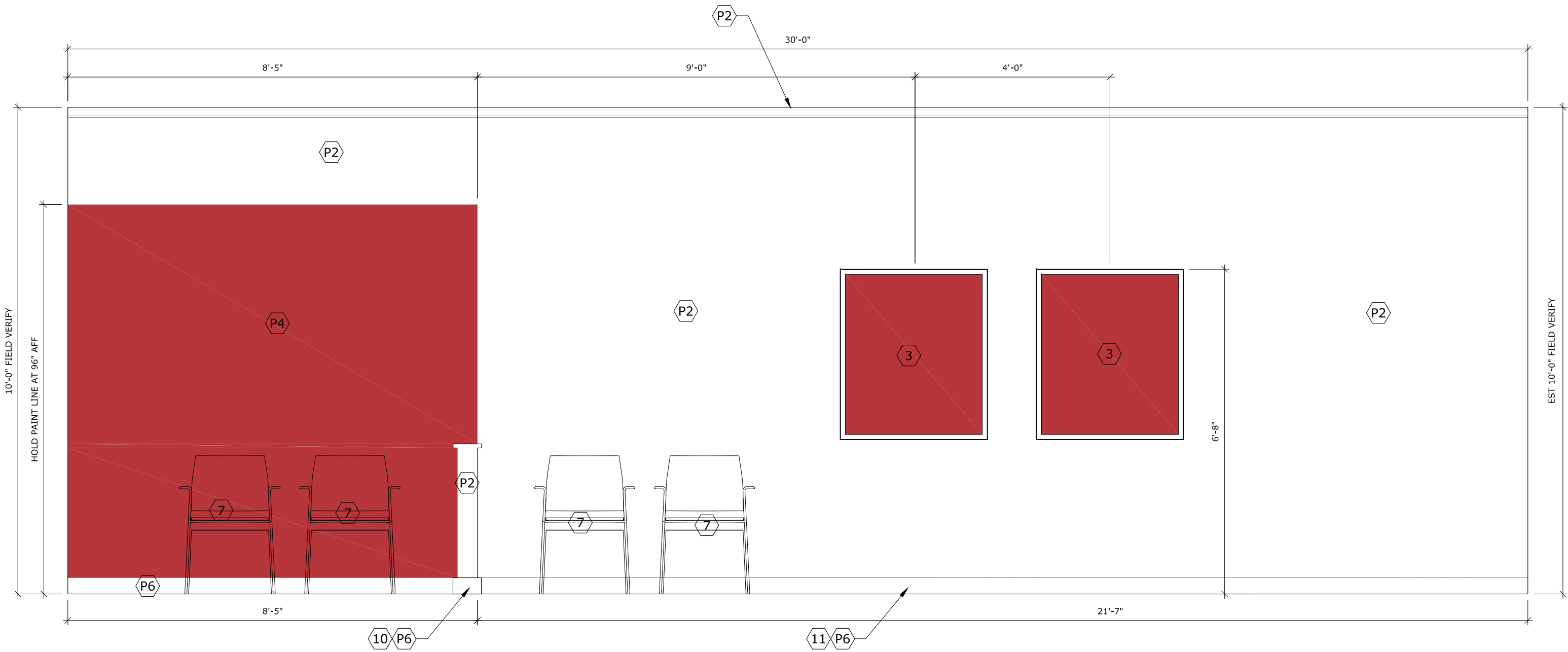
DATA & ELECTRICAL	
	NEW RECESSED ELECTRICAL JUNCTION BOX BY ABG CONTRACTOR. USE EXISTING ELECTRICAL WHIP.
	NEW RECESSED DATA JUNCTION BOX BY ABG CONTRACTOR
	WIREMOLD: OFR SERIES OVERFLOOR RACEWAY AS MANUFACTURED BY LEGRAND.

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering.

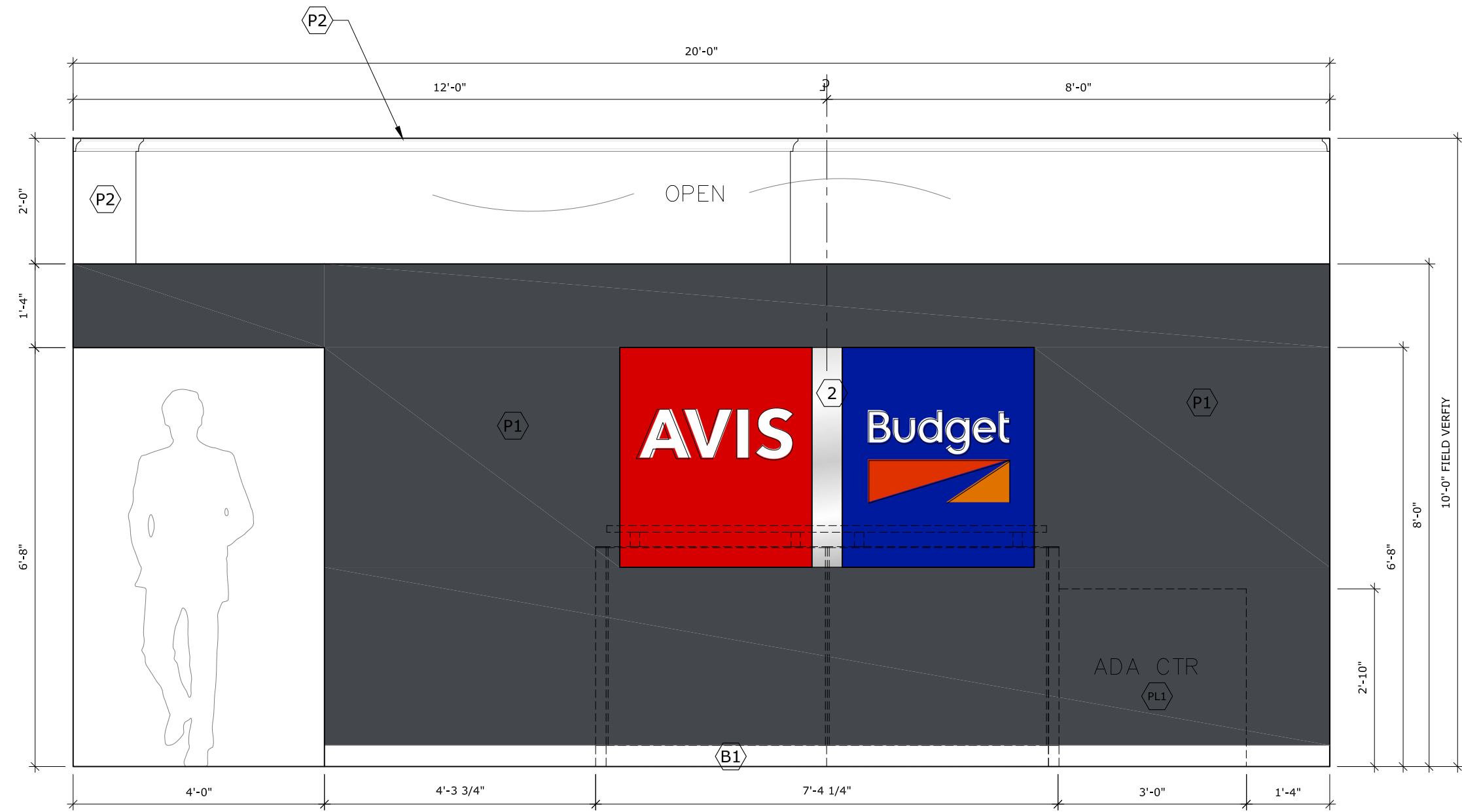
The fabricator/contractor is to verify all dimensions, fit, electrical, servicing, mounting conditions, codes and any other necessary requirements prior to any element fabrication and correct any discrepancies. The fabricator/contractor shall also confirm that the visual appearance meets the manufacturer's requirements for the proposed new sign/element. **It is the responsibility of the contractor to ensure that the proposed new sign/element does not appear as a sign in the visual representation.**

These documents were not produced under an architectural services agreement and are part of an original unpublished design, the detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created without previous written authorization by AAVIS Design Group.

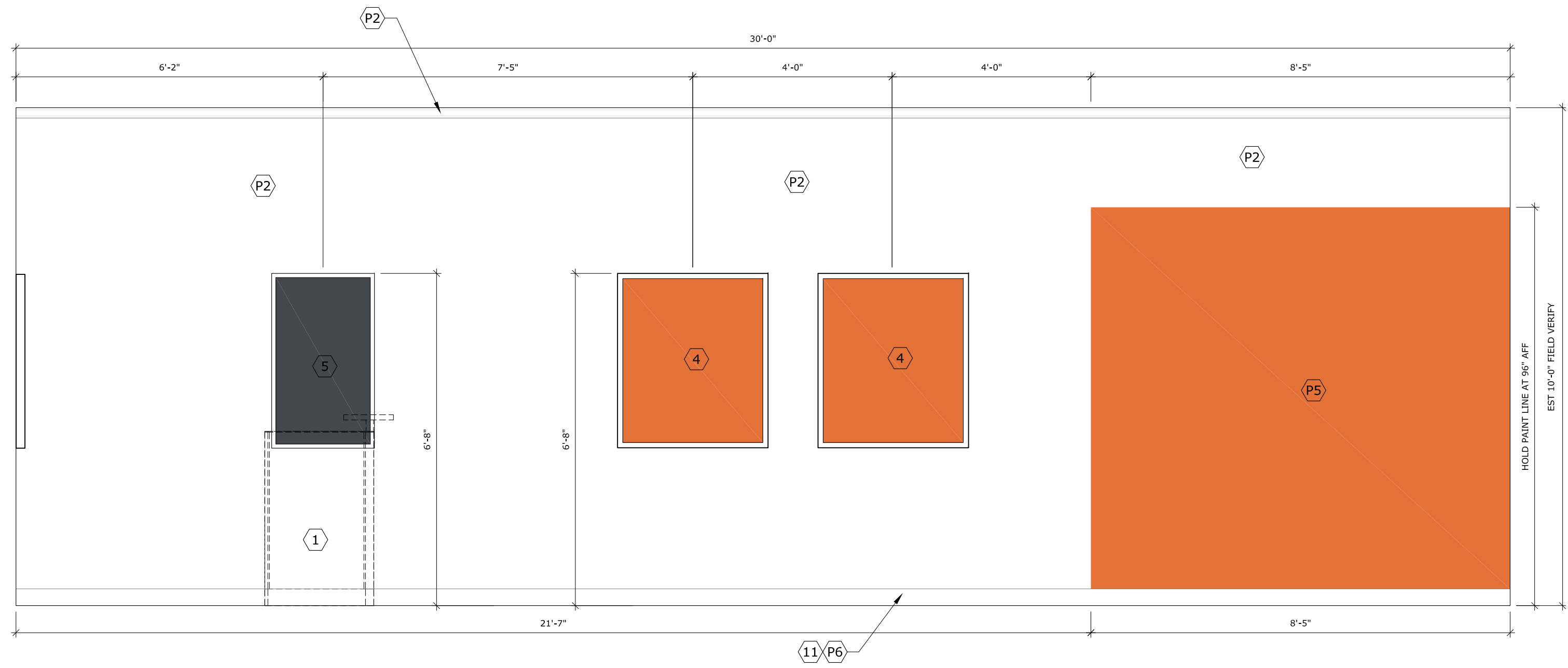
Page 28 of 183



1
A1
PROPOSED ELEVATION
SCALE: 1/2"=1'-0"



2
A1
PROPOSED ELEVATION
SCALE: 1/2"=1'-0"



3
A1
PROPOSED ELEVATION
SCALE: 1/2"=1'-0"

FINISH LEGEND	
(P1)	PAINT SHERWIN WILLIAMS #SW7076 CYBERSPACE EGGSHELL FINISH
(P2)	PAINT SHERWIN WILLIAMS #SW7006 EXTRA WHITE WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
(P4)	PAINT SHERWIN WILLIAMS #SW6865 GYPSY RED WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
(P5)	PAINT SHERWIN WILLIAMS #SW6886 INVIGORATE ORANGE, WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
(P6)	PAINT SHERWIN WILLIAMS #SW6258 TRICORN BLACK, WALLS: EGGSHELL FINISH DOORS AND TRIM: SEMI-GLOSS FINISH
(PL1)	PLASTIC LAMINATE WILSONART #1573 FROSTY WHITE
(B1)	JOHNSONITE WALL BASE COLOR: #40 BLACK, SIZE: 2 1/2" NO TOE

KEYNOTES	
1	NEW PRE-WIRED (2) POSITION RENTAL COUNTER WITH ADJACENT ADA COUNTER. PROVIDED AND INSTALLED BY ABG VENDOR. FINAL ELECTRICAL CONNECTIONS BY ABG ELECTRICAL CONTRACTOR. COUNTER TO BE WIRED TO TWO (2) DEDICATED, NON-SWITCHED 20 AMP, 120 VAC CIRCUITS. OVER FLOOR RACEWAY.
2	NEW NON-ILLUMINATED 72"x42" AVIS BUDGET BRAND SIGN PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
3	NEW NON-ILLUMINATED 36"x42" AVIS MARKETING POSTER IN SNAP FRAME PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
4	NEW NON-ILLUMINATED 36"x42" BUDGET MARKETING POSTER IN SNAP FRAME PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
5	NEW NON-ILLUMINATED 25"x42" AVIS BUDGET DUAL BRAND RENTAL INFO SIGN IN SNAP FRAME PROVIDED AND INSTALLED BY ABG SIGN VENDOR.
7	NEW BLACK STACKER CHAIR.
9	PAINT: IN STORE AS PER CALL OUTS. ALL REMAINING WALLS THROUGHOUT LEASE SPACE TO BE PAINTED P2 EXTRA WHITE.
10	KNEE WALL: PAINT WALL AND TOP P2 SW7006 EXTRA WHITE. WALL EGGSHELL FINISH, TRIM SEMI-GLOSS FINISH. PAINT WALL BASE AROUND KNEEWALL SEMI-GLOSS TRICORN BLACK.
11	STORE AREA: PAINT WALL BASE SEMI-GLOSS BLACK. SHERWIN WILLIAM SW6258 TRICORN BLACK.
12	STORE AREA: PAINT CROWN MOLDING SEMI-GLOSS FINISH PAINT SHERWIN WILLIAMS #SW7006 EXTRA WHITE.



EXISTING CONDITION



SHEET NO.		LOCATION		DATE:	21 AUG 2024	NO.	REVISION DESCRIPTION	REV. DATE	BY
OF	2	Avis Budget Car Rental 2189 Stringtown Road, Suite 13 Grove City, OH 43123		PROJECT NO:	CAR RENTAL	△			
		PROJECT TITLE		OPERATION:	CENTRAL AREA				
				DRAWN BY:	GERHILD BERTRAM				
		SHEET TITLE		PROJECT MGR:	CHRIS STEVES				
				CHECKED BY:					

Date: 10/17/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-43-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-43-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU FOR CREDIT UNION OF OHIO LOCATED AT 2336 STRINGTOWN ROAD

WHEREAS, Credit Union of Ohio, applicant, has submitted a request for a Special Use Permit for a drive thru for Credit Union of Ohio located at 2336 Stringtown Road; and

WHEREAS, on October 08, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to Credit Union of Ohio for a drive-thru, located at 2336 Stringtown Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 5: 202409030039- Credit Union of Ohio – Special Use Permit (Drive Thru)

Site Location

2397 Old Stringtown Road (PIDs 040-006278 & 040-006277)

Proposal

A Special Use Permit to allow for a drive-thru

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

2399S Enterprises LLC

Applicant/Representative

Tom Hart, Painter and Associates LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan

Staff Recommendation

Approval

Contents

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5. Recommendation	7
6. Detailed History	7

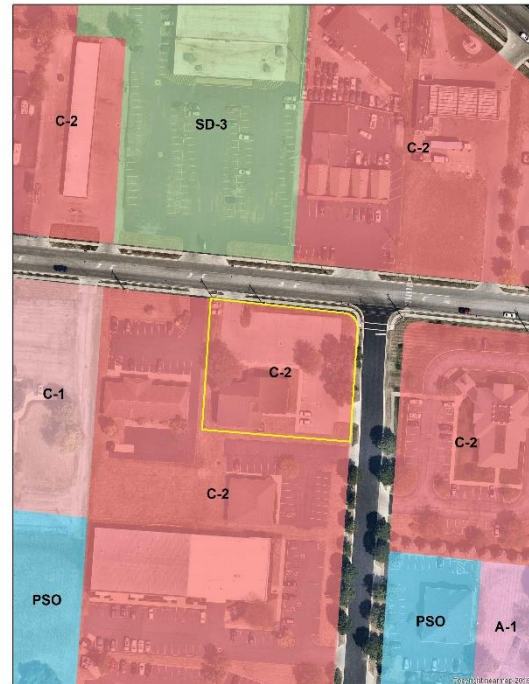
Case Manager

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

Summary

This application is a Special Use Permit to allow for a drive-thru at 2397 Old Stringtown Road Broadway.

Zoning Map

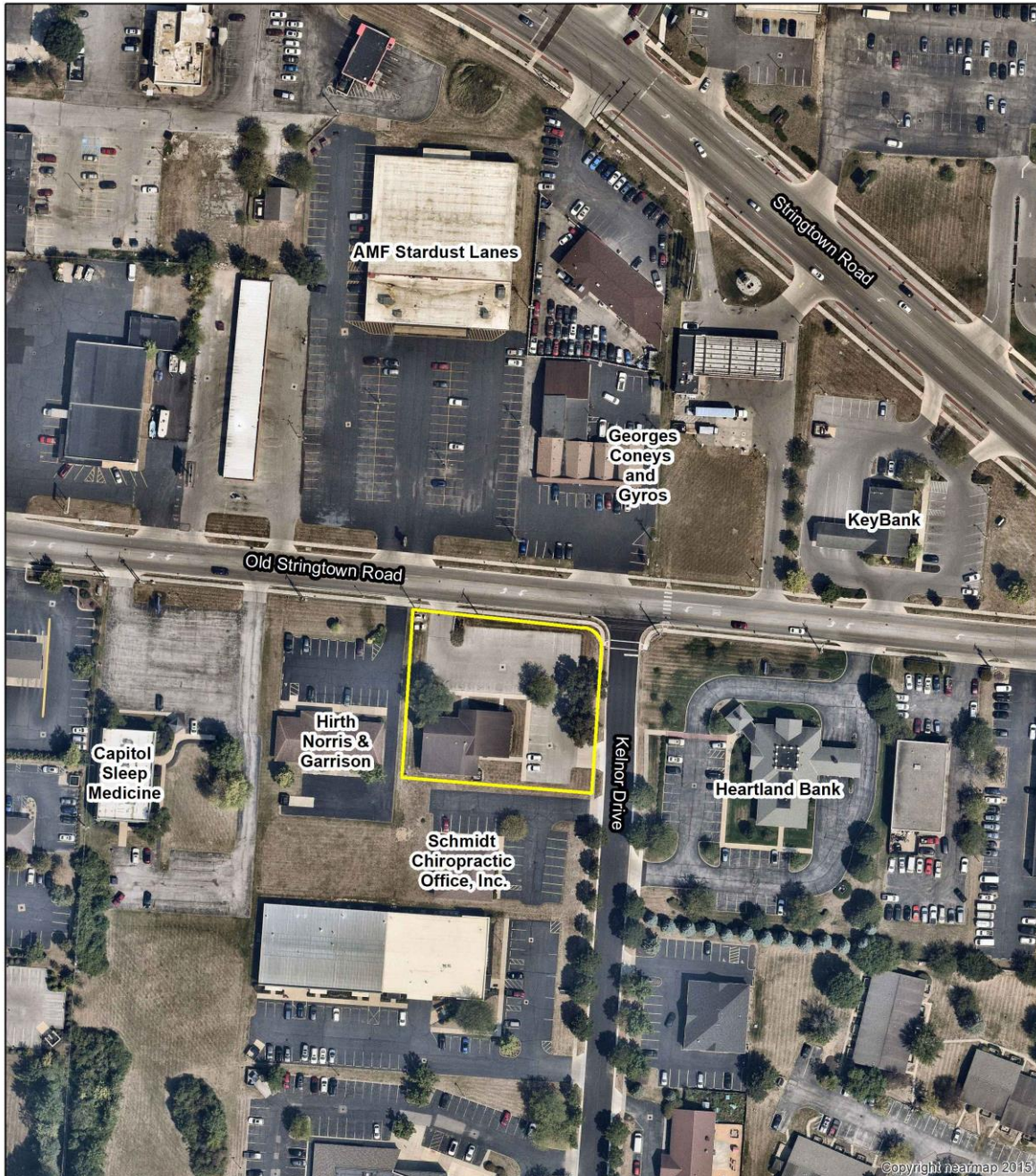


Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

1. Context Map

This property is located at 2397 Old Stringtown Road (PIDs 040-006278 & 040-006277)



202409030039
Credit Union of Ohio
Special Use Permit
PID: 040-006278 & 040-006277

0 100 200 400 Feet

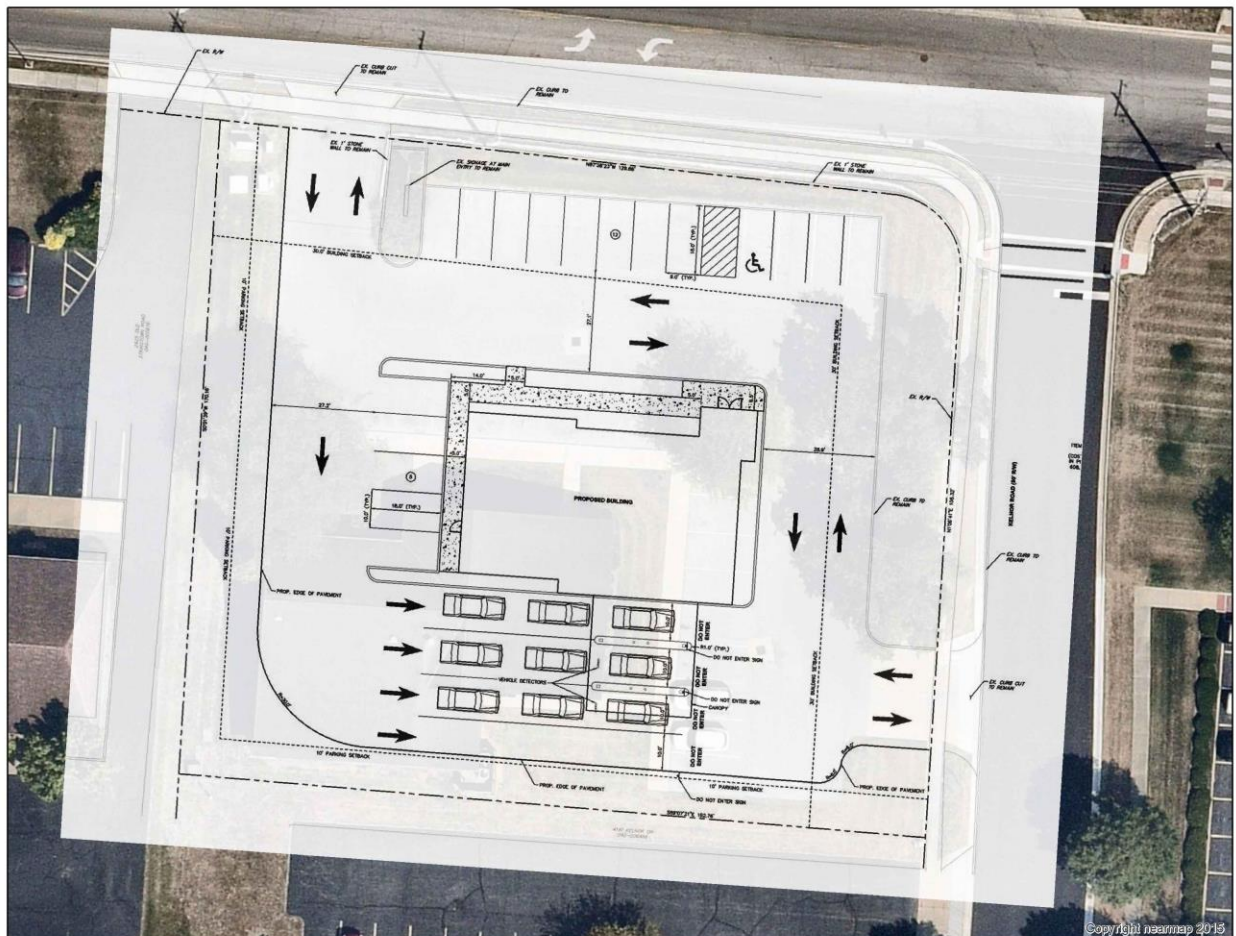


2. Analysis

The applicant is requesting approval of a Special Use Permit for drive-thru teller and ATM services at Credit Union of Ohio at 2397 Old Stringtown Road. The proposed drive-thru facilities will be operated as part of a redevelopment of the site, which will be reviewed with a future Development Plan application. This application examines the proposed use and general layout associated with the drive-thru services.

Access to the proposed drive-thru lanes will be from a one-way drive aisle along the western property line, which turns to enter the stacking and drive-thru lanes. Three drive-thru lanes and one bypass lane are proposed along the southern property line. The exit to the drive-thru aligns with the site's existing curb cut along Kelnor Drive. To prevent vehicles from entering the drive-thru in the wrong direction, "Do Not Enter" signs and pavement markings will be installed at the exit to drive through.

Materials indicate that the lane closest to the building will contain an ATM, and the outer two lanes will contain drive-thru teller services. Each drive-thru lane has a stacking capacity of three cars, although plans show room for additional stacking capacity through the parking lot drive aisles. The applicant has stated that based on comparable site data, they anticipate peak hour site traffic of approximately five ATM trips and 14 other trips combined between the drive-thru and lobby.



Elevations for the proposed drive-thru kiosks will be provided with the Development Plan submission, and the applicant has indicated that the kiosk bases will match the materials used on the building.

Improvements related to the site redevelopment, including landscaping, parking, and building architecture, are included and reviewed with the Development Plan to ensure that the site's development exhibits the appropriate character for the area.

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 GroveCity2050 Future Land Use and Character Map recommends this site and much of the surrounding area as Commercial Center, which lists commercial as a primary use. The proposed use of a drive-thru meets the area's character, which is primarily auto-oriented commercial uses.

- 2) **The proposed use shall not adversely affect the use of adjacent property;**

Standard is Met: The proposed use is expected to generate less traffic than other commercial uses that could be permitted on this parcel. Submitted plans show three cars in each of the three drive-thru lanes (nine total) with the potential to stack additional cars through the drive aisles on the site.

- 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: The credit union is expected to benefit and serve residents and employees in the area and will not impact health, safety, or welfare.

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

Standard is Met: The proposed use would be adequately serviced by public facilities that are already available at the site. Further review will be completed during the Site Improvement Plan.

- 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 drive-thru has been designed to ensure that it will not impact the Old Stringtown Road right-of-way. Capacity is shown for nine vehicles; however, additional stacking can be accommodated within the parking lot drive aisles. Additionally, as the materials state, the stacking was designed to accommodate peak traffic, reducing any potential impact the use could have on the public right-of-way.

- 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 that meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center, which lists commercial as a primary use.

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

Standard is Met: The proposed drive-thru will meet the regulations in Code as well as the approved Special Use Permit provisions.

- 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, which permits uses with drive-thru facilities with 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 submitted a properly completed application.

- 10) **Loud speakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.**

Standard is Met: The applicant has indicated that the drive-thru lanes will include an ATM and drive-up services for clients. However, given that the machines are located within a commercial area with high traffic volumes, they are not expected to impose any noise impacts on the nearest residential use, which is more than 500 feet away.

- 11) **Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance**

Standard is Met: Staff believes that the proposed drive-thru can accommodate the peak number of vehicles. Each lane shows a stacking capacity of three cars, for a total of nine vehicles stacked. According to the materials, this is more stacking than is needed to accommodate peak traffic. An additional lane parallel to the drive-thru lanes will provide a bypass lane for vehicles to circulate around the site should all three drive-thru lanes become blocked.

- 12) **The Planning Commission may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district;**

Standard is Met: Two of the three proposed drive-thru kiosks will be open only during normal business hours, while the third ATM machine will be open 24 hours a day, similar to other area banks. As such, there are no anticipated impacts upon the adjacent uses.

- 13) The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses;**

Standard is Met: The site is more than 500 feet from the nearest residentially zoned property and will not impact residentially zoned properties. The site layout is designed to maximize site safety while reducing potential impacts on adjacent uses. It should also be noted that based on the anticipated number of peak vehicles, the use will have less impact than other commercial uses permitted on-site by right.

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 use fits with the area's existing vehicularly oriented character and will provide convenient banking as an additional community amenity.

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

Finding Can Be Met: This application examines the appropriateness of the use. Future applications for building modifications or site improvements will require submission and approval. However, the applicant has indicated that the kiosks will utilize the same materials as the primary structure.

- (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.**

Not Applicable: This application examines the appropriateness of the use, and no changes are proposed to the street 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.**

Not Applicable: No improvements to the site are proposed with the use approval.

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

Finding is Met: While the proposed use will likely not provide the City with a financial benefit, this application will not significantly impact the City's infrastructure or services, resulting in a net fiscal benefit.

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

1984

City Council approved a development plan for a professional office building at this location with Resolution CR-47-84.

1985

The existing building on site was constructed.



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: _____

PROJECT LOCATION: 2336 Strongtown Rd.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-006277-80 and 040-006278- ACREAGE AFFECTED BY THIS APPLICATION: _____

EXISTING ZONING: Commercial EXISTING LAND USE: _____

PROPOSED ZONING: Commercial PROPOSED LAND USE: _____

PROPERTY OWNER INFORMATION

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

Name: Mary McElroy Trustee, 2399S Enterprises, 2387 Tremont Rd. City, State, Zip: Cols. Off 43221

Phone: _____ Fax: _____ Email: marymacoh50@gmail.com

APPLICANT INFORMATION

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

Name: Credit Union of Ohio - Tonya Keaton Title: _____ Company / Organization: _____

Address: P.O. Box 5005 Hilliard Oh 43026 City: _____ State, Zip: _____

Phone: 614-487-6650 Fax: _____ Email: tkeaton@cuofohio.org

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: Tom Hart Title: Attney Company / Organization: Painter & Assoc. LLC

Address: 5029 Cemetery Rd. Hilliard Oh 43026 City: _____ State, Zip: _____

Phone: 614-319-3306 Fax: 614-594-7170 Email: tom@painterandassociates.com

Relationship to the Applicant: Legal Counsel

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

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

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

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

I, 2399S ENTERPRISES, LLC, the current property owner hereby authorize the applicant Credit Union of Ohio 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.

2399S ENTERPRISES, LLC
Signature of Current Property Owner: Mary A. McIlroy Date: August 23, 2024
by Mary McIlroy, as Trustee of the Scott A. McILROY TRUST
as sole member

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 23rd day of August, 2024.

Ashley GEE
Official Seal and Signature of Notary Public



ASHLEY GEE
Notary Public
State of Ohio
My Comm. Expires
July 18, 2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Thomas L. Hart, 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.

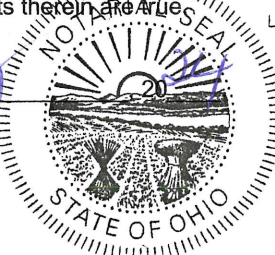
Signature of Applicant or Authorized Representative: THL Date: 8-28-2024

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 August

Lizabeth A. Russell-Pickard
Official Seal and Signature of Notary Public



LIZABETH A. RUSSELL-PICKARD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-19-2027
Recorded in
Franklin County

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

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

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

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

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

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

I _____, the current property owner hereby authorize the applicant _____ 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: _____

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 _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Karen Rose, 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.

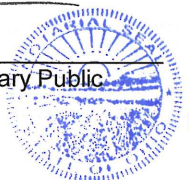
Signature of Applicant or Authorized Representative: Karen Rose Date: 08/13/24

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.

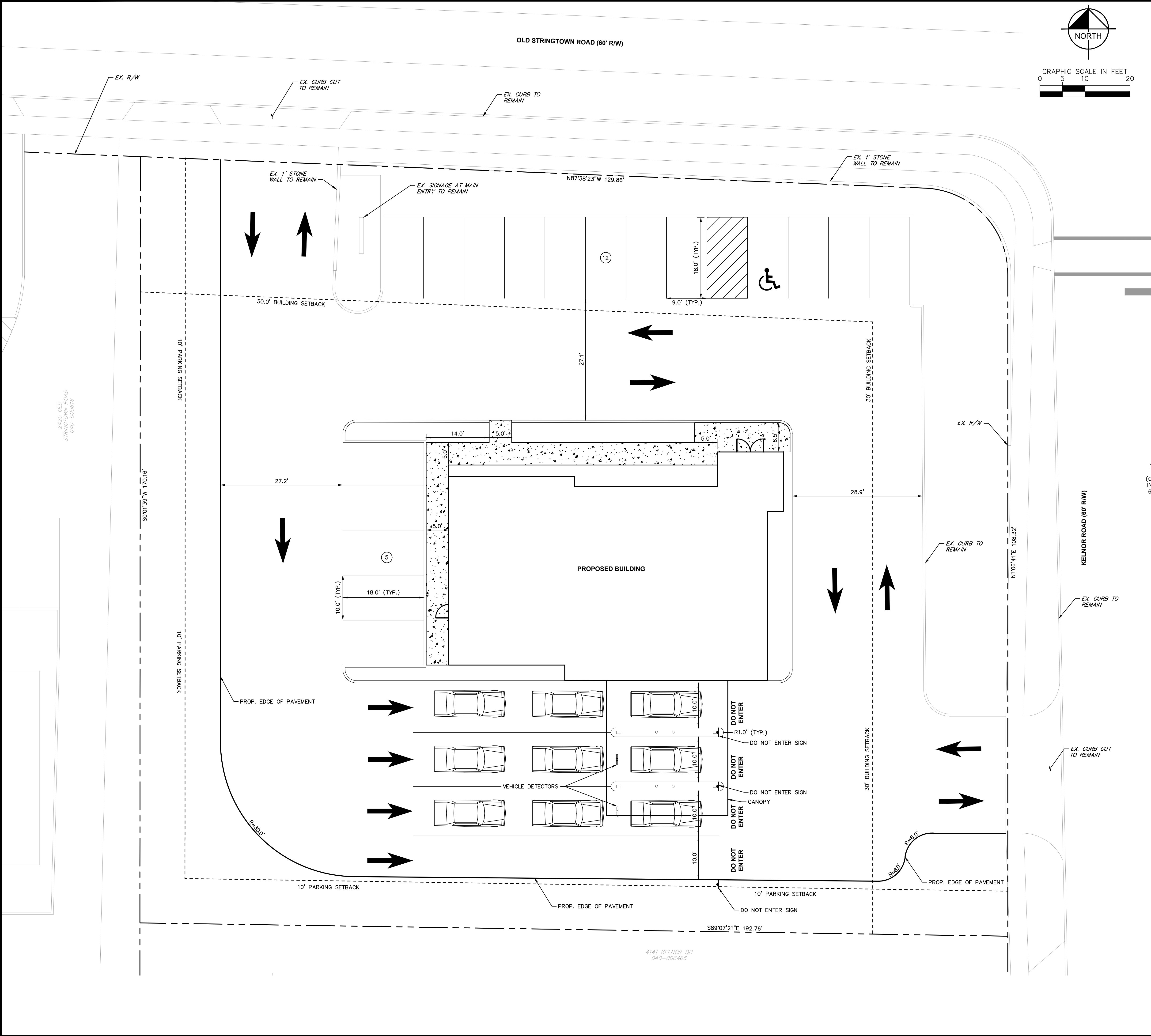
SUBSCRIBED AND SWORN TO before me this 13 day of Aug, 2024.

Official Seal and Signature of Notary Public



JENNIFER L. HATFIELD
Notary Public, State of Ohio
My Commission Expires 05-25-2025

Drawing name: K:\CLB_LDEV\190347000_Credit Union of Ohio_Grove City\2 Design\CAD\PlanSheets\Detailed Site Plan.dwg Layout:1 Sep 26, 2024 11:55am by: tlyer,jackson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GENERAL NOTES

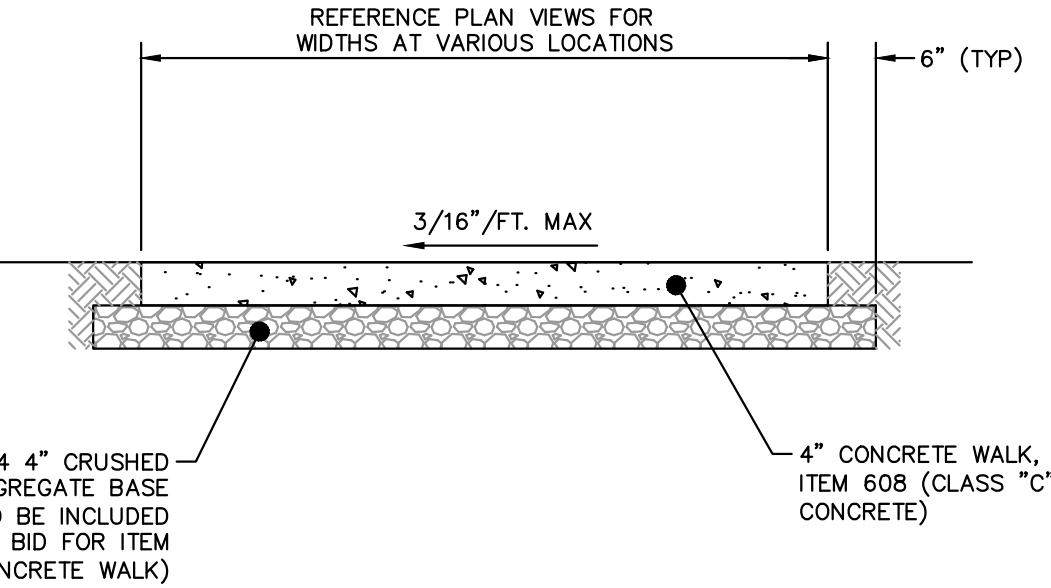
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- ALL RADII ADJACENT TO PARKING STALL UNLESS DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- REFER TO STD. DRAWING C-GC-90A FOR PAVEMENT SPECIFICATIONS
- REFER TO STD. DRAWING C-GC-46A FOR SIDEWALK SPECIFICATIONS
- ALL PROPOSED ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED WHITE.
- THE AREA DESIGNATED AS THE BAILOUT ON THE PLAN WILL BE CLOSED WITH CONES AND OPENED IF A VEHICLE IS TOO TALL OR CANNOT BE WASHED.

PARKING STATISTICS

CUSTOMER PARKING PROVIDED:	11
EMPLOYEE PARKING PROVIDED:	5
ADA PARKING PROVIDED:	1
ADA PARKING REQUIRED:	1
TOTAL PARKING PROVIDED:	17

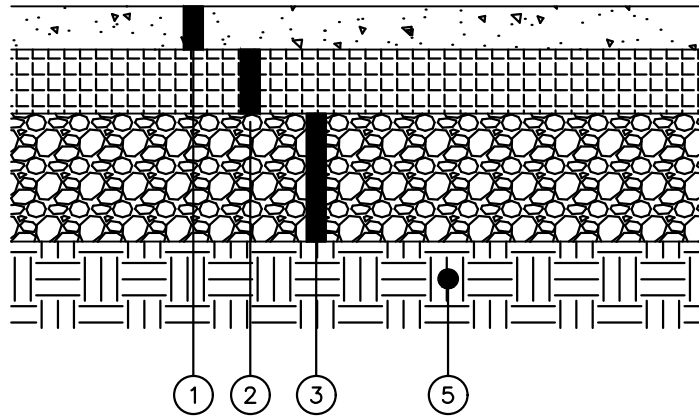
SITE DATA

PARCEL NUMBER:	040-006277, 040-006278
TOTAL LOT AREA:	±0.74 ACRES
IMPERVIOUS AREA:	±0.54 ACRES (73%)



NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH OMSIC ITEM 508.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

DETAIL 1 (C-GC-46A)
TYPICAL SIDEWALK SECTION
NOT TO SCALE



PAVEMENT LEGEND

- ITEM 441, 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1
- ITEM 407, TACK COAT
- ITEM 301, 3" ASPHALT CONCRETE BASE
- ITEM 304, 6" CRUSHED AGGREGATE BASE
- ITEM 204, SUBGRADE COMPACTION WITH ACCEPTABLE PROOF ROLL

DETAIL 2 (C-GC-90A)
FLEXIBLE PAVEMENT SECTION
NOT TO SCALE



Kimley»Horn	
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 614.442.4444 WWW.KIMLEY-HORN.COM	
SCALE: 1"=10'	DESIGNED BY: DMR
DRAWN BY: DMR	
CHECKED BY: TCJ	
SITE PLAN SPECIAL USE PERMIT	
CREDIT UNION OF OHIO 2395 OLD STRINGTOWN ROAD GROVE CITY, FRANKLIN COUNTY, OHIO 43123	
ORIGINAL ISSUE: 09/25/2024	
KHA PROJECT NO. 190347000	
SHEET NUMBER 1	

September 26, 2024

Terry Barr
The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

**Re: Credit Union of Ohio
Grove City, Ohio**

Dear Mr Barr:

Thank you for your review of the preliminary development plan application for Credit Union of Ohio. We have revised the plans to address the comments provided and offer the following comment responses to clarify our revisions.

1. Clarify if each lane will contain an atm and drive-thru teller capabilities, or if only the closest lane will offer drive-thru teller services.

The ATM lane is the closest lane to the building. The two drive-thru tellers (tubes) are the middle and third lanes.

2. Please be advised that while the site plan is not approved and reviewed in detail until the Development Plan application, the drive-thru layout does not meet the 10-foot parking and drive aisle setback required by code. Staff recommend reducing the number of lanes to two (2) to meet the required 10-foot setback.

The building and ATM, teller and escape lanes have been adjusted to ensure site perimeter setback requirements are met on the revised site plan. (See Kimley-Horn Site Plan - Special Use Permit updated 9-25-24.)

3. Stacking information needs to be provided to show the number of vehicles able to stack in the drive-thru lanes, demonstrating that the proposed use would not impact site circulation.

Please see Kimley Horn's updated stacking detail on the revised site plan. (See Kimley-Horn Site Plan - Special Use Permit updated 9-25-24.)

4. "Do Not Enter" pavement markings and signage should be installed at the drive-thru exit to clarify one-way circulation.

Please find Kimley Horn's updated notes/locations indicating "Do not Enter" signage as indicated on the revised site plan. (See Kimley-Horn Site Plan - Special Use Permit updated 9-25-24.)

5. Elevations for the proposed kiosks and canopy will need to be provided along with a

Development

Plan submission. Please be advised that the expectation is that the base of the kiosks be brick or masonry to match the primary structure.

Noted – The applicant and its design professionals will provide elevations of that area, including the kiosks, at the time of Development Plan submission.

If you have any questions or require any additional information, please contact me at 614-472-8546.

Sincerely,

Michael C. Reeves, P.E.

Kimley-Horn and Associates, Inc.

Phone: 614-472-8546

Email: Mike.Reeves@kimley-horn.com

Project Narrative: Credit Union of Ohio, Inc. Special Use Permit

The proposed Credit Union of Ohio inc. (CUO) Special Use Permit request at 2397 Old Stringtown Road represents a business services expansion and building upgrade at the site. CUO has operated at this location since 2004, and currently employs four people.

The existing site includes an office condominium building of 3,853 square feet built in 1985. CUO currently occupies 1,595 square feet of the existing building. CUO plans to further invest in the Grove City community by purchasing the property, demolishing the existing building and constructing a new building on the site with +/-2,875 square feet. The new building will utilize modern materials and glazing to create a timeless appearance consistent with similar bank buildings in the area and Grove City design standards. A 3-lane teller drive-thru will provide convenience to customers and be located along the back side of the building. The Special Use Permit is desired based on the competitive need and customer service demand to add drive-thru teller facilities and a drive-up ATM. The zoning designation of commercial office use is to remain.

The CUO currently operates most weekdays from 9:00 am to 4:30 pm. It operates during limited hours on Wednesdays until 1:00 pm, expanded hours on Fridays from 8:30 am to 5:00 pm and from 9:00 am to Noon on Saturday. The drive-thru facilities are not expected to significantly change site traffic, business operations or customer volumes, but will make CUO operations more convenient and efficient with quick and easy service. Based on comparable site data, peak hour traffic is limited to 5 ATM trips an hour and 14 other drive-thru and lobby customers combined for the same hour. This peak traffic will not challenge available stacking capacity. The updated site plan maintains the same access to Old Stringtown Road and Kelnor Drive. Moving the building placement to the middle of the site helps safe circulation and buffers adjacent owners more effectively than the existing site design.

The CUO business and use are pre-existing and are consistent with other commercial and business uses in this area of Grove City. Numerous other banking and financial institutions exist in the close proximity or nearby, including Key, Kemba, Heartland, 5th/3rd, Wright-Patt Credit Union, PNC, Chase, Union Savings and US Bank. Many of these facilities exist with drive-thru tellers and/or ATMs for customer convenience.

LEGAL DESCRIPTION

0.848 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8321, being all of a 0.846 acre tract as conveyed to Grove City Condominium Offices, of record in Official Record 6018, Page I-01, all deed references refer to the records of the Recorder’s Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference Franklin County Geodetic Survey Monument 1546 found in the centerline intersection of Old Stringtown Road (60’) and Hoover Road (Variable Right of Way);

Thence South 84°09’15” East, with the centerline of said Old Stringtown Road, a distance of 640.68 feet to a mag nail set at the northeasterly corner of a 1.053 acre tract as conveyed to JG & TH Realty, LLC, of record in Instrument Number 201509230133721, being the **Point of Beginning**;

Thence South 84°09’15” East, continuing with said centerline, being the southerly line of a 2.504 acre tract as conveyed to iStar Bowling Centers II LP, of record in Instrument Number 200403080050023 and 0.757 acre tract as conveyed to Berkley J. Roach, Trustee of The Berkley J. Roach Revocable Trust, of record in Instrument Number 200712040208134, a distance of 171.69 feet to a mag nail set at the northwesterly corner of a 0.336 acre tract as conveyed to the City of Grove City in Official Record 4670, Page H01;

Thence with the westerly line of said 0.336 acre tract, the following courses:

South 5°50’45” West, through the southerly right of way of Old Stringtown Road, a distance of 30.00 feet to an iron pin set in a point of a non tangent curve in the southerly right of way line of Old Stringtown Road;

With a curve to the right having a central angle of 88°09’19”, a radius of 20.00 feet, an arc length of 30.77 feet, and a chord which bears South 40°04’36” East for a distance of 27.83 feet to an iron pin set at a point of tangency in the westerly right of way line of Kelnor Drive (60’);

South 4°00’04” West, with said westerly right of way line, a distance of 145.35 feet to a point in the northeasterly corner of a 1.328 acre tract as conveyed to Kelnor Properties, LLC, of record in Instrument Number 201808100107286;

Thence North 86°00’17” West, with the northerly line of said 1.328 acre tract, passing a 3/4” iron pin found at a distance of 10.08 feet, a total distance of 190.00 feet to a 3/4” iron pin found in the easterly line of said 1.053 acre tract;

Thence North 4°00’09” East, with said easterly line, passing an iron pin set at a distance of 170.87 feet, a total distance of 200.87 feet to the **POINT OF BEGINNING** containing **0.848** acres, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins set are 5/8” x 30” rebar with “CESO, Inc” cap;

Based on an actual field survey performed under my direct supervision in August 2024.

The basis of bearings shown hereon is Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

CESO Inc.

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



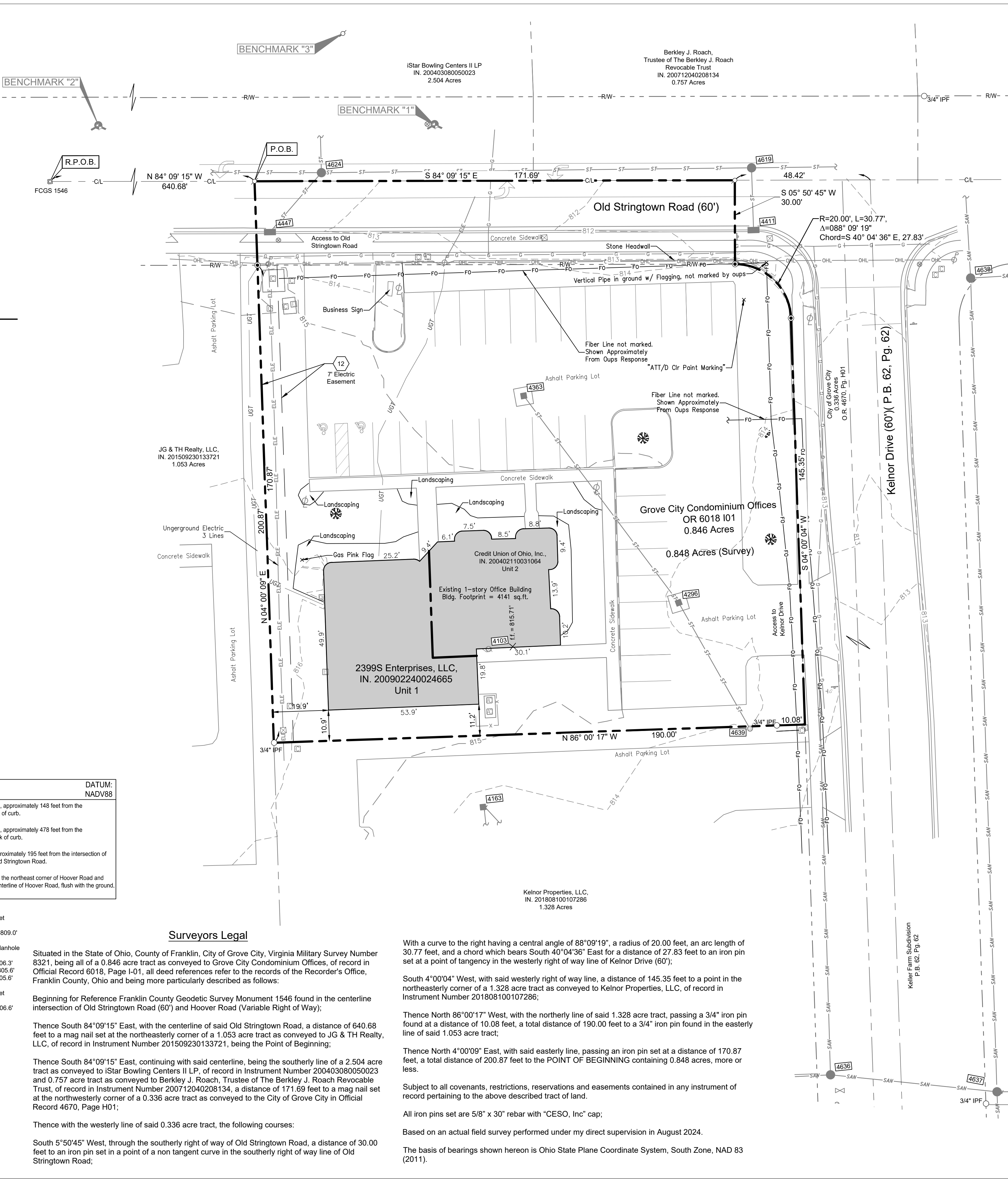


EXHIBIT "A" LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City:

Being Unit Number One (1) of GROVE CITY CONDOMINIUM OFFICES,
together with the undivided percentage interest in the common areas
appurtenant thereto, as the same is described in the Declaration of
Condominium Ownership and Drawings recorded in Official Records Volume
6018, page I-01, Recorder's Office, Franklin County, Ohio.

SCHEDULE B - SECTION II

Items 1-9 are not survey related.

10. Restrictive Covenants appearing of record in Official Record Volume 4975, page C-07, Recorder's Office, Franklin County, Ohio.
Surveyed property is located within area as described.
11. Declarations and By-Laws Creating and Establishing a Plan for Condominium Ownership for Grove City Condominium Offices, appearing of record in Official Record Volume 6018, page I-01, Recorder's Office, Franklin County, Ohio.
Surveyed property is located within area as described.
12. Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Official Record Volume 5451, page D-11, Recorder's Office, Franklin County, Ohio.
Located on subject parcel as shown herein.
13. Easement granted unto The Ohio Bell Telephone Company d/b/a Ameritech, Inc., appearing of record in Official Record Volume 5482, page C-06, Recorder's Office, Franklin County, Ohio.
Located on subject parcel, centered on utility line as installed.
14. Easement granted unto The City of Grove City, appearing of record in Deed Book 2852, page 644, and Official Record Volume 4670, page H-03, Recorder's Office, Franklin County, Ohio.
Not located on subject parcel.
15. Agreement for Construction of Common Improvements appearing of record in Official Record Volume 3902, page B-20, Recorder's Office, Franklin County, Ohio.
Surveyed property is located within area as described.

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Esquire Title Services, Inc., Commitment Number 24-16845 and bearing an effective date of June 20th at 7:00 a.m.
2. Direct access to the subject parcel is available via Old Stringtown Road and Kelnor Drive. No roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Area of Minimal Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39049C0314K, effective date: June 17th, 2008 published by the Federal Emergency Management Agency.
5. A zoning report was not provided to the surveyor at the time of survey.
6. There are 31 regular parking spaces and 2 handicap spaces on the subject parcel.
7. The closest intersection is Old Stringtown Road and Kelnor Drive located approximately 40 feet Northeast of the site.
8. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
9. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
10. A field delineation of wetlands survey was not conducted at the time of survey.
11. Addresses disclosed in record documents are as shown hereon.
2399 Old Stringtown Road, Grove City, Ohio 43123

SURVEYOR'S CERTIFICATION:

(a) (i) 2399S ENTERPRISES, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 8, 9, 11a, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on August 23rd, 2024.

Matthew J. Ackroyd, OHIO PS No. 8897
matt.ackroyd@cesoinc.com

Date _____



Received By:
Grove City Development
09/26/24

ALTA/NSPS Land Title Survey

State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 8231,
Unit 1 of Grove City Condominium Offices

ID	Description	Date
Project Number: 764966		
Scale: 1"=20'		
Drawn By: VJM		
Checked By: MJA		
Date: 8/28/2024		
Issue: N/A		
Drawing Title:		



Received By:
Grove City Development
09/26/24

Date: 10/17/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-44-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU FOR JP MORGAN CHASE BANK LOCATED AT 2811 LONDON-GROVEPORT ROAD

WHEREAS, JP Morgan Chase Bank, applicant, has submitted a request for a Special Use Permit for a drive thru for JP Morgan Chase Bank located at 2811 London-Groveport Road; and

WHEREAS, on October 08, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to JP Morgan Chase Bank for a drive-thru, located at 2811 London-Groveport Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 6: 202407300031- JP Morgan Chase Bank – Special Use Permit (Drive Thru)

Site Location

2811 London Groveport Road (PID 040-008045)

Proposal

A Special Use Permit to allow for a drive-thru

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

MW 2625 W London Groveport Road LLC

Applicant/Representative

Vaughn Benson, Feinknopf Macioce Shappa Architects, Inc.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan

Staff Recommendation

Approval as submitted

Contents

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4. GC2050 Analysis.....	5
5. Recommendation	6

Case Manager

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

Summary

This proposal is for a Special Use Permit for a drive-thru at the proposed Chase Bank at 2811 London Groveport Road.

Zoning Map



Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

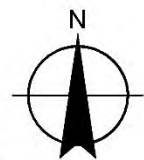
1. Context Map

The site is located at 2811 London Groveport Road (PID 040-008045).



202407300032
JP Morgan Chase Bank
Development Plan
PID# 040-008045

0 250 500 1,000 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit for a drive-thru at the proposed JP Morgan Chase Bank at 2811 London Groveport Road. The 15.342-acre parcel is zoned C-2 (Retail Commercial) and is adjacent to other properties zoned C-2. The applicant has submitted a separate development plan for the site and has indicated that the lot will be split in the future to provide a +/- 1.54-acre parcel for the bank.

The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Commercial Center, and the proposed use of a bank meets the recommended primary use of commercial for the district.

Drive-Thru Configuration

The proposed drive-thru is located on the building's northern side, wrapping around to the west side, where the ATM is located. The proposed drive-thru layout has one stacking lane, with a bypass lane provided close to the ATM. The ATM will be accessible 24 hours a day and will not use any speakers.

The applicant provided information stating the drive-thru lane can stack up to 10 vehicles. Based on the total number of transactions and average time per transaction (45 seconds to 1 minute), the actual number of vehicles expected to stack during peak hours (between 5 pm and 6 pm) is 2. The total expected ATM transactions in one month is around 3,000. The entrance of the drive-thru ATM area will be marked with signage stating "Drive-Thru ATM use only" to notify drivers, with "Do Not Enter" signs and pavement markings at the exit of the ATM drive aisle. Based on the information provided and the short transaction times, Staff is supportive of the proposed drive aisle configuration.



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 is in a PUD-C commercial district and the GroveCity2050 Future Land Use and Character Map designates the area as Commercial Center, with commercial listed as a primary use. Staff believes that the location, being adjacent to other commercial uses, is in harmony with the surrounding area.

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

Standard is Met: The proposed drive-thru is adjacent to a wide range of commercial uses along London Groveport Road. Staff believes that the proposed use will not adversely affect the adjacent properties because they are commercial businesses, and no sound is associated with the ATM.

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: The proposed drive-thru is designed to allow for safe maneuverability. The drive-thru lane will be separated from the rest of the site's vehicle areas. Staff believes that the layout and design will not adversely affect the safety of the site.

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

Standard is Met: The proposed use will be adequately serviced by facilities that are already available on the site.

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 site will be accessed by two curb cuts off the access road to the south of the site. Staff believes that the site will not negatively impact traffic because access is not proposed off of London Groveport Road.

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 located 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 for a Commercial Center, which lists commercial uses as a primary use in this classification. This area is located by other commercially zoned parcels along a primary corridor, meeting the description of a Commercial Center employment area.

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

Standard is Met: The proposed drive-thru will comply with applicable Special Use Permit provisions.

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 located in the C-2 district, in which a drive-thru is permitted with 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.

10. **Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.**

Standard is Met: The ATM is located on the interior side of the building facing Burger King and will not use any speakers.

11. **Lanes required for vehicle access to, and waiting for use of a drive thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes, or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.**

Finding is Met: The drive-thru lane is designed with open areas to allow for cars to leave the drive-thru when approaching the curve toward the ATM. Additionally, Information provided estimated 1 to 2 cars during peak hours.

12. **The Planning Commission may impose restrictions on the hours of operation to reduce inappropriate impacts on abutting uses, on street traffic, and to ensure compatibility with normal vehicular activity in the district.**

Finding is Met: The surrounding zoning districts are all commercial with large parking lots and late hours of operation. Staff believes that based on the surrounding uses and the drive-thru hours of operation will not have an adverse impact on the surrounding area.

13. **The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.**

Finding is met: The drive-thru has no noise or lights that will adversely affect the surrounding use. There are no residential uses adjacent to the proposed drive-thru.

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.**

The finding is Met: The proposed development is in an existing commercial area and will bring additional services and employment to the City.

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

Finding is Met: The building and site are designed to complement the surrounding commercial areas, using a mixture of materials, including stone, fiber cement, and large glass windows, in addition to the site landscaping.

(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 is Met: The proposed development does not impact transportation access to the site. An extension of the existing access road will allow for improved connections for the Meijer out lots. Additionally, the site will install a sidewalk to connect with the existing sidewalk along London Groveport Road.

(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 development is within a primarily developed commercial area.

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

Finding is Met: The proposed use will allow Grove City to add additional business and services to the City.

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.



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: JP Morgan Chase - Grove City

PROJECT LOCATION: 2811 London Groveport Rd (SW Corner of London Groveport Road and Private Access Drive)
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-008045

ACREAGE AFFECTED BY THIS APPLICATION: 1.54

EXISTING ZONING: C-2

EXISTING LAND USE: Vacant Parcel, tree farm for adjacent Strader's Garden Center

PROPOSED ZONING: C-2

PROPOSED LAND USE: Commercial - JP Morgan Chase Bank

PROPERTY OWNER INFORMATION

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

MW 2625 W London Groveport Rd LLC 3771 Rushmore Dr Columbus, OH 43220-2207

Name

Address

City, State, Zip

614-402-4510

614-889-2546

pa@straders.net

Phone

Fax

Email

APPLICANT INFORMATION

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

Vaughn Benson

Principal

Feinknopf Macioce Shappa Architects, Inc.

Name

Title

Company / Organization

995 W 3rd Ave

Columbus

OH, 43212

Address

City

State, Zip

614-297-1020

614-291-1020

vbenson@fmsarchitects.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.

David Youse

Name

Title

Company / Organization

Address

City

State, Zip

Phone

Fax

Email

Architect

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

FOR OFFICE USE ONLY

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: JP Morgan Chase - Grove CityDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 1.54 TOTAL FLOOR AREA: +/- 3432 SFNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 21'-6"ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 15ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$2.275 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$1.3M**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Patricia J. Anderson, Member, the current property owner hereby authorize the applicant Vaughn Benson 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: Patricia J. Anderson Date: 7/30/24

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 30th day of July, 2024
William K. Root
 Official Seal and Signature of Notary Public



WILLIAM K. ROOT, Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, David Youse, 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: David Youse Date: 7/31/24

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2024
Barbara Allen-Midgley
 Official Seal and Signature of Notary Public



Barbara Allen-Midgley
 Notary Public, State of Ohio
 Commission#: 2018-RE-700142
 My Commission Expires 01-21-2028

REVIEW FEES

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

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

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

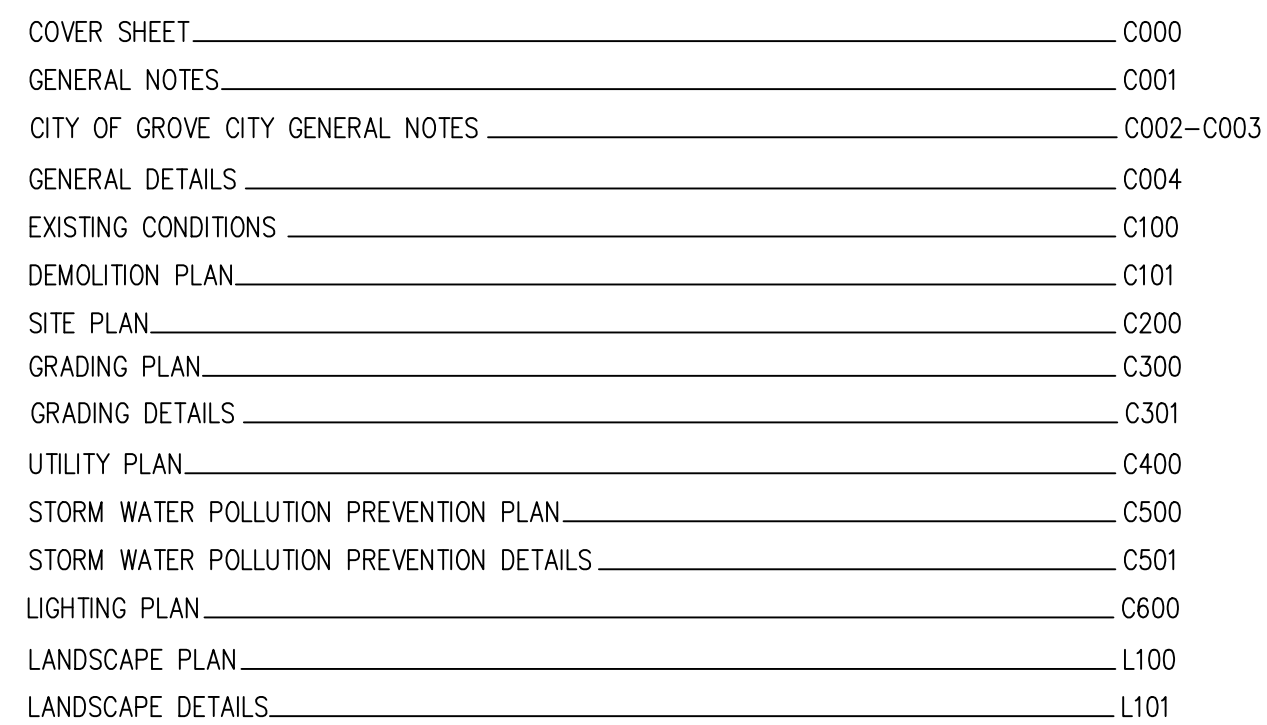
NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

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

JP MORGAN CHASE BANK
2811 LONDON GROVEPORT ROAD
GROVE CITY, OH 43123



OHIO DEPARTMENT OF TRANSPORTATION		CITY OF GROVE CITY	
CB-2-2B			
CB-2-3			



REVIEWED FOR THE CITY OF GROVE CITY DATE

ASHLEY FOWLER, PE
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

	DATE	BY	REVISION DESCRIPTION	PROJECT DATE: 07/31/2024
				PROJECT NO.: 2400322
				C000

GENERAL CONSTRUCTION NOTES:										GENERAL GRADING & DRAINAGE NOTES:										WATER UTILITY NOTES:									
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. THE CURRENT GROVE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN THE MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS.										1. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE CITY ENGINEERING DEPARTMENT AND THE CONSTRUCTION MANAGER.										1. ALL BACK FLOW PREVENTION DEVICES SHALL BE APPROVED BY THE CITY'S UTILITY DEPARTMENT.									
2. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS.										2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.										2. ALL FIRE SERVICE MAINS SHALL BE INSTALLED BY AN INDIVIDUAL WITH APPROPRIATE CERTIFICATION BY THE STATE OF OHIO.									
3. WHERE CONFLICT ARISES BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING CITY REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL PREVAIL.										3. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.										3. IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER LINE TO CLEAR AN OBSTACLE AND THE DEFLECTION WILL BE GREATER THAN 18", THE USE OF BENDS WILL BE REQUIRED TO CLEAR THE OBSTACLE AND BRING THE WATER MAIN UP TO THE STANDARD FIVE (5) FEET OF COVER.									
4. DATA ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.										4. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.										4. WATER MAIN SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH ANWWA STANDARD C900 FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FABRICATED FITTINGS, 4-INCH, THROUGH 12-INCH, FOR WATER DISTRIBUTION, OR ANWWA STANDARD C909 FOR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PRESSURE PIPE, 4-INCH THROUGH 12-INCH, FOR WATER DISTRIBUTION AND CLEARLY MARKED AS SUCH. PVC WATER PIPE SHALL BE CERTIFIED TO NSF INTERNATIONAL STANDARD NO. 61.									
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.										5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.										5. WATER METER AND BACKFLOW PREVENTER TO BE INSTALLED WITHIN THE BUILDING. REFERENCE BUILDING PLANS FOR DETAIL.									
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.										6. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.										6. MINIMUM DEPTH OF WATER MAIN COVER SHALL BE FIVE (5) FEET BELOW FINISH GRADE.									
7. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.										7. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.										OHIO EPA NOTES:									
8. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.										8. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.										1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.									
9. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE AND OTHER COSTS NECESSARY TO FULLY COMPLETE THE WORK PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED WORK PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM SUCH CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR THE COMPLETION OF SUCH WORK AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS.										9. THE CONTRACTOR SHALL VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.										2. A TEN FOOT MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER.									
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.										10. SPOT ELEVATIONS SHOWN DEPICT THE PROPOSED PAVEMENT OR GROUND SURFACE OR PAVEMENT ELEVATION AT FACE OF CURB, UNLESS OTHERWISE NOTED. TOP OF ALL CONCRETE CURBING IS 6-INCHES ABOVE SPOT ELEVATIONS UNLESS OTHERWISE NOTED.										3. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER AT ALL CROSSINGS.									
11. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND OWNER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.										11. IT IS THE CONTRACTORS OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADES SHOWN HEREIN. THE CONTRACTOR MUST CONFORM TO ALL EXISTING GRADES PRIOR TO ANY/ALL EXCAVATION.										4. A TEN FOOT MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER.									
12. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK.										12. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES SHOWN HEREIN WILL BE THE "TOPOGRAPHY OF RECORD" FOR ANY AND ALL SOIL VOLUME DISPUTES.										5. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER AT ALL CROSSINGS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.									
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.										13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO ACHIEVE THE PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL STATE AND LOCAL REQUIREMENTS ASSOCIATED WITH IMPORTING SOIL FROM ANOTHER SITE.										SITE MAINTENANCE & RESTORATION NOTES									
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.										14. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER ODOT 671 TYPE F.										1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION, POLLUTION, AND DUST CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. REFERENCE THE SWPPP PLAN, NOTES AND DETAILS.									
15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW.										15. ALL EXCAVATION UNDER OR NEAR EXISTING OR FUTURE PAVEMENT (INCLUDING SIDEWALKS), SUBJECT TO SETTLEMENT, WILL BE BACK FILLED WITH PREMIUM BACKFILL AS DEFINED HEREIN. AT QUESTIONABLE AREAS THE DECISION OF THE ENGINEER, OR THEIR REPRESENTATIVE, WILL PREVAIL.										2. MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.									
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.										16. PAVEMENT EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH ITEM 203 OF OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE CONTRACTOR MAY BE REQUIRED TO MAKE COMPACTION TESTS. TESTS SHALL BE TAKEN BY A TESTING COMPANY APPROVED BY THE ENGINEER. THE COST OF THESE TESTS SHALL BE PAID BY THE CONTRACTOR. "PROOF" ROLLING WILL BE REQUIRED PRIOR TO PAVING AND SHALL BE CONDUCTED PRIOR TO PLACEMENT OF AGGREGATE BASE AND PERFORMED WITH THE OWNER'S INSPECTOR PRESENT AND PAID FOR BY THE CONTRACTOR.										3. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY REQUIREMENTS.									
MAINTENANCE OF TRAFFIC NOTES:										GENERAL UTILITY NOTES:										4. ALL DISTURBANCE INCURRED TO CITY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY, LOCAL, AND/OR STATE DOT.									
1. ALL WORK WITHIN RIGHT OF WAY TO INCLUDE TRAFFIC CONTROL IN ACCORD WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND PER ALL CITY REQUIREMENTS. ROAD MUST REMAIN OPEN AT ALL TIMES. CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN AND SUBMIT TO THE CITY AND OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO COORDINATE ANY NECESSARY LANE CLOSURES WITH THE CITY.										1. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES SHOWN ON THESE PLANS WITH THE ARCHITECTURAL AND M.E.P. PLANS PRIOR TO START OF CONSTRUCTION.										5. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, LOCAL MUNICIPALITY, AND STATE.									
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH ODOT REGULATIONS AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM ODOT, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.										2. IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREON, THE SITE ENGINEER SHALL BE NOTIFIED FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF.										6. FINAL CLEANUP: THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE GOVERNMENTAL AND REGULATORY AGENCIES.									
3. ANY ADDITIONAL TRAFFIC CONTROL BEYOND THAT SHOWN ON THE PLANS THAT IS REQUESTED OR REQUIRED BY THE CITY WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.										3. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.										5. ALL STORM SEWERS, INLET BASINS AND MANHOLES SHALL BE CLEANED PRIOR TO ACCEPTANCE.									
EXISTING CONDITIONS AND DEMOLITION NOTES:										4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.										SANITARY UTILITY NOTES:									
1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.										5. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.										1. THE LOCATION, SIZE, AND DEPTH OF THE EXISTING SANITARY LATERAL OR MAIN SHALL BE VERIFIED IN THE FIELD IN THE PRESENCE OF THE CITY INSPECTOR. THE SLOPE OF THE LATERAL TO THE BUILDING WILL THEN BE DETERMINED. THE CITY MUST APPROVE THE TYPE AND LOCATION OF ANY CONNECTION PRIOR TO INSTALLATION. THE EXISTING SANITARY LATERAL SHALL BE TELEVISED PRIOR TO INSTALLATION OF ANY SANITARY SEWER SYSTEM COMPONENTS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IS THE EXISTING LATERAL IS NOT FOUND TO BE IN GOOD CONDITION.									
2. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.										6. THE CONTRACTOR SHALL ARRANGE FOR COORDINATE TEMPORARY UTILITY OUTAGES WITH APPLICABLE UTILITY COMPANY AND CITY AND NOTIFY NEIGHBORING EFFECTED OWNERS NO LESS THAN 72 HOURS PRIOR TO PLANNED OUTAGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.										2. SANITARY LATERAL SHALL BE A MINIMUM 6" DIAMETER OF PVC PIPE, ASTM D3034 SDR 26 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM 1% SLOPE, AND HAVE A MINIMUM OF 3 FT. COVER. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.									
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.										7. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.										3. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.									
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. ALL DEMOLISHED MATERIALS SHALL BE TAKEN FROM THE SITE IMMEDIATELY (UNLESS OTHERWISE NOTED) AND DISPOSED OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. NO BURNING OF ANY MATERIALS WILL BE ALLOWED ON OR OFF SITE. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.										8. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.										4. MANHOLE SECTION AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.									
5. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, REMOVAL OF TREES, STUMPS, VEGETATION, AND DEBRIS NECESSARY TO PERFORM THE WORK INDICATED HEREIN. THAT CONTRACTOR SHALL LIMIT LAND DISTURBANCE TO ONLY THAT REQUIRED TO COMPLETE THE PROPOSED IMPROVEMENTS. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.										9. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.										5. THE CONTRACTOR SHALL TEST FLEXIBLE PIPING FOR DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 95 PERCENT OF PIPING DIAMETER. DEFLECTION OF 5% SHALL NOT BE EXCEEDED.									
6. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.										10. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.										6. THE CONTRACTOR SHALL TEST SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. PERFORM AIR TESTS ON SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION IN ACCORDANCE WITH UNI-B-6. TEST PLASTIC GRAVITY SEWER PIPING ACCORDING TO ASTM F 1417 AND CONCRETE GRAVITY SEWER PIPING ACCORDING TO ASTM C-924.									
										11. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.										7. THE CONTRACTOR SHALL PERFORM HYDRAULIC TEST IN MANHOLES ACCORDING TO ASTM C-969.									
										12. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.																			
										13. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.																			

CITY OF GROVE CITY DEVELOPMENT GENERAL NOTES (JANUARY 10, 2024):

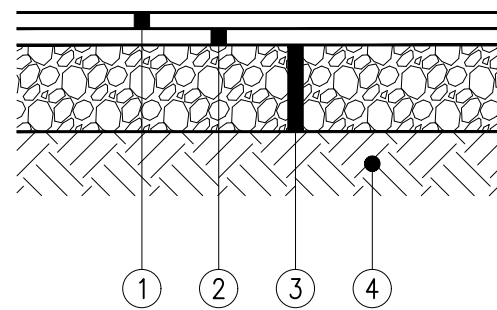
1. **SPECIFICATIONS:** THE MOST CURRENT CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) 'CONSTRUCTION AND MATERIAL SPECIFICATIONS' (CMSC AND ODOT CMS RESPECTIVELY) TOGETHER WITH THE REQUIREMENTS OF THE CITY OF GROVE CITY, OHIO, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE CONTRACT SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATIONS, OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN. IN CASE OF ANY CONFLICT AMONG THESE IDENTIFIED TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT SHALL TAKE PRECEDENCE (AS DETERMINED BY THE SOLE DISCRETION OF THE CITY).
- GENERAL PROVISIONS OF THE ODOT CMS AND THE CITY OF COLUMBUS CMSC SHALL NOT APPLY UNLESS SPECIFICALLY REFERENCED. THIS EXCLUSION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, DIVISION 100 OF THE ODOT CMS AND CITY OF COLUMBUS CMSC.
2. **BENCH MARKS:** THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCH MARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. **SAFETY REQUIREMENTS:** THE CONTRACTOR AND ANY AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING ALL OSHA RULES AND REGULATIONS.
4. **PERMITS:** THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENT FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLANS.
5. **NOTIFICATIONS:** A PRE-CONSTRUCTION MEETING INCLUDING DESIGN APPROVAL AND PRIOR TO COMMENCEMENT OF WORK, A NOTICE TO PROCEED (NTP) DATE WILL BE PROVIDED WITH THE MEETING MINUTES. THE CONTRACTOR WILL THEN NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK. HARD COPIES OF THE APPROVED PLANS WILL BE DISTRIBUTED UPON REQUEST.
- THE CONTRACTOR MUST PROVIDE PRE-NOTIFICATION OF WORK TO ADJACENT OWNERS NO LESS THAN FORTY-EIGHT (48) HOURS PRIOR TO WORK BEING PERFORMED THAT WILL HAVE AN EFFECT ON RESIDENTS AND/OR BUSINESSES. THE PRE-NOTIFICATION MUST BE IN WRITING AND IT MUST INCLUDE: (1) CONTRACTOR NAME AND 24-HOUR PHONE NUMBER; (2) A DESCRIPTION OF WORK BEING PERFORMED; (3) A LIST OF RESTRICTIONS ON THE AFFECTED RESIDENTS AND/OR BUSINESSES; (4) INSTRUCTIONS TO AFFECTED RESIDENTS AND/OR BUSINESSES. THE WRITTEN NOTIFICATION SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO WORK BEGINNING.
- THE CONTRACTOR SHALL POST NO PARKING SIGNS IN APPROPRIATE AREAS NO LESS THAN 48 HOURS IN ADVANCE OF ANY PARKING RESTRICTION. THE CONTRACTOR WILL PROVIDE PRE-APPROVED NO PARKING SIGNS ON CARDSTOCK FOR USE ON THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF GROVE CITY ON THE PRINTING OF THE SIGNS. THE CONTRACTOR MUST INSERT THE DATES AND TIMES OF THE PROPOSED PARKING RESTRICTION, THE REASON FOR THE RESTRICTION, AND THE CONTRACTOR'S CONTACT INFORMATION ON THE CARDSTOCK SIGN USING BLACK PERMANENT MARKER. THE CONTRACTOR MUST ALSO SUPPLY STAKES AND WEATHER RESISTANT SLEEVES FOR INSTALLATION OF SIGNS AND TO PROTECT THE SIGNS FROM DAMAGE CAUSED BY WEATHER. THE WOODEN STAKES FOR NO PARKING SIGNS SHALL BE 1-IN. X 2-IN. X 36-IN. THE WEATHER PROOF SLEEVES SHALL BE 9-IN. X 12-IN. STAPLES@HEAVYWEIGHT JOB TICKET HOLDERS (STAPLES ITEM NO. 812754) OR APPROVED EQUAL. THE WEATHER RESISTANT SLEEVE WITH SIGN SHALL BE FIXED TO THE STAKE USING HEAVY-DUTY STAPLES. NO PARKING SIGNS MUST BE INSTALLED, MAINTAINED, REVISED (IF DELAYS CAUSE AN ADJUSTMENT IN PARKING RESTRICTION), AND REMOVED BY THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE PAID FOR RESIDENT/BUSINESS NOTIFICATION OR POSTING REQUIRED.
- AS SET FORTH HEREIN, THE CONTRACTOR SHALL PROVIDE ALL NOTICES REQUIRED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS STRICTLY IN THE MANNER PRESCRIBED THEREIN. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (HEREINAFTER COLLECTIVELY REFERRED TO AS THE CITY*) AGAINST ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS, AND LEGAL LIABILITY OF EVERY NAME AND NATURE THAT THE CITY MAY SUSTAIN, INCUR OR BE REQUIRED TO PAY (INCLUDING, BUT NOT LIMITED TO, CONSULTANT AND ATTORNEY'S FEES, DISBURSEMENTS, COSTS OR OTHER EXPENSES) ARISING OUT OF OR IN CONNECTION WITH THE CONTRACTOR'S FAILURE TO STRICTLY COMPLY WITH THE NOTICE PROVISIONS IMPOSED UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
6. **INSPECTIONS:** NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN MADE WITH THE CITY ENGINEER AND DIRECTOR OF PUBLIC SERVICE FOR INSPECTION SERVICES AND PAYMENT OF THE INSPECTION FEE DEPOSIT.
7. **UTILITIES:** THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY AS REQUIRED BY SECTION 153.64 OR SECTION 3781.27 OF THE OHIO REVISED CODE. THE CITY OF GROVE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF LOCATIONS OR DEPTHS OF UNDERGROUND FACILITIES WHETHER SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS OR NOT. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER, THE CITY AND THE DESIGN ENGINEER.
- THE CONTRACTOR WILL NOTIFY OHIOB1 AT LEAST 48 HOURS, AND NO MORE THAN 10 DAYS PRIOR TO EXCAVATING, WITH SUCH TIME PERIODS NOT INCLUDING WEEKENDS OR HOLIDAYS. CONTRACTOR SHALL SIMILARLY CONTACT ALL UTILITY OWNERS WHO ARE NOT SUBSCRIBERS TO OHIOB1.
- IF THERE ARE MARKERS OR OTHER APPARENT PHYSICAL EVIDENCE IN OR NEAR THE PROJECT AREA THAT MAY INDICATE THE EXISTENCE OF UNDERGROUND PETROLEUM OR NATURAL GAS PIPELINES, THE CONTRACTOR SHALL ADDITIONALLY CONTACT THE OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OPGPS) AT (800) 925-0988. SAID NOTIFICATION SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE FOLLOWING UTILITIES ARE KNOWN OR CAN BE EXPECTED TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- UTILITY: WATER, SANITARY, STORM AND STREET LIGHTING FACILITIES
- OWNER: CITY OF GROVE CITY
- 4035 BROADWAY
- GROVE CITY, OHIO 43123
- TELEPHONE: (614) 277-1100
- LIST ALL PUBLIC & PRIVATE UTILITIES WITHIN/ADJACENT TO PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL PROCEED WITH THE WORK AND PROTECT ALL UNDERGROUND UTILITIES IN A MANNER AT LEAST AS CAUTIOUS AND PROTECTIVE OF SAFETY AND UNDERGROUND UTILITIES AS THOSE METHODS IDENTIFIED IN SECTIONS 3781.25 THROUGH 3781.30 OF THE OHIO REVISED CODE.
- ALL PRIVATE UTILITY RELOCATION (GAS, ELECTRIC, PHONE, ETC.) WILL BE THE RESPONSIBILITY OF THE UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
8. **EXPOSE EXISTING UTILITY:** WHERE POTENTIAL GRADE AND ALIGNMENT CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, OR AS SPECIFICALLY CALLED OUT ON THE PLANS, THE CONTRACTOR SHALL EXPOSE UTILITIES OR STRUCTURES SUFFICIENTLY IN ADVANCE OF LAYING PIPE FOR THE DESIGN ENGINEER TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. ANY DISCREPANCY WITH THE PLANS SHALL BE COORDINATED WITH THE CITY TO ENSURE THAT THERE ARE NO CONSTRUCTION OR CONFLICT ISSUES ASSOCIATED WITH SAID DISCREPANCY.
9. **CONFLICTS:** IN ALL CONFLICTS IN ELEVATION BETWEEN THE WATER MAIN AND GRAVITY SEWERS, THE WATER MAIN SHALL BE LOWERED DURING CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF COLUMBUS, UNLESS OTHERWISE DIRECTED BY THE CITY.
10. **HOUSE SERVICE LINES:** THE CONTRACTOR SHALL ASSUME THAT EACH HOUSE HAS AT LEAST ONE (1) SANITARY, ONE (1) WATER, AND ONE (1) GAS SERVICE LINE UNLESS MORE ARE MARKED BY THE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND SUPPORT THESE SERVICE LINES. COST FOR LOCATION AND SUPPORT SHALL BE INCLUDED IN THE COST BID FOR VARIOUS ITEMS. WHERE SERVICE LINES ARE CUT OR BROKEN, THE LINES ARE TO BE RESTORED TO THE STANDARDS OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE WITHIN 12 HOURS OF THE CUTTING OR BREAKING OF THE SERVICE LINE.
11. **SITE VISIT:** THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL EFFECTS UPON THE SCOPE OF WORK.
12. **RIGHTS-OF-WAY:** IN ADDITION TO THE DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING EASEMENTS, COURT ENTRIES, RIGHTS-OF-ENTRY, OR ACTION FILED IN COURT IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY.
13. **EASEMENTS:** EASEMENTS NOT ASSOCIATED WITH PLATS (I.E. ACCESS, UTILITY, ETC.) WILL BE RECORDED AND DOCUMENTATION PROVIDED TO THE CITY PRIOR TO PRECONSTRUCTION MEETING. NO WORK WHICH REQUIRES AN EASEMENT WILL BE ALLOWED TO PROCEED UNTIL THIS HAS BEEN DONE.
- EASEMENTS ASSOCIATED WITH A PLAT WILL BE RECORDED WITH THE PLAT AS SOON AS REASONABLY POSSIBLE AFTER COMMENCEMENT OF CONSTRUCTION. SITE CONSTRUCTION CAN NOT BE ACCEPTED WITHOUT A RECORDED PLAT.
14. **WORK LIMITS:** THE CONTRACTOR IS RESPONSIBLE FOR CONTAINING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, VEHICLES, ETC., USED TO COMPLETE THE WORK WITHIN THE RIGHTS-OF-WAY OF THE STREETS, ROADWAYS, TEMPORARY EASEMENTS, PERMANENT EASEMENTS AND THE PROPERTY BOUNDARIES OF THE PROJECT IMPROVEMENTS, AS SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF RESTORATION FOR ANY AREA OUTSIDE OF THE RIGHT-OF-WAY, PERMANENT EASEMENT OR PROJECT PROPERTY BOUNDARIES TO FORMER CONDITION OR BETTER AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY.
15. **CONTRACT WORK PERFORMED BY THE CITY:** IN THE EVENT THAT IT BECOMES NECESSARY FOR THE CITY TO PERFORM WORK OF AN IMMEDIATE NATURE (SUCH AS THE PLACEMENT OF BARRICADES OR RELOCATION OF SIGNS OR OTHER WARNING OR PROTECTIVE DEVICES) REQUIRED OF THE CONTRACTOR BY THIS CONTRACT BECAUSE OF FAILURE OR REFUSAL OF THE CONTRACTOR TO PERFORM SUCH WORK, THE CONTRACTOR/DEVELOPER SHALL REIMBURSE THE CITY AT THE RATE OF 2.5 TIMES THE ACTUAL COST OF LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM SUCH WORK.
16. **CONVENIENCE FACILITIES:** THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
17. **NON-RUBBER TIERED VEHICLES:** NO NON-RUBBER TIERED VEHICLES SHALL BE MOVED ON CITY STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS. EXCEPTIONS MAY BE GRANTED BY THE CITY OF GROVE CITY, FOR PUBLIC ROADWAYS ONLY, WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGE MUST BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF GROVE CITY.
18. **BUS ROUTE COORDINATION:** SHOULD THE PROJECT IMPACT BUS ROUTES AND/OR STOPS, THE CONTRACTOR SHALL CONTACT THE SERVICE PROGRAM MANAGER OF THE CENTRAL OHIO TRANSIT AUTHORITY (COTA) BY PHONE AT (614) 308-4373 TWO (2) WEEKS PRIOR TO CONSTRUCTION TO COORDINATE PROPER BUS MOVEMENTS THROUGH OR AROUND THE JOB SITE DURING THE PROJECT. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, THE TEMPORARY RELOCATION OR REMOVAL OF COTA SIGNS AND/OR BUS STOP LOCATIONS.
19. **SIGNS, MAILBOXES, FENCES, ETC.:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SIGNS, MAILBOXES, FENCES, GUARDRAIL, SHRUBS, PROPERTY, FURNITURE, OR OTHER PHYSICAL FEATURES THAT ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT, TO THEIR ORIGINAL OR BETTER CONDITION AND LOCATION AND TO THE SATISFACTION OF THE PROPERTY OWNER AND THE CITY OF GROVE CITY.
20. **PRUNING:** BRANCHES OR GROWTH WHICH INTERFERES WITH THE FREE CONSTRUCTION OF THE PROJECT MAY BE REMOVED FROM TREES/BUSHES THAT ARE TO BE SAVED BY THE USE OF PRUNING TOOLS WITH PRIOR APPROVAL FROM THE CITY'S URBAN FORESTER. ALL PRUNING TOOLS USED AND METHODS EMPLOYED SHALL MEET THE APPROVAL OF THE CITY'S URBAN FORESTER. THE BRANCHES SHALL BE REMOVED PER ANSI STANDARDS.
- TREES DAMAGED OR DESTROYED THAT WERE NOT DESIGNATED FOR REMOVAL OR APPROVED BY THE CITY FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
21. **DEWATERING:** THE CONTRACTOR IS SOLELY RESPONSIBLE TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) FOR REGISTRY, MAINTENANCE, AND ABANDONMENT OF ANY WITHDRAWAL DEVICES USED IN THE CONSTRUCTION OF THIS PROJECT. INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR AS DIRECTED BY THE DIRECTOR OR THEIR REPRESENTATIVES.
- THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE AND FILE A WELL LOG AND A DRILLING REPORT FORM WITH ODNR, DIVISION OF WATER, WITHIN 30 DAYS OF THE COMPLETION OF INSTALLATION OF ANY WELL, WELL POINT, PIT OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUNDWATER FROM AN AQUIFER, IN ACCORDANCE WITH SECTIONS 1521.01 AND 1521.05 OF THE OHIO REVISED CODE. IN ADDITION, ANY SUCH FACILITY THAT HAS A CAPACITY TO WITHDRAW WATERS OF THE STATE IN AN AMOUNT GREATER THAN 100,000 GALLONS PER DAY FROM ALL SOURCES SHALL BE REGISTERED BY
- THE CONTRACTOR WITH THE CHIEF OF THE ODNR, DIVISION OF WATER, WITHIN THREE (3) MONTHS OF THE COMPLETION OF THE FACILITY IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. COPIES OF THE NECESSARY PAPERWORK CAN BE OBTAINED AT ODNR, DIVISION OF WATER, FOUNTAIN SQUARE, COLUMBUS, OH, 43224-1387 -PHONE: (614) 265-6717. THE CONTRACTOR SHALL FURNISH AND OPERATE SUITABLE PUMPING EQUIPMENT OF SUCH CAPACITY, ADEQUATE TO DEWATER THE TRENCH, SHOULD WATER BE ENCOUNTERED. THE TRENCH SHALL BE SUFFICIENTLY DEWATERED SO THAT THE PLACEMENT OF BEDDING AND THE LAYING AND JOING OF PIPE IS MADE ON FIRM, DRY GROUND. IF DEWATERING CANNOT PRODUCE ACCEPTABLE SUBGRADE, AND ONLY AS DIRECTED BY THE ENGINEER, UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED BY CMSC ITEM 906, STONE FOUNDATION.
- THE CONTRACTOR SHALL CONVEY ALL TRENCH WATER TO A NATURAL DRAINAGE CHANNEL OR STORM SEWER WITHOUT DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PLACE AND MAINTAIN THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO FILTER THE DEWATERING DISCHARGE AND TO PREVENT EROSION AT THE DISCHARGE LOCATION.
22. **REPLACEMENT OF DRAIN TILES AND STORM SEWERS:** ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. IF POSSIBLE, THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO A STORM SEWER STRUCTURE, CURB UNDERDRAIN OR OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
23. **PAVEMENT CROSSINGS:** FOR ALL PERMITTED CROSSING OF EXISTING STREETS THAT ARE TO BE OPEN TO TRAFFIC THE RESTORATION SHALL BE COMPLETED IN ONE OF THE FOLLOWING MANNERS:
- A. IMMEDIATELY COMPLETE PERMANENT, FULL-DEPTH PAVEMENT REPAIR IN ACCORDANCE WITH THE PLAN AND/OR STANDARD DETAILS.
- B. PROVIDE TEMPORARY PAVEMENT IN ACCORDANCE WITH ODOT CMS ITEM 615 AND STANDARD DRAWING C-6C-69. THE FINISHED SURFACE OF THE TEMPORARY PAVEMENT SHALL BE ASPHALT. AGGREGATE TOPPED TRENCHES SHALL NOT BE OPEN TO TRAFFIC UNLESS DIRECTED BY THE CITY.
24. **SAW CUTTING:** WHEN SAW CUTTING OF PAVEMENT (CONCRETE, ASPHALT, ETC.) IS NECESSARY, THE CONTRACTOR SHALL EMPLOY DUST COLLECTION MEASURES AND SHALL ENSURE ALL SLURRY IS CLEANED FROM THE ROADWAY IMMEDIATELY AFTER SAWING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY FUGITIVE DUST AND SLURRY.
25. **MAINTAIN DRAINAGE:** THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE, UNLESS SPECIFIC PROVISION IS MADE WITHIN THE CONTRACT DOCUMENTS FOR THE MEASURE OF AND PAYMENT FOR SUCH COST SPECIFIC ITEMS, TO A CONDITION SATISFACTORY TO THE CITY.
26. **INLET PROTECTION:** THE CONTRACTOR IS RESPONSIBLE TO KEEP ALL STORM SEWER INLETS PROTECTED FROM EXCESSIVE AMOUNTS OF SEDIMENTS USING ADEQUATE FILTERING DEVICES AS APPROVED BY THE CITY.
27. **EROSION & SEDIMENTATION CONTROL:** THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORMWATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL OF THE OEPA.
- THE DEVELOPER SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWP3) FOR PROPOSED IMPROVEMENTS RESULTING IN THE LAND DISTURBANCE OR ONE ACRE OR MORE. THE SWP3 SHALL BE PREPARED IN ACCORDANCE WITH THE GENERAL AND SPECIFIC REQUIREMENTS OUTLINED IN THE CITY OF GROVE CITY STORMWATER DESIGN MANUAL AND THE OEPA'S PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR ITS SUBSEQUENT OEPA ISSUED REVISION. THE SWP3 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A COPY OF THE OEPA NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) SUBMISSION SHALL BE MADE AVAILABLE TO THE CITY.
- EROSION CONTROL MEASURES ARE TO BE INSTALLED PER NPDES PERMIT REGULATIONS OR AS DIRECTED BY THE CITY, AND ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE PERMIT AND THE CITY.
- ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF GROVE CITY AND/OR THE OHIO EPA. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY OF GROVE CITY 48 HOURS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE (1) OR MORE ACRES AS WELL AS DISTURBANCE OF LANDS LESS THAN AN ACRE THAT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATIONS TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY.
- ALL DISTURBED AREAS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT SOIL STABILIZATION REQUIREMENTS INDICATED WITHIN THE CITY OF GROVE CITY SEEDING AND MULCHING GENERAL NOTES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE IT.
28. **SEEDING AND MULCHING:** SEEDING AND MULCHING SHALL CONFORM TO THE NOTES CONTAINED HEREIN, THE REQUIREMENTS OF GROVE CITY AND CMSC SECTION 659. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT, DETERMINED AT THE SOLE DISCRETION OF THE CITY OF GROVE CITY SHALL APPLY. IN ADDITION TO THESE REQUIREMENTS, THE SEEDING AND MULCHING SHALL CONFORM TO THE FOLLOWING:
- PERMANENT SEEDING: DISTURBED AREAS THAT ARE AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER MUST BE PERMANENTLY STABILIZED WITHIN 2 DAYS OF REACHING FINAL GRADE.
- TEMPORARY SEEDING: DISTURBED AREAS THAT ARE NOT AT FINAL GRADE AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE. DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER AND THAT WILL BE DORMANT FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE.
- ALL TOPSOIL SHALL BE OF THE HIGHEST QUALITY AND FREE OF ALL STONES, TRASH, AND OTHER DELETERIOUS MATERIALS GREATER THAN 1/4-INCH. BEFORE PLACING TOPSOIL, THE DISTURBED AREAS SHALL BE FREE OF LARGE ROCKS AND DEBRIS (GREATER THAN 3-INCH IN SIZE). ORGANIC CONTENT SHALL BE TESTED BY AN APPROVED LAB AND CERTIFIED TO BE BETWEEN 10-20% BY WEIGHT. ALL TOPSOIL SHALL BE SATURATED WITH WATER AND ALLOWED TO SETTLE PRIOR TO SEEDING. SETTLED AREAS SHALL BE REFILLED AND SATURATED AGAIN PRIOR TO SEEDING. THE GRADES SHALL MATCH ALL EXISTING LANDSCAPE AND ANY IMPROVEMENTS COMPLETED UNDER THIS PLAN. THE CONTRACTOR SHALL SCARIFY THE SOIL SURFACE TO OPEN THE SOIL PRIOR TO SEEDING. ALL SEEDING, FERTILIZER, AND MULCH SHALL BE PLACED WITHIN FIVE (5) WORKING DAYS OF PLACING TOPSOIL.
- ALL SEEDING, MULCHING AND FERTILIZER SHALL BE PLACED BY UTILIZING HYDRO-SEEDING / HYDRO MULCHING METHODS. IN ALL CASES IF USING SEED OR HYDRO-SEED, IT SHALL BE COVERED WITH PENN MULCH OR OTHER MULCH APPROVED TO COVER GRASS SEED. STRAW SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION BY THE CITY ENGINEER.
- COMMERCIAL/MULTIFAMILY PROJECTS: ALL ROADWAY FRONTAGE REQUIRES 500 FROM CURB TO BUILDING. 500 AND/OR SEED SHALL BE PLACED IN ALL REMAINING BARREN AREAS. IN CERTAIN CASES THE FINAL DEVELOPMENT PLAN IDENTIFIES SPECIFIC AREAS OF GRASS SEED PLACEMENT VS. 500 WHICH SHALL BE ADHERED TO.
- REQUIRED PERMANENT SEED MIXES FOR CONSTRUCTION
- OPTION #1 (SEEDING DATES: MARCH 1 TO SEPTEMBER 30)
- 40% KENTUCKY BLUE GRASS
- 20% CREEPING RED FINE FESCUE
- 20% CHEWINGS FINE FESCUE
- 20% PENN FINE PERENNIAL RYE GRASS
- OPTION #2 (ALL SEEDING DATES AFTER SEPTEMBER 30)
- 30% KENTUCKY BLUE GRASS
- 20% CREEPING RED FESCUE
- 50% PERENNIAL RYE (PENN FINE, KEYSTONE, OR EQUAL)
- FERTILIZER
- 12-12-12 AT 2- POUNDS PER 1,000 SQUARE FEET (DRY OR LIQUID)
- TEMPORARY SEEDING SHALL BE APPLIED PER THE SPECIFICATIONS PROVIDED WITHIN THE OEPA "RAINWATER AND LAND DEVELOPMENT" MANUAL.
29. **LANDSCAPING:**
- TREE PLANTING TYPICAL:** WHEN PLANTING EVERGREEN AND DECIDUOUS TREES, 50% OF THE WIRE CAGE/BASKET AND 50% OF THE BURLAP SHALL BE REMOVED FROM THE ROOT BALLS OF THE TREES ALONG WITH ANY TAGS, TWINE AND TRUNK WRAP.
- SCREENING OF SERVICE STRUCTURES:** ANY SERVICE STRUCTURE (EXCLUDING FIRE DEPARTMENT CONNECTIONS (FDC)) IN ALL ZONING DISTRICTS, WHETHER SHOWN ON THE DEVELOPMENT PLAN OR NOT, SHALL BE SCREENED. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO PROPANE TANKS, TRASH DUMPSTERS, ELECTRICAL TRANSFORMERS, AIR CONDITIONERS/COOLING TOWERS, UTILITY VAULTS WHICH EXTEND ABOVE GRADE, BACKFLOW PREVENTER ENCLOSURE, CLUSTER BOX UNITS (CBU) WITHIN RESERVE AREAS AND OTHER EQUIPMENT OR ELEMENTS PROVIDING SERVICE TO A BUILDING OR SITE. SCREENING IS DEFINED AS A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND ON ALL SIDES. THIS NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN.
- TREE PRESERVATION:** IF TREE PRESERVATION IS REQUIRED, A SPECIFIC TREE PRESERVATION PLAN SHALL BE PROVIDED. PROPER FENCING ALONG WITH MINIMUM 8 1/2' X 11' SIGNAGE EVERY 20' SHALL BE NOTED ON THE PLANS. SIGNS SHALL BE LEGIBLE AND STATE PRESERVATION AREA, NO CONSTRUCTION OR ENCROACHMENT PERMITTED UNDER SECTION 1136; CITY OF GROVE CITY. A SITE INSPECTION SHALL BE PERFORMED BY THE URBAN FORESTER OR HIS/HER DESIGNEE, PRIOR TO ANY CONSTRUCTION AND/OR DESTRUCTION, TO EVALUATE EXISTING TREES AND THOSE SCHEDULED FOR REMOVAL. CALL 614-277-1100 TO SCHEDULE.
- SOIL STOCKPILES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL SOIL STOCKPILES, INCLUDING TRENCH EXCAVATION STOCKPILES, PROTECTED FROM EROSION. THE AREAS SURROUNDING THE STOCKPILES ARE TO BE PROTECTED FROM SEDIMENT WITH THE USE OF PERIMETER CONTROL DEVICES SUCH AS EARTH OR COMPOST FILTER SOCK DEVICES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- DISPOSAL OF EXCAVATION:** UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIAL THAT IS NOT BEING USED AS FILL AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SIGNED, WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OFF-SITE LANDOWNER BEFORE SUCH DISPOSAL OCCURS. THE AGREEMENT SHALL CLEARLY STATE THE PURPOSE OF THE AGREEMENT AND INDICATE THE LANDOWNER'S PERMISSION FOR SUCH USE.
- CLEANUP:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES WHETHER INSIDE OR OUTSIDE THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANY SERVICES CONTRACTED AND/OR COMPLETED BY THE CITY OF GROVE CITY IN THE CLEANUP OF ANY DEBRIS, MUD OR DIRT TRACKED OR SPILLED ON CITY AND/OR PUBLIC STREETS OR PRIVATE DRIVES. REQUIRE THE CONTRACTOR TO PERFORM WEEKLY STREET CLEANING IF EXCESSIVE AMOUNTS OF DIRT AND MUD ARE LEFT ALONG THE STREET. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS.
- CONSTRUCTION DEBRIS:** ALL DEBRIS, RUBBLE, UNUSABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY.
- SIGN PAINTING:** ALL SIGNS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (TRAFFIC CONTROL, ADVANCE WARNING, WAYFINDING, ETC.) SHALL BE PAINTED ACCORDING TO THIS SPECIFICATION. ALL VISIBLE ELEMENTS OF SIGN MOUNTING SYSTEMS SUCH AS SIGN BACK, BACKING ASSEMBLIES, SUPPORT POSTS, AND HARDWARE SHALL BE PAINTED ACCORDING TO FEDERAL SPECIFICATION 595-B COLOR #27040 -BLACK. PAINTING MUST BE PERFORMED UNDER CONTROLLED ENVIRONMENTAL CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS PERTAINING TO SURFACE PREPARATION, MATERIAL HANDLING AND APPLICATION.
- MAINTENANCE OF TRAFFIC NOTES:** ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPT. OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD ST., COLUMBUS, OH 43223.
- STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. CONES ARE NOT APPROVED FOR USE AT NIGHT.
- ALL TRENCHES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.
- ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.
- ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M. WEEKDAYS ON ALL ROADWAYS WITHIN THE PROJECT AREA. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.
- FOR ROADS DESIGNATED PRINCIPAL ARTERIAL, MINOR ARTERIAL, OR COLLECTOR:
- TWO-WAY, ONE-LANE TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD). A UNIFORMED OFFICER SHALL BE SUBSTITUTED FOR EACH FLAGMAN AND SUCH OFFICERS SHALL BE PRESENT WHENEVER TWO-WAY, ONE-LANE OPERATION IS IN EFFECT.
- FOR ROADS DESIGNATED LOCAL STREET:
- POLICE OFFICERS ARE NOT NEEDED, UNLESS A HAZARD DEVELOPS. FOR TWO-WAY, ONE-LANE TRAFFIC MAINTAINED DURING CONSTRUCTION OPERATIONS ON ALL LOCAL ROADWAYS WITHIN THE PROJECT AREA. IF A HAZARD DEVELOPS, AN OFF-DUTY OFFICER MAY BE ASSIGNED BY THE CITY TO THE PROJECT AT THE CONTRACTOR'S EXPENSE.
- ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS SHALL BE MAINTAINED THROUGH THIS PROJECT BY THE CONTRACTOR. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, AND IMPROPERLY PLACED SIGNS.
- ANY WORK DONE BY THE CITY, INCLUDING INSTALLATION, MODIFICATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF THE NEGLIGENCE OF THE CONTRACTOR SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- ALL PERMANENT PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS AS SHOWN ON THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. ALL TEMPORARY MAINTENANCE OF TRAFFIC CONTROLS, INCLUDING LAW ENFORCEMENT OFFICERS AND THEIR CARS, SHALL BE INSTALLED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. THE CITY OF GROVE CITY SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO THE INSTALLATION OF PERMANENT MARKINGS TO INSPECT AND APPROVE PAVEMENT MARKING LAYOUT BEFORE MARKINGS ARE PLACED.
- CONCRETE PIPE AND STRUCTURE INSPECTION:** ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM, AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. INSTALLATION OF PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION SHALL NOT BE PERMITTED. COST OF SAID INSPECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. INVOICES SHALL BE SUBMITTED TO THE CONSTRUCTION REPRESENTATIVE OF RECORD AND PAID FROM THE PROJECT OBSERVATION FEES.
- THE INSTALLATION OF ALL SEWER PIPES ON THIS PROJECT SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE CMSC, UNLESS SPECIFICALLY INDICATED OTHERWISE. WITH MATERIALS CONFORMING TO THE APPROPRIATE REFERENCED SECTION OF CMSC OR ODOT CMS, CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.**

STORM SEWER PIPE Outside of Pavement Limits				
Flexible Pipe according to the following specifications:				
Material	Pipe Diameter	Coverage Minimum	Coverage Maximum	Meeting Specifications
Polyvinyl Chloride (PVC)	<=15-inch	4 feet	15 feet	CMSC 720.08 and/or ODOT CMS 707.45
High Density Polyethylene (HDPE)	12-inch to 36-inch	2.5 feet	20 feet	CMSC 720.12 and/or ODOT CMS 707.33
Polypropylene (PP)	12-inch to 36-inch	2.5 feet	20 feet	CMSC 720.13 or 720.14 and/or ODOT CMS 707.65
Rigid Pipe will be required for all sewers greater than 36-inch diameter (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted on all sewers from 12-inch to 36-inch diameter.				

Within Pavement Limits				
Flexible Pipe according to the following specifications:				
Material	Pipe Diameter	Coverage Minimum	Coverage Maximum	Meeting Specifications
Flexible Pipe	4-inch and 6-inch underdrain tiles	Per Std Dwg	Per Std Dwg	ODOT CMS 605
High Density Polyethylene (HDPE)	<=36-inch	2.5 feet	20 feet	CMSC 720.12 and/or ODOT CMS 707.33
Polypropylene (PP)	<=36-inch	2.5 feet	20 feet	CMSC 720.13 and/or ODOT CMS 707.65
Mandrel testing shall be performed on all flexible pipe outside and within pavement limits (except underdrains and downspouts) per CMSC 901.21.				
Rigid Pipe will be required for all sewers greater than 36-inches (Reinforced Concrete Pipe CMSC 706.02, Concrete Box CMSC 706.05) and is also permitted for use on 12-inch to 36-inch sewers.				

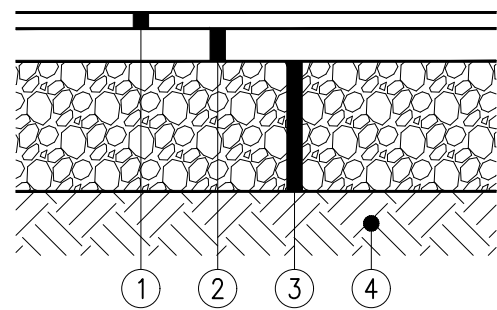
DESCRIPTION	BY	NO.	DATE	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.1540	PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: NAO CHECKED BY: AAF	TECHNICAL SKILL: CREATIVE SPIRIT.	Mannik Smith GROUP www.MannikSmithGroup.com	PREPARED FOR:	FMS ARCHITECTS	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK	CITY OF GROVE CITY GENERAL NOTES	2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	C002

38. TRENCH BACKFILL FOR GRAVITY SEWERS: TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN 3- FEET BEHIND THE CURB OR EDGE OF PAVEMENT, SHALL BE FILLED AND COMPACTED PER 912 BACKFILL. TRENCHES WITHIN THE RIGHT- OF WAY, BUT OUTSIDE THE ROAD INFLUENCE, SHALL BE FILLED AND COMPACTED AS PER 911 BACKFILL. ALL OTHER TRENCHES SHALL BE FILLED AND COMPACTED AS PER 911 BACKFILL AT A MINIMUM, OR AS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ITEM NUMBERS SHOWN BELOW REFER TO CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) ITEM NUMBERS. 912 BACKFILL SHALL BE GRANULAR MATERIAL, CONFORMING TO ITEM 304, COMPACTED AS STIPULATED IN ITEM 912.03. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL MANHOLES, STRUCTURES AND CLEANOUTS. ITEM 613 LOW STRENGTH MORTAR BACKFILL IS REQUIRED STRUCTURE TO STRUCTURE WHEN THE SEWER IS INSTALLED UNDER EXISTING PAYMENT, BUT OTHERWISE ONLY ALLOWED WHEN SPECIFICALLY REQUESTED BY THE CITY. IN SUCH CASES SHALL BE TYPE II OR TYPE III. 911 BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN 2-INCHES ACROSS THEIR GREATEST DIMENSION, TOPSOIL, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED TO 95% OF ITS MAXIMUM LABORATORY DRY WEIGHT AND PLACED PER ITEM 901.17. AGGREGATE FOR BEDDING SHALL BE NO. 57 OR NO. 8, AS PER ITEM 703. THE EXCAVATED TRENCH WIDTH 12-INCHES ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.	NO.	DATE	BY	DESCRIPTION	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7540 PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF	
39. TRENCHES: ALL TRENCHES SHALL BE MAINTAINED AS SAFE AS POSSIBLE BY THE CONTRACTOR AT ALL TIMES AND BACKFILLED AS SOON AS PRACTICAL. ALL TRENCHES DURING NON-WORKING HOURS REQUIRE TRAFFIC PLATES, AND/OR LIGHTED BARRICADES AND CONSTRUCTION FENCE.						
40. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE SEWERS CONSTRUCTED. THE TESTING SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF CMSC ITEM 901.21. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.						
41. GRADE CHECKS: THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF, AND ASSIST, THE CITY'S RESIDENT PROJECT REPRESENTATIVE (RPR) IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE RPR. THE RPR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO A TIME CONVENIENT TO THE CONTRACTOR. THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING: A. PROPER PLACEMENT OF EACH STRUCTURE. B. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE. C. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN. D. GRADE, AT ANY OTHER TIME THE RPR HAS REASON TO QUESTION GRADE OF INSTALLATION. A GRADE CHECK PERFORMED BY THE CITY'S RPR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE.						
42. GRADE CHANGES: IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING SEWER, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS. IF IT IS DETERMINED THAT THE PROPOSED SEWER WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY. GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY.						
43. STRUCTURE ADJUSTMENT: THE CONTRACTOR SHALL FIELD VERIFY THE TOP OF CASTING ELEVATION OF ALL PROPOSED MANHOLES. IF PRECAST STRUCTURES ARE UTILIZED, A MINIMUM OF THE TOP 6-INCHES AND A MAXIMUM OF 12-INCHES SHALL BE FIELD PLACED WITH GRADE RINGS TO ALLOW FOR FIELD ADJUSTMENT.						
44. TEMPORARY BULKHEAD: THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE CITY.						
45. BACKFILL TESTING: PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL DENSITY TESTS SHALL BE MADE ON ALL SANITARY SEWER, WATER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH. WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE, OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), ALL BACKFILL MATERIAL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE.						
46. CONCRETE CURE AND SEAL: ALL EXPOSED EXTERIOR CONCRETE FINISHED FLATWORK IS TO RECEIVE 2 COATS OF DAYTON SUPERIOR CURE & SEAL 1315 EF, VOCOMP-25 CURE & SEAL, OR APPROVED EQUAL. NO OTHER METHOD OR CURING COMPOUND WILL BE PERMITTED. THIS NOTE SUPERSEDES ANY OTHER NOTE OR STANDARD DRAWING REFERENCED. PAYMENT FOR THIS CURING COMPOUND AND ASSOCIATED WORK SHALL BE INCLUDED IN THE ASSOCIATED PAY ITEMS THAT REQUIRE EXPOSED CONCRETE FLATWORK INCLUDING BUT NOT LIMITED TO CURB, COMBINED CURB AND GUTTER, DRIVE APPROACHES, SIDEWALKS, AND CURB RAMPS.						
47. RECORD DRAWINGS: THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS PER LATEST VERSION OF RECORD DRAWING POLICY AT TIME OF PROJECT COMPLETION. A REDLINE SET OF PLANS REFLECTING THE AS-BUILT INFORMATION WILL BE KEPT ONSITE AND UPDATED BY THE DEVELOPER/CONTRACTOR. AT A MINIMUM, THE PLANS MUST INCLUDE TOP OF CASTING AND INVERT ELEVATIONS FOR ALL SANITARY STRUCTURES AND IDENTIFY ANY AND ALL FIELD MODIFICATIONS TO, AND DEVIATIONS FROM, THE APPROVED PLAN SET. THE PLANS WILL INCLUDE INSTALLED PIPE LENGTH, SLOPE, DIAMETER, MATERIAL AND STRUCTURE COORDINATES. IF THE REDLINE PLANS ARE INCOMPLETE OR MISSING INFORMATION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUPPLYING THE MISSING INFORMATION BY FIELD SURVEY OR OTHER MEANS TO FACILITATE A COMPLETE SET OF RECORD DRAWINGS. THE DEVELOPER WILL SUBMIT DRAFT RECORD DRAWINGS FOR REVIEW AND APPROVAL BY THE CITY.						
CITY OF GROVE CITY SPECIAL WATER NOTES: 50. HYDRANT USAGE: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT PERMIT FROM THE JACKSON TOWNSHIP FIRE DEPARTMENT PRIOR TO CONNECTION OF WATER SUPPLY LINES TO ANY HYDRANTS. 51. PRESSURE TESTING: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS (CMSC 801), EACH VALVED SECTION OF WATER MAIN SHALL BE TESTED INDEPENDENTLY OF ONE ANOTHER UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PRESSURE TEST SHALL BE CONDUCTED WITH ALL WATCH VALVES OPEN AND HYDRANT FOOT VALVES CLOSED. ANY TESTING PERFORMED AGAINST EXISTING VALVES SHALL BE AT THE CONTRACTOR'S RISK AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CITY. IF SATISFACTORY RESULTS CANNOT BE OBTAINED AGAINST AN EXISTING VALVE, THE NEW LINE SHALL BE DISCONNECTED FROM THE EXISTING VALVE, PLUGGED AND RETESTED. DISCONNECTION FROM THE EXISTING WATER MAIN AND ANY REPAIRS NECESSARY BECAUSE OF DAMAGE CAUSED TO THE EXISTING LINES, VALVES AND SERVICE CONNECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. 52. SERVICE TRANSFERS: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE DISPOSITION OF ALL OTHER EXISTING SERVICES SHOWN ON THE PLANS AND NOT INDICATED AS TRANSFERS SHALL BE COORDINATED WITH THE CITY PRIOR TO ANY ACTION. 53. INTERRUPTION OF WATER SERVICE: THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS, BUT NOT MORE THAN 72 HOURS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE HELD TO A MINIMUM AND SHALL BE APPROVED BY THE CITY OF GROVE CITY. 54. EXISTING VALVES: ALL EXISTING VALVES SHALL BE OPERATED BY CITY OF COLUMBUS, DIVISION OF WATER PERSONNEL ONLY. 55. HAND SWABBING: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, THE CONTRACTOR SHALL HAND SWAB ALL PIPES AND FITTINGS THAT ARE NOT OTHERWISE DISINFECTED. THE AMOUNT OF CHLORINE TO BE USED DURING HAND SWABBING OPERATIONS WILL BE DETERMINED BY THE CITY OF GROVE CITY. 56. BLOCKING: ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH CONCRETE BLOCKING PER THE CITY OF GROVE CITY AND THE CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN A PLASTIC SHEETING PRIOR TO PLACING CONCRETE. 57. EXISTING PLUGS, CAPS, ETC.: PLUGS AND CAPS REMOVED FROM EXISTING WATERLINES SHALL BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT, 3262 VENTURA BLVD., GROVE CITY, OHIO, UNLESS OTHERWISE DIRECTED BY THE CITY. 58. FIRE HYDRANT REPLACED OR RELOCATED: NO EXISTING FIRE HYDRANTS TO BE REPLACED OR RELOCATED SHALL BE REMOVED, OR TAKEN OUT OF SERVICE, UNTIL THE NEW WATERLINES ARE IN SERVICE AND THE NEW FIRE HYDRANTS ARE ACCEPTED BY THE JACKSON TOWNSHIP FIRE DEPARTMENT. 59. WATER SERVICES: WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP TO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION. 60. POLYETHYLENE ENCASEMENT: IN ADDITION TO THE REQUIREMENTS OF THE CITY OF COLUMBUS, CONTRACTOR SHALL WRAP ALL DUCTILE IRON PIPE WITH TUBE STYLE 8 MIL LINEAR LOW DENSITY POLYETHYLENE (LLDPE) FILM MADE FROM VIRGIN POLYETHYLENE ONLY (NO RECYCLED MATERIAL) PER AWWA C-105. THE COLOR SHALL BE BLACK WITH NOMINAL 2% CARBON BLACK UV INHIBITOR AND PRINTED PER THE AWWA C-105 STANDARD. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE POLYETHYLENE ENCASEMENT INSTALLATION GUIDE*WRITTEN BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA). ALL LUMPS OF CLAY, MUD, CINDERS, ETC., ON THE PIPE SURFACE SHALL BE REMOVED BEFORE THE PIPE IS COVERED WITH POLYETHYLENE. WHEN LIFTING POLYETHYLENE- ENCASED PIPE USE A FABRIC TYPE SLING OR PADDED CABLE. JOINTS SHALL BE OVERLAPPED AND TAPED. FOLD EXCESS SLACK OVER THE TOP OF THE PIPE AND TAPE EVERY 3- FEET. SMALL HOLES OR TEARS SHALL BE REPAIRED WITH A PIECE OF TAPE PLACED OVER THE HOLE. LARGE HOLES OR TEARS SHOULD BE REPAIRED BY TAPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE. APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS SHALL ALSO BE WRAPPED. FOR SERVICE TAPS, WRAP TWO/THREE LAYERS OF TAPE COMPLETELY AROUND THE POLYETHYLENE- ENCASED PIPE TO COVER THE AREA WHERE TAPPING MACHINE WILL CONTACT THE PIPE. INSTALL CORPORATION STOP DIRECTLY THROUGH THE TAPE AND POLYETHYLENE. WRAP COPPER SERVICE AT LEAST 3- FEET BACK FROM INSTALLATION WITH TAPE AND ADDITIONAL POLYETHYLENE FILM TO PREVENT ELECTROLYSIS.						



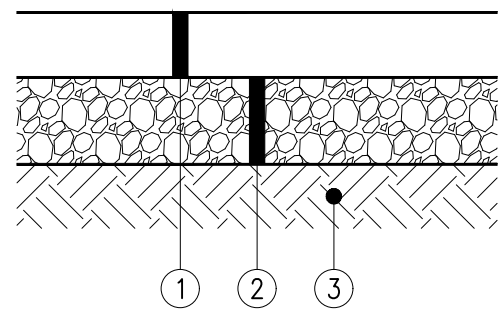
LIGHT DUTY ASPHALT

- 1 ITEM 441.02, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE
- 2 ITEM 441.02, 2-1/4" ASPHALT CONCRETE, INTERMEDIATE COURSE
- 3 ITEM 304, 8" CRUSHED AGGREGATE BASE
- 4 SUBGRADE COMPACTION



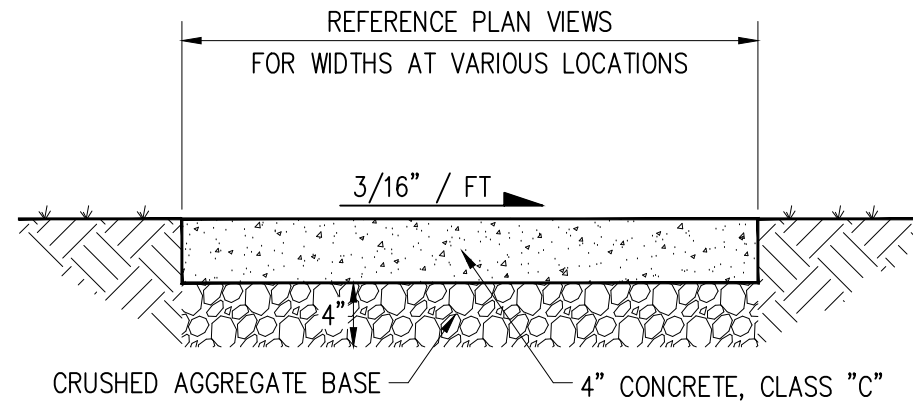
HEAVY DUTY ASPHALT

- 1 ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- 2 ITEM 441, 3" ASPHALT CONCRETE, INTERMEDIATE COURSE
- 3 ITEM 304, 6" CRUSHED AGGREGATE BASE
- 4 SUBGRADE COMPACTION

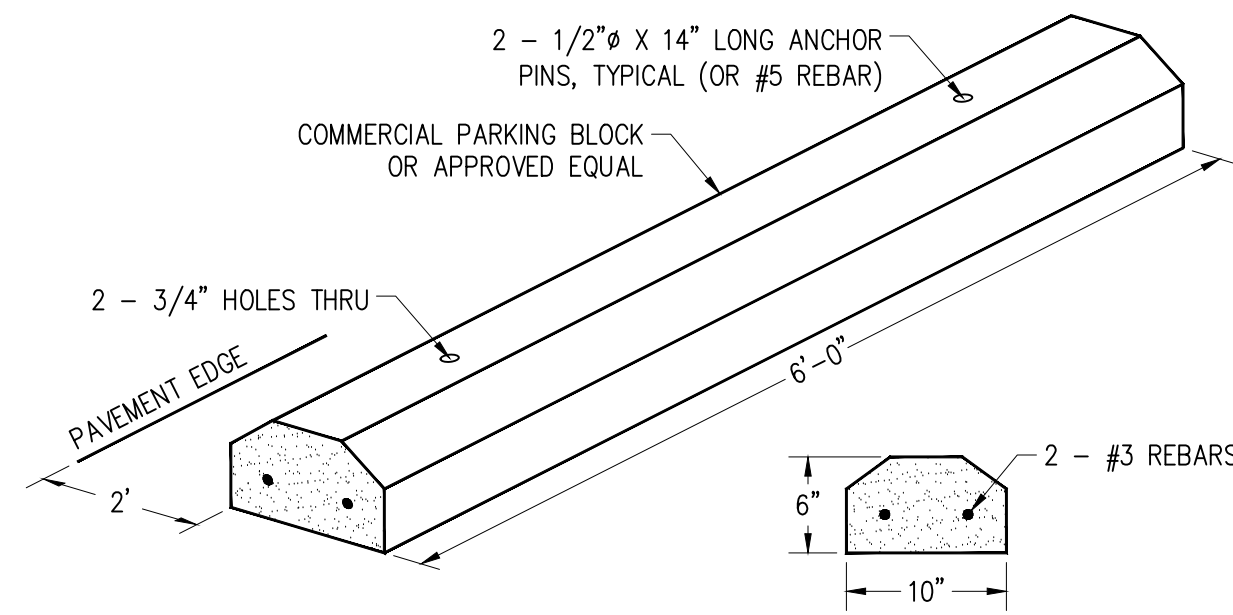


CONCRETE PAVEMENT

- 1 ITEM 452, 6" NON-REINFORCED CONCRETE PAVEMENT
- 2 ITEM 304, 4" CRUSHED AGGREGATE BASE
- 3 SUBGRADE COMPACTION



TYPICAL SIDEWALK SECTION
NOT TO SCALE



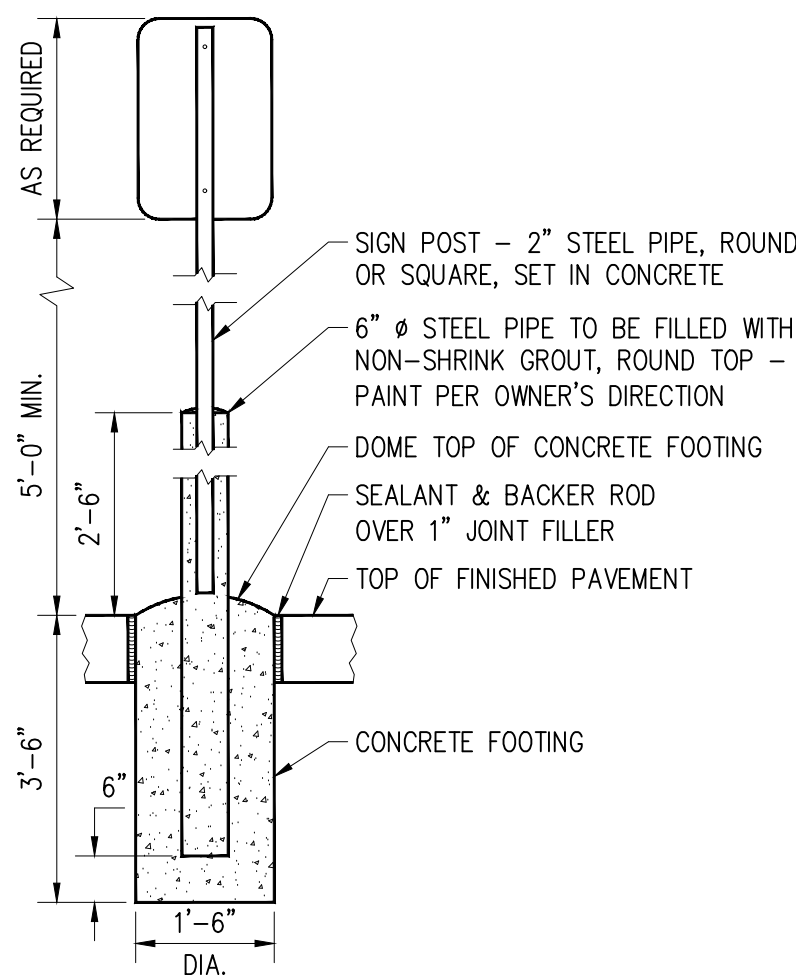
PARKING BLOCK DETAIL
NOT TO SCALE

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE CITY OF GROVE CITY PAVEMENT DESIGN SPECIFICATIONS FOR PRIVATE STREETS (C-GC-90A)

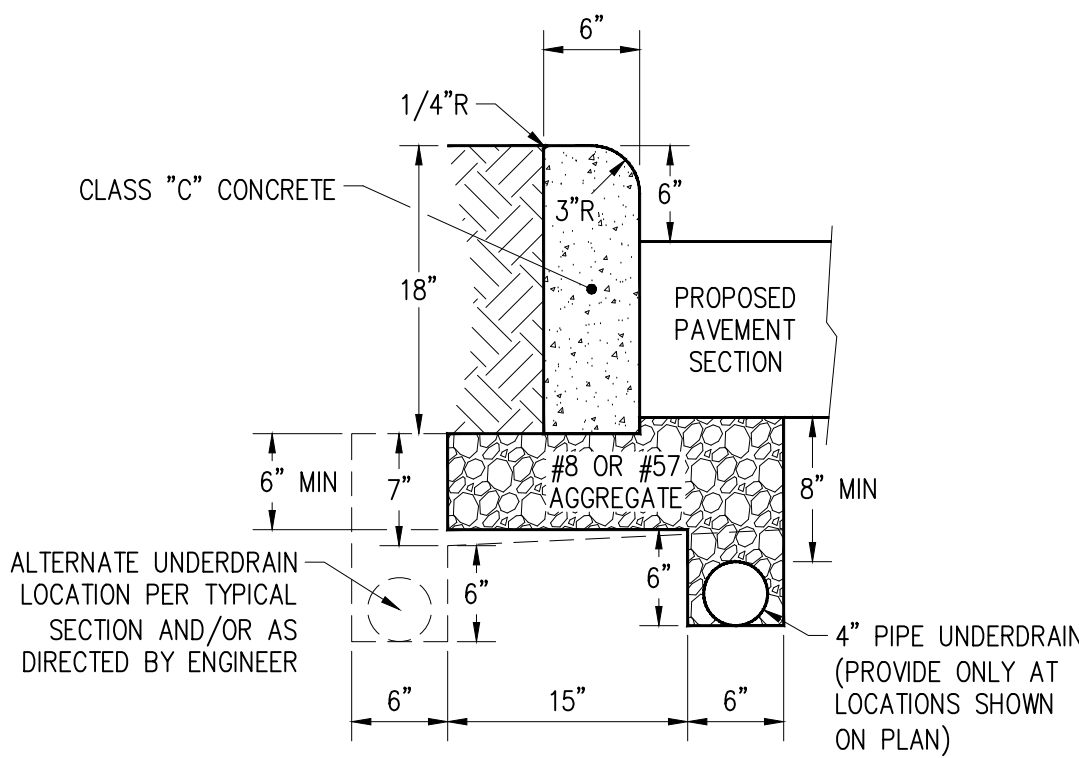
PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANNIK & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

ALL ASPHALT PAVEMENT SHALL CONTAIN A MINIMUM OF 20% RECYCLED ASPHALT PRODUCT (RAP).

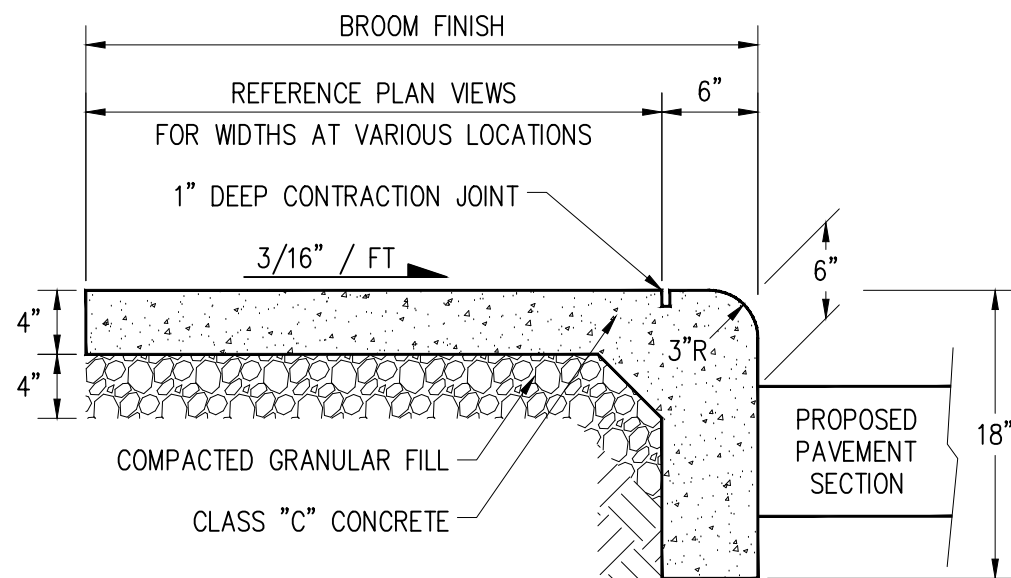
PAVEMENT SECTIONS
NOT TO SCALE



TYPICAL SIGN POST IN PAVEMENT
NOT TO SCALE

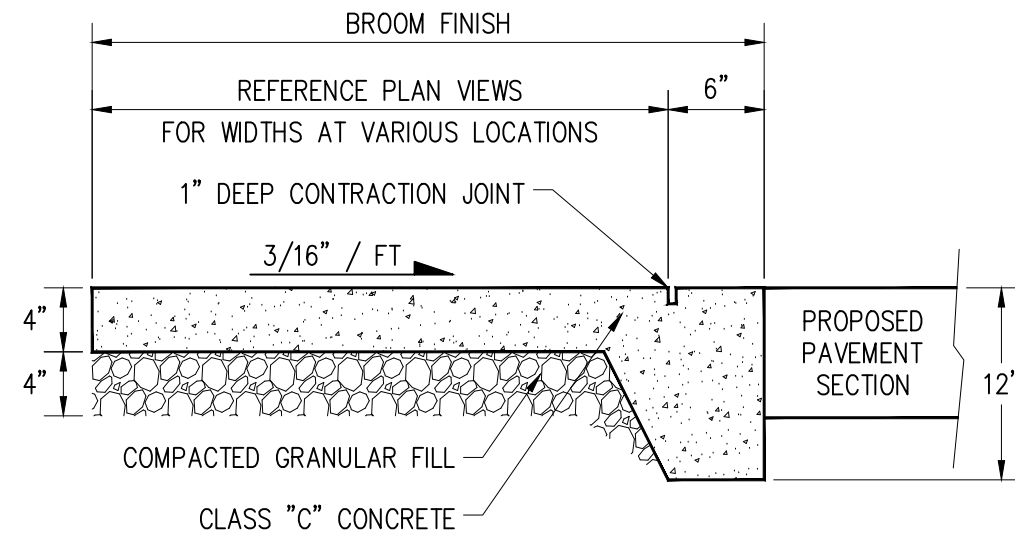


18" STRAIGHT CONCRETE CURB
NOT TO SCALE



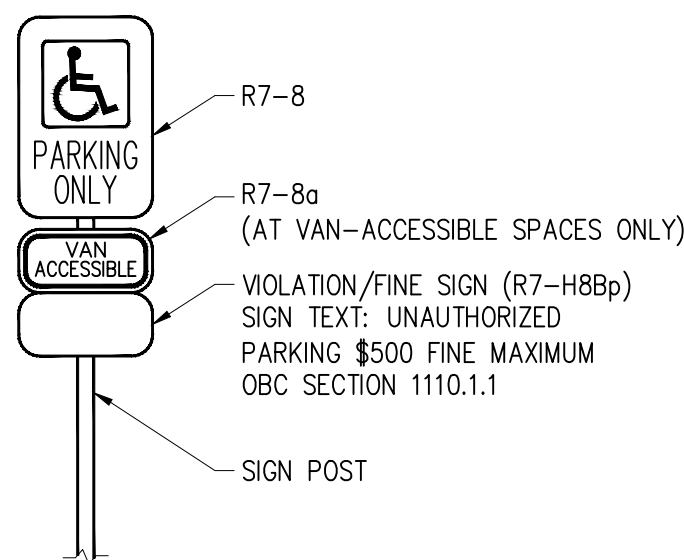
NOTE: SIDEWALK JOINTS SHALL BE EQUALLY SPACED UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.
OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

INTEGRAL WALK AND CURB
NOT TO SCALE



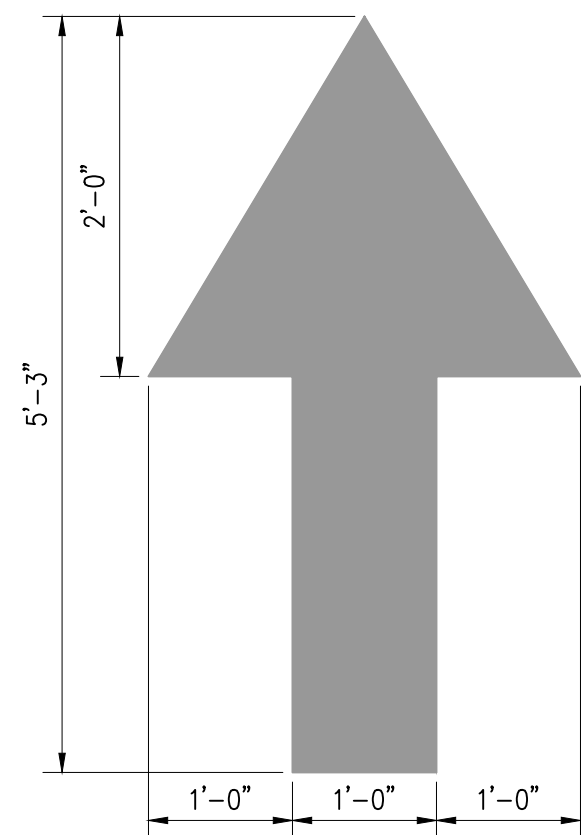
NOTE: SIDEWALK JOINTS SHALL BE EQUALLY SPACED UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.
OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

FLUSH INTEGRAL WALK AND CURB
NOT TO SCALE



NOTE: ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

ACCESSIBLE PARKING SPACE SIGN
NOT TO SCALE

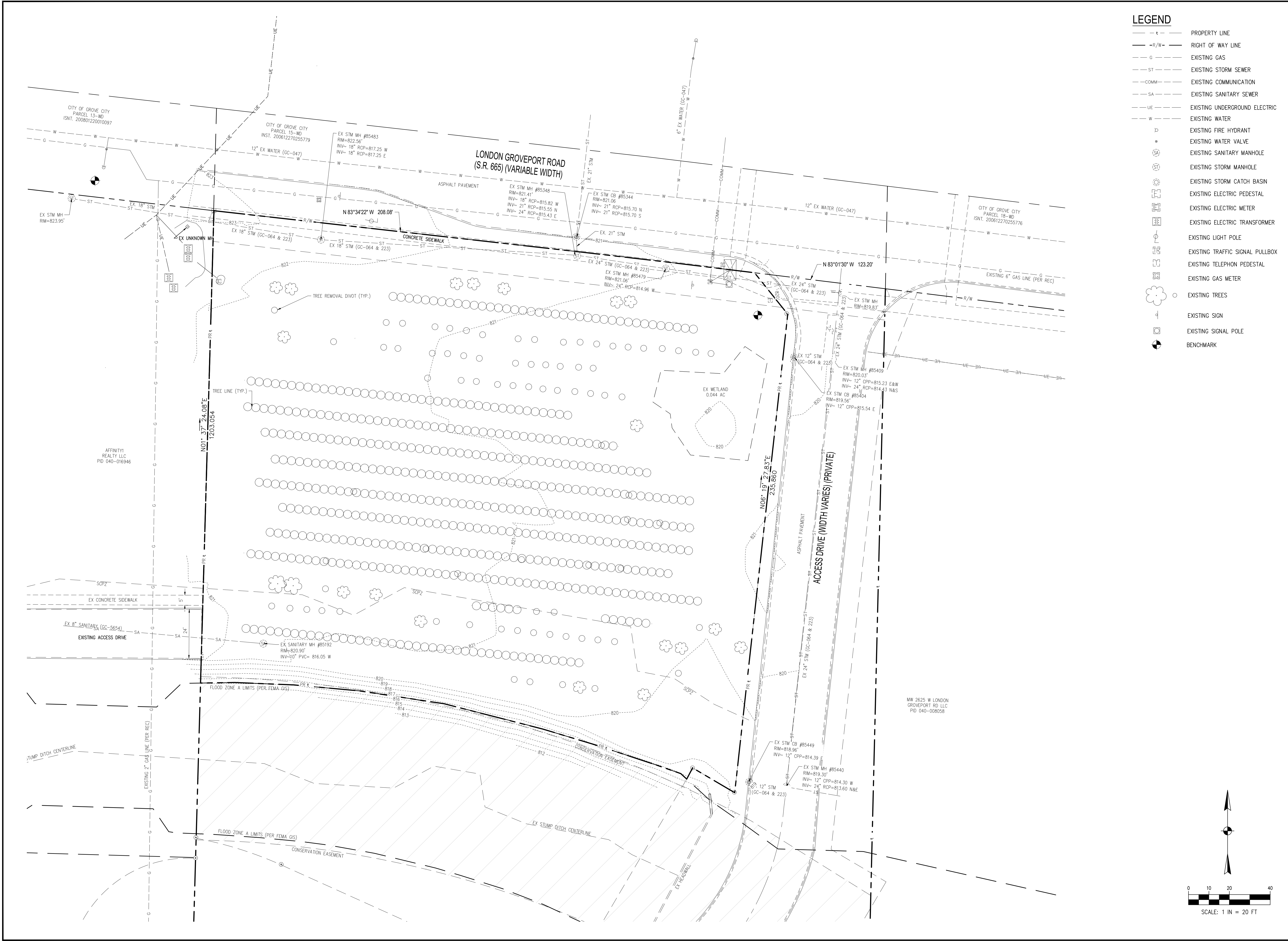


WHITE DIRECTION ARROW, PAINTED ON PAVEMENT (REFER TO SITE PLAN FOR LOCATION)

PAVEMENT MARKING ARROW
NOT TO SCALE

C004	GENERAL DETAILS	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH, 43212	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL - CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340	NO.	DATE	BY	DESCRIPTION
						PROJECT DATE: 07/31/2024				
						PROJECT NO: 240322				
						DRAWN BY: MAO				
						CHECKED BY: AAF				

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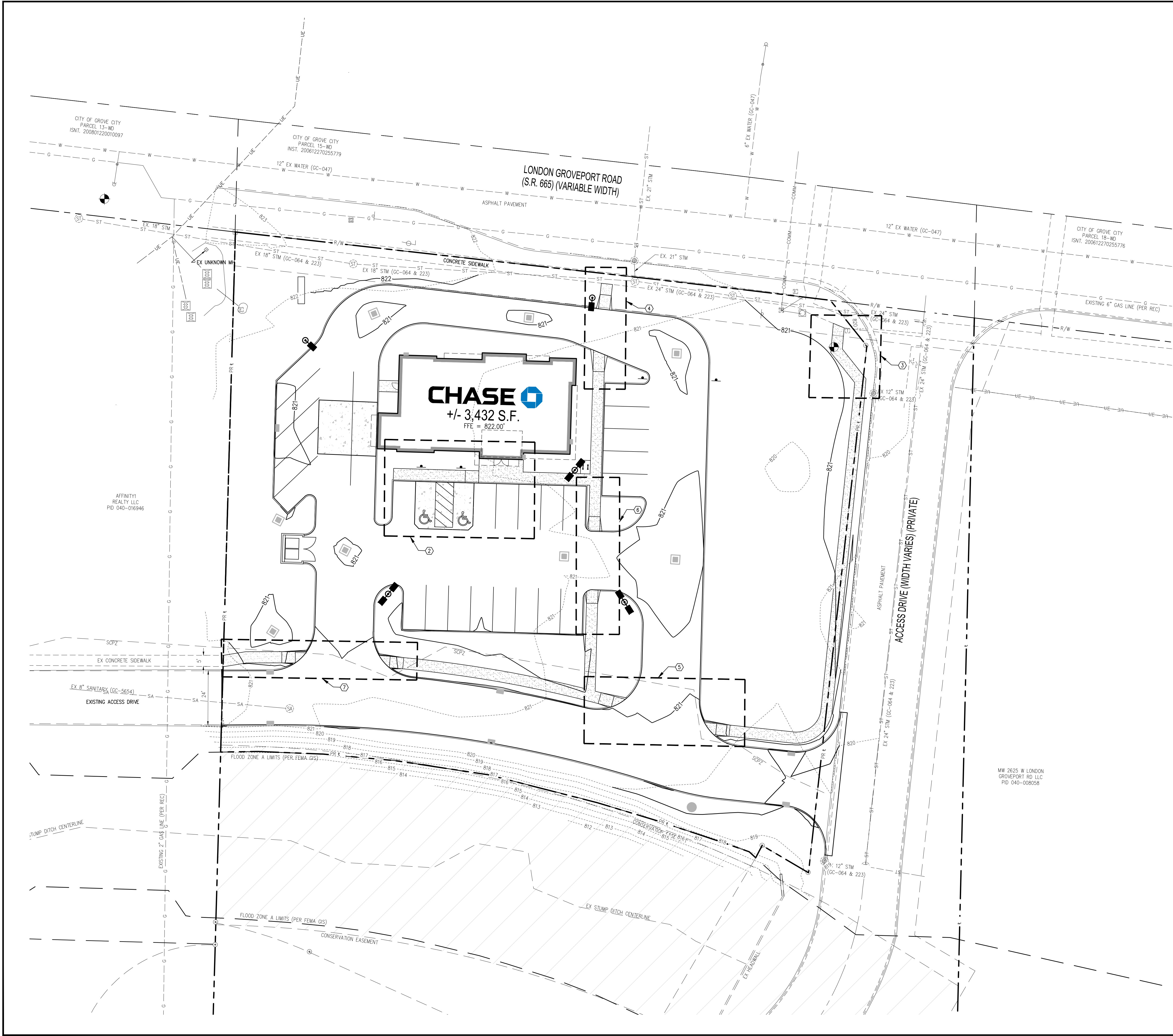


LEGEND

- — — — — PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- G — EXISTING GAS
- ST — EXISTING STORM SEWER
- COMM — EXISTING COMMUNICATION
- SA — EXISTING SANITARY SEWER
- UE — EXISTING UNDERGROUND ELECTRIC
- W — EXISTING WATER
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM CATCH BASIN
- ⊙ EXISTING ELECTRIC PEDESTAL
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING ELECTRIC TRANSFORMER
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING TRAFFIC SIGNAL PULLBOX
- ⊙ EXISTING TELEPHON PEDESTAL
- ⊙ EXISTING GAS METER
- ⊙ EXISTING TREES
- ⊙ EXISTING SIGN
- ⊙ EXISTING SIGNAL POLE
- ⊙ BENCHMARK

C100	EXISTING CONDITIONS	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 995 WEST THIRD AVENUE, COLUMBUS, OH 43212	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL - CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340				NO.	DATE	BY	DESCRIPTION
							PROJECT DATE: 07/31/2024							
							PROJECT NO: 240322							
							DRAWN BY: MAO							
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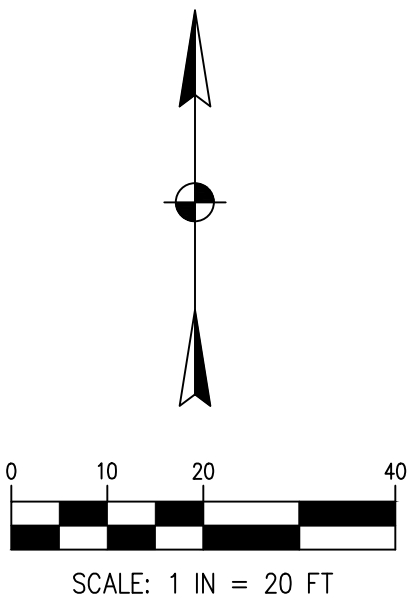
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING STORM SEWER
- EXISTING CONTOUR
- EXISTING STORM STRUCTURE NUMBER
- LIMITS OF DISTURBANCE
- PR CONTOUR
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- PR RUNOFF FLOW DIRECTION
- PR MAJOR FLOOD ROUTE
- MATCH EX SPOT ELEVATION
- PR SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- PR FLUSH CURB AND WALK ELEVATION
- PR RIM ELEVATION
- PR RIM ELEVATION
- PROPOSED LIGHT POLE

CODED NOTES

- TAPER CURB FROM FLUSH TO 6" OVER 2'
- ADA PARKING AND BUILDING ENTRANCE DETAIL, SEE SHEET C301
- NORTH ACCESS DRIVE CROSSING (LONDON GROVEPORT) DETAIL, SEE SHEET C301
- NORTHEAST ACCESS DETAIL (LONDON GROVEPORT), SEE SHEET C301
- SOUTHEAST ACCESS DRIVE CROSSING DETAIL, SEE SHEET C301
- ACCESS DRIVE CROSSING EAST MAIN PARKING DETAIL, SEE SHEET C301
- SOUTHWEST ACCESS DRIVE CROSSING DETAIL, SEE THIS SHEET

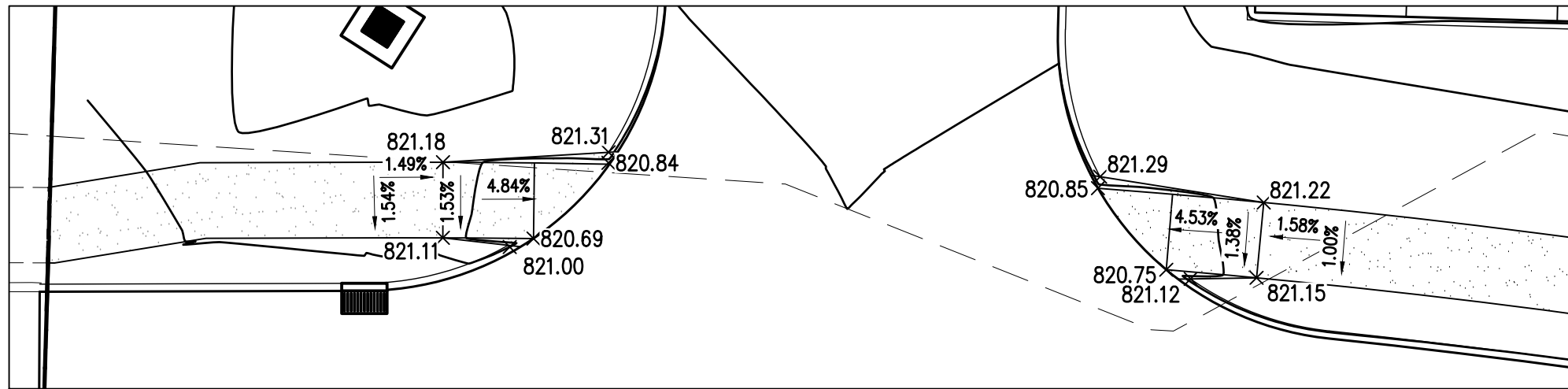
GRADING NOTES

- ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
- ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION.
- CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND STRUCTURES ON SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK.
- MAXIMUM RUNNING SLOPE SHALL BE 5% AND MAXIMUM CROSS SLOPE SHALL BE 2% ALONG ALL ADA ACCESSIBLE ROUTES UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH CHASE STANDARDS AS WELL AS FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
- CONTRACTOR TO COORDINATE THE CONCRETE FORMS WITH THE ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR TO FIELD VERIFY ALL ADA PARKING SPACES AND SIDEWALK WITHIN THE ADA PATH OF TRAVEL WITH A 2" DIGITAL LEVEL.
- ANY AREAS BUILT WITH SLOPES ABOVE THE MAXIMUM ALLOWABLE WILL BE RECONSTRUCTED AT THE COST OF THE CONTRACTOR.

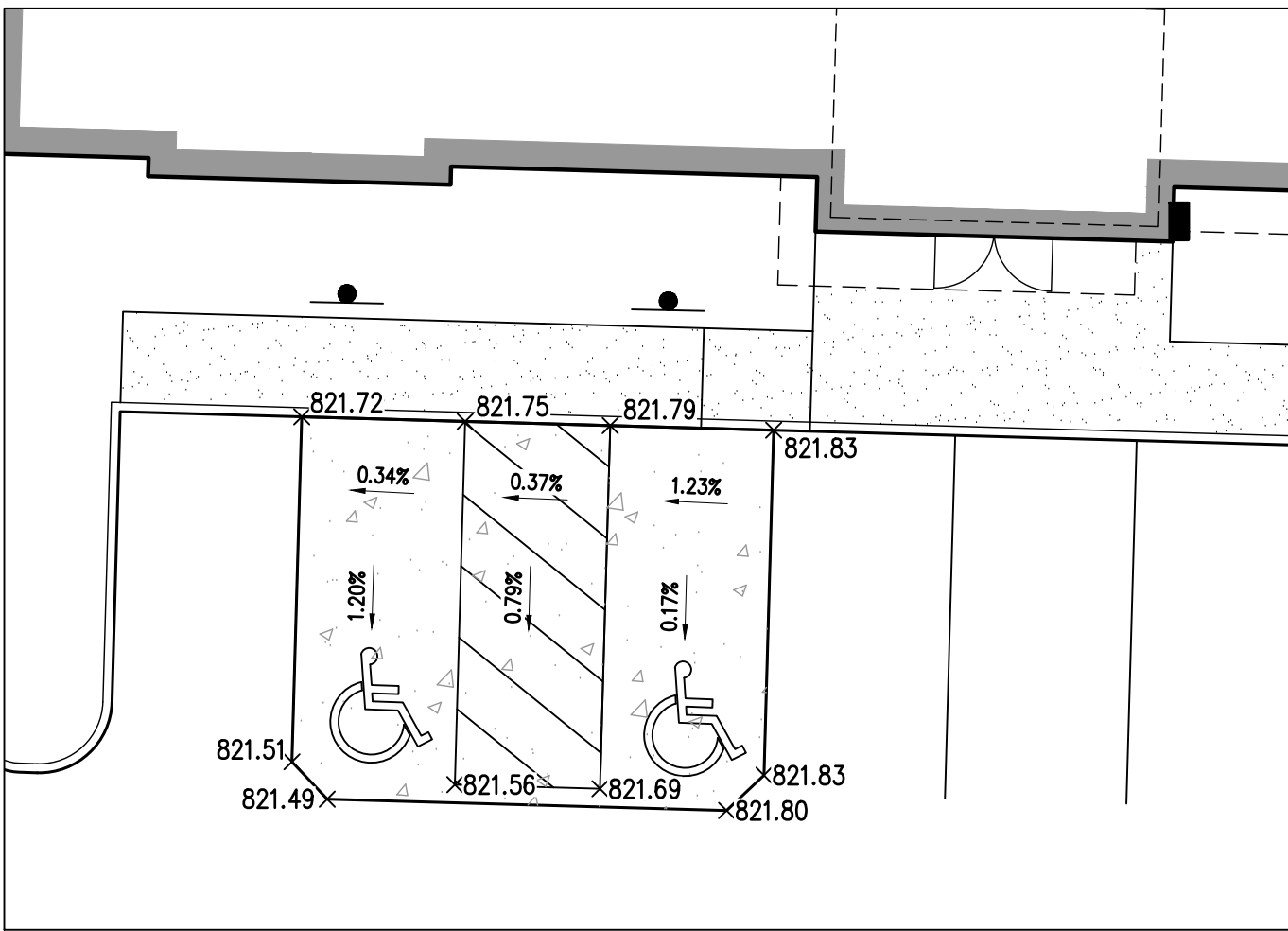


NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1160	DUBLIN ROAD			1160	DUBLIN ROAD		
SUITE 100				SUITE 100			
COLUMBUS, OH 43215				COLUMBUS, OH 43215			
TEL: 614.441.4222				TEL: 614.441.4222			
FAX: 888.488.7400				FAX: 888.488.7400			
PROJECT NO:	07312024			PROJECT NO:	07312024		
PROJECT NO:	240322			PROJECT NO:	240322		
DRAWN BY:	MAO			DRAWN BY:	MAO		
CHECKED BY:	AAF			CHECKED BY:	AAF		
TECHNICAL SKILL: CREATIVE SPIRIT.				Mannik Smith GROUP			
PREPARED FOR:				FMS ARCHITECTS			
FINAL DEVELOPMENT PLAN FOR				JP MORGAN CHASE BANK			
GRADING PLAN				2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123			
C300				995 WEST THIRD AVENUE, COLUMBUS, OH 43212			

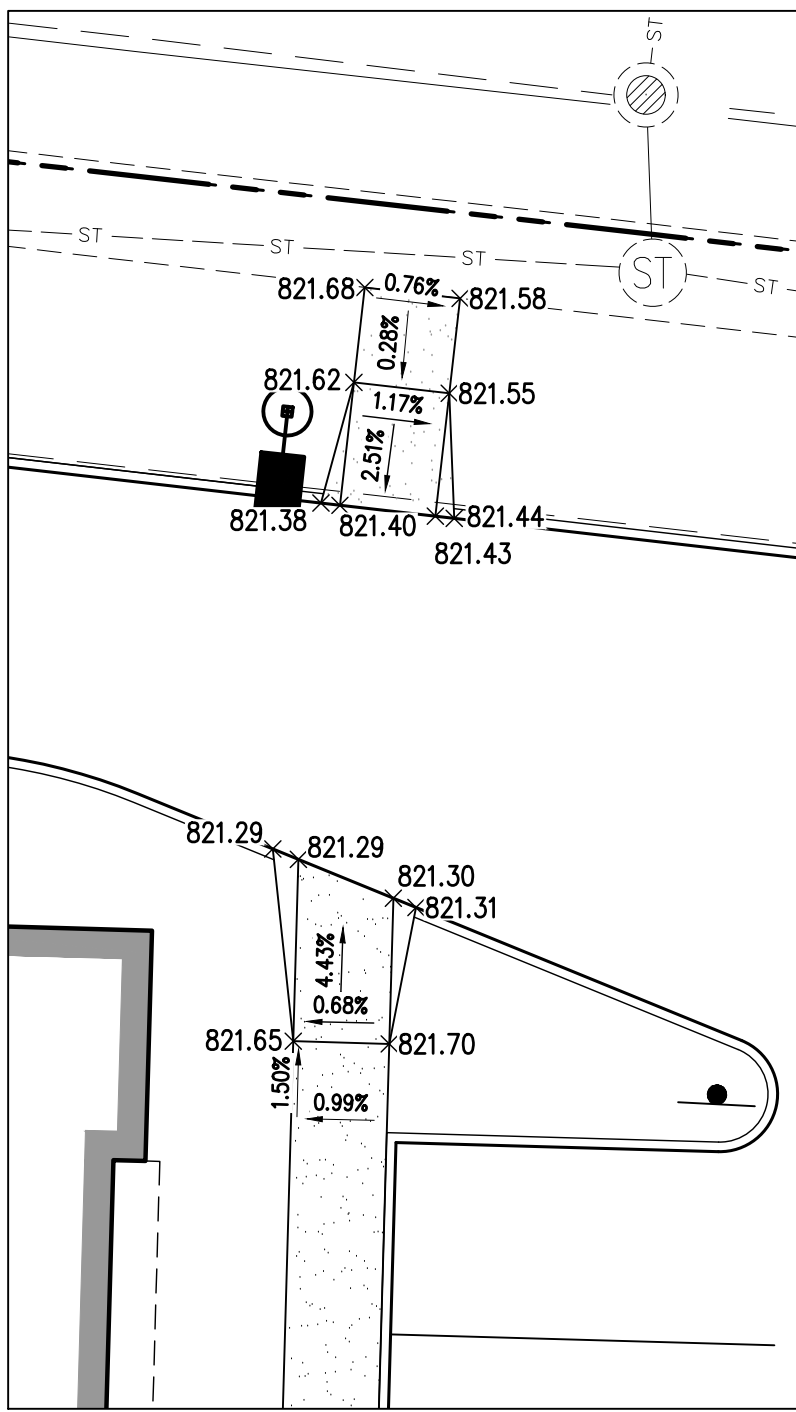
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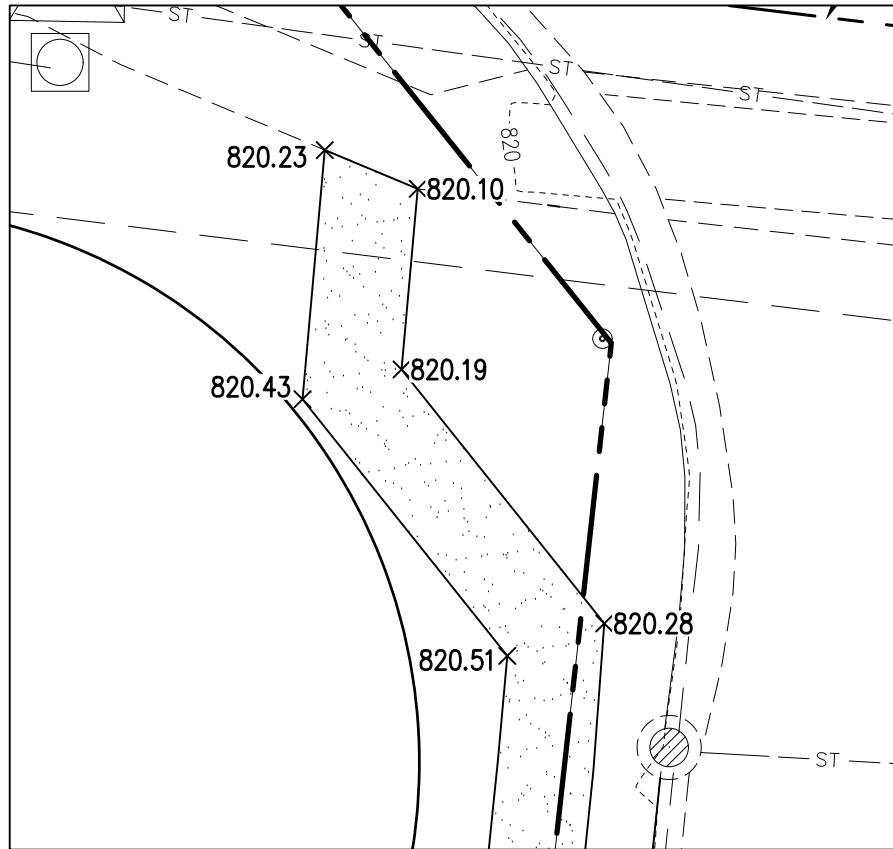
SOUTHWEST ACCESS DRIVE CROSSING DETAIL
SCALE: 1 IN = 10 FT



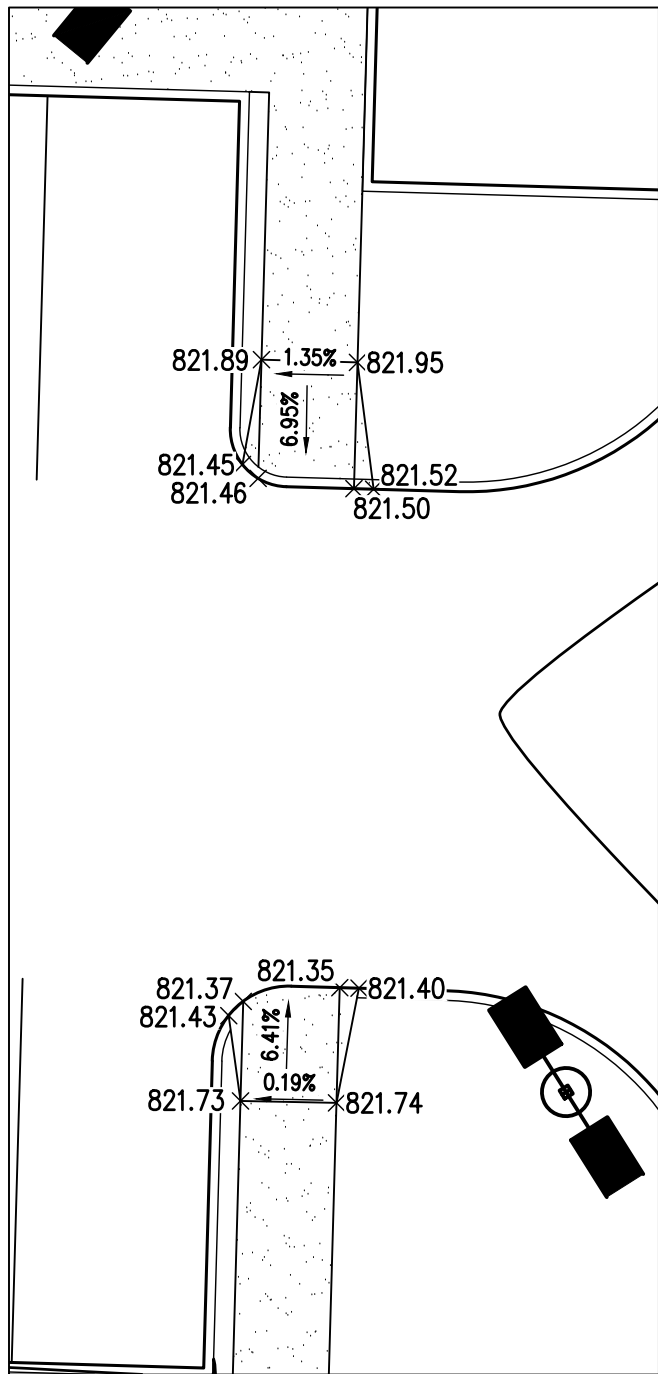
ADA PARKING AND BUILDING ENTRANCE DETAIL
SCALE: 1 IN = 10 FT



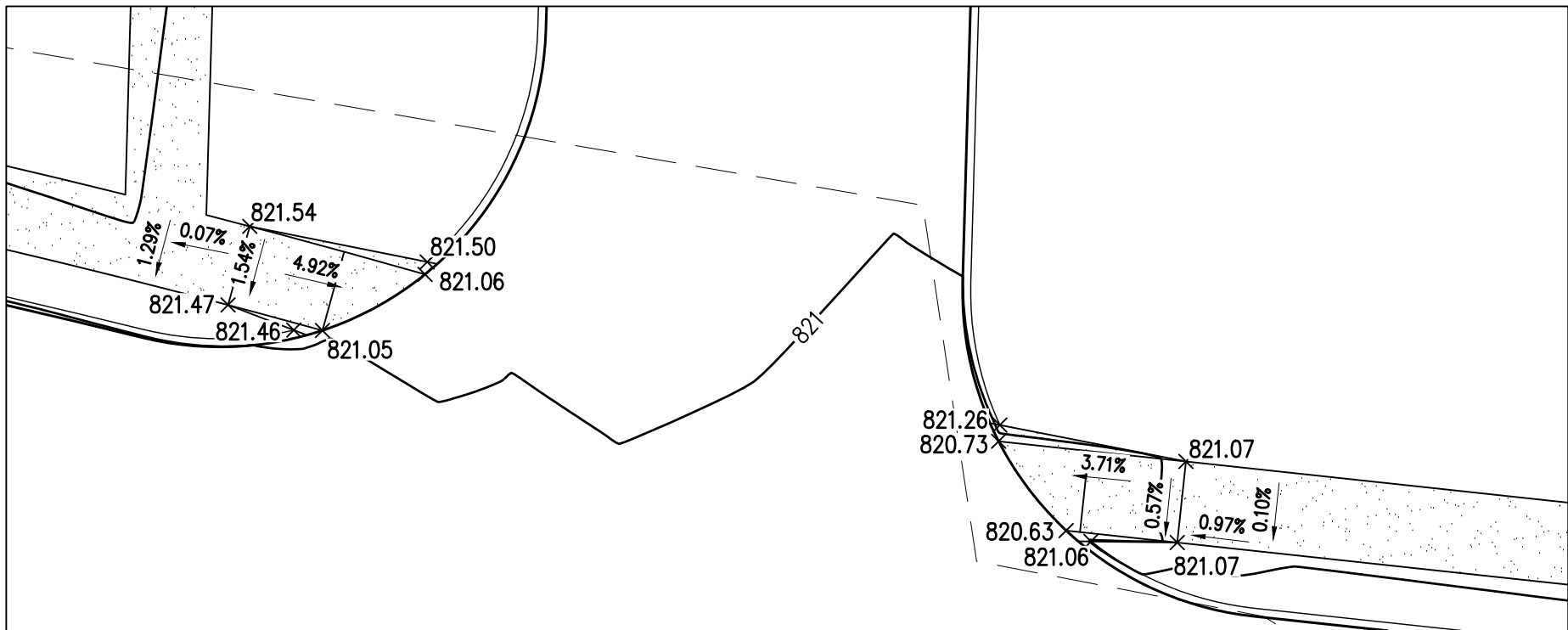
NORTH ACCESS DRIVE CROSSING DETAIL (LONDON GROVEPORT)
SCALE: 1 IN = 10 FT



NORTHEAST ACCESS DETAIL (LONDON GROVEPORT)
SCALE: 1 IN = 10 FT



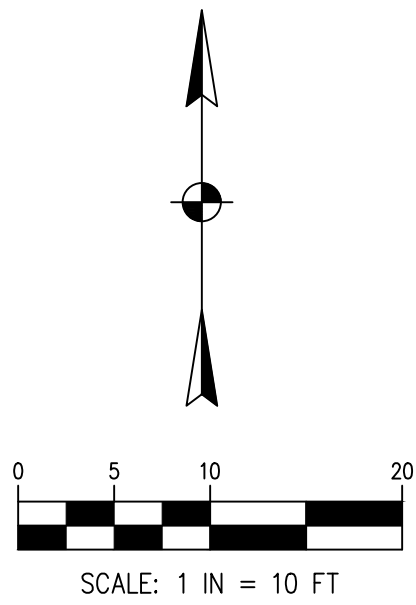
ACCESS DRIVE CROSSING EAST MAIN PARKING DETAIL
SCALE: 1 IN = 10 FT



SOUTHEAST ACCESS DRIVE CROSSING DETAIL
SCALE: 1 IN = 10 FT

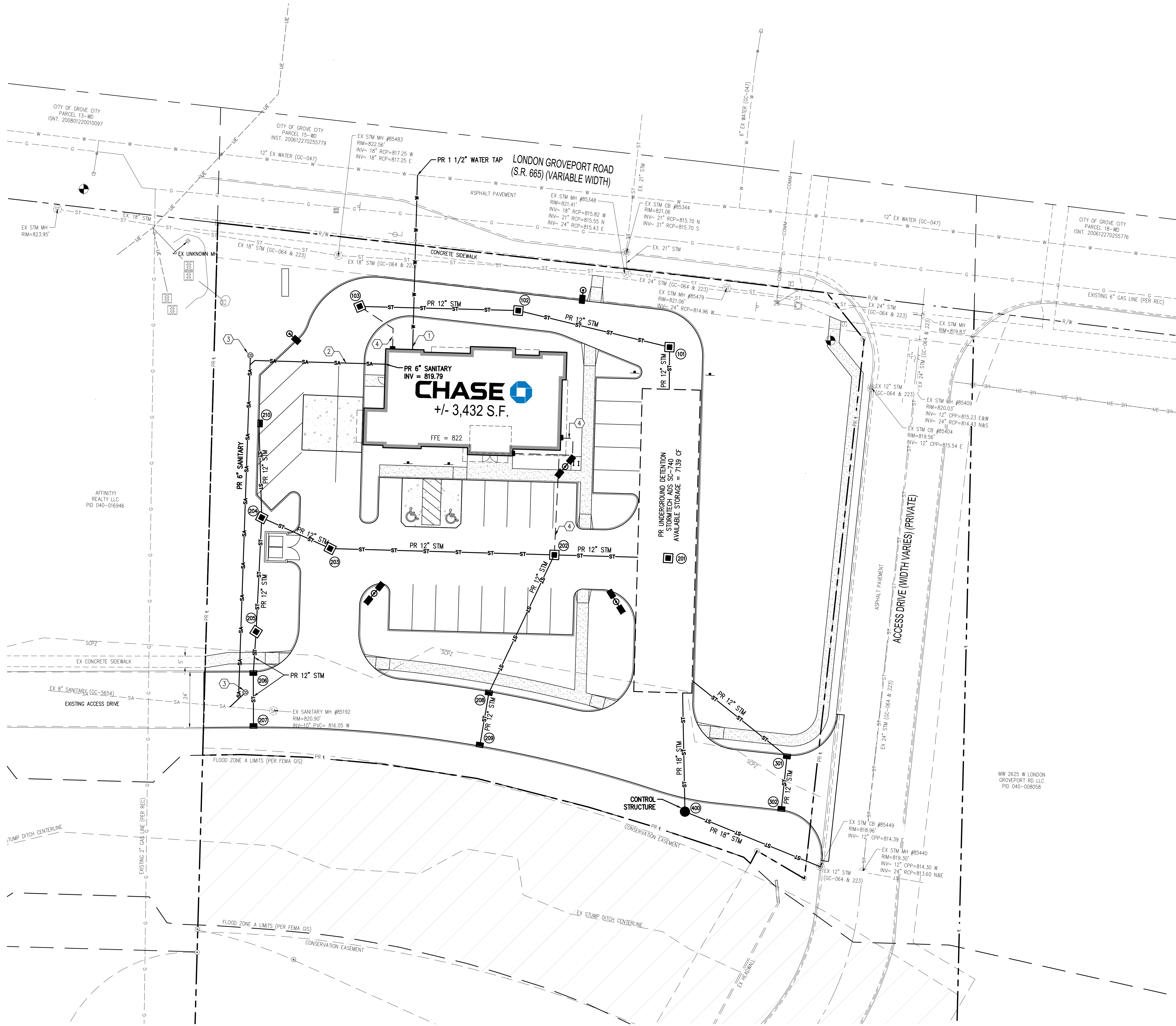
LEGEND

- — — — — PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- ST — EXISTING STORM SEWER
- 985 — EXISTING CONTOUR
- ① — EXISTING STORM STRUCTURE NUMBER
- — — — — LIMITS OF DISTURBANCE
- 985 — PR CONTOUR
- — PR MANHOLE
- — PR CATCH BASIN
- ⊕ — PR STORM STRUCTURE NUMBER
- ← — PR RUNOFF FLOW DIRECTION
- ↩ — PR MAJOR FLOOD ROUTE
- 893.50 ME × — MATCH EX SPOT ELEVATION
- 893.50 × — PR SPOT ELEVATION
- FFE=893.50 × — FINISHED FLOOR ELEVATION
- 893.49* × — PR FLUSH CURB AND WALK ELEVATION
- 893.49 RIM × — PR RIM ELEVATION
- 893.49 GRATE × — PR RIM ELEVATION



C301	GRADING DETAILS	FINAL DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH 43212	 www.MannikSmithGroup.com	TECHNICAL SKILL- CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340				NO.	DATE	BY	DESCRIPTION
						PROJECT DATE: 07/31/2024 PROJECT NO: 240322 DRAWN BY: MAO CHECKED BY: AAF							

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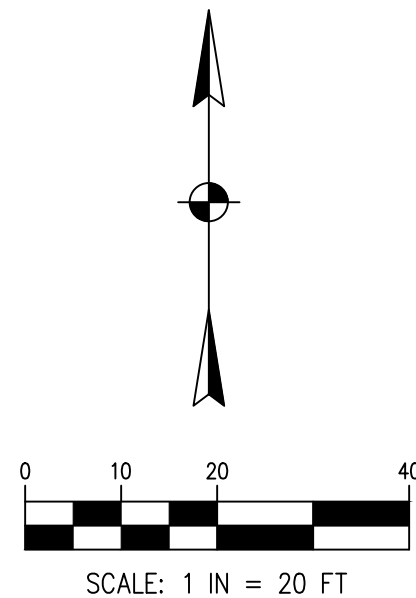


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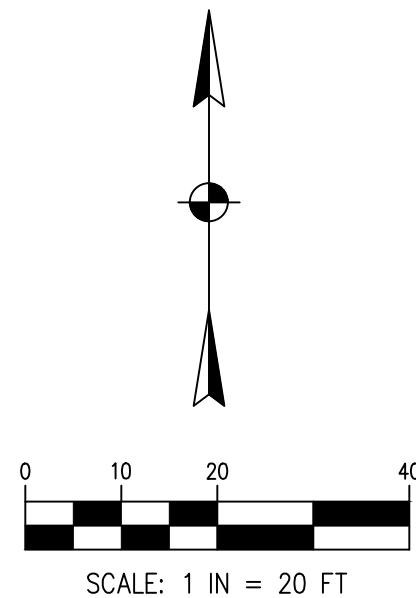
---	PROPERTY LINE
-R/W-	RIGHT OF WAY LINE
-G-	EXISTING GAS
-ST-	EXISTING STORM SEWER
-COMM-	EXISTING COMMUNICATION
-SA-	EXISTING SANITARY SEWER
-UE-	EXISTING UNDERGROUND ELECTRIC
-W-	EXISTING WATER
SA	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING STORM CATCH BASIN
EP	EXISTING ELECTRIC PEDESTAL
EM	EXISTING ELECTRIC METER
ET	EXISTING ELECTRIC TRANSFORMER
LP	EXISTING LIGHT POLE
TSP	EXISTING TRAFFIC SIGNAL PULLBOX
TEP	EXISTING TELEPHON PEDESTAL
GM	EXISTING GAS METER
SA	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
W	PROPOSED WATER
CB	PROPOSED CATCH BASIN
CP	PROPOSED CLEANOUT
GP	PROPOSED LIGHT POLE

CODED NOTES

- PR 1 1/2" DOMESTIC WATER SERVICE
- PR 6" SANITARY SERVICE. MAINTAIN MINIMUM 2.08% SLOPE. CONTRACTOR TO COORDINATE WITH UTILITY AND TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING MAIN.
- PR CLEANOUT, SEE DETAIL SHEET C002
- PR 6" STORM LATERAL. MAINTAIN MINIMUM 1.00% SLOPE



C400	UTILITY PLAN	FINAL DEVELOPMENT PLAN FOR	JP MORGAN CHASE BANK 2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123	PREPARED FOR: FMS ARCHITECTS 985 WEST THIRD AVENUE, COLUMBUS, OH 43212	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS OH 43215 TEL: 614.441.4222 FAX: 888.488.7340	NO.	DATE	BY	DESCRIPTION
							PROJECT DATE: 07/31/2024				
							PROJECT NO: 2400322				
							DRAWN BY: MAO				
							CHECKED BY: AAF				



CODING NOTES

- ① DANDY CURB BAG, SEE DETAIL ON SHEET C501
- ② CONCRETE WASHOUT AREA
- ③ INLET PROTECTION - DANDY BAG, SEE DETAIL ON SHEET C501
- ④ FILTER FABRIC INLET PROTECTION, SEE DETAIL ON SHEET C501



**Mannik
Smith
GROUP**

TECHNICAL SKILL.
CREATIVE SPIRIT.

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SITE NARRATIVE	
PLAN DESIGNER:	THE MANNIK & SMITH GROUP, INC. 1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OHIO 43215 CONTACT: ASHLEY FOWLER PHONE: (614) 441-4222 EMAIL: AFOWLER@MANNIKSMITHGROUP.COM
OWNER/DEVELOPER:	FMS ARCHITECTS 955 WEST THIRD AVE COLUMBUS, OH 43212 CONTACT: RHONDA HILLIS PHONE: (614) 869-2144 EMAIL: RHILLIS@FMSARCHITECTS.COM
SITE CONTACT:	CONTACT: RHONDA HILLIS PHONE: (614) 869-2144 EMAIL: RHILLIS@FMSARCHITECTS.COM
PROJECT DESCRIPTION:	DEVELOPMENT OF THE SITE INCLUDES GRADING OF THE SITE AND CONSTRUCTION OF NEW BANK BUILDING AND INSTALLATION OF UTILITIES.
ADJACENT AREAS:	THE SITE IS BOUNDED BY LONDON GROVEPORT ROAD (NORTH), SUMMIT DRIVE (EAST), STREAM LINE (SOUTH), BURGER KING (WEST)
PROJECT SITE AREA:	SITE AREA: 1.54 AC TOTAL DISTURBED AREA: 1.54 AC PRE-DEVELOPED IMPERVIOUS AREA / % : 0.027 AC / 1.75% POST-DEVELOPED IMPERVIOUS AREA / % : 0.867 AC / 56.2%
RUNOFF COEFFICIENTS:	PRE-DEVELOPED: 0.36 POST-DEVELOPED: 0.72
EXISTING SITE CONDITIONS:	TREE FARM FOR THE ADJACENT STRADER'S GARDEN CENTER.
SOILS:	CROSBY SILT LOAM, SOUTHERN OHIO TILL TO PLAIN (C&B), 2% TO 6% HSG D
RECEIVING STREAM/ SURFACE WATER:	SCIOTO RIVER
EROSION AND SEDIMENT CONTROL MEASURES:	SEDIMENT FENCE AND INLET PROTECTION SHALL BE USED AS SHOWN ON THE PLAN. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF CITY OF GROVE CITY, FRANKLIN COUNTY, AND THE OHIO DEPARTMENT OF NATURAL RESOURCES.
PERMANENT STABILIZATION:	THE SITE WILL BE STABILIZED BY USE OF SEEDING OR SODDING IN GRASS AREAS.
POST-CONSTRUCTION STORM WATER MANAGEMENT:	XXX XXX XXX
CONSTRUCTION SEQUENCE:	1. ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE/EXIT 2. INSTALL PERIMETER SEDIMENT FENCE 3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES 4. CLEAR THE EXISTING VEGETATION AND COMMENCE ROUGH GRADING 5. INSTALL PERMANENT STORM SEWER AND INLET PROTECTION 6. CONSTRUCT CURBS, PARKING, AND DRIVES 7. BACKFILL CURBS, FINE GRADE, AND STABILIZE DISTURBED AREAS 8. INSTALL REMAINING UTILITIES AND SEWERS 9. UPON PERMANENT STABILIZATION OF THE SITE, CONTACT THE CITY OF COLUMBUS TO REQUEST A SITE ASSESSMENT PRIOR TO REMOVING TEMPORARY SEDIMENT CONTROL MEASURES 10.REMOVE SEDIMENT FENCE
OEPA NPDES PERMIT:	XX*XXXXXXXX

EROSION CONTROL GENERAL NOTES:

IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A CONTROL SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

NOT ALL EROSION CONTROL MEASURES SHOWN WILL BE IN USE AT THE SAME TIME. PHASING SHALL BE DETERMINED BY THE CONTRACTOR AND EROSION CONTROL DEVICES SHALL BE MODIFIED ACCORDINGLY

STREET CLEANING (ON AND AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND, IF NECESSARY, MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT-THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF COLUMBUS AND/OR THE OEPA.

TEMPORARY AND PERMANENT SEEDING

THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

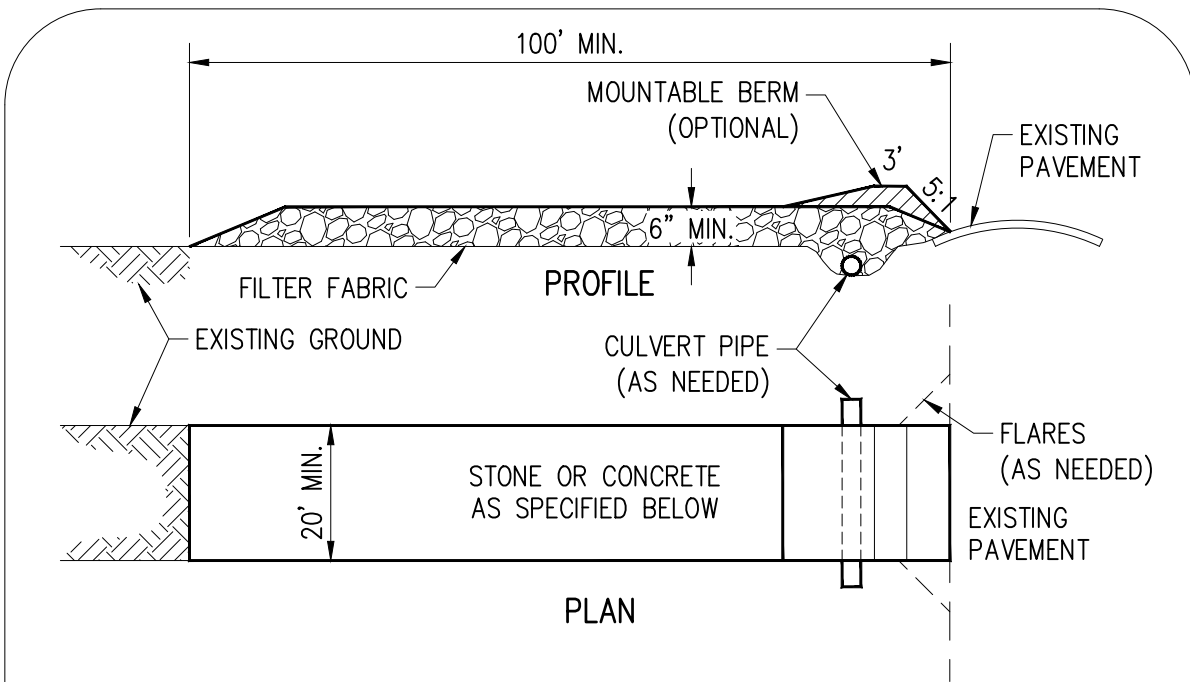
TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER: 12-12-12	12 LB / 1000 SQ. FT.
STRAW MULCH	2 TONS / ACRE
WATER	300 GAL. / 1000 SQ. FT.

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB/1000 SQ. FT.	PER ACRE
MARCH 1 TO NOVEMBER 1	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
NOVEMBER 1 TO MARCH 1	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB / ACRE	LB/1000 SQ. FT.	
GENERAL USE			
CREEPING RED FESCUE	20 - 40	1/2 - 1	
DOMESTIC RYEGRASS	10 - 20	1/4 - 1/2	
KENTUCKY BLUEGRASS	10 - 20	1/4 - 1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

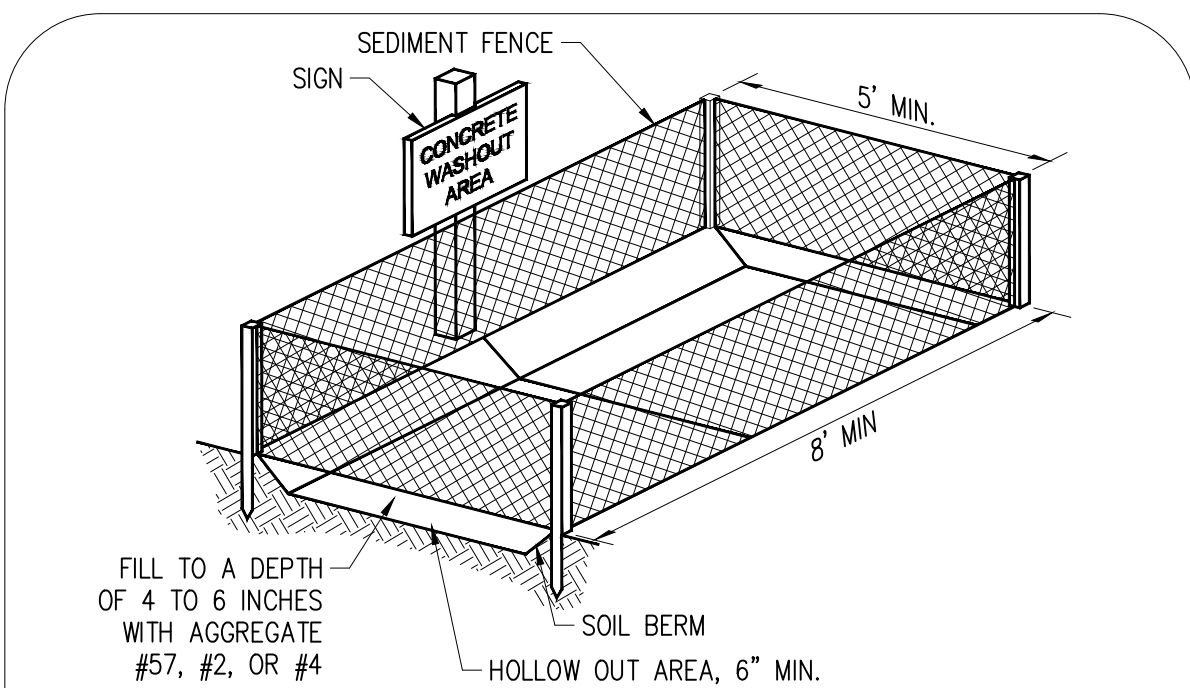


CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - A MINIMUM OF 100'
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

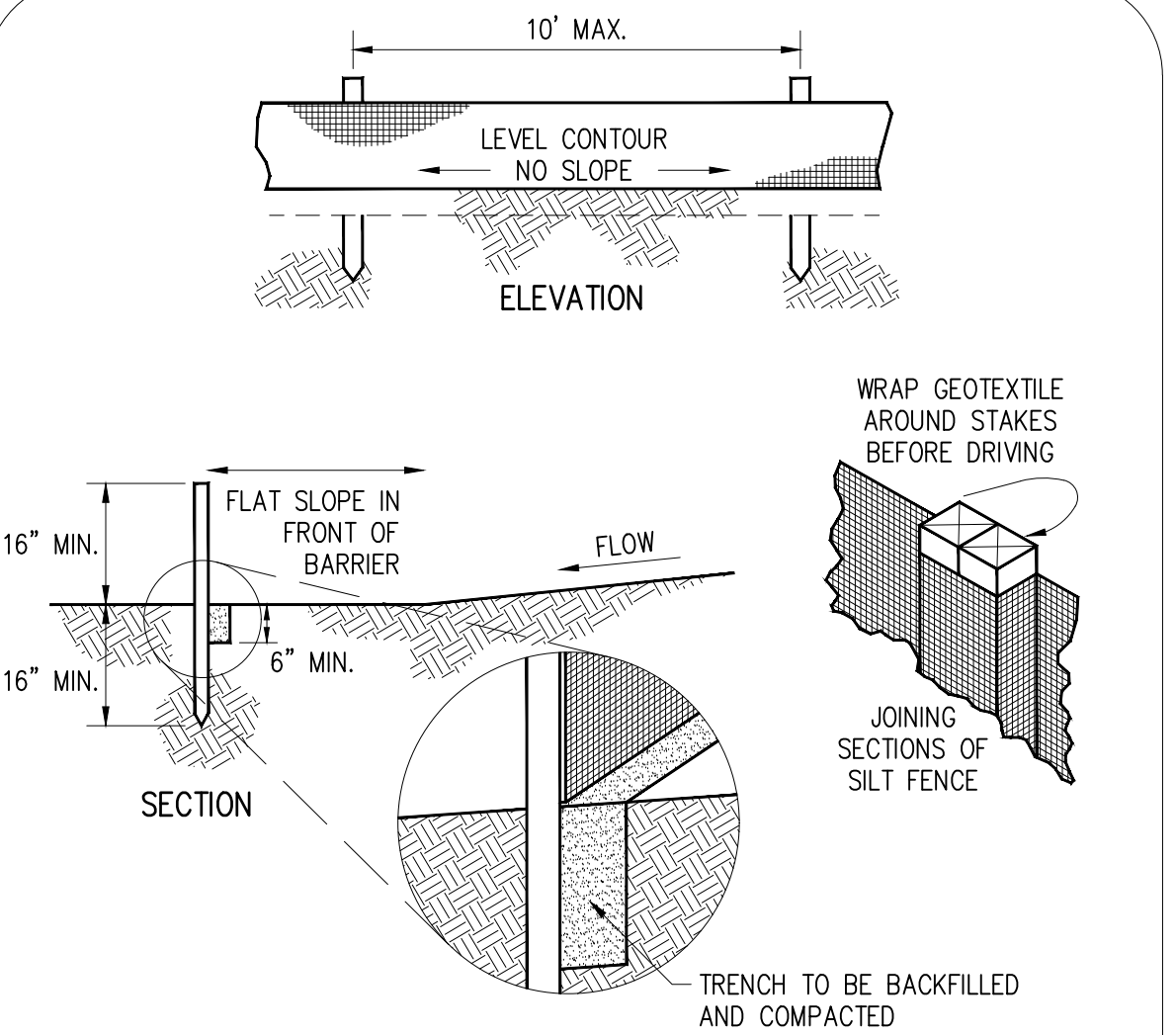


NOTES:

- CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASH OUT TRUCK CHUTES.
- ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
- THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION AREAS IN THE CITY OF COLUMBUS.
- STRAW BALES ARE NOT PERMITTED IN THE CONCRETE WASHOUT AREA.
- THE EXACT LOCATION OF THE CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT.

CONCRETE WASHOUT AREA

NOT TO SCALE



SPECIFICATIONS FOR SILT FENCE:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
- MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
1)THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2)ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3)OTHER PRACTICES SHALL BE INSTALLED.
SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:

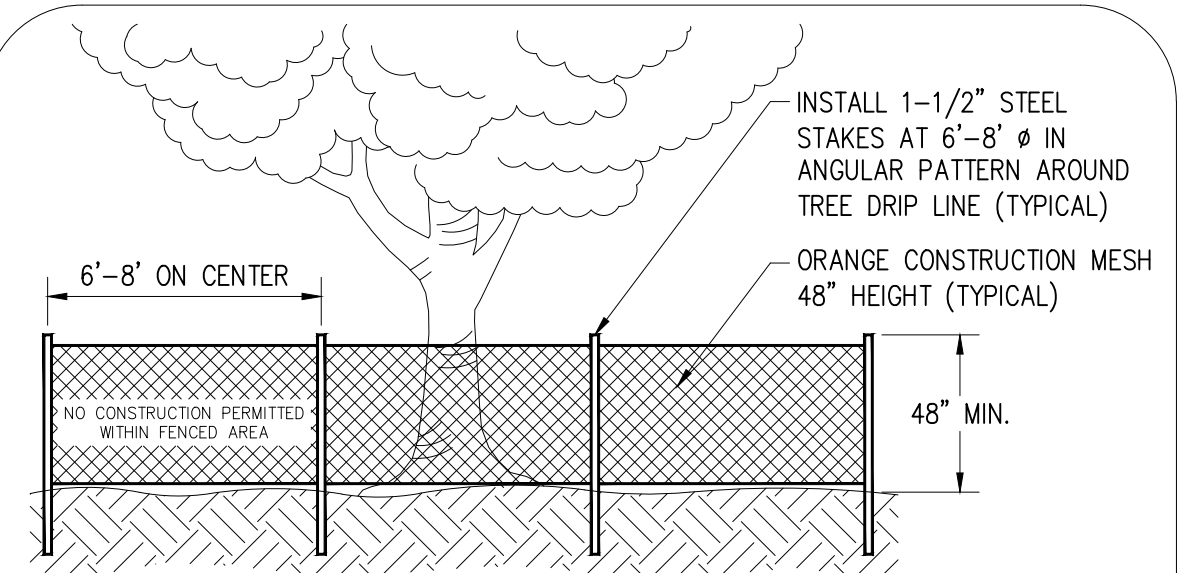
- FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
- SILT FENCE FABRIC - SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	0.84 mm	ASTM D 4751
Minimum Permittivity	1x10 ⁻² sec ⁻¹	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

* NOTE: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS, AND MUST HAVE A MINIMUM 12-INCH DIAMETER.

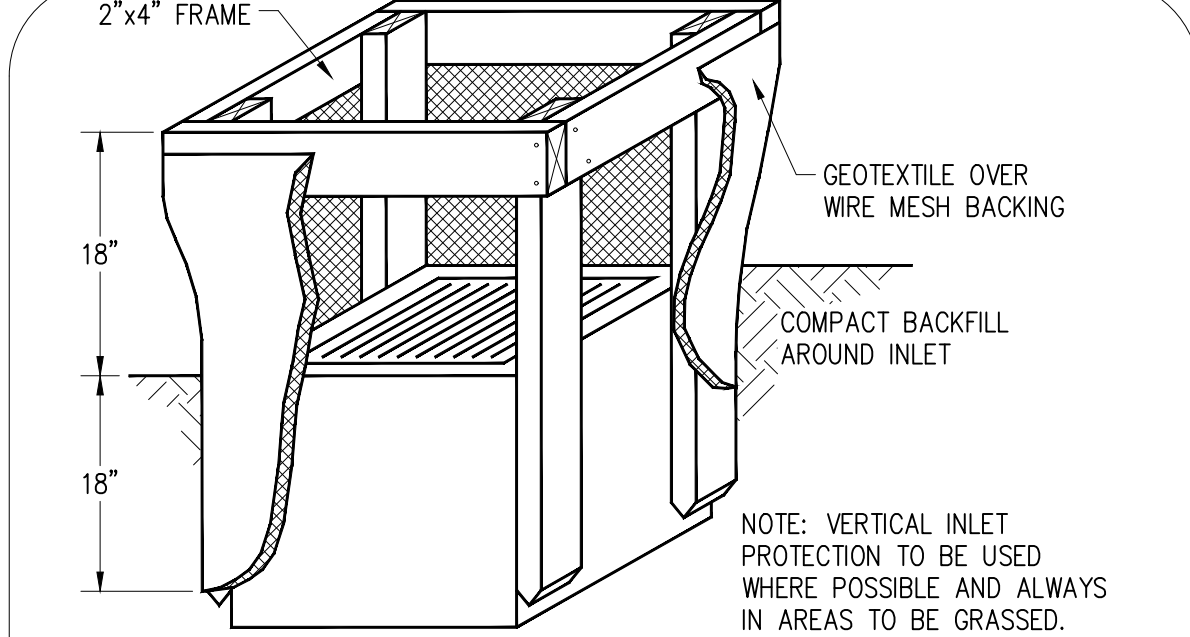
SEDIMENT FENCE BARRIER

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

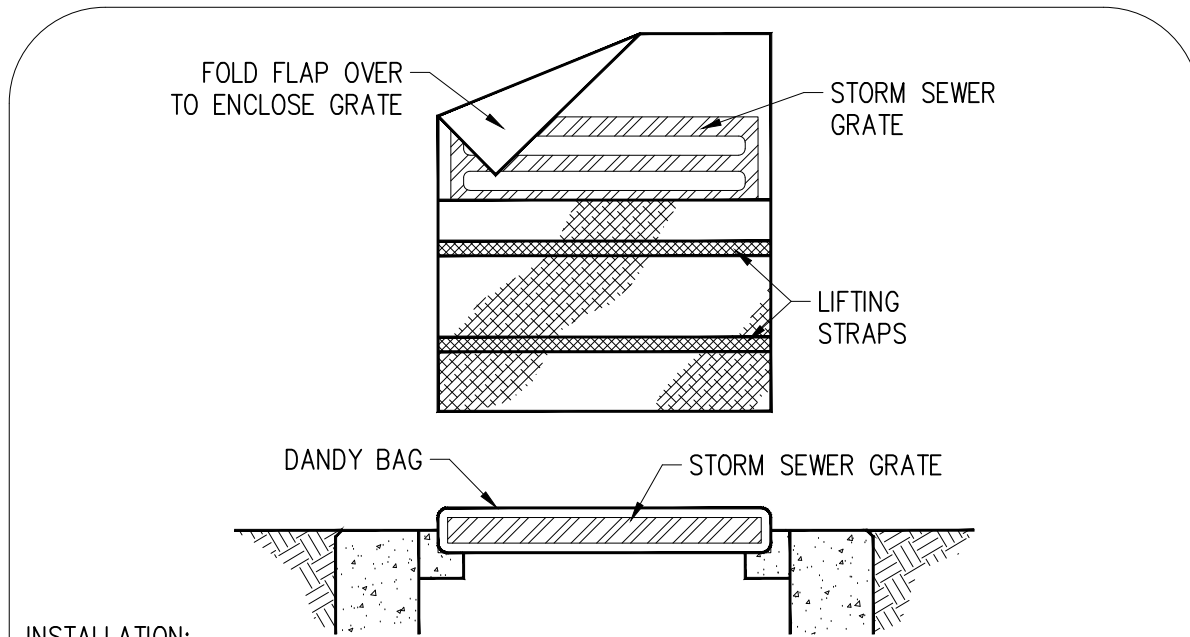


CONSTRUCTION SPECIFICATIONS:

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
- THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
- THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
- WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE, AND BE RESISTANT TO SUNLIGHT, IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

FILTER FABRIC INLET PROTECTION

NOT TO SCALE

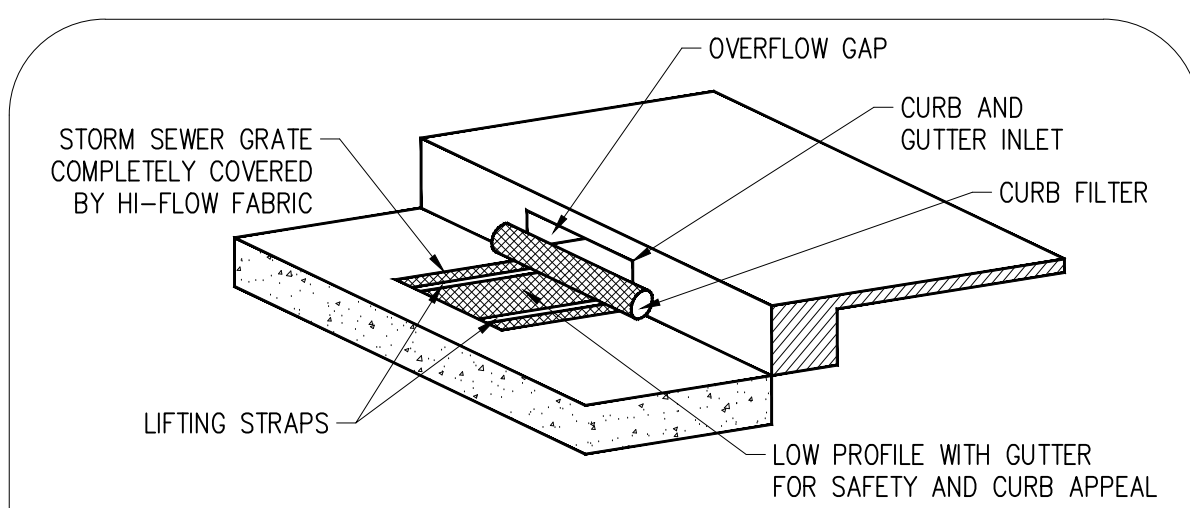


INSTALLATION:
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK IN FLAP. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO THE CATCH BASIN FRAME SO THAT THE RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE:
USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION - DANDY BAG™

NOT TO SCALE



INSTALLATION:
STAND GRATE ON END. SLIDE THE DANDY CURB BAG ON WITH DAM ON TOP OF THE GRATE. PULL ALL EXCESS DOWN. LAY UNIT ON ITS SIDE. CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE. PRESS VELCRO DOTS TOGETHER WHICH ARE LOCATED UNDER LIFTING STRAPS. THIS INSURES STRAPS REMAIN FLUSH WITH GUTTER.

MAINTENANCE:
USING A STIFF BRISTLE BROOM, SWEEP SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

DANDY CURB BAG™

NOT TO SCALE

NO.	DATE	BY	DESCRIPTION	PROJECT NO.	PROJECT DATE	DRAWN BY	CHECKED BY	SCALE	SHEET NO.	TOTAL SHEETS
1			1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7400	07312024	240322	MAO	AAF			
TECHNICAL SKILL - CREATIVE SPIRIT.										
Mannik & Smith Group www.MannikSmithGroup.com										
PREPARED FOR: FMS ARCHITECTS										
FINAL DEVELOPMENT PLAN FOR JP MORGAN CHASE BANK										
2811 LONDON GROVEPORT ROAD GROVE CITY, OH 43123										
STORM WATER POLLUTION PREVENTION DETAILS										
C501										



T.O. PARAPET
+ 21'-6"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

T.O. PARAPET
+ 13'-10"

B.O. CANOPY
+ 10'-0"

T.O. SLAB / FND.
0'-0"

FINISH GRADE
VARIES - 0'-2" TO - 0'-6"



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

8/15/24

Vaughn Benson
995 W. 3rd Ave
Columbus, OH 43212

Via email: vbenson@fmsarchitect.com

Dear Mr. Benson,

Staff have reviewed your Special Use Permit for JP Morgan Chase Bank, in Grove City, Ohio. The control number for this application is #202407300031 and should be referenced in any future correspondence concerning this matter.

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

1. Based on the site plan provided, the stacking shown with 4 cars does not allow for through traffic in the northern drive-thru aisle. Staff has concerns with vehicles entering the ATM line and becoming stuck if the line is wrapping around the corner as there is no by-pass lane. Staff recommends a sign or pavement marking be placed after where the second car will stack to indicate a "no stacking" area or to "start stacking" here. This will allow cars that enter the drive aisle for the ATM to have a bypass.

2. Provide the following additional information in the narrative.
 - a. Hours of operation for the drive-thru.
 - b. If any speakers will be used in association with the ATM.

The narrative has been updated as requested.

Two signs have been added at the entrance to the ATM drive indicating it to be for ATM use only. Additionally, a Chase ATM queuing study has been included for your review and information. Per the study, a maximum of 2 cars in queue at a time are expected.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on August 22nd, 2024. This will allow us time to review the revisions prior to finalizing the agenda for the September Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the October Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, September 3rd, 2024 at 1:30 p.m. in the Council Chambers of City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full size set of all plan sheets by August 28th to** remain on the September Planning Commission meeting agenda.

If you have any questions or need additional information, please call me at (614) 277-3022 or email tbarr@grovecityohio.gov.

Sincerely,

Terry Barr, AICP, Development Planner



MEMO

To: Grove City

From: The Mannik & Smith Group, Inc.

Date: September 3, 2024

Project #: 401.24000322.000

Re: JPMorgan Chase Grove City – (Franklin County), OH

This narrative was prepared to document the project description and special use request for the subject property located at 2811 London Groveport Road, Grove City, OH 43123. The property parcel ID number, as described on Franklin County GIS Portal, is 040-008045. The current zoning designation is described as Retail Commercial (C-2). The subject property is comprised of an approximately 15.39-acre parcel that is required to be lot split to endorse the development of a new JPMorgan Chase Bank facility. The attached information is being submitted with the intent of obtaining approval for the following applications: 1) Final Development plan review, and 2) Special Use.

Existing Parcel and Subject Area:

The subject area is comprised of a vacant greenspace development currently being utilized as a tree farm for the adjacent Strader's Garden Center. The subject area is landscaped and consists of grass vegetation and several tree saplings, shrubs, and bushes of numerous varieties. There is a field delineated wetland that exists at the northeast corner of the subject area that will be mitigated in the future. The proposed lot will be split to divide the existing parent parcel and provide a 1.54-acre subject property for the new JPMorgan Chase Bank's development.

Project Description:

The proposed development will include the construction of a new bank building with ATM drive through, grading, utilities, concrete walks and ADA parking area, landscaping, a concrete dumpster pad with enclosure, and an asphalt pavement parking lot. The project will include two full access entrances which will connect to a shared access drive along the south property line. The proposed full access drive extension will connect to an existing access stub. Admission to London Groveport Road will be accessed by way of the southeast connection to the existing access drive. There will be a new stormwater bio-detention pond incorporated as part of the improvements to handle the Stormwater Management and Water Quality requirements as well as provide a green-initiative open space feature along the walking path connectivity from the neighboring commercial properties (i.e. Burger King, Taco, Bell, Strader's, etc.) to London Groveport Road. The generalized location of the development and its associated land use are depicted on the attached Site Plan. This project will include the erection of a brand-new facility that will expand services offering patrons financial management in addition to several other banking services. This branch will provide 9 employee positions to the local area. The proposed project will be designed, operated, and constructed to be harmonious with the character of Grove City and with minimal impacts to the local neighborhood and the associated properties. We are moving forward with intent to deliver a product that provides a positive impact with respect to the Grove City 2050 plan and ultimately provide outstanding service to existing residents and presumed future growing population of the local region.

Special Use Request:

As part of this development, Chase seeks to operate pursuant to the proposed use of "Bank", which shall have the meanings ascribed under the City Zoning Code. This use is designated as a special use due to inclusion of an ATM drive thru and shall conform to the regulations of the zoning district as well as the supplementary conditions and development standards of §1135 of the Code. The drive thru is on the west side of the building and includes a dedicated one way drive, a bypass lane, and easily

accommodates four stacking spaces. The ATM drive thru is accessible 24 hours a day and has low levels of sound while idle and operating. Please refer to page 8 of the Drive Up ATM Site Prep document for the weighted decibel levels shown below.

ACOUSTICS

For most variants the acoustics sound power does not exceed:

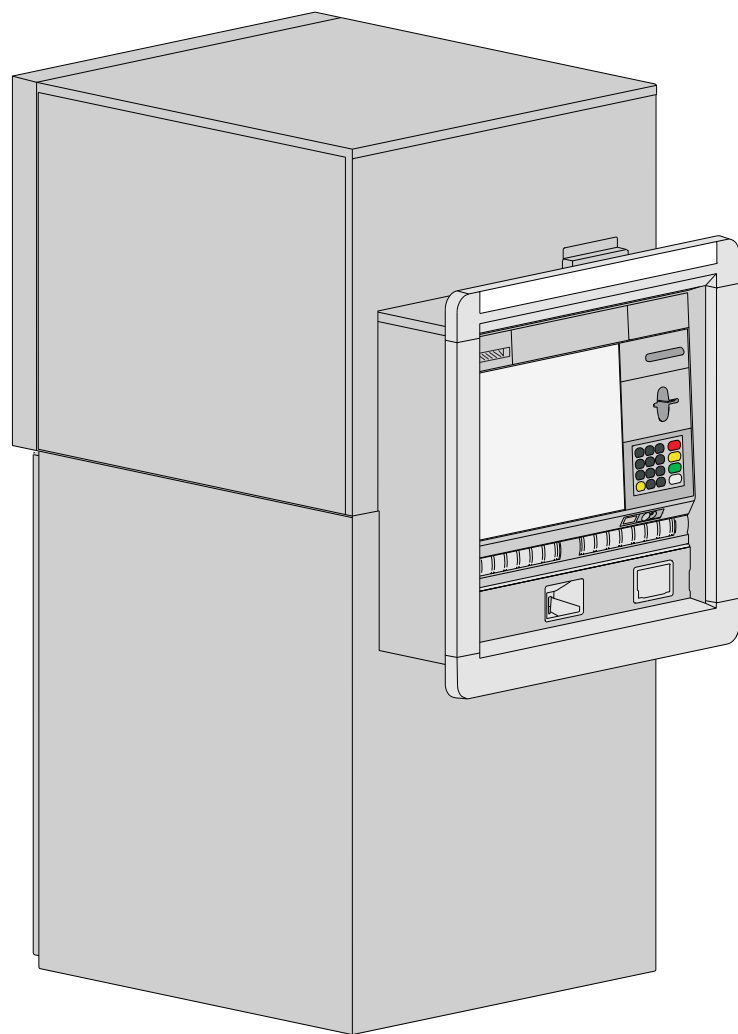
- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)



NCR SelfServ™ 84 Drive-Up ATM Site Preparation



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19" Touchscreen

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Bolt Holes

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Standard Collar - Long Sleeve

Hole in the Wall

Standard Collar - 4 High Security Enclosure

Standard Collar - 5 High Security Enclosure

Hole in the Wall Overlap - Standard Collar

Vents Location - Air Flow

Clearances - Topbox Door

Clearances - Corridor

Servicing Areas - Optimum - Single ATM

Standard Collar - Short Sleeve

Standard Collar - Long Sleeve

Servicing Areas - Minimum - Single ATM

Standard Collar - Short Sleeve

Standard Collar - Long Sleeve

Variant Details - CEN I, Advert Collar

Package Dimensions

ATM Dimensions

Weight and Floor Loading

Standard Security Enclosures

Cable Entry

Facia Items

15" Touchscreen

19" Touchscreen

Touchscreen Dimensions

Heights and Depths

Distance for Voice Guidance

Security Bolts

Bolt Holes

Advert Collar - Short Sleeve

Advert Collar - Long Sleeve

Hole in the Wall

Short Sleeve - Advert Collar - 4 High Security Enclosure

Short Sleeve - Advert Collar - 5 High Security Enclosure

Hole in the Wall Overlap - Advert Collar

Vents Location - Air Flow

Clearances - Topbox Door

Clearances - Corridor

Servicing Areas - Optimum - Single ATM

Advert Collar - Short Sleeve

Advert Collar - Long Sleeve

Servicing Areas - Minimum - Single ATM

Advert Collar - Short Sleeve

Advert Collar - Long Sleeve

Variant Details - CEN III and IV, Standard Collar

Package Dimensions

ATM Dimensions

Weight and Floor Loading

Standard Security Enclosures

EX GAS Security Enclosures

Cable Entry

Facia Items

15" Touchscreen

19" Touchscreen

Touchscreen Dimensions

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AUDIENCE

This document is intended for architects and those responsible for preparing a site prior to the arrival of the ATM.

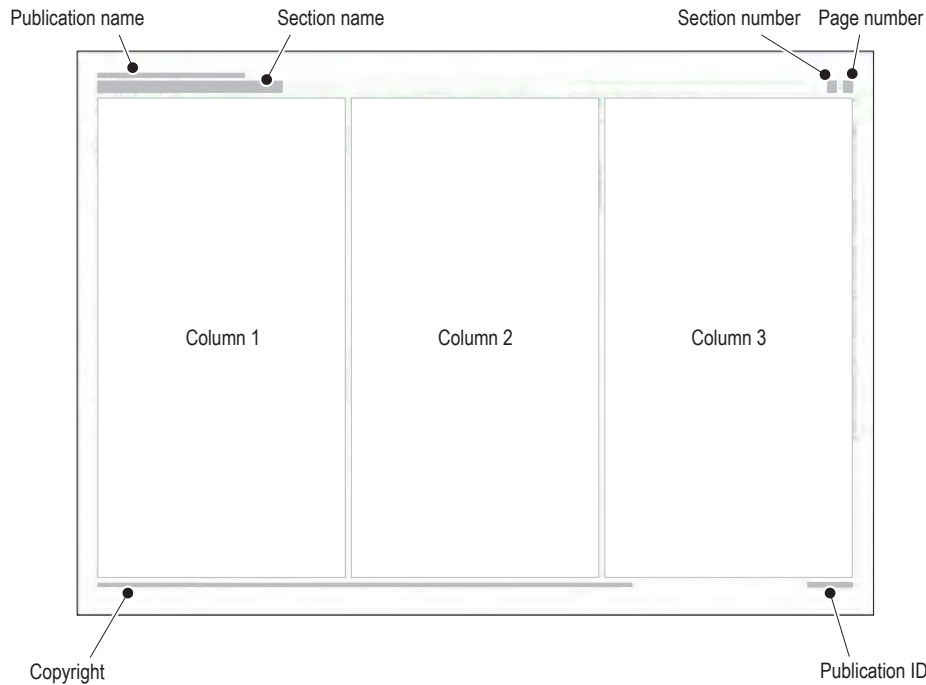
ABOUT THIS DOCUMENT

This site preparation document is designed to be read on wide aspect ratio screens. Each section has been structured to fit the maximum amount of information on the minimum number of pages yet still be readable when printed on A3 size paper. Printing on smaller paper sizes may reduce readability but will make handling easier.

The document is organised into sections covering the following topics:

- Introduction - this section
- Customer Responsibilities
- Standards Compliance
- Product Overview
- Site Requirements
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- Variant Details - CEN I, Advert Collar
- Variant Details - CEN III and IV, Standard Collar
- Variant Details - CEN III and IV, Advert Collar

Each page has two or three columns laid out as follows:



Where left and right side are stated the ATM is viewed from the front (facia side) of the ATM. All plan views are from the top unless otherwise stated.

Unless otherwise stated all dimensions are rounded to the nearest millimetre and equivalent decimal of an inch.

REVISION RECORD

Date	Revision	Pages	Reason for Change
January 2017	A	All	Initial release
February 2017	B	Various	Remove Statement Printer option
September 2017	C	Various	CEN III and IV (Std and EX GAS) added Safety Directive and Standard update Weights updated Product Identification label updated Service clearance update - LHS/RHS deposit modules Topbox clearance added Note added to Weight and Floor Loading sections

NOTICE

This is a contractual document. It contains important warnings and confers important legal rights and obligations. You are advised to read it carefully.

It is the responsibility of you, the customer, to assure that all installation preparations are complete and in compliance with all specifications and requirements of NCR and all applicable national, state, or local codes, regulations and laws.

This equipment must be installed and used in strict accordance with the manufacturer’s instructions. However, there is no guarantee that interference to radio communications will not occur in a particular commercial installation. If this equipment does cause interference, which can be determined by turning the equipment off and on, the user is encouraged to consult an NCR service representative immediately.

 **CAUTION** NCR Corporation is not responsible for any radio or television interference caused by unauthorized modifications of this equipment or the substitution or attachment of connecting cables and equipment other than those specified by NCR. Such unauthorized modifications, substitutions, or attachments may void the user’s authority to operate the equipment. The correction of interference caused by such unauthorized modifications, substitutions, or attachments will be the responsibility of the user.

SITE COMPLIANCE

This document contains the information necessary for the preparation of a site conforming to NCR specifications. It is very important that the site complies with the requirements specified in this document, because, once the equipment has been installed, deficiencies in site preparation or the problems caused by these deficiencies are much more difficult to detect and correct.

Further, failure to comply with these requirements or to take proper steps to protect equipment against risks identified in this document may cause serious damage to the equipment and to the customer’s business.

In addition to the need to comply with the requirements specified, electrical wiring and mechanical systems must also comply with all relevant codes, laws and regulations.

It is important that the site be prepared by a customer or his agent who is fully conversant with the special requirements of electronic equipment. The responsibility for ensuring that the site is prepared in compliance with this document remains with the customer.

For information and guidance purposes only, a list is provided, in general terms, of those matters for which the customer is responsible. This list is not intended to be comprehensive, and in no way modifies, alters, or limits the responsibility of the customer for all aspects of adequate site preparation.

NCR staff will be available to answer questions relating to the contents of this document but, except where:

- a. the customer has been notified that a full or partial consultancy service is available and/or that NCR will be willing to undertake a preliminary or final site survey and
- b. the customer shall have entered into a formal contract with NCR for provision of the same

no comment, suggestion or advice offered or not offered about preparation of the site nor any inspection of the site whether before or after preparation is to be taken as approval of the location of the site and equipment or of its preparation and NCR will not be liable in respect of any comment, suggestion or advice given by its staff or in respect of any failure to give advice.

- Finally, only the customer can know the full extent of damage which may be caused to his business by reason of failure of the equipment which is to be installed. For this reason it is the customer’s responsibility to ascertain the extent of any such possible damage to his existing or planned business, and to effect, full insurance in respect of it.

CUSTOMER ACTIONS

The customer must do or provide the following:

- When required by NCR, provide the NCR customer service representative with appropriate drawings that indicate:
 - Location of the equipment
 - Site wiring (power and signal, paths and lengths)
 - Location of other equipment capable of generating electrical noise, electromagnetic interference, heat, etc.
- Make building alterations necessary to meet wiring and other site requirements.
- Provide and install all communications cables, wall jacks, special connectors, and associated hardware.
- Provide and install necessary power distribution boxes, conduits, grounds, lightning protection, and associated hardware.
- Make sure all applicable codes, regulations and laws (including, but not limited to, electrical, building, safety, and health) are met.
- Provide and install auxiliary power or other equipment as required.
- Provide storage or service areas as required.
- Make sure the environmental requirements of the system/unit are met.
- Provide floor coverings and environmental systems that limit or control static electricity build-up and discharge.
- Install the product at a height which meets the accessibility regulations of the relevant country.

RADIO FREQUENCY INTERFERENCE

FCC Radio Frequency Interference Statement

This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to Part 15 of the Federal Communications Commission (FCC) Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case you, the customer, will be required to correct the interference at your own expense.

Canadian Class A Device Declaration

This digital apparatus does not exceed the Class A limits for radio noise emissions from digital apparatus set out in the Radio Interference Regulations of the Canadian Department of Communications.

Le présent appareil numérique n’émet pas de bruits radioélectriques dépassant les limites applicables aux appareils numériques de la classe A prescrites dans le Règlement sur le brouillage radioélectrique édicté par le ministère des Communications du Canada.

SAFETY

Safety Directive

- 73/23/EEC, 93/68/EEC ‘Low Voltage Directive and Amendment’.

Harmonised Safety Standard

- EN 60950-1:2006+A2:2013 ‘Information Technology Equipment - Safety’

ELECTROMAGNETIC COMPATIBILITY (EMC)

Immunity Standards

The ATM complies with the following requirements for radiated and conducted immunity:

- EN 55024

As per the requirements of EN55024, the ATM complies with the requirements of the following normative Immunity Standard:

- EN 61000-4-2 Electrostatic Discharge
- EN 61000-4-3 Radiated RF
- EN 61000-4-4 Electrical Fast Transient/Burst
- EN 61000-4-5 Surge
- EN 61000-4-6 Conducted RF
- EN 61000-4-8 Power Frequency Magnetic Field
- EN 61000-4-11 Voltage Dips/Short Interruption.

EMC Directives

This equipment has been found to comply with the essential requirements of EMC Directive 2014/30/EU, by testing to harmonized standards EN55032, EN55024, EN61000-3-2 and EN61000-3. The equipment complies with the limits for a Class A digital device, pursuant to EN55032.

The ATM complies with the following Electromagnetic Compatibility (EMC) directives and standards for IT equipment:

- 2014/30/EU ‘EMC Directive’
- 93/68/EEC ‘CE Marking Directive’

Emission Standards

The ATM complies with the following requirements for radiated and conducted emissions:

- EN55032 Class A
- FCC 47CFR Part 15. Class A
- CISPR 32 Class A
- AS/NZS 3548 Class A
- GB 9254 Class A
- CNS 13438 Class A.



WARNING This equipment is compliant with Class A of CISPR 32. In a residential environment this equipment may cause radio interference.

Additional Requirements for 220V - 240V Units

The ATM complies with the following requirements for conducted emissions:

- EN 61000-3-2: Mains harmonics, Class A
- EN 61000-3-3: Mains flicker.

ACCESSIBILITY

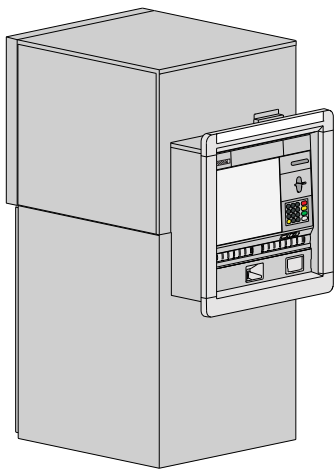
It is the responsibility of the owning institution to ensure that the heights from the floor level to the facia items comply with any local regulations.

Note: The heights listed in this document assume that the installation does not add depth in front of the ATM. Increased depth may change the height requirements due to increasing the user’s reach, therefore please refer to the relevant accessibility regulation if additional depth has been added.

Product Overview

GENERAL DESCRIPTION

The NCR SelfServ 84 Drive-Up Automated Teller Machine is a ‘through the wall’ ATM which can also be deployed as a walk-up ATM.



Options

Standard Security Enclosures

- CEN Grade I
- CEN Grade III
- CEN Grade IV

Solid and Gas Explosion Resistant (EX GAS) Security Enclosures

- CEN Grade III
- CEN Grade IV

Sleeve

- Short Sleeve
- Long Sleeve

Collars

- Standard
- Advert

ACOUSTICS

For most variants the acoustics sound power does not exceed:

- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)

HEAT DISSIPATION

The NCR SelfServ product range is a flexible hardware platform. NCR recommends that actual power measurements are taken and used to establish the heat dissipation for specific hardware configurations. These measurements should include any custom or third party features.

Where specific measurements are not available then, as a guide, **760 KJ/hour** can be used as an indicative heating load. This figure is based on an ATM in idle mode, with a medium to high feature functionality configuration.

Heat dissipation figures are largely unaffected by transactional rates.

PRODUCT IDENTIFICATION

The illustration below is typical of the layout of the product identification label which is fixed inside the ATM.



The product is identified by a class and a 4 digit model number. The serial number is unique to each ATM. The tracer number is used to identify where the ATM was built.

Please quote all of the serial and tracer numbers, including the prefix, when making reference to the ATM.

Electrical rating information is also shown on the product label.

POSITIONING THE ATM

- The ATM may be installed through any suitable exterior wall.
- Position the ATM where bright sunlight will not fall directly on the display.
- The ATM must also be positioned away from heat sources or any air conditioning equipment.
- Allow sufficient room for installation and servicing requirements.

CAUTION The ATM is designed to withstand exposure to rainfall. However do not locate it where it may be exposed to water spray, for example, from vehicles driving through puddles.

FLOOR

- The ATM *must* be installed on a level, even, concrete or other noncombustible surface. In locations where the floor may be uneven, it is recommended that a steel plate is used under the ATM.
- An antistatic floor covering should be used and must be of a type that will not generate dust or fluff.
- The ATM must be installed on a floor capable of supporting the maximum weight including media. Only the maximum weight should be considered as additional options may be added after installation. Floor loading is calculated by dividing the maximum weight of the ATM by the surface area of the ATM base in contact with the floor.
- Service areas, ATM weights and floor loading for your ATM can be found in the Variant Details section.*

DOORWAYS AND CORRIDORS

- Make sure that doorways and corridors leading to your point of installation are wide enough to allow the package to pass through, or make arrangements to unpack the ATM and remove it from the pallet in an area with sufficient access then move it to the installation site.
- Make sure that any corridors can support the weight of the ATM, including all packaging and the pallet.

WALL

A **25 mm** (1.0 in.) wide smooth surface is required around the edge of the wall opening to enable a good weather seal.

Wall Cavity

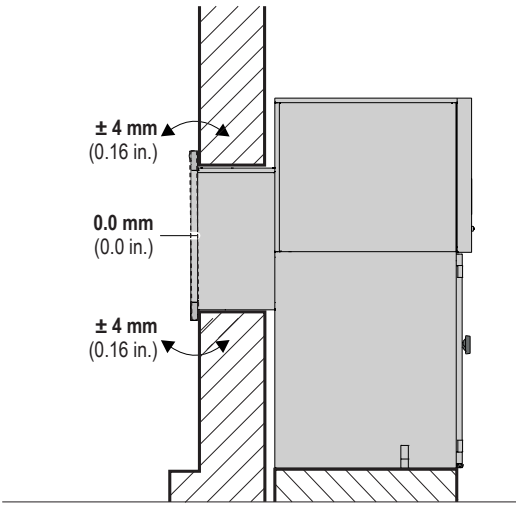
Any cavity in the wall must be sealed to provide a flush surface that does not extend into the wall opening. Leave the gap between the ATM sleeve and the wall opening clear to allow air at room temperature to circulate.

Installing Through a Glass Wall

If you are installing your ATM through a glass wall you may require a suitable glass support (normally a steel collar) to sit between the ATM collar and the glass. The requirement for this support should be determined by the architect. If required, any such support should be sourced locally.

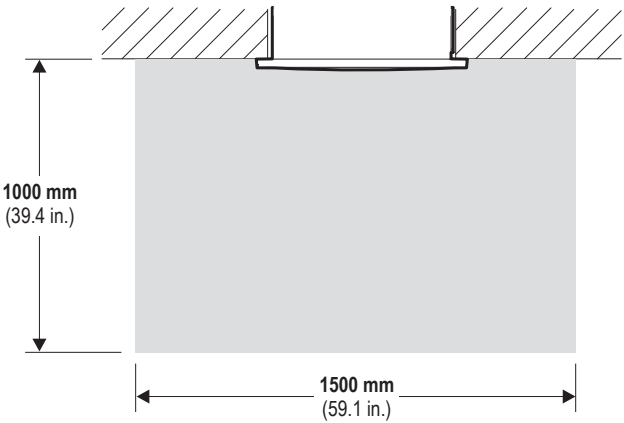
Collar Tolerance

- The collar has a tolerance of **±4 mm** (0.2 in. (**± 0.5°**)) at the top and bottom, with **0 mm** (0.0 in. (**0°**)) at its centre.
- The collar cannot accommodate large dips or depressions in the wall. Make sure the wall is smooth and even.



AMBIENT LIGHTING

If the ATM is fitted with a camera, it is strongly recommended that there is a minimum of **50 LUX** lighting at floor level within the area illustrated below.



TASK LIGHTING

A minimum of **200 LUX** is required for task lighting.

TEMPERATURE AND HUMIDITY

Continuous operating at or near the range limits, or in a location where the temperature and humidity change beyond the specification, should be avoided.

If installing though an exterior wall, the site must meet the requirements of both the Interior and Exterior environments.

Note: For exterior through the wall ATMs the humidity inside the building is restricted to a maximum of **30%** at an outside temperature of **-35°C** (-31°F), with a linear relationship between temperature and humidity to a maximum humidity at **0°C** (32°F).

Normal Operating Range (Interior Environment)

- Temperature: **0°C to 40°C** (32°F to 104°F)
- Relative Humidity: **20% to 80%**
- Dew Point Temperature Restriction: **26°C** (79°F) maximum

Normal Operating Range (Exterior Environment)

- Temperature: **-35°C to 50°C** (-31°F to 122°F)
- Relative Humidity: **10% to 100%**
- Dew Point Temperature Restriction: **26°C** (79°F) maximum

Storage Range (Up To Three Months)

- Temperature: **-10°C to 50°C** (14°F to 122°F)
- Relative Humidity: **10% to 90%**

Transit Range (Up To One Week)

- Temperature: **-40°C to 60°C** (-40°F to 140°F)
- Relative Humidity: **5% to 95%**

Extreme Power On Range (Up To One Hour)

- Temperature: **0°C to 45°C** (32°F to 113°F)
- Relative Humidity: **10% to 95%**

BAROMETRIC PRESSURE

- Operating/Transit Limits: **105 kPa** (15.2 lbf/in².) to **70 kPa** (10.2 lbf/in².)
- Equivalent Altitude: Up to a maximum of **3000 m** (9842.52 ft)

Power Requirements

AC POWER REQUIREMENTS

The maximum current requirements are:

- 10A at 120V
- 6.3A at 230V.

The maximum inrush current is 100A.

NCR does not recommend running an ATM with deposit devices without an Uninterruptible Power Supply (UPS). Without a UPS, there is the potential for customer’s cash to be retained in the device if there is a power failure.

INPUT VOLTAGE SETTING

The ATM can operate from the following input mains voltages:

- 90V to 136V at 50/60Hz
- 180V to 264V at 50/60Hz.

GROUNDING

The ATM operates from a single phase, 3 wire supply: live, neutral and ground.

The ATM power requirements will normally permit it to operate within existing wiring configurations and from existing mains outlets provided that:

- the branch circuit of the distribution panel supplying the ATM is not also used to supply equipment with heavy inductive loads such as air conditioners or AC motors.
- other branch circuits on the same distribution panel do not supply such equipment.
- the installation meets or exceeds the regulatory and local guidelines with regard to electrical safety and all conductor sizing.

The normal and safe operation of this ATM is dependent on the above. Only qualified personnel that meet local certification standards should be permitted to ensure compliance.

Note that the building ground point can also affect data integrity. For additional information refer to [Data Line Transient Protection](#) in the [Cable Requirements](#) section.

TRANSIENT PROTECTION

In the process of power distribution, transient electrical energy (including, but not limited to, lightning strikes, intermittent short circuits, and switching transients) can be introduced on to power lines. Such transient energy can be very damaging to electronic hardware and can also cause data corruption. Under these circumstances, NCR recommends the use of AC power transient suppressors and data (communication) line transient suppressors. Such protective devices are intended to guard against power and data line transients that can result in hardware damage and various system or program errors.

Improvement of any deficiencies in power quality is a customer responsibility. Malfunction and/or component failure as a result of power quality problems are/is not covered by NCR Corporation Maintenance Agreement. NCR accepts no liability for any such occurrence nor for its consequences.

When power transient suppression is required, the suppressors used should meet the following minimum requirements:

- Dissipate energy to match the appropriate application categories as defined by ANSI/IEEE Standard C62.41, Guide on Surge Voltages in Low-Voltage AC Power Circuits.
- Be of the voltage limiting (clipping), or tracking filter type. The suppressor must not ‘clamp’ the voltage to zero, and must self-recover after the passage of the transient. The suppressor may be of the hybrid type construction that makes use of various technologies in order to meet speed and dissipation requirements.
- Exhibit a ‘short circuit’ mode upon its failure, thus providing a positive indication of its failure such as a blown fuse or tripped breaker
- Be listed by the accepted safety organization for the country involved (e.g. UL, CSA, VDE, ETL, etc.) and the installation must conform to local, state, and national electrical codes and regulations.

Location Category	Comparable to IEC No 664 Category	Transient	
		Waveform	Amplitudes
B = Major feeders, short branch circuits, and load centres	III	Volts = 1.2 x 50 μ s	6kV
		Current = 8 x 20 μ s	3kA
C = Service Entrance and run to load centre	IV	0.5 μ Rise - 100 kHz	6kV
		Ringwave	500A
		Volts = 1.2 x 50 μ s	10kV or more
		Current = 8 x 20 μ s	10kA or more

CABLE PREPARATION

NCR supply a power cable for the ATM. Other external cables are not supplied. Specifications for these cables are given in this section.

It is the customer’s responsibility to have any required external cables installed and to make sure that all cable preparations comply with NCR specifications as well as with all national, state or local telephone and telegraph regulations and laws.

When producing cables allow for **2.2 m** (7.22 ft) of cable within the ATM.

DATA LINE TRANSIENT PROTECTION

Voltage transients, line noise, surges, sags, impulses, and spikes may be experienced routinely or sporadically. When such phenomena occur the use of protective devices may be required to ensure proper operation of the equipment.

It is the responsibility of the customer to install and connect a data line transient suppression system to correct or prevent any deficiencies. Such systems must meet the following minimum requirements:

Be of the self-recovering voltage limiting type. Exhibit a ‘short circuit’ mode upon its failure to ensure a positive indication of its failure. Insert minimum inductive and capacity loading at the operating frequency. Be installed in accordance with all applicable local, state, and national electrical codes and regulations.

Protect the data port from damage in the presence of a data line transient event as defined in IEC Standard 1000-4-5 (formerly IEC 801-5).

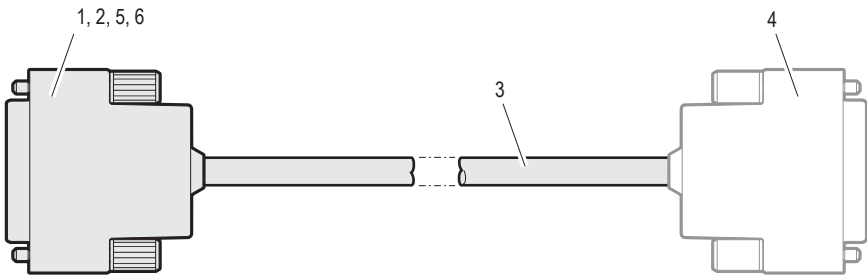
ALARM INTERFACE CABLES

The ATM may optionally be configured to provide an alarm interface which enables the ATM to be connected to an external local alarm system. The interface may take the form of one of two options; a basic alarm system or an enhanced alarm system.

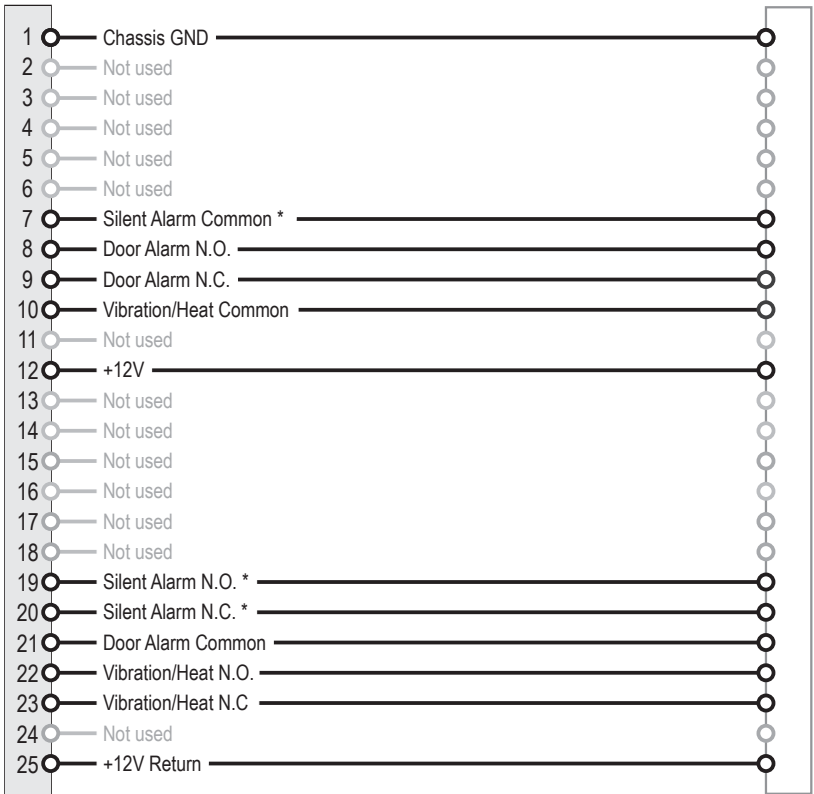
A stabilised, non-interruptible power supply must be provided through the external alarm system. The alarm interface cable wiring must conform to the following specification:

- 12V ± 2V dc
- 200mA maximum
- Ripple, 5% maximum.

Basic Alarm Cable



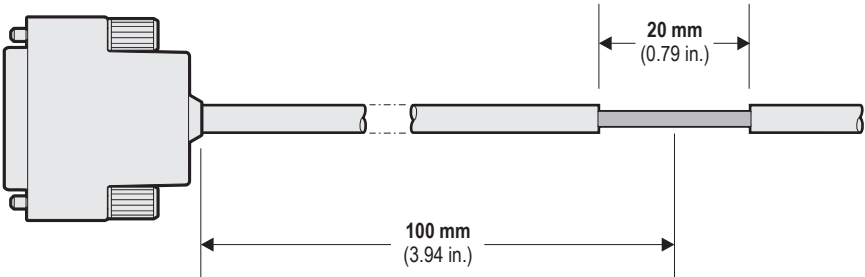
1. Connector, 25 Way (NCR part no. 006-0005896)
2. Terminal, wire, female (NCR part no. 009-0002640)
3. Cable, multiconductor (determined by the alarm installed).
4. Connector (determined by remote device).
5. Shell Hood (NCR part no. 006-1500038).
6. Screw retainer (NCR part no. 601-0101584).



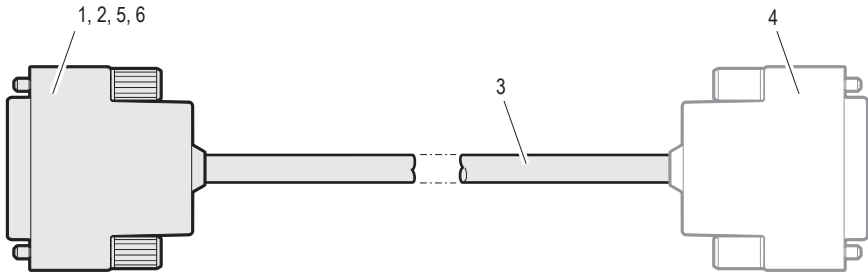
* Optional

Remove a **20 mm** (0.79 in.) section of the outer sleeve, **100 mm** (3.94 in.) from the ATM end of the cable.

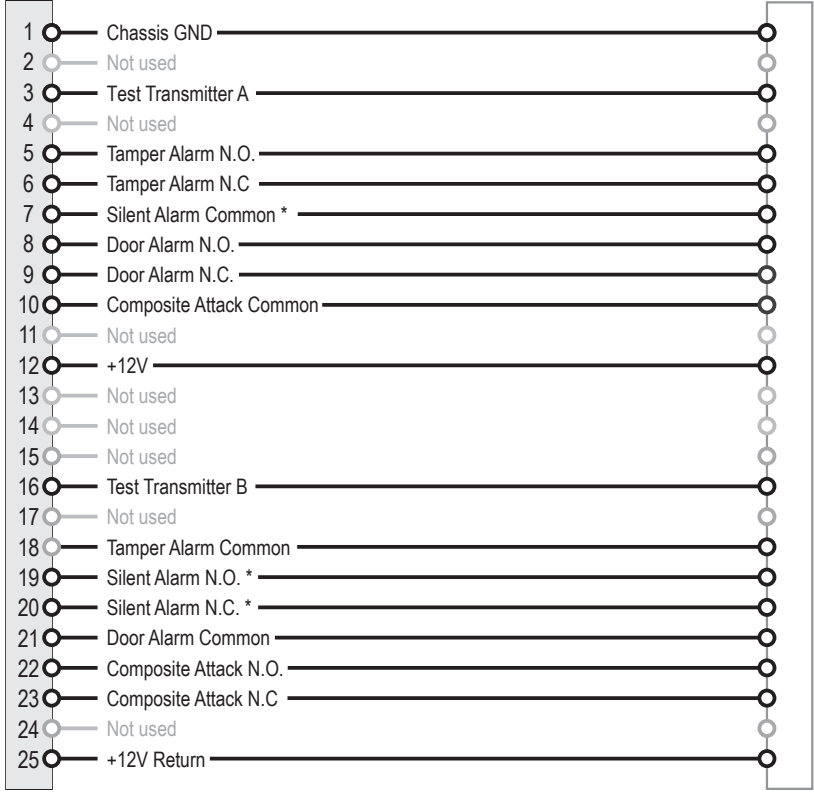
Take care not to cut through the cable shielding.



Enhanced Alarm Cable



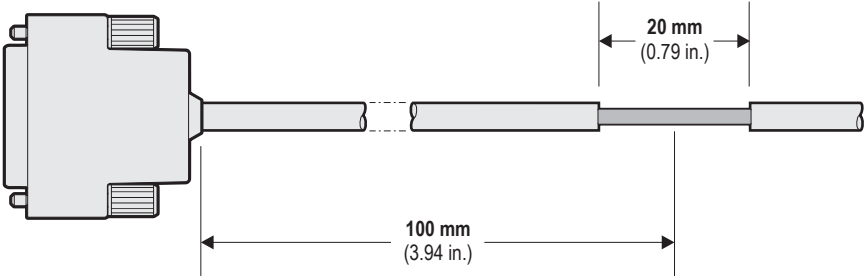
1. Connector, 25 Way (NCR part no. 006-0005896)
2. Terminal, wire, female (NCR part no. 009-0002640)
3. Cable, multiconductor (determined by the alarm installed).
4. Connector (determined by remote device).
5. Shell Hood (NCR part no. 006-1500038).
6. Screw retainer (NCR part no. 601-0101584).



* Optional

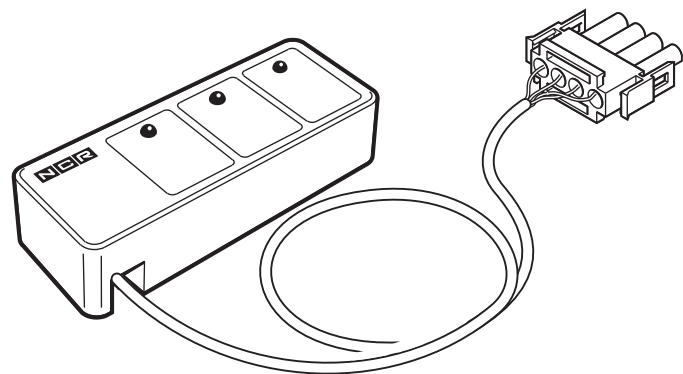
Remove a **20 mm** (0.79 in.) section of the outer sleeve, **100 mm** (3.94 in.) from the ATM end of the cable.

Take care not to cut through the cable shielding.



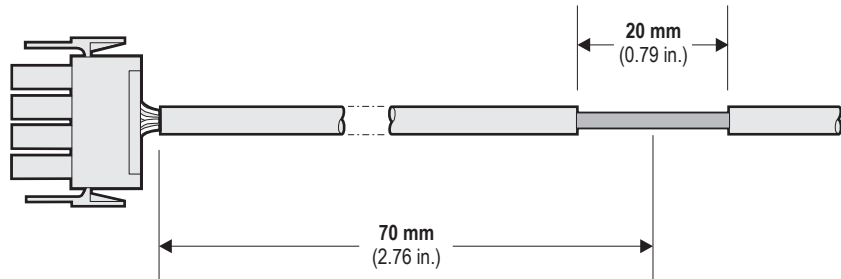
REMOTE STATUS MONITOR

The remote status monitor feature is supplied as a complete assembly consisting of a status indicator unit, **76.2 m** (250 ft) of cable and a connector.



Remove a **20 mm** (0.79 in.) section of the outer sleeve, **70 mm** (2.76 in.) from the ATM end of the cable.

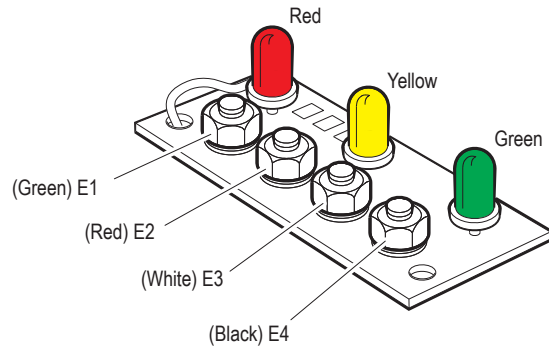
Take care not to cut through the cable shielding.



Shortening the Cable

If you need to shorten the cable, proceed as follows:

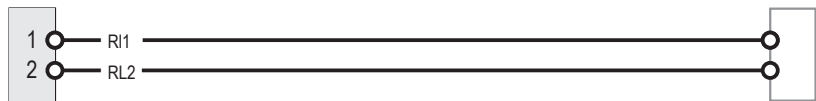
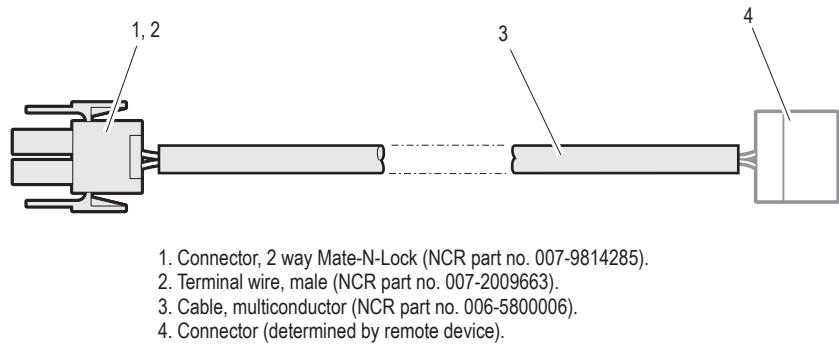
1. Remove the cover from the remote status indicator unit
2. Disconnect the four leads (E1, E2, E3 and E4) from the indicator



3. Cut the cable to the required length and strip the four wire ends
4. Connect the wires to the correct terminals
5. Replace the status indicator cover.

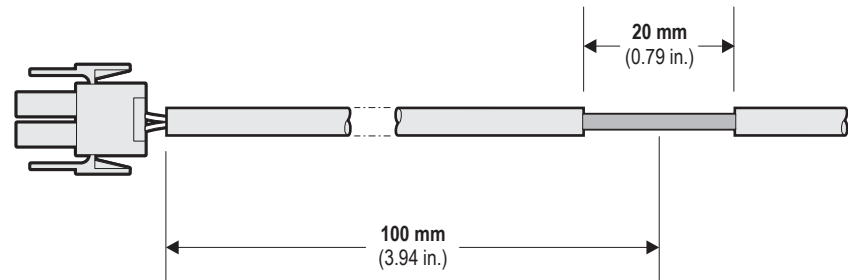
REMOTE RELAY CABLE

The remote relay provides a pair of open contacts, rated at 28 volts per ampere for both ac and dc supplies, which can be closed to activate a remote device. The interconnecting cable to a remote device must conform to the following specification and wiring:



Remove a **20 mm** (0.79 in.) section of the outer sleeve, **100 mm** (3.94 in.) from the ATM end of the cable.

Take care not to cut through the cable shielding.

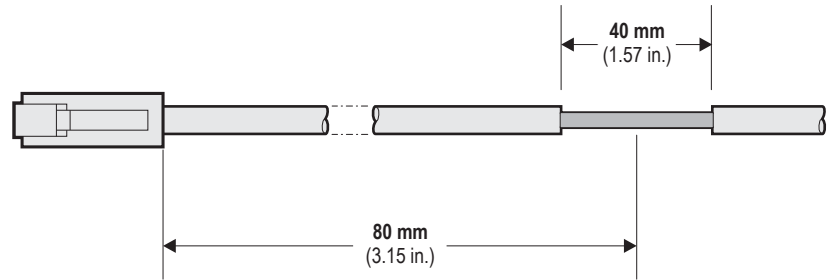


ETHERNET STANDARD CABLE

The ethernet standard cable must be fully shielded, 8 pin, Category 5 compliant and must not exceed **97 m** (318.20 ft) in length.

Remove a **40 mm** (1.57 in.) section of the outer sleeve, **80 mm** (3.15 in.) from the ATM end of the cable.

Take care not to cut through the cable shielding.



POWER CABLE

The ATM is supplied either as a 120V or a 220-240V unit.

120V ATMs are supplied with a power cable fitted with a NEMA type 5-15P power source connector.

220-240V ATMs are supplied with an unterminated power cable. Information about suitable power connectors is supplied with the accessories.

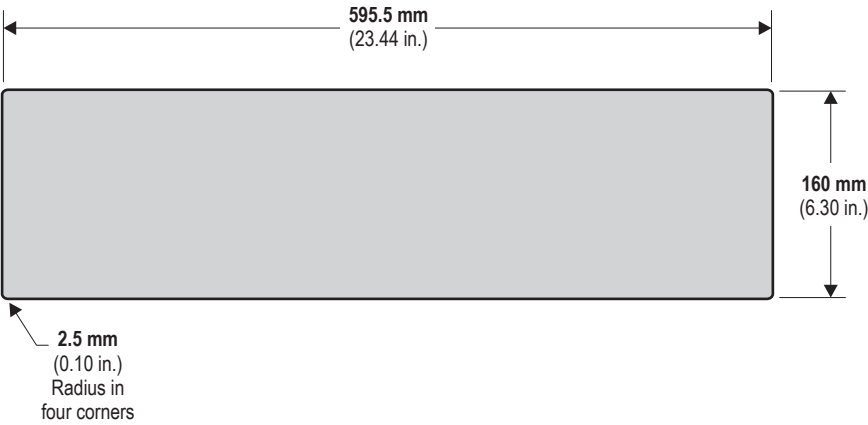
The power cable supplied is **3 m** (9.84 ft) in length. If it is necessary to increase this length to meet site requirements, then the extension must satisfy local or country regulations.

 **WARNING** This equipment must be earthed.

ADVERT WINDOW

The decals should be a maximum of **0.75 mm** (0.0295 in.) thick.

Advert Window



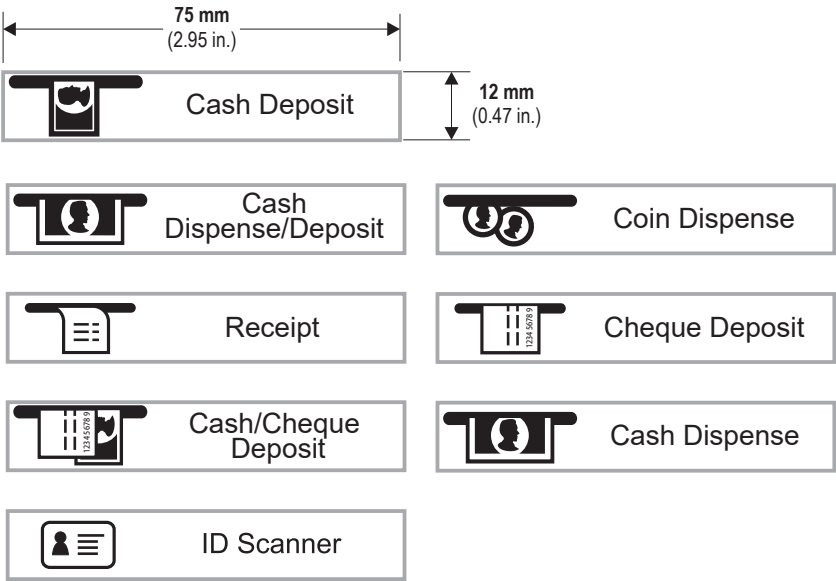
ENTRY/EXIT DECALS

Entry/Exit decals should be a maximum of **0.5 mm** (0.02 in.) thick. NCR recommends they be made from textured polycarbonate with 3M 467 High Performance MP adhesive.

Decals should provide good contrast, at least 70%, between foreground (text/icon) and background.

A sans serif typeface should be used (Tiresias is recommended). The text size should be at least 14 point, and larger where possible. Where tactile decals are required they should be designed in line with specific country requirements.

Suggested icon designs and wording are shown below:

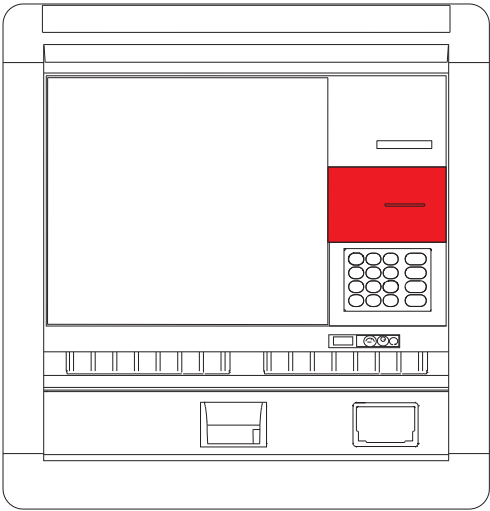


CAUTION

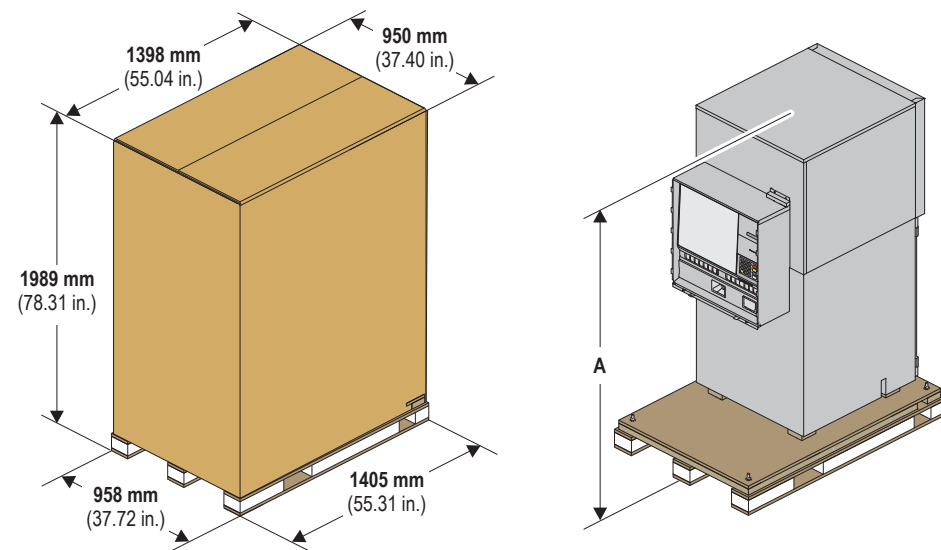
When placing any card reader decal, make sure that the label does not obscure the contactless card reader or card entry slot lights.

CAUTION

Do NOT place any metallic coated or substrate label on the glass area around the CCR or card reader, highlighted below:

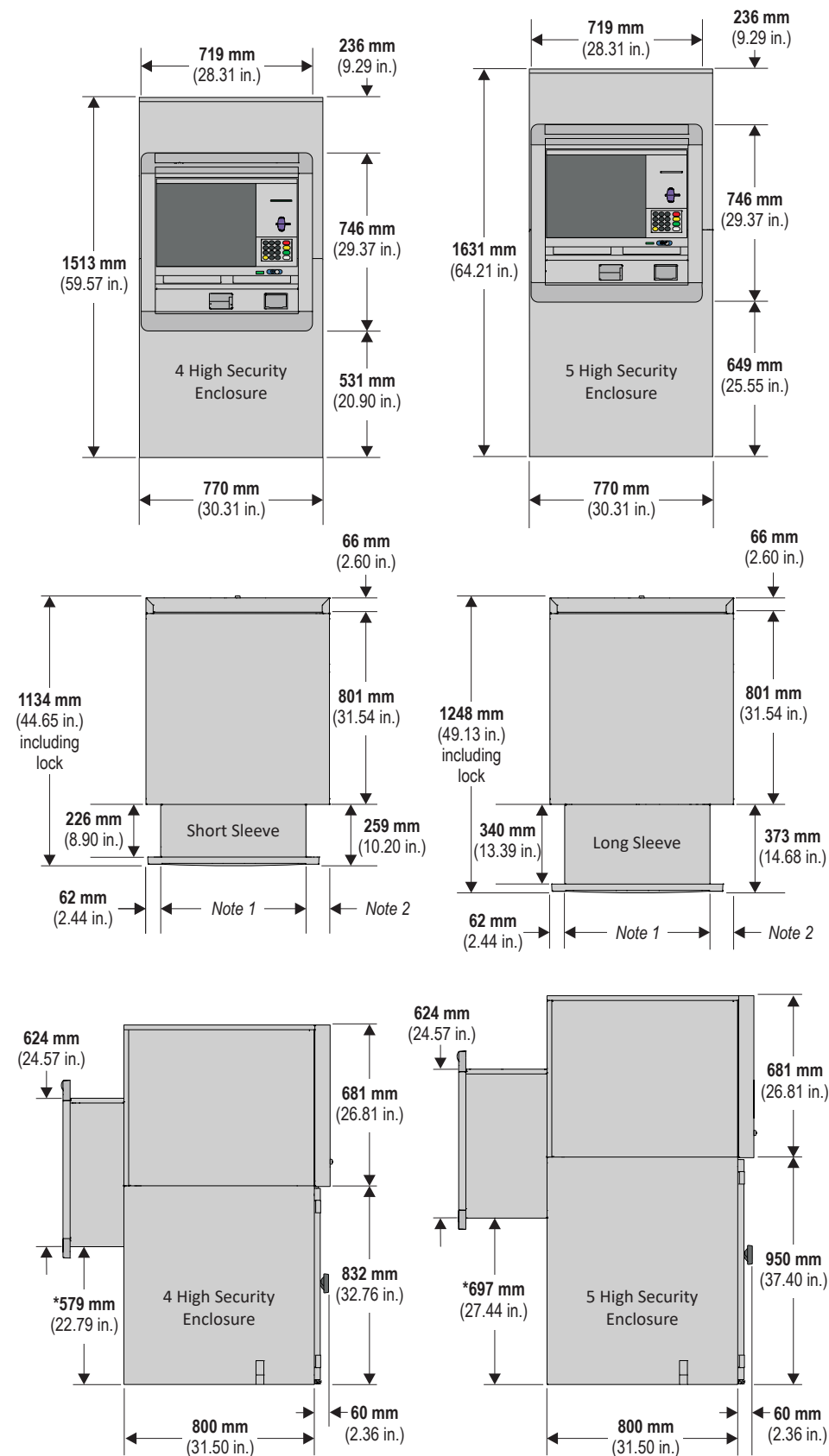


PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options

Note 1: 610 mm (24.02 in.) without cash camera

617.3 mm (24.30 in.) including cash camera

Note 2: 98 mm (3.86 in.) without cash camera option
90.7 mm (3.57 in.) with cash camera option

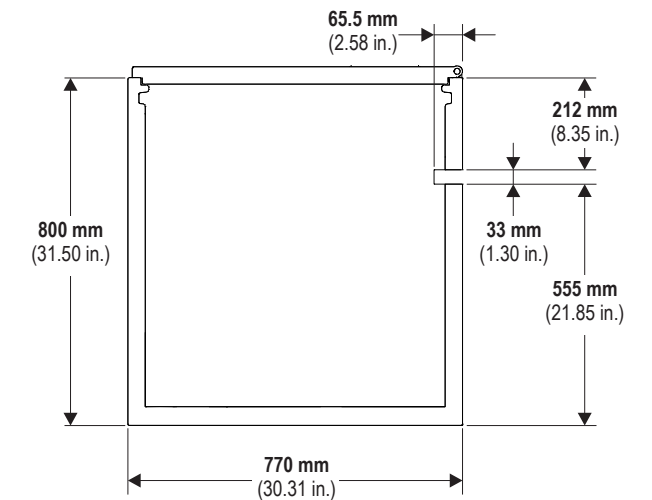
WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

Standard Security Enclosures

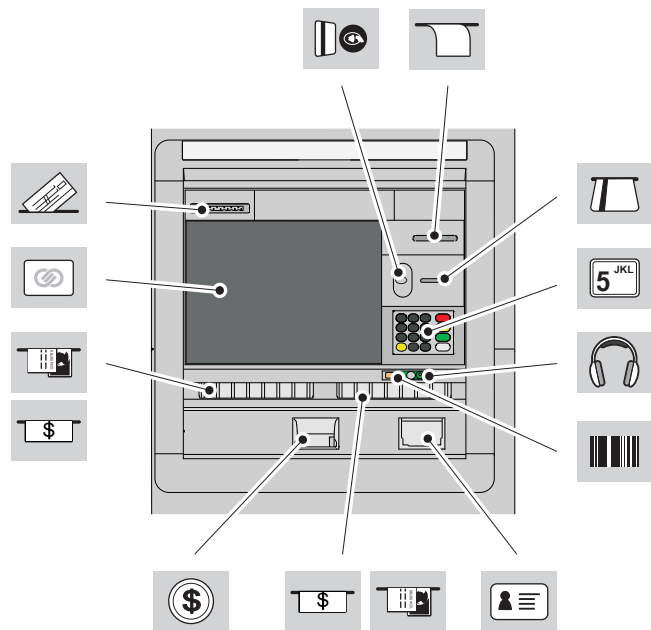
	CEN Grade I 4 High	CEN Grade I 5 High
Maximum weight	855 kg (1884.95 lb.)	900 kg (1984.16 lb.)
Floor loading	1388 kg/m ² (284.3 lb./ft ²)	1461 kg/m ² (299.2 lb./ft ²)

CABLE ENTRY

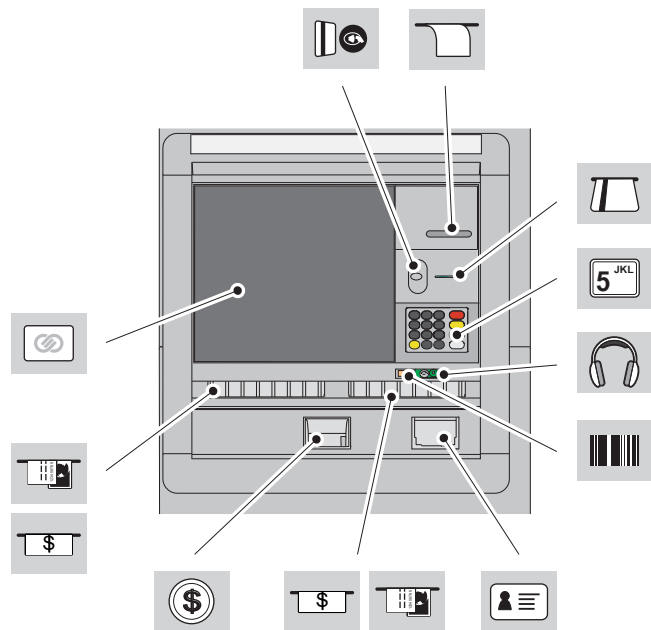


FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
Contactless Card Reader (behind Facia)	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

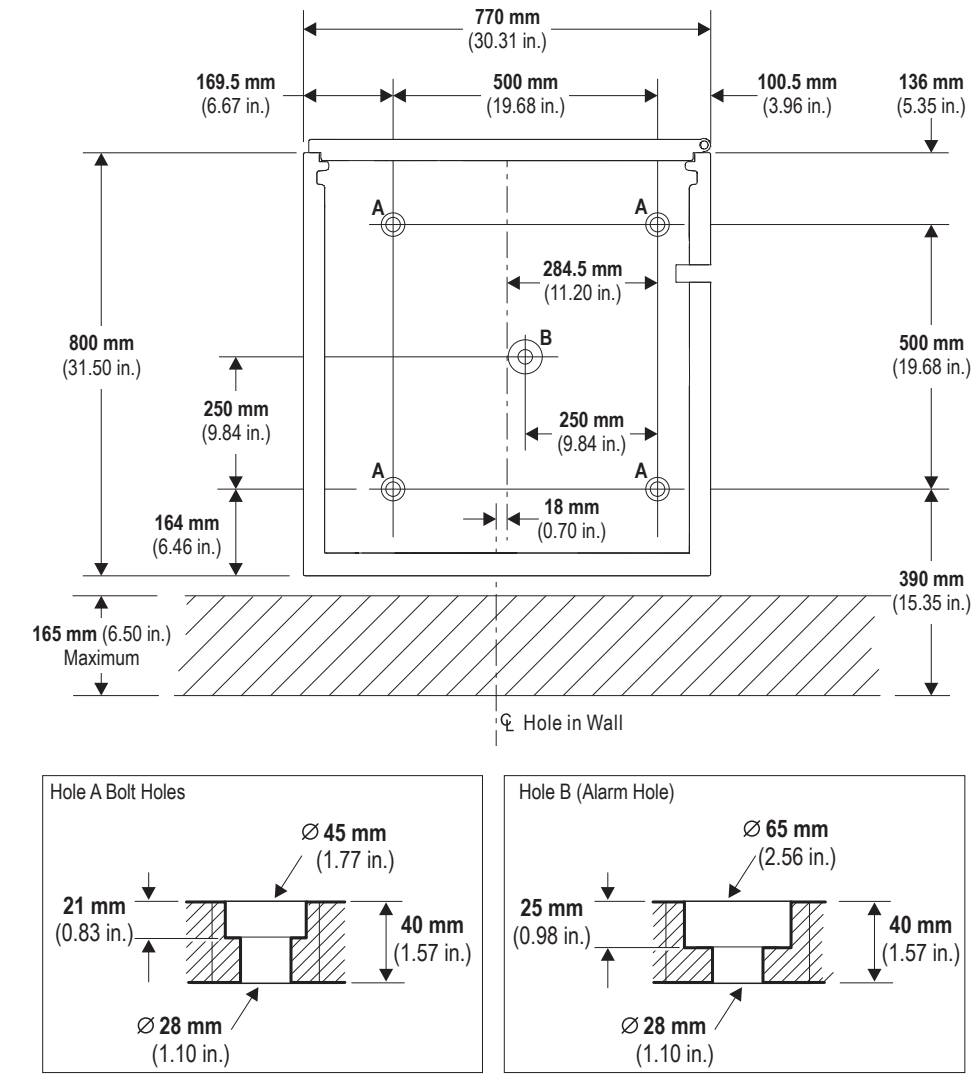
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

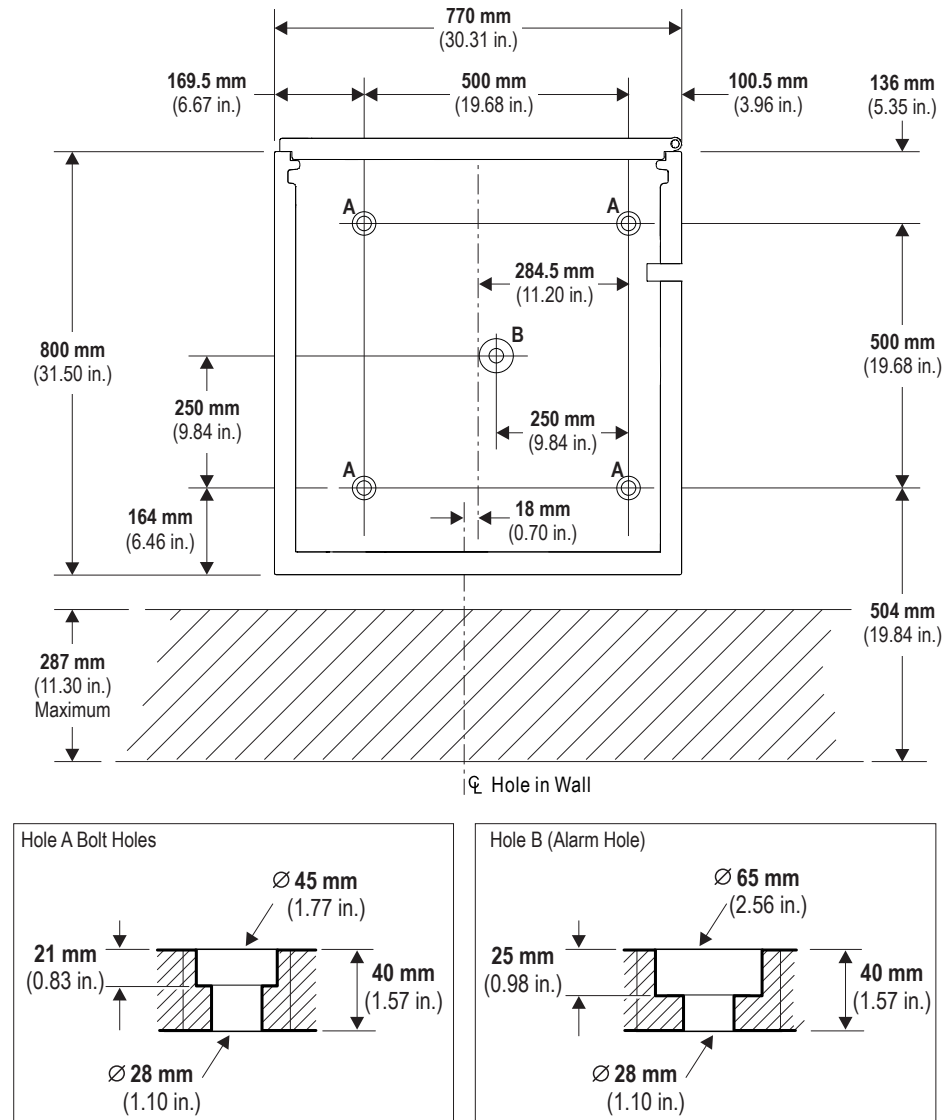
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

Standard Collar - Short Sleeve



Standard Collar - Long Sleeve



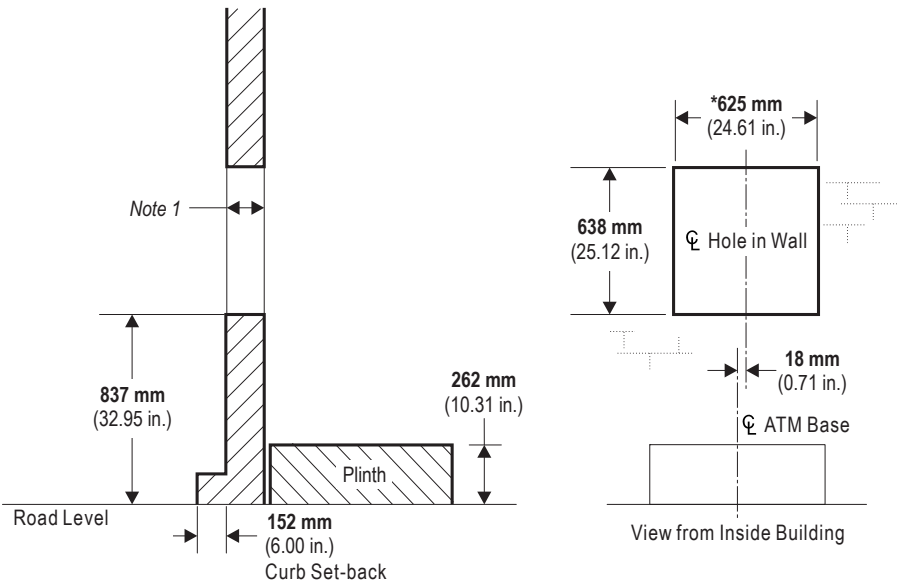
Variant Details - CEN I, Standard Collar

HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the illustrations below.

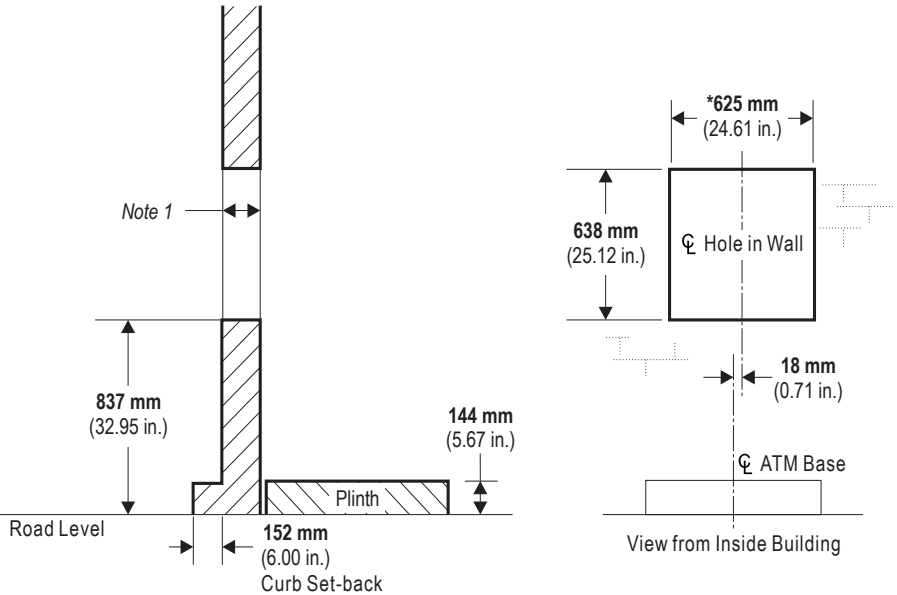
Standard Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

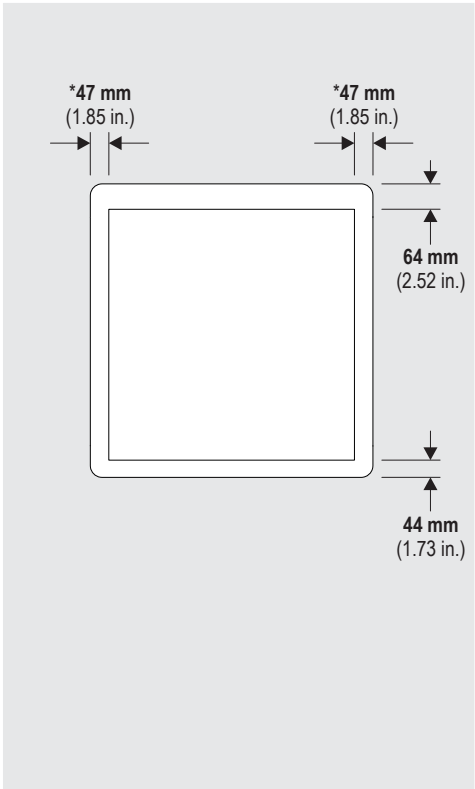
Standard Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Standard Collar

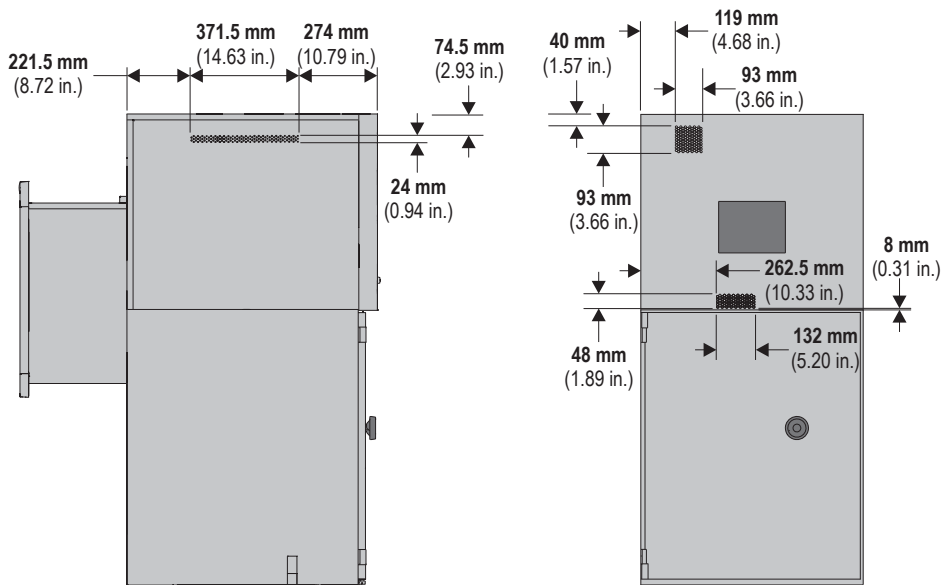


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

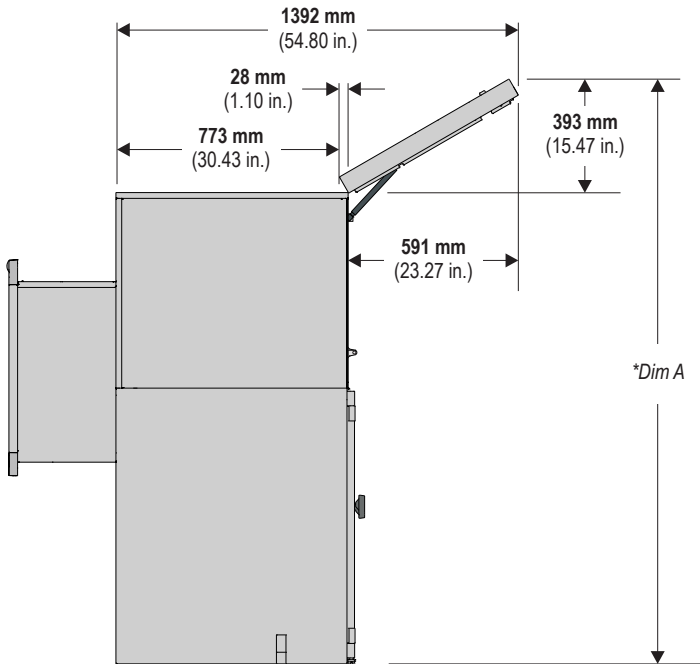
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

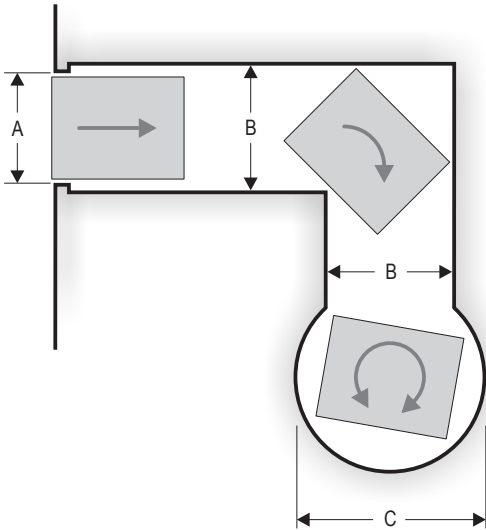


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of **6 mm (0.24 in.)** has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	998 mm (39.29 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1478 mm (58.19 in.)

SERVICING AREAS - OPTIMUM - SINGLE ATM

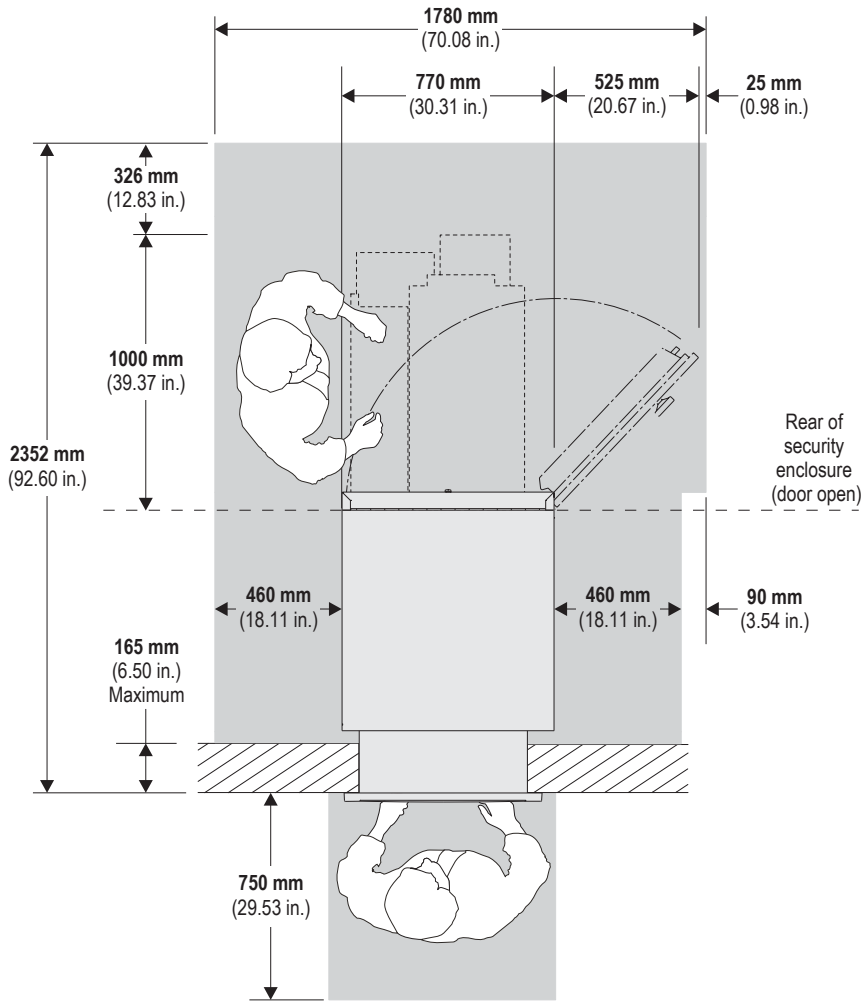
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

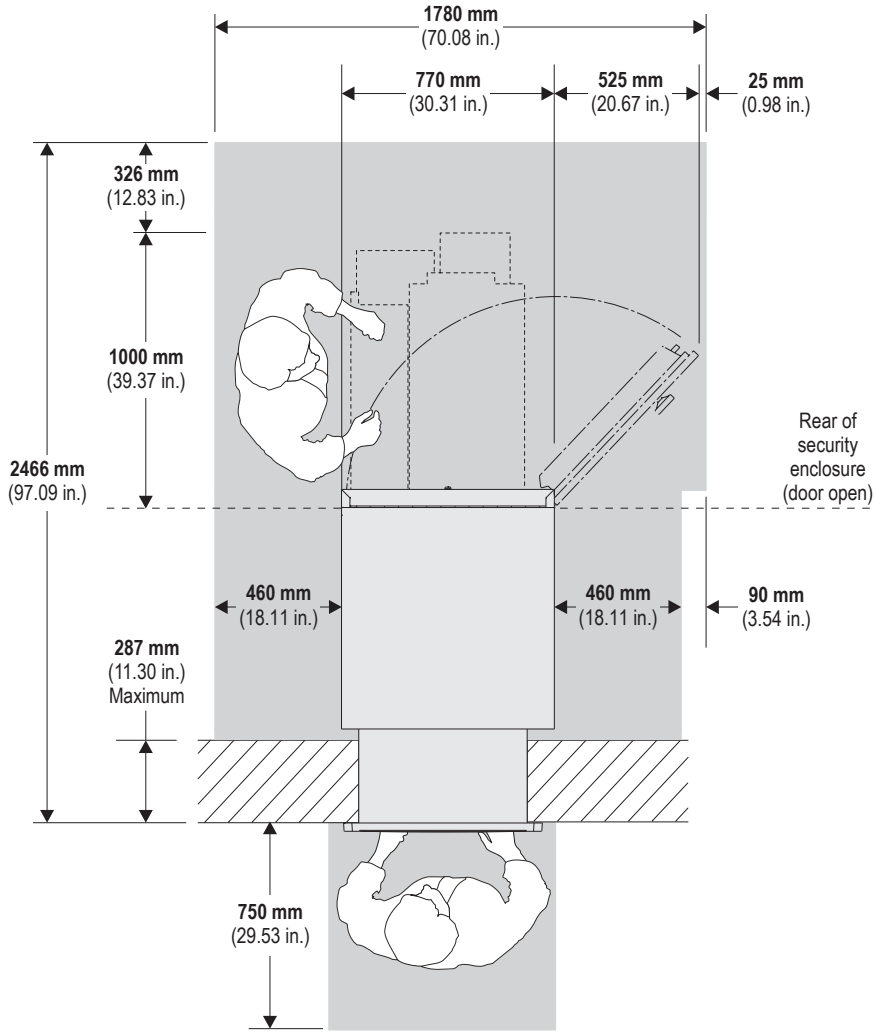
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve



Standard Collar - Long Sleeve



SERVICING AREAS - MINIMUM - SINGLE ATM

This is the **minimum** area required for operating and servicing the ATM.

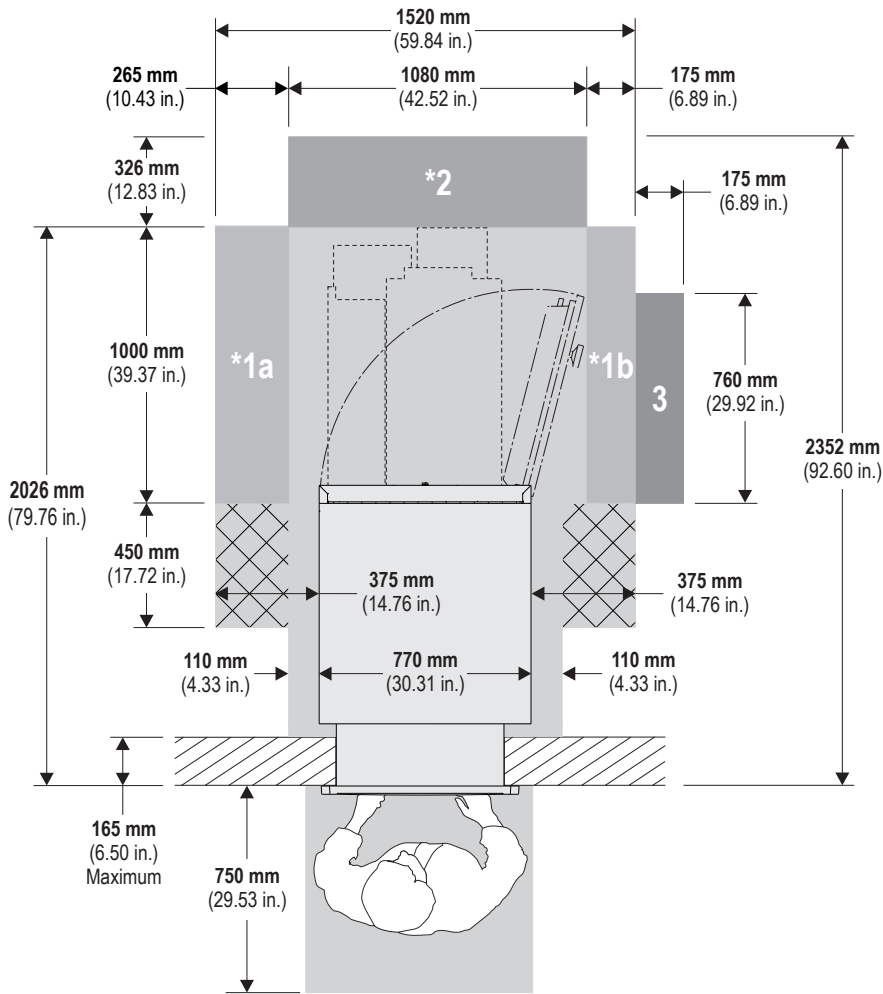
Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve

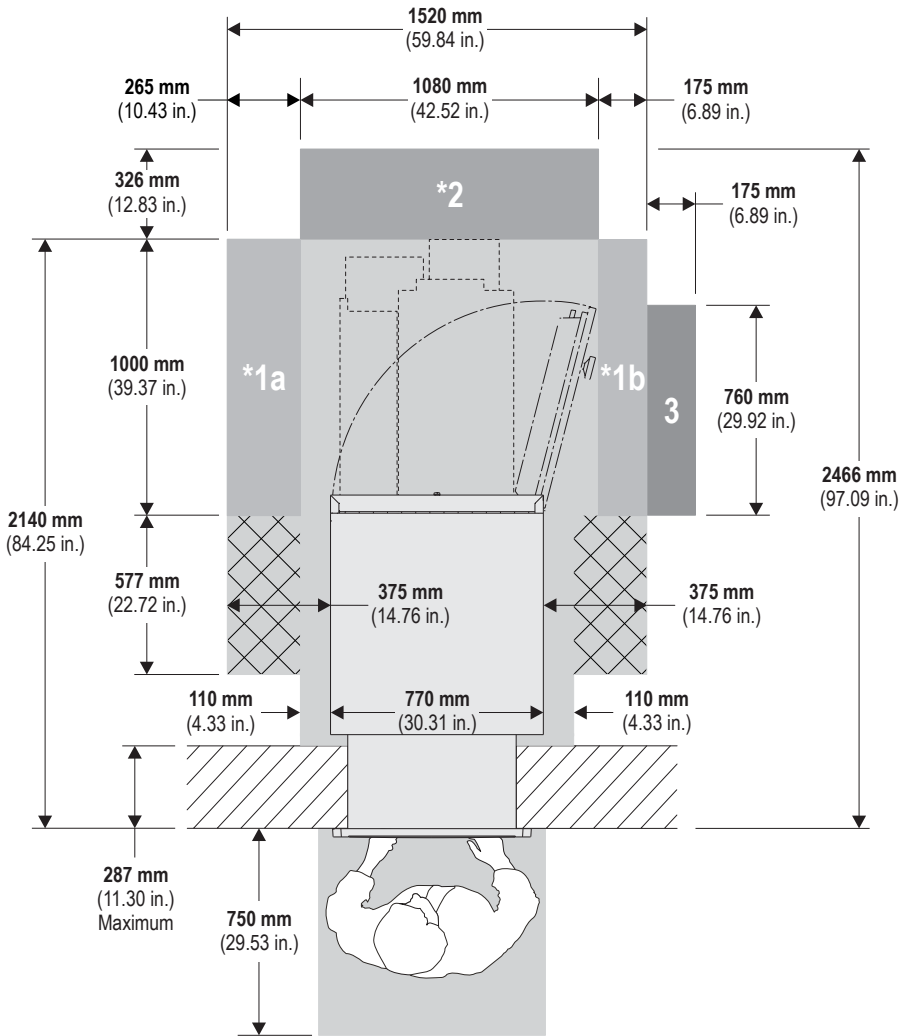
- Minimum clearance area is composed of:
- Basic clearance
 - Mandatory left OR right
- If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**
- If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**
- All other configurations - **1a** and **1b** OR **2**
- 3** If the UPS is located in the safe enclosure



* denotes small (<10% volume) infringements permitted in these areas

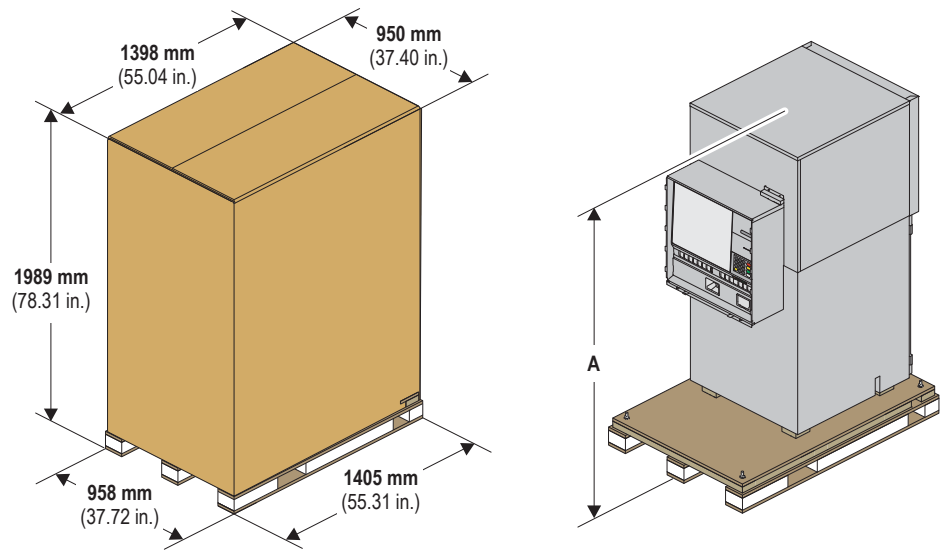
Standard Collar - Long Sleeve

- Minimum clearance area is composed of:
- Basic clearance
 - Mandatory left OR right
- If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**
- If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**
- All other configurations - **1a** and **1b** OR **2**
- 3** If the UPS is located in the safe enclosure



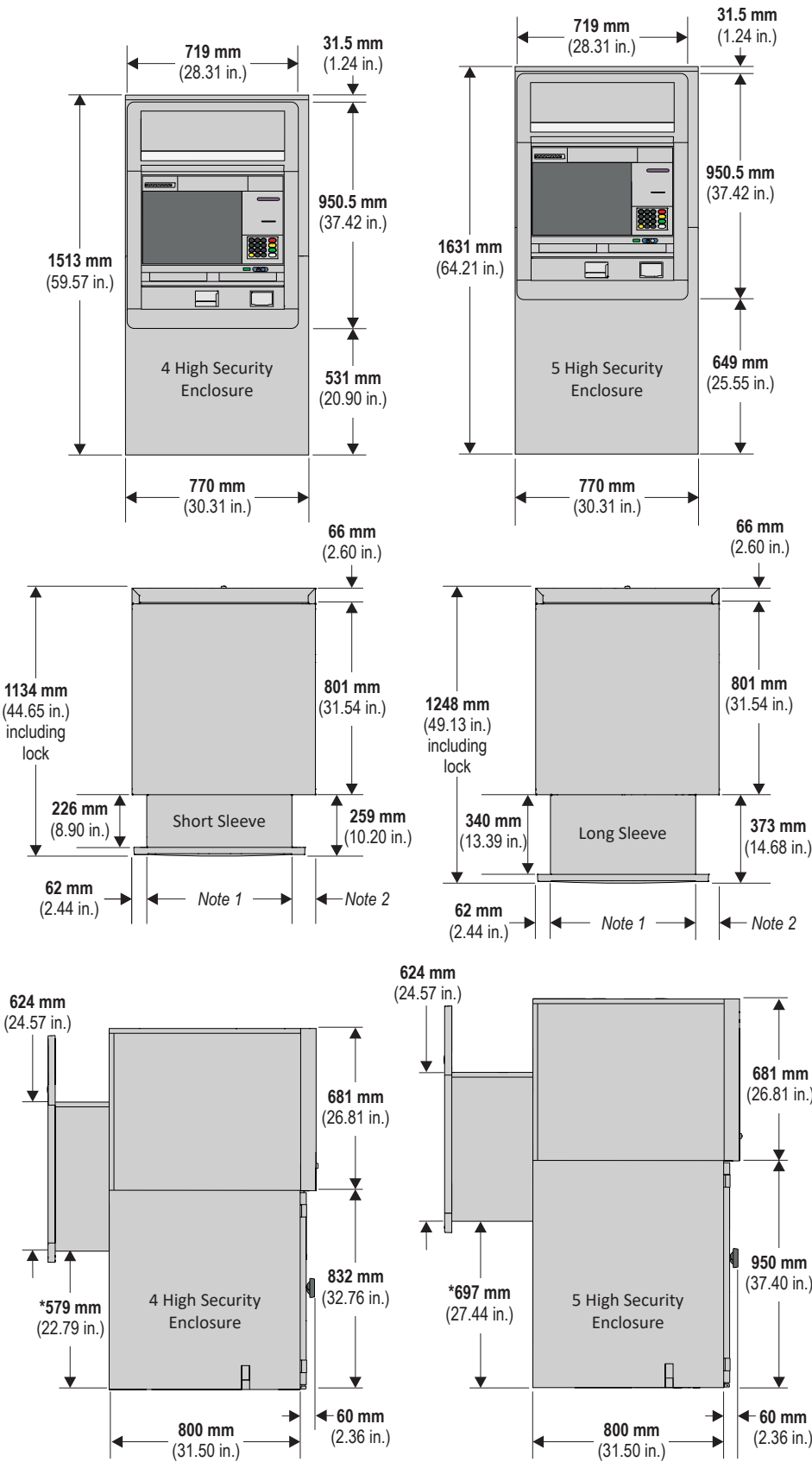
* denotes small (<10% volume) infringements permitted in these areas

PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options
Note 1: 610 mm (24.02 in.) without cash camera
617.3 mm (24.30 in.) including cash camera
Note 2: 98 mm (3.86 in.) without cash camera option
90.7 mm (3.57 in.) with cash camera option

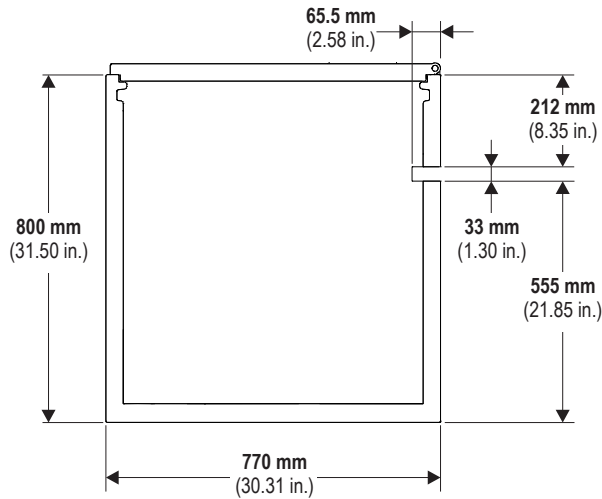
WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

Standard Security Enclosures

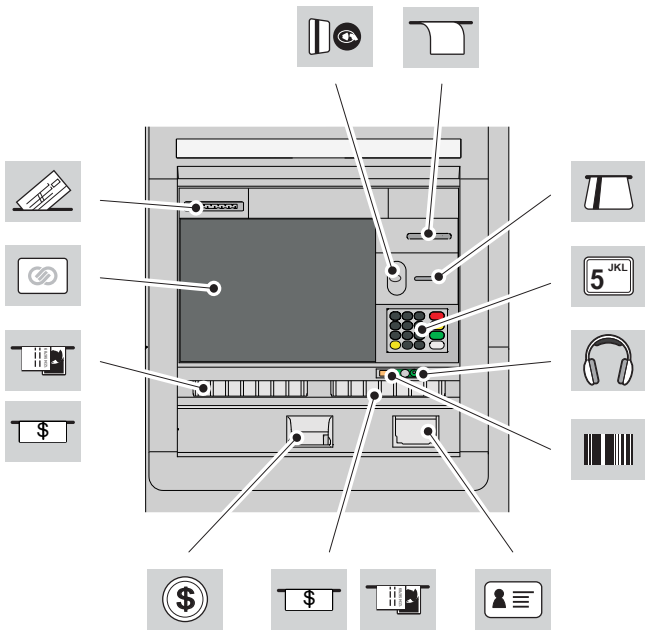
	CEN Grade I 4 High	CEN Grade I 5 High
Maximum weight	855 kg (1884.95 lb.)	900 kg (1984.16 lb.)
Floor loading	1388 kg/m ² (284.3 lb./ft ²)	1461 kg/m ² (299.2 lb./ft ²)

CABLE ENTRY

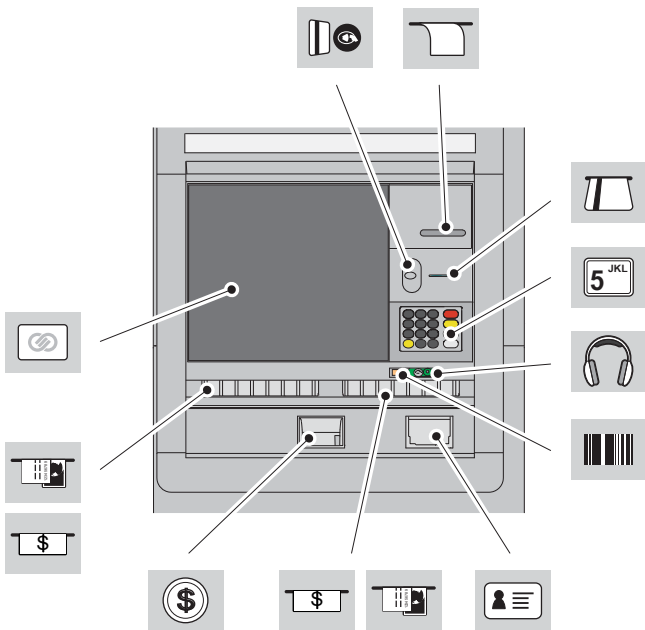


FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
Contactless Card Reader (behind Facia)	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

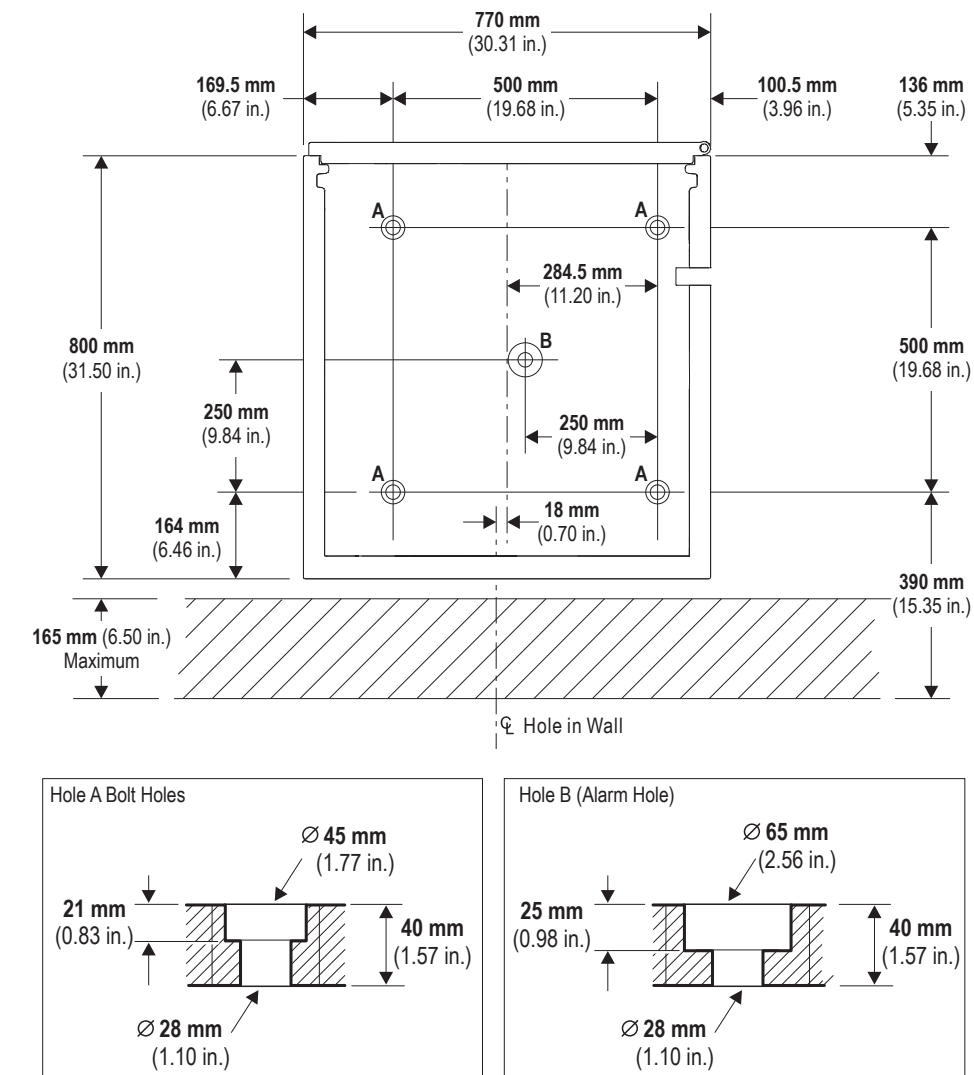
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

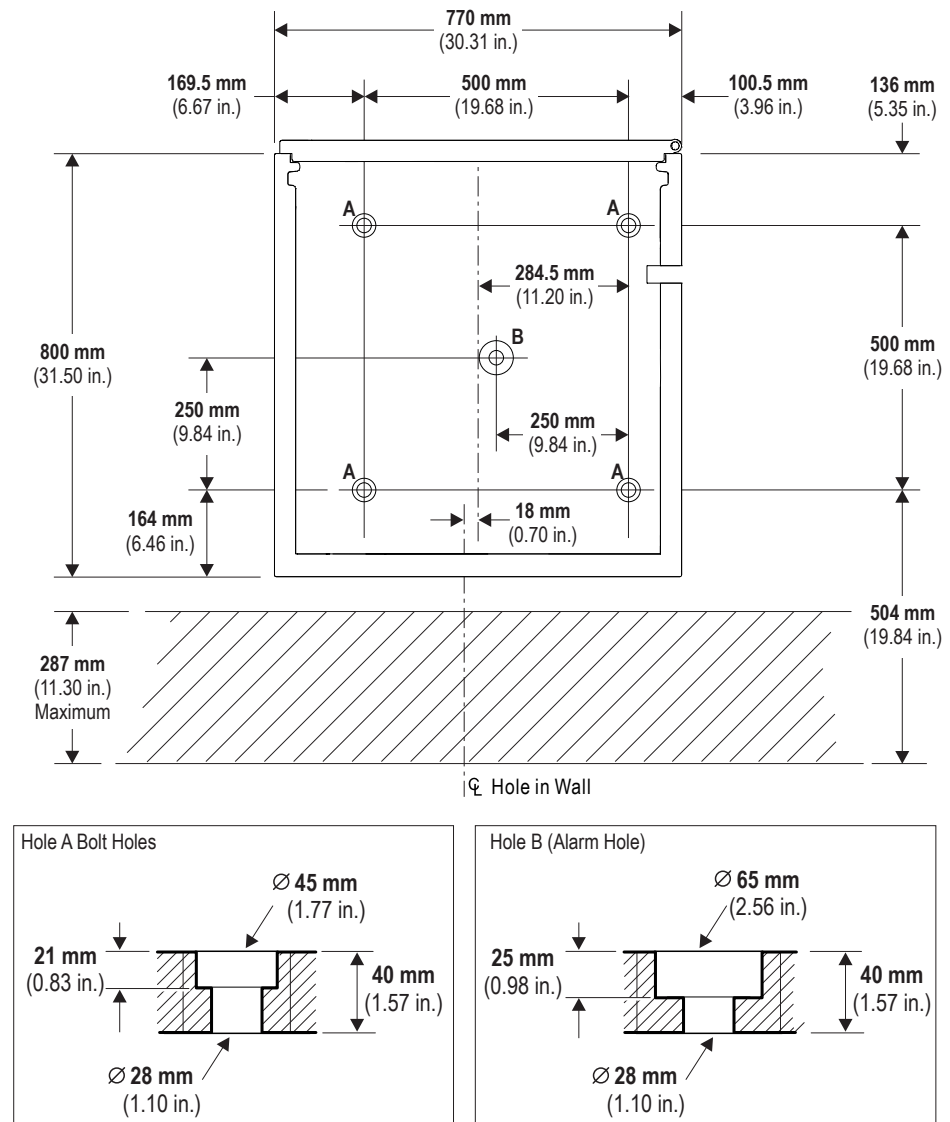
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve

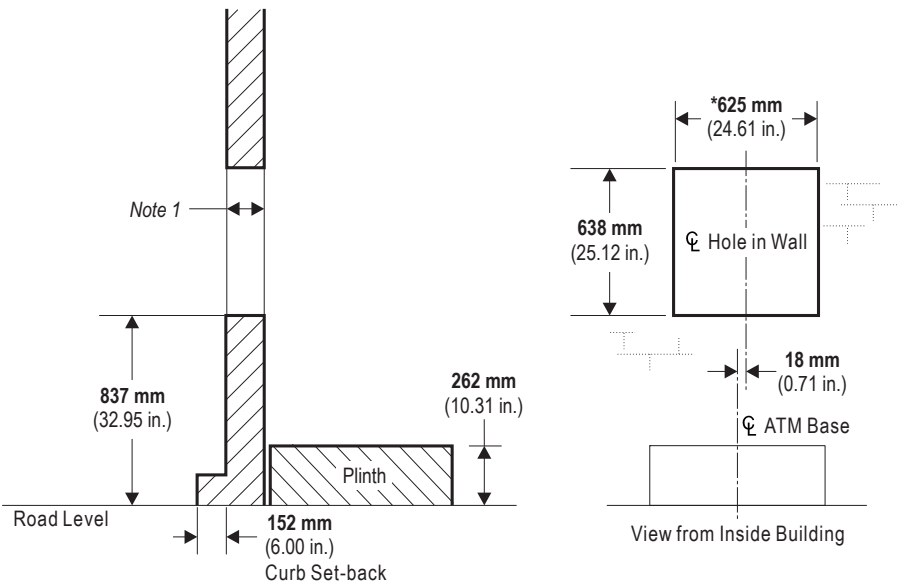


HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the following illustrations.

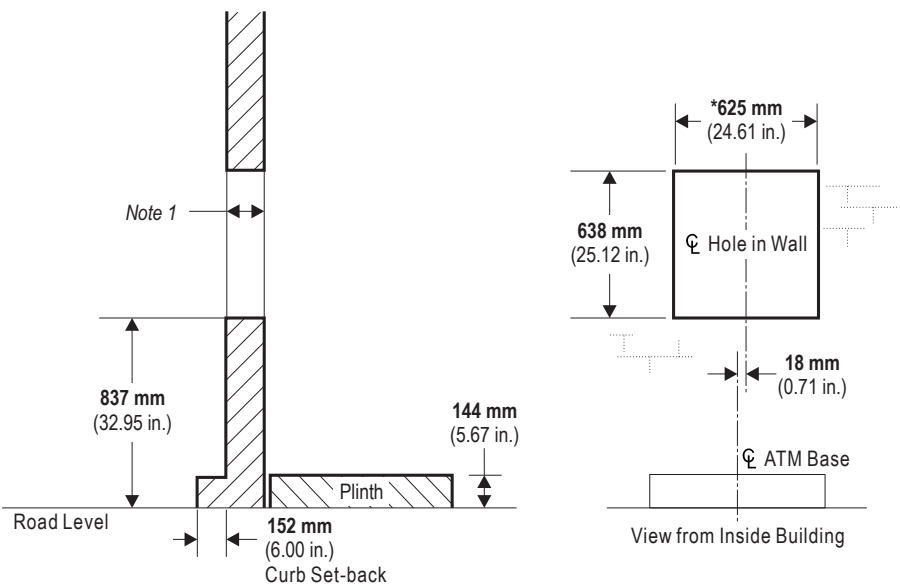
Short Sleeve - Advert Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

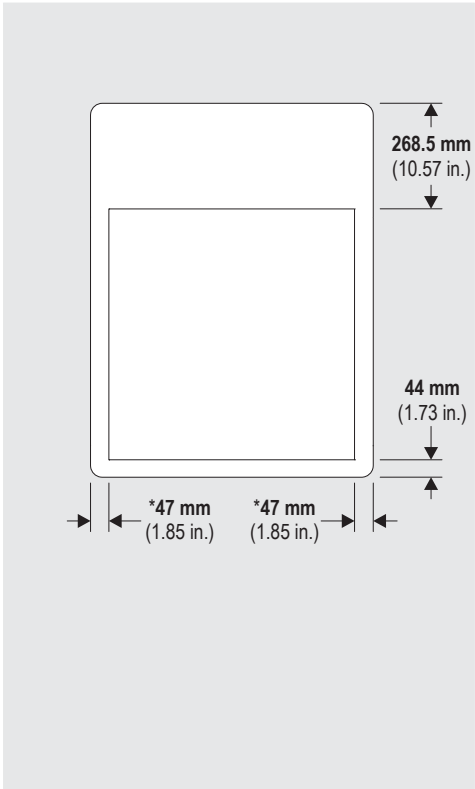
Short Sleeve - Advert Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Advert Collar

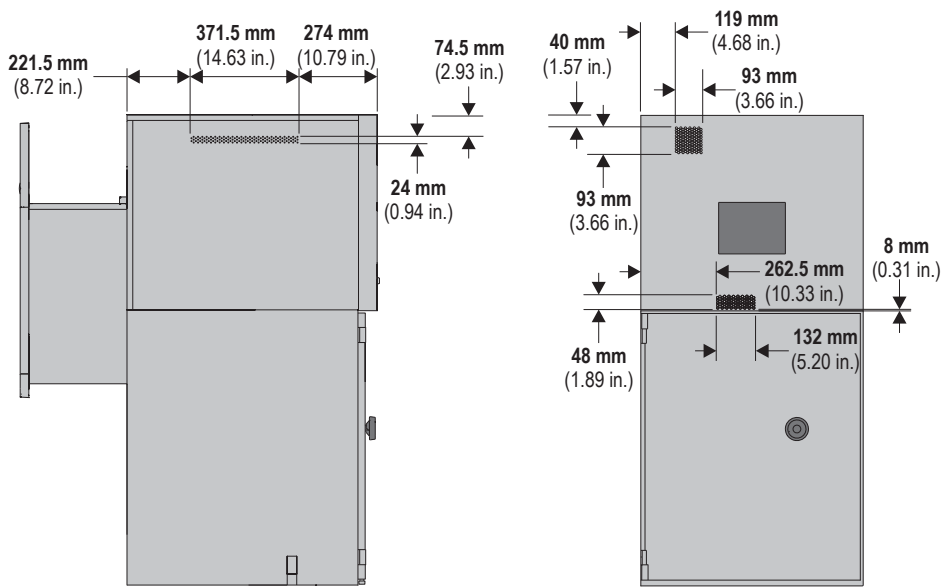


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

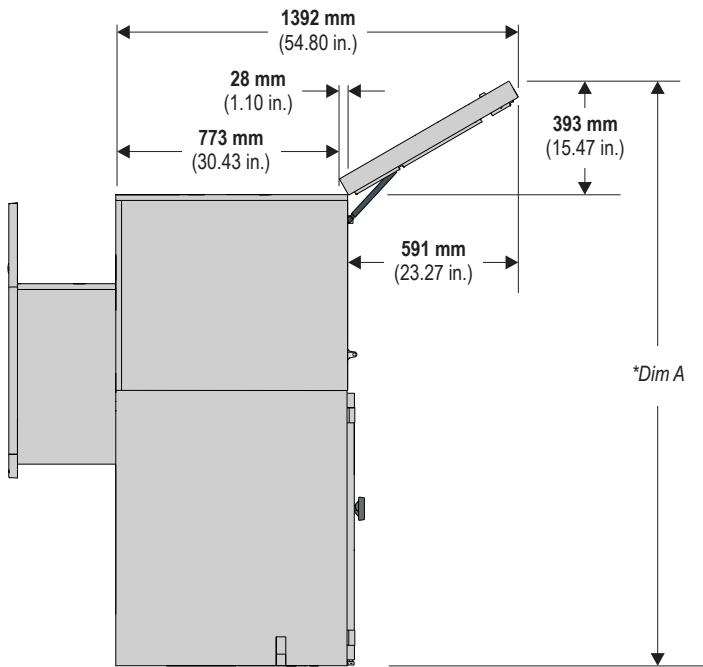
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

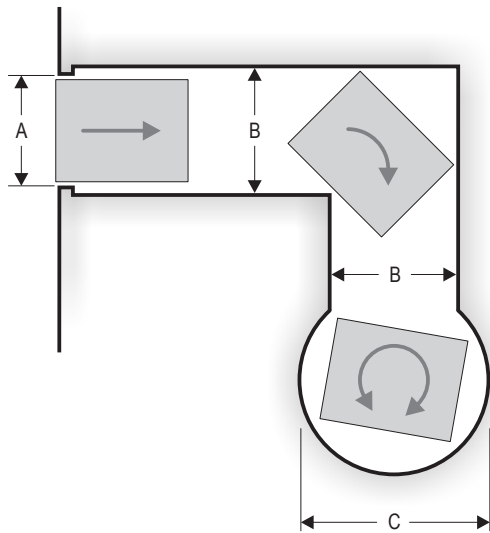


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of **6 mm (0.24 in.)** has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	998 mm (39.29 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1478 mm (58.19 in.)

SERVICING AREAS - OPTIMUM - SINGLE ATM

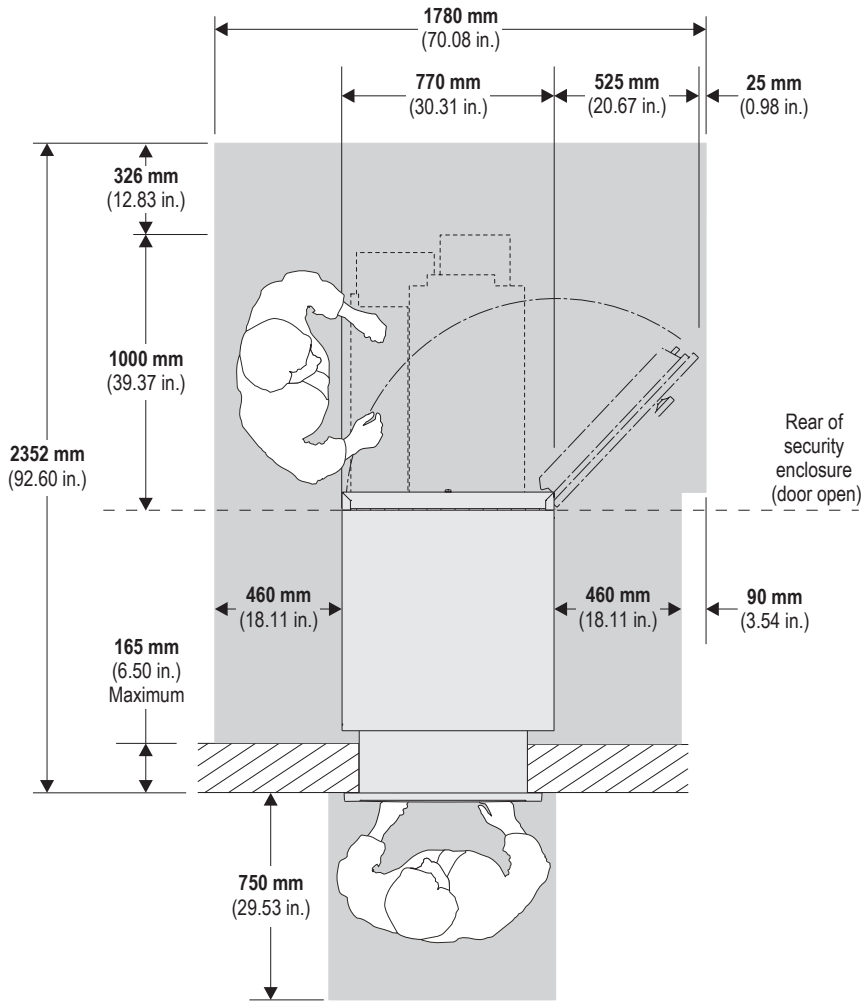
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

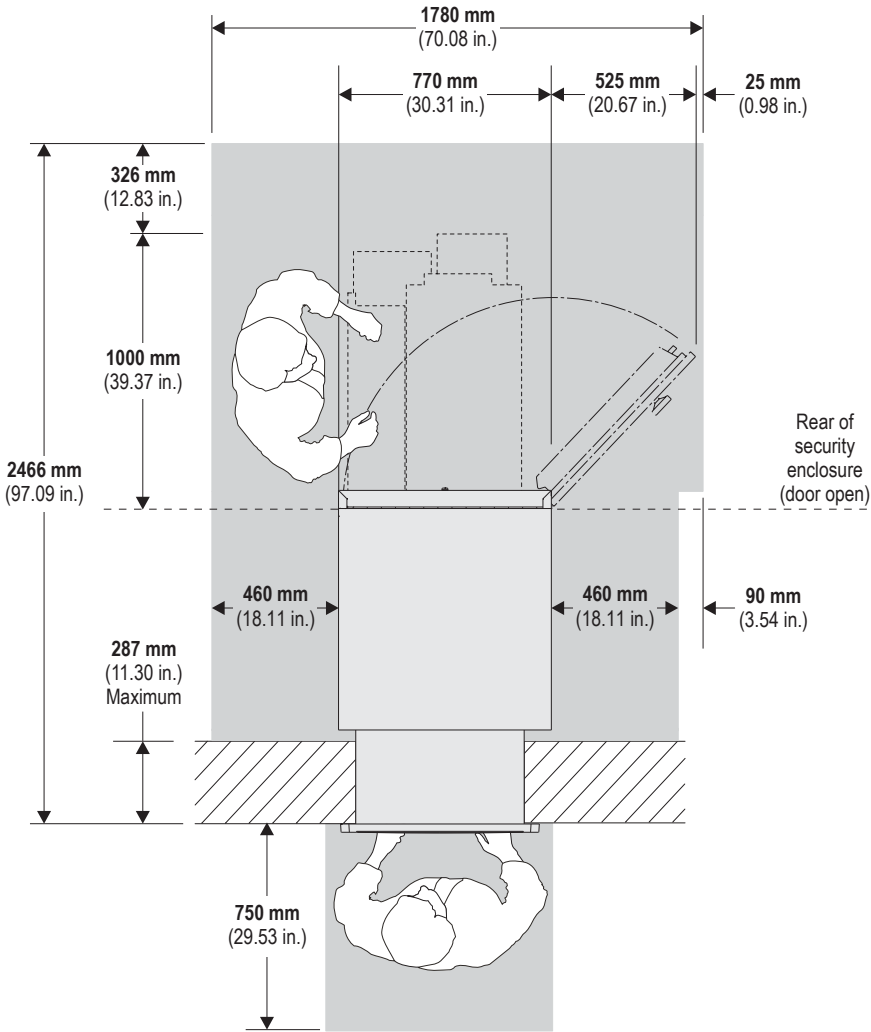
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



SERVICING AREAS - MINIMUM - SINGLE ATM

This is the **minimum** area required for operating and servicing the ATM.

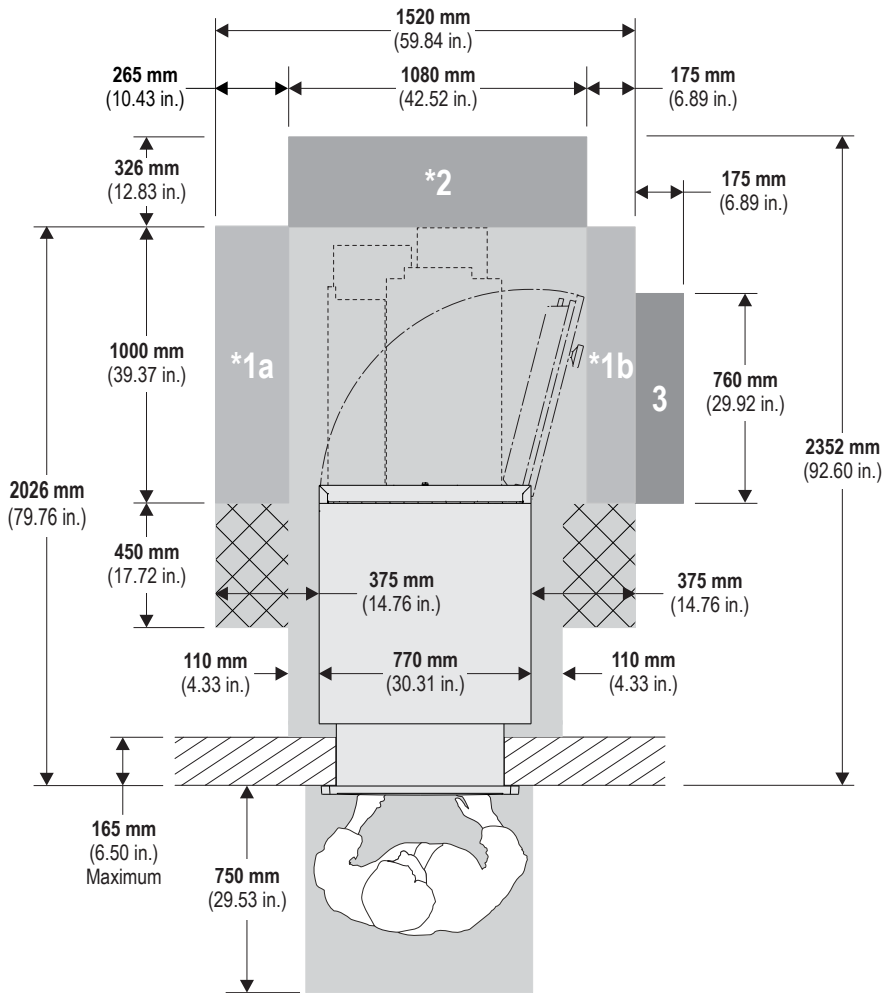
Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve

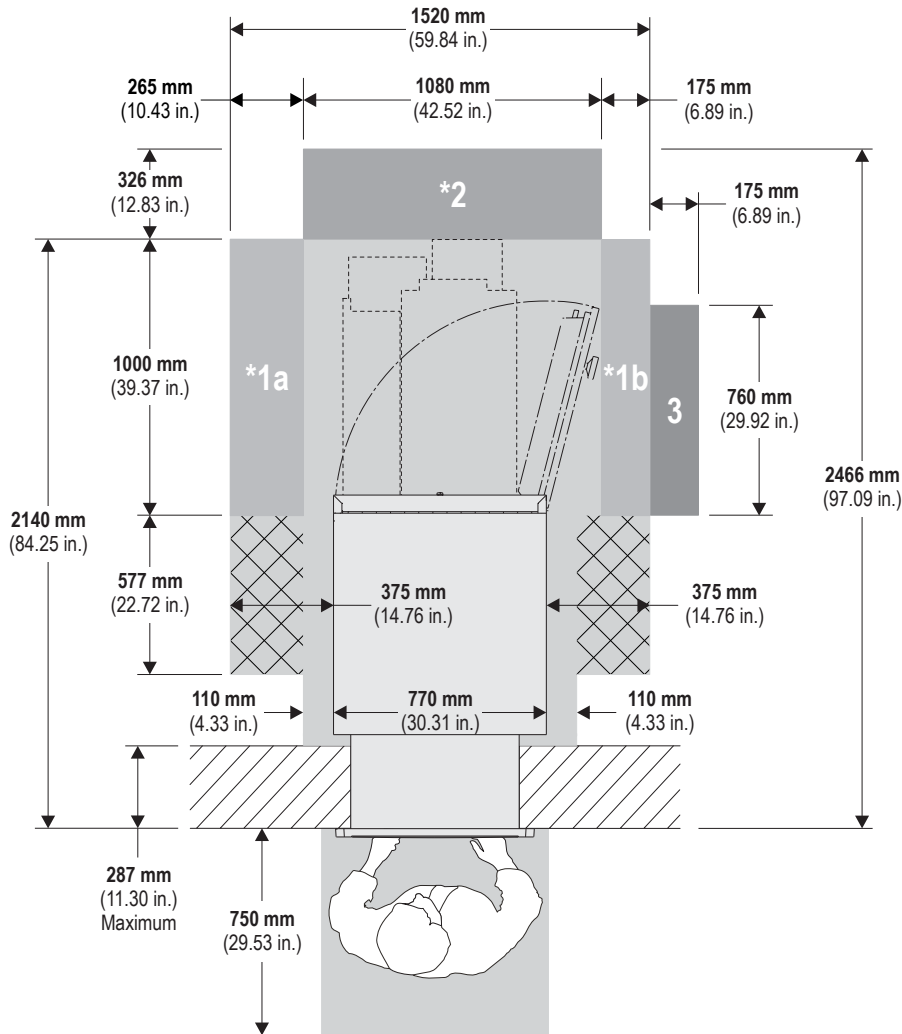
- Minimum clearance area is composed of:
- Basic clearance
 - Mandatory left OR right
- If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**
- If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**
- All other configurations - **1a** and **1b** OR **2**
- 3** If the UPS is located in the safe enclosure



* denotes small (<10% volume) infringements permitted in these areas

Advert Collar - Long Sleeve

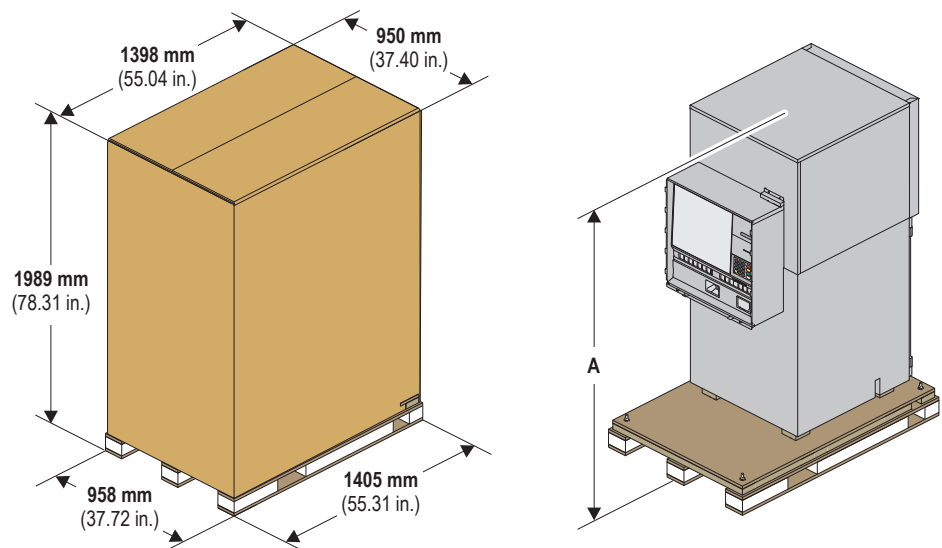
- Minimum clearance area is composed of:
- Basic clearance
 - Mandatory left OR right
- If configured with SDM, SCPM, BNA or GBNA/RU on left hand side - **1a** Mandatory and either **1b** OR **2**
- If configured with SDM, SCPM, BNA or GBNA/RU on right hand side - **1b** Mandatory and either **1a** OR **2**
- All other configurations - **1a** and **1b** OR **2**
- 3** If the UPS is located in the safe enclosure



* denotes small (<10% volume) infringements permitted in these areas

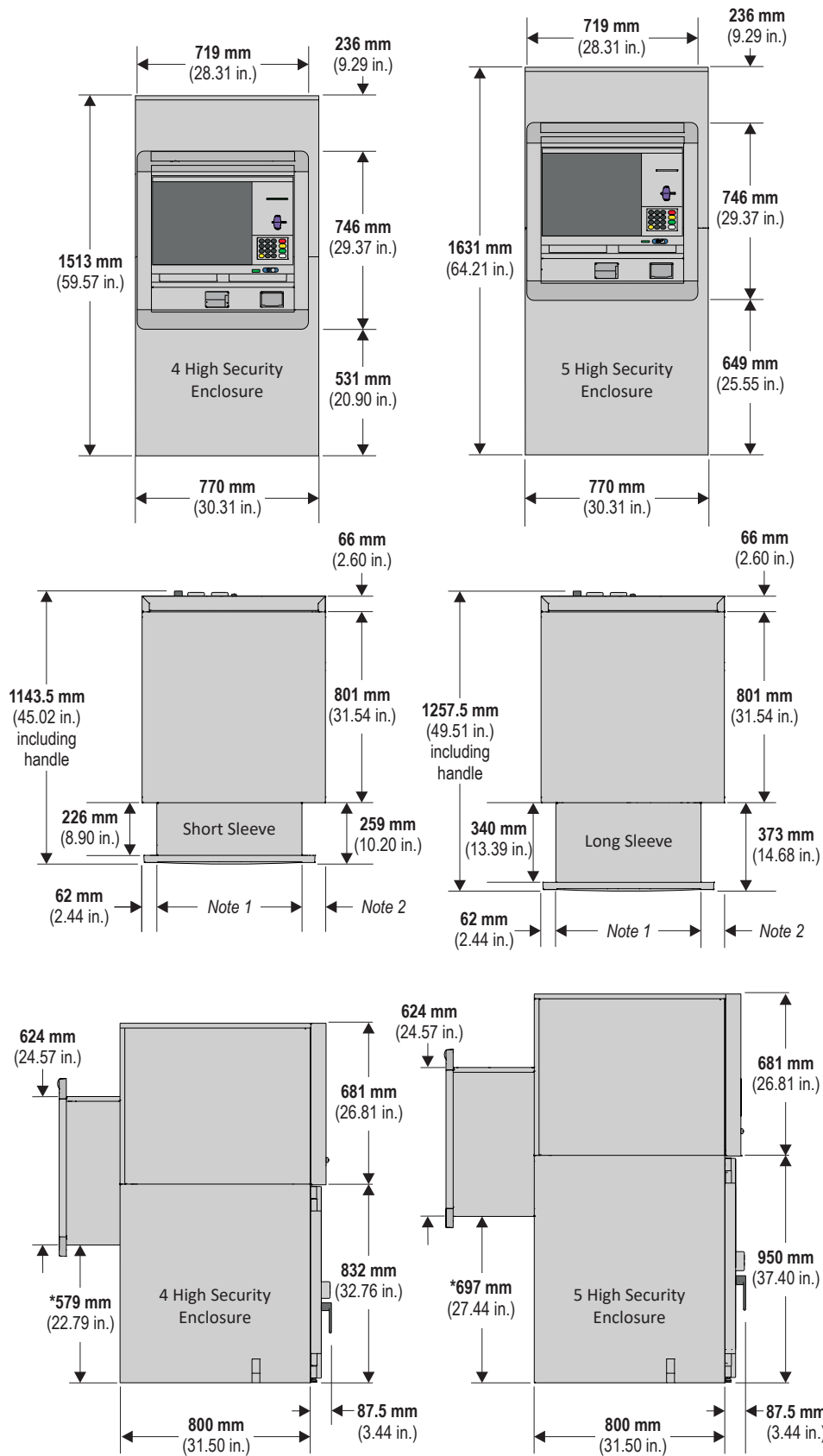
Variant Details - CEN III and IV, Standard Collar

PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options
Note 1: 610 mm (24.02 in.) without cash camera
617.3 mm (24.30 in.) including cash camera
Note 2: 98 mm (3.86 in.) without cash camera option
90.7 mm (3.57 in.) with cash camera option

WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

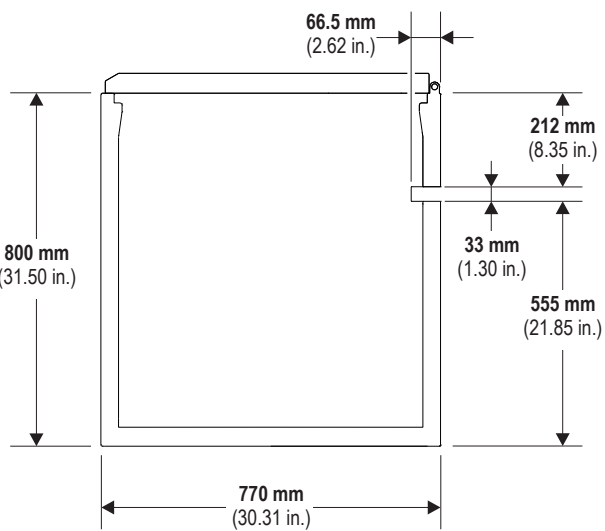
Standard Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1028 kg (2266.35 lb.)	1148 kg (2530.90 lb.)	1088 kg (2398.63 lb.)	1207 kg (2660.98 lb.)
Floor loading	1669 kg/m ² (341.8 lb./ft ²)	1864 kg/m ² (381.7 lb./ft ²)	1766 kg/m ² (361.7 lb./ft ²)	1967 kg/m ² (402.9 lb./ft ²)

EX GAS Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1043 kg (2299.42 lb.)	1163 kg (2563.97 lb.)	1103 kg (2431.70 lb.)	1223 kg (2696.25 lb.)
Floor loading	1693 kg/m ² (346.8 lb./ft ²)	1888 kg/m ² (386.7 lb./ft ²)	1791 kg/m ² (366.7 lb./ft ²)	1985 kg/m ² (406.6 lb./ft ²)

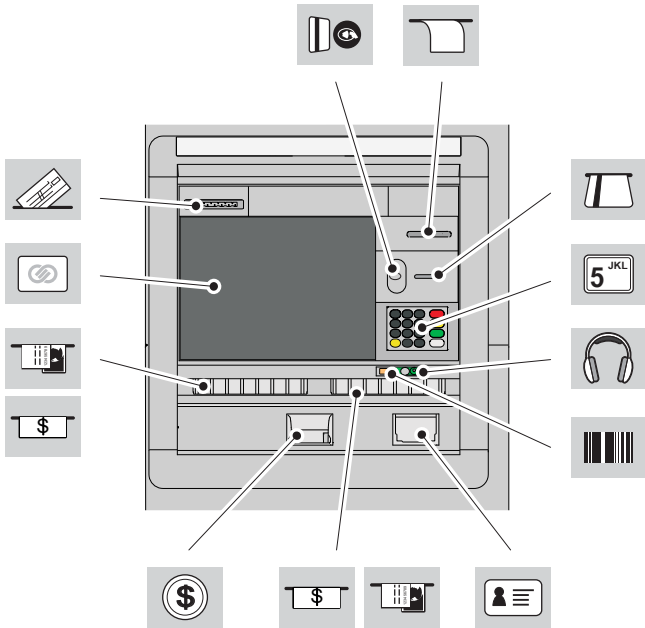
CABLE ENTRY



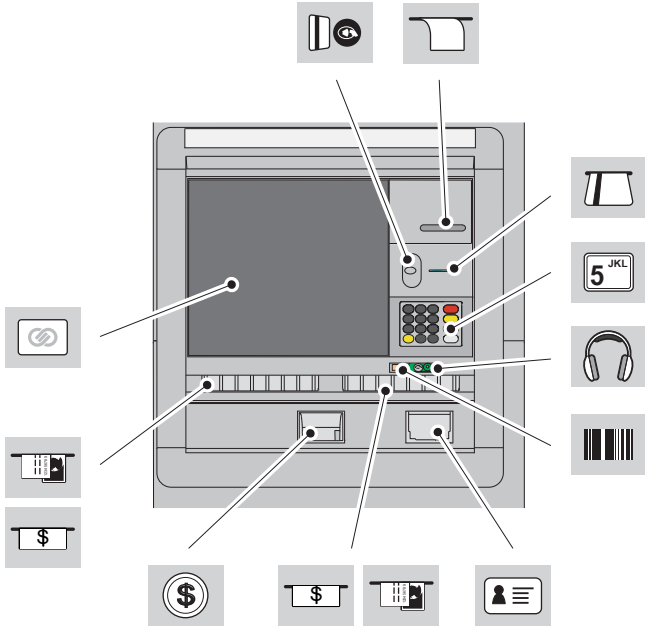
Variant Details - CEN III and IV, Standard Collar

FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
Contactless Card Reader (behind Facia)	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

Variant Details - CEN III and IV, Standard Collar

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

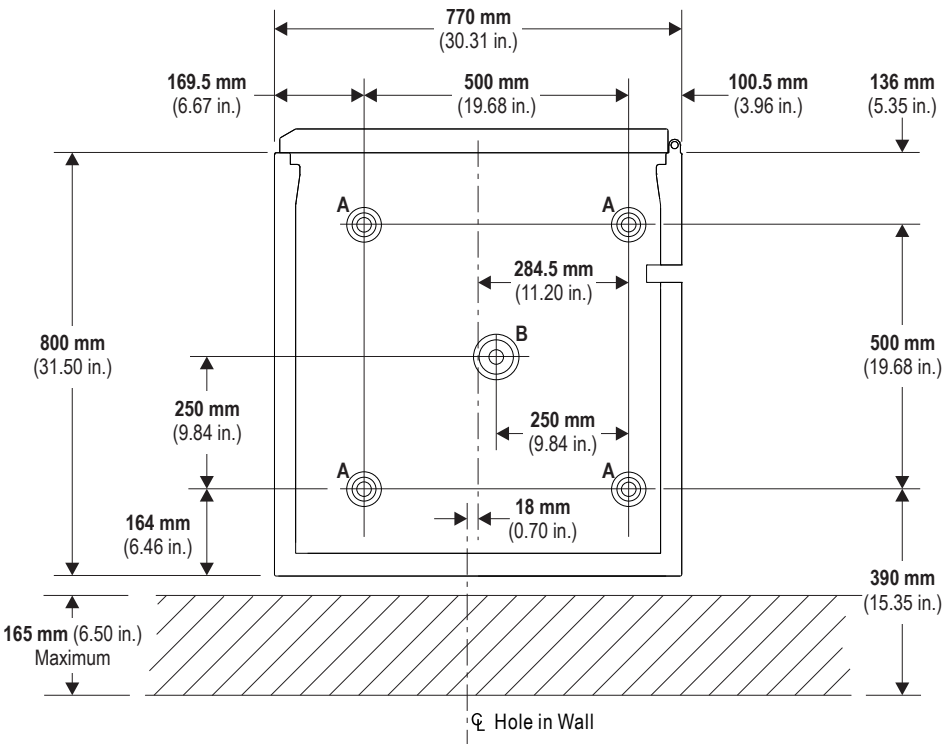
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

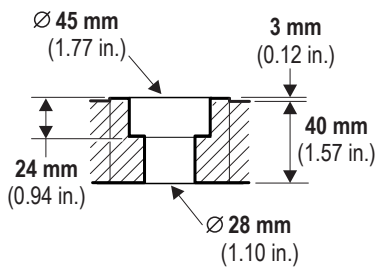
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

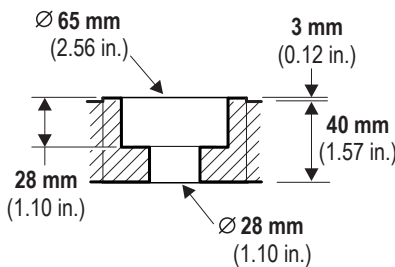
Standard Collar - Short Sleeve



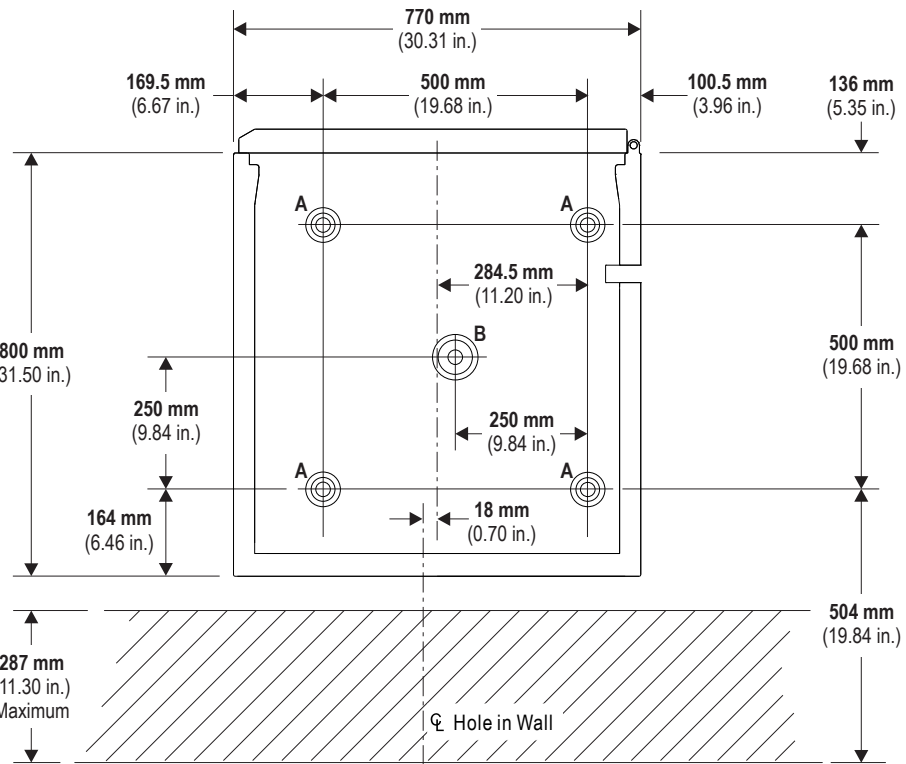
Hole A Bolt Holes



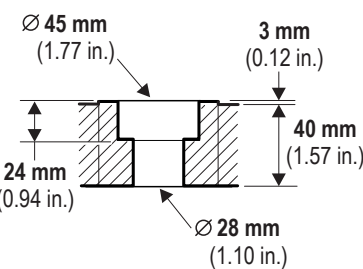
Hole B (Alarm Hole)



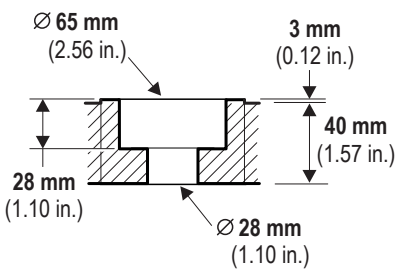
Standard Collar - Long Sleeve



Hole A Bolt Holes



Hole B (Alarm Hole)

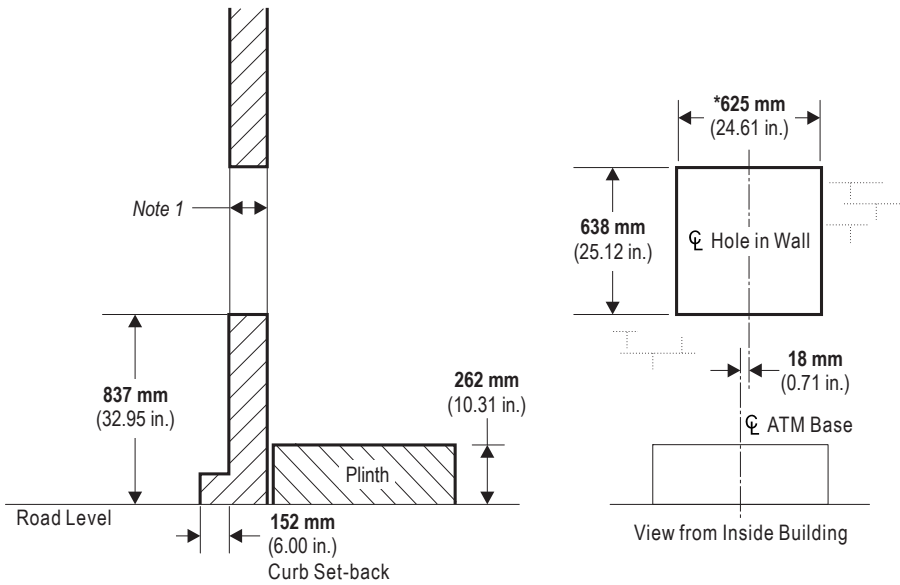


HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the following illustrations.

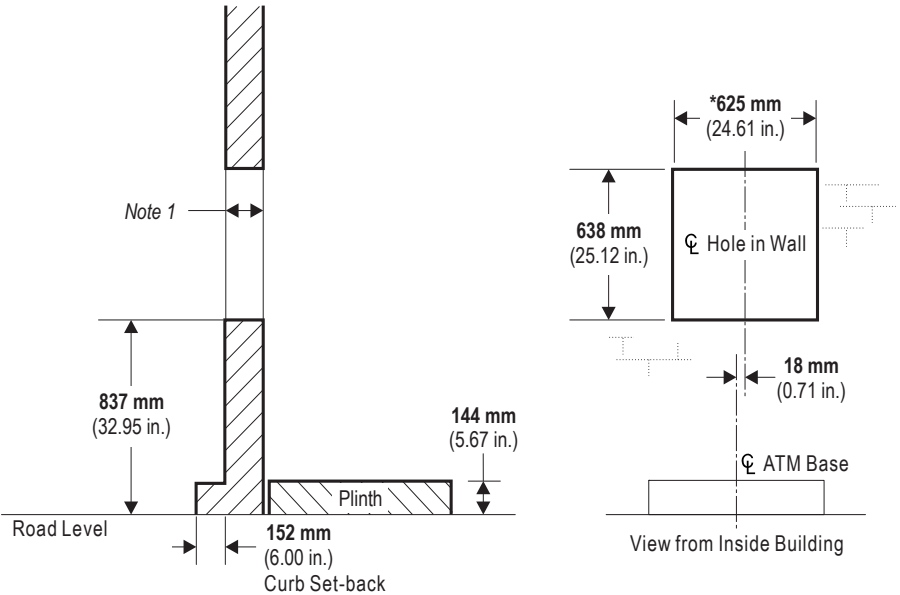
Standard Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

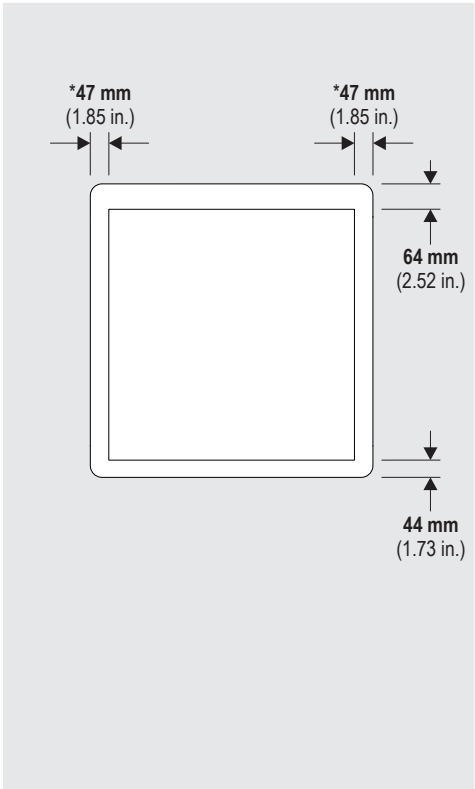
Standard Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Standard Collar

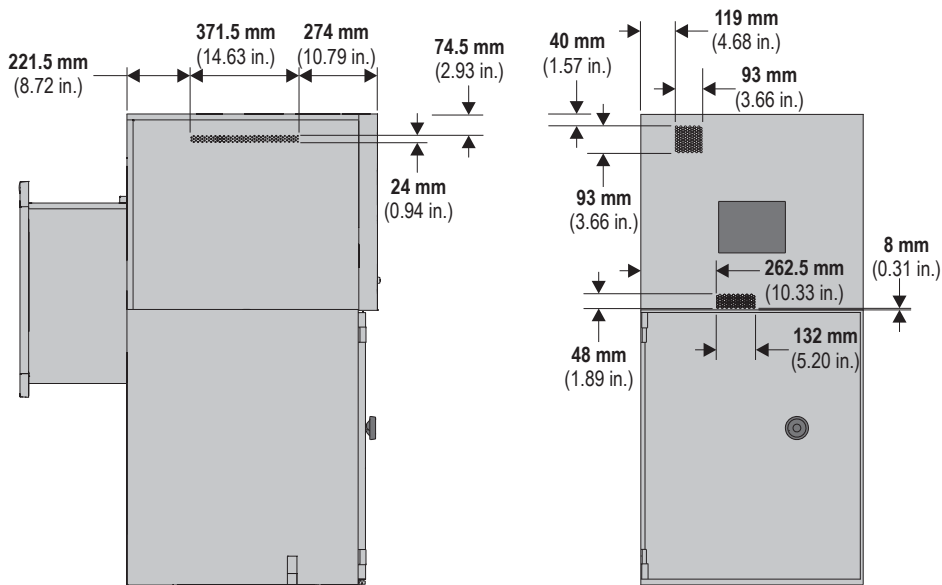


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

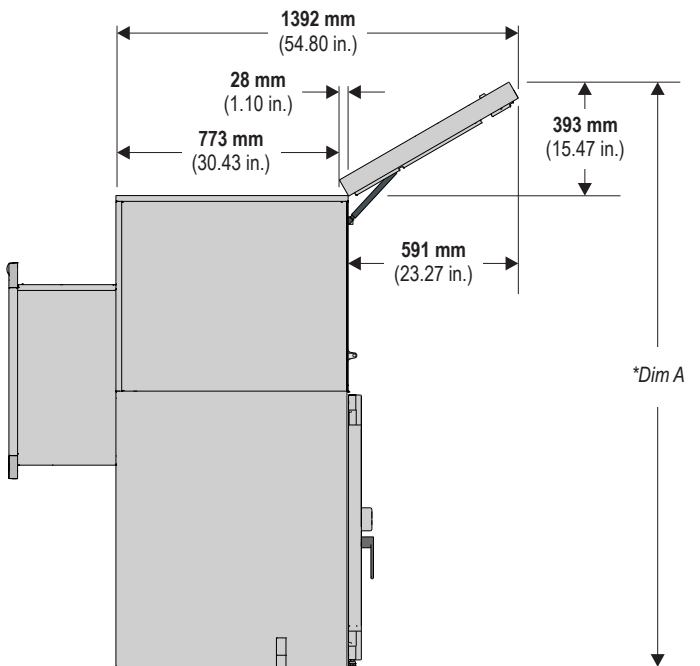
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

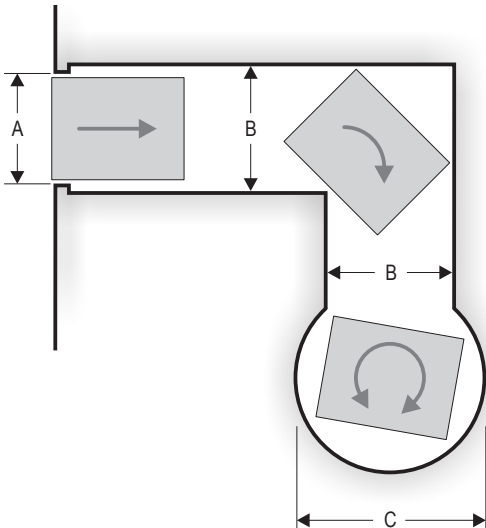


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of 6 mm (0.24 in.) has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	1006 mm (39.61 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1487 mm (58.54 in.)

Variant Details - CEN III and IV, Standard Collar

SERVICING AREAS - OPTIMUM - SINGLE ATM

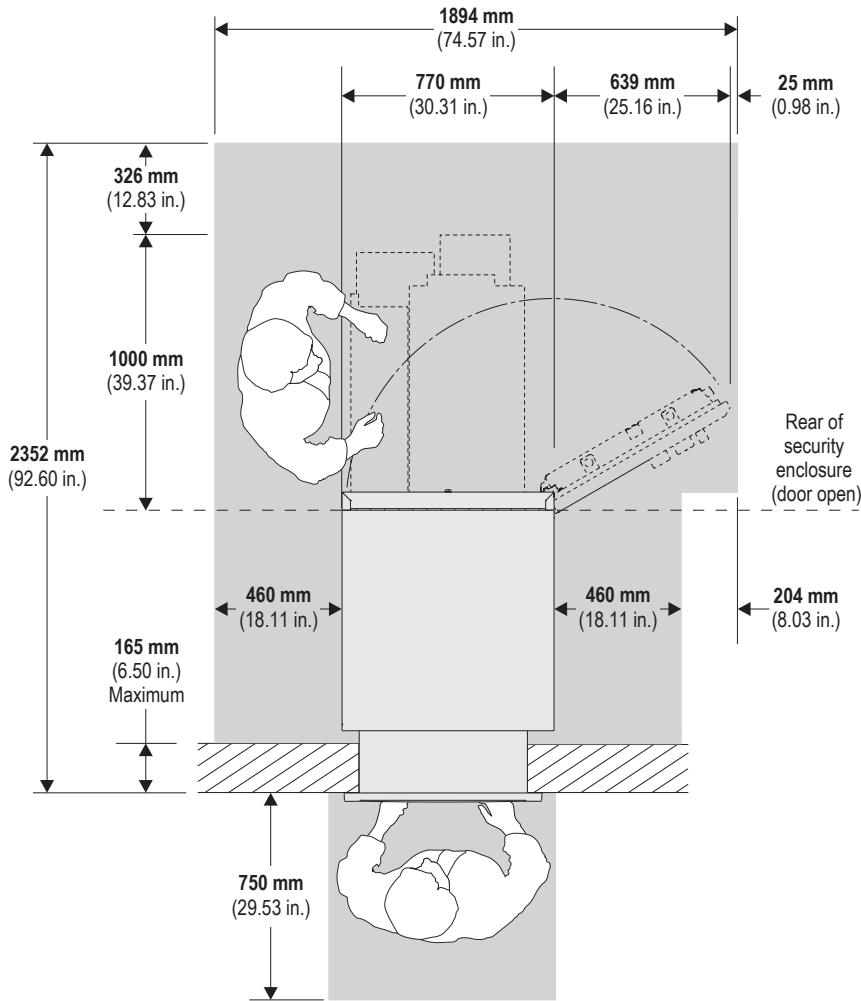
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

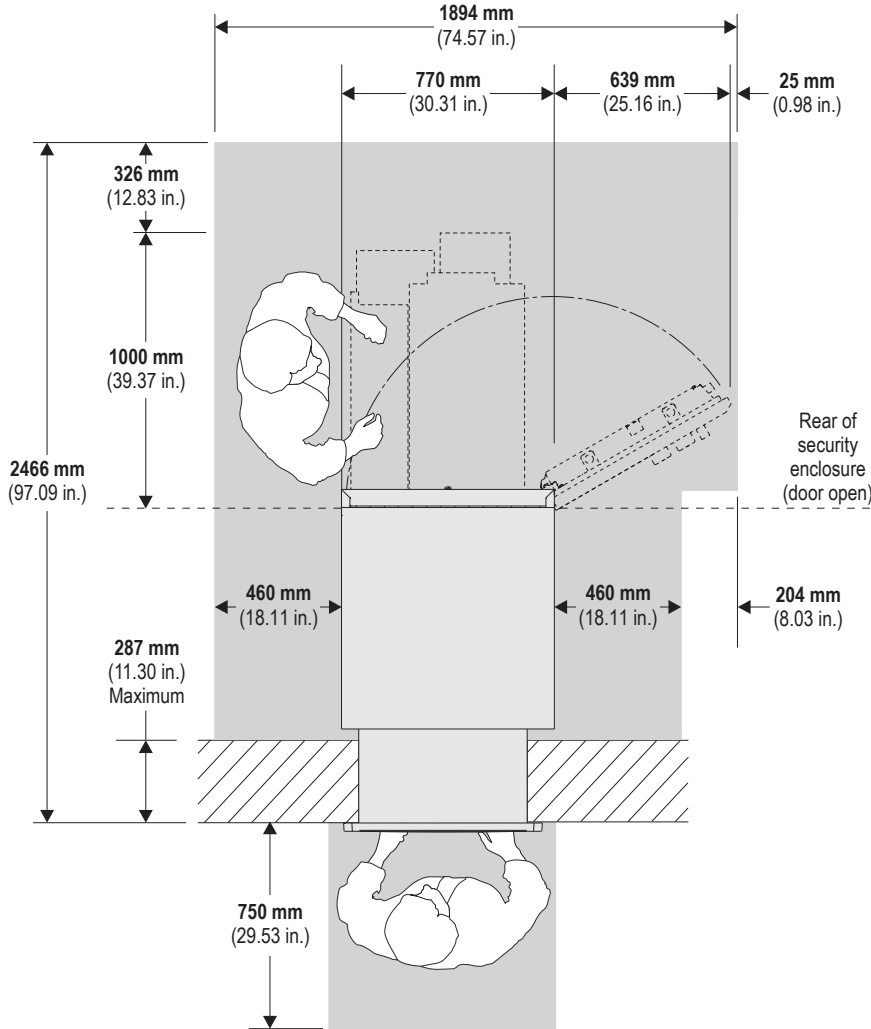
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Standard Collar - Short Sleeve



Standard Collar - Long Sleeve



Variant Details - CEN III and IV, Standard Collar

SERVICING AREAS - MINIMUM - SINGLE ATM

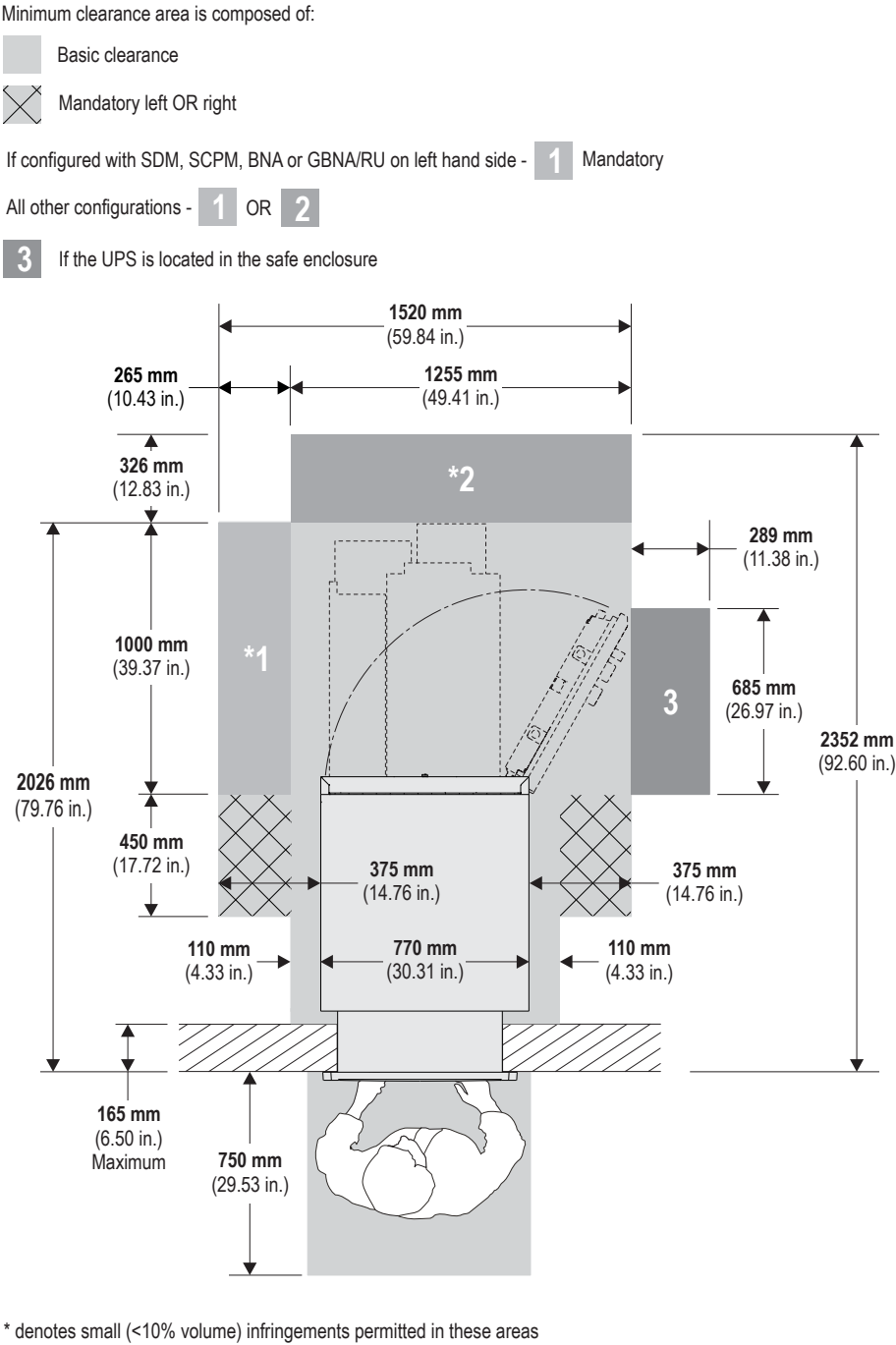
This is the **minimum** area required for operating and servicing the ATM.

Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

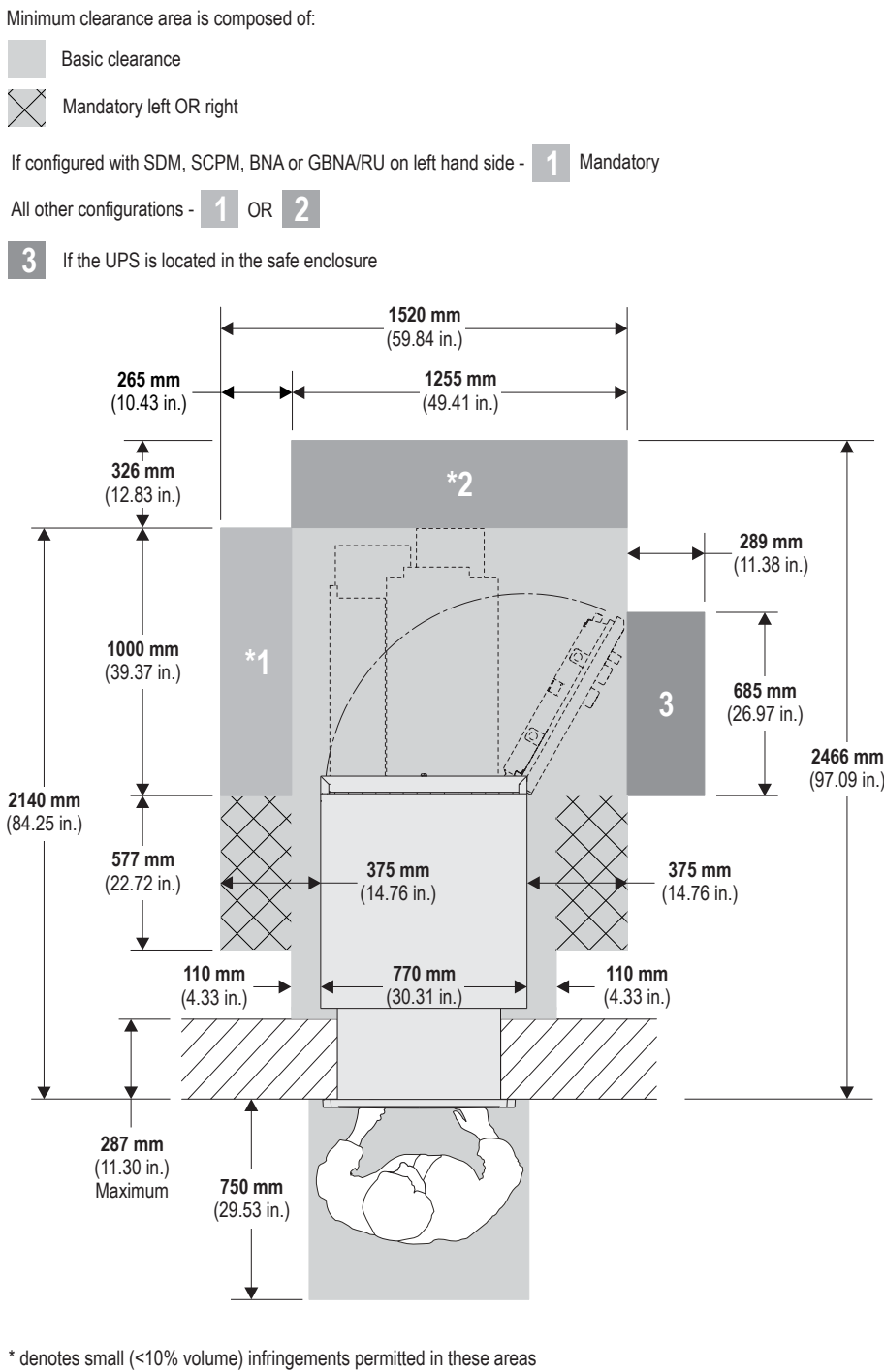
If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

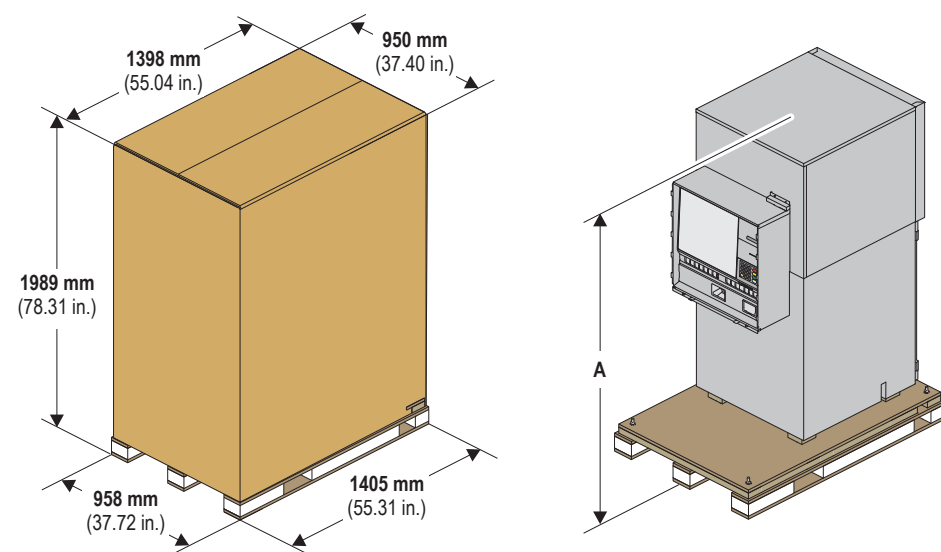
Standard Collar - Short Sleeve



Standard Collar - Long Sleeve

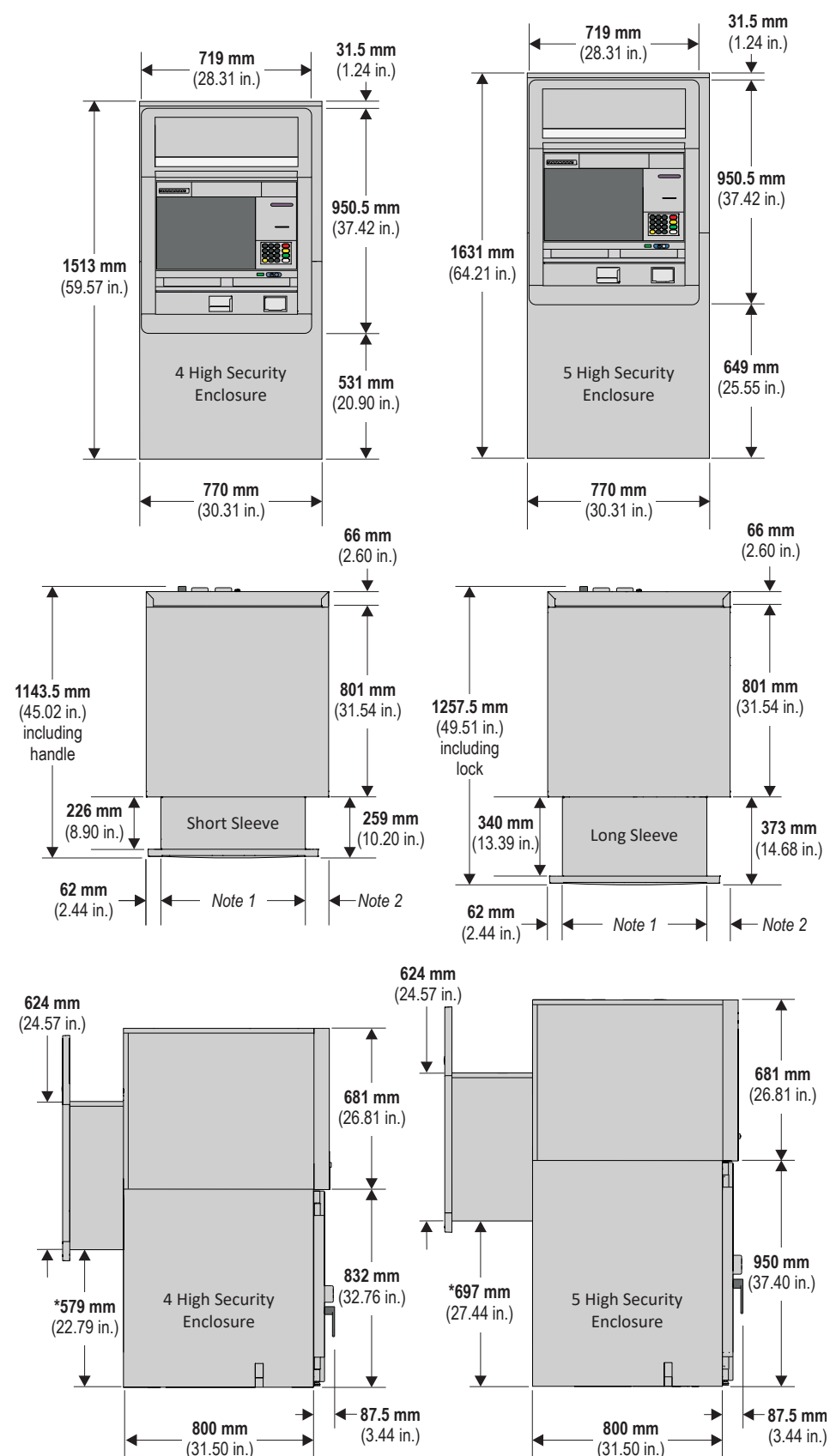


PACKAGE DIMENSIONS



A - 1847 mm (72.72 in.) with a 5 High Security Enclosure
1729 mm (68.07 in.) with a 4 High Security Enclosure

ATM DIMENSIONS



* Dimensions are the same for short or long sleeve options

Note 1: 610 mm (24.02 in.) without cash camera

617.3 mm (24.30 in.) including cash camera

Note 2: 98 mm (3.86 in.) without cash camera option

90.7 mm (3.57 in.) with cash camera option

WEIGHT AND FLOOR LOADING

Note: The maximum weight covers the **maximum configuration possible** for the ATM. This will include all modules (coin dispenser, cash acceptor, statement printer, etc) fully loaded with media.

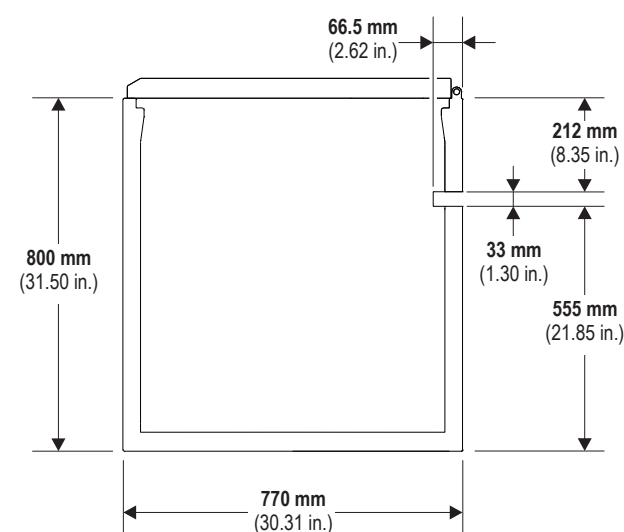
Standard Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1028 kg (2266.35 lb.)	1148 kg (2530.90 lb.)	1088 kg (2398.63 lb.)	1207 kg (2660.98 lb.)
Floor loading	1669 kg/m ² (341.8 lb./ft ²)	1864 kg/m ² (381.7 lb./ft ²)	1766 kg/m ² (361.7 lb./ft ²)	1967 kg/m ² (402.9 lb./ft ²)

EX GAS Security Enclosures

	CEN Grade III 4 High	CEN Grade III 5 High	CEN Grade IV 4 High	CEN Grade IV 5 High
Maximum weight	1043 kg (2299.42 lb.)	1163 kg (2563.97 lb.)	1103 kg (2431.70 lb.)	1223 kg (2696.25 lb.)
Floor loading	1693 kg/m² (346.8 lb./ft ²)	1888 kg/m² (386.7 lb./ft ²)	1791 kg/m² (366.7 lb./ft ²)	1985 kg/m² (406.6 lb./ft ²)

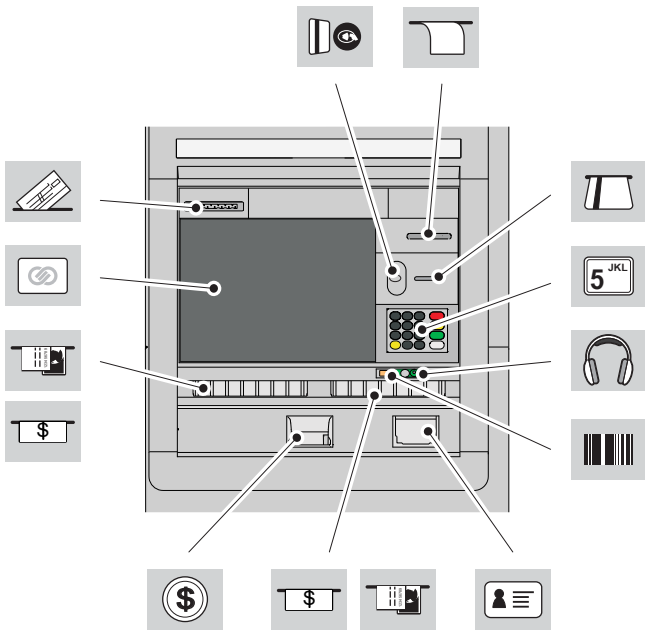
CABLE ENTRY



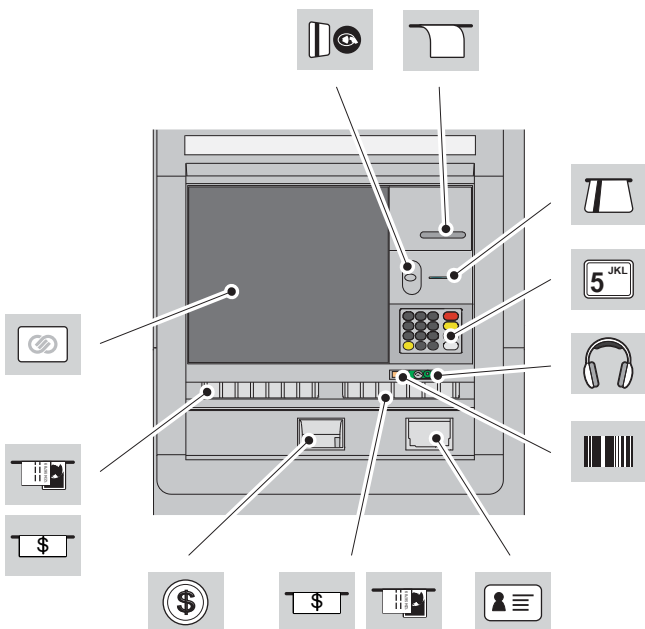
Variant Details - CEN III and IV, Advert Collar

FACIA ITEMS

15" Touchscreen



19" Touchscreen



Touchscreen Dimensions

Touchscreen Size	Touchscreen Height x Width	Touchscreen Angle
15 inch	234 mm x 310 mm 9.21 in. x 12.20 in.	3 degrees from vertical
19 inch	305 mm x 380 mm 12.01 in. x 14.96 in.	3 degrees from vertical

Heights and Depths

Facia Item	Height from base of ATM (4-High Dispenser Safe)	Height from base of ATM (5-High Dispenser Safe)	Depth from front of shelf
Cheque Entry	1133 mm (44.61 in.)	1251 mm (49.25 in.)	71 mm (2.80 in.)
Touchscreen - Top 483 mm (19.0 in.)	1123 mm (44.21 in.)	1241 mm (48.86 in.)	71 mm (2.80 in.)
Touchscreen - Top 381 mm (15.0 in.)	1064 mm (41.89 in.)	1182 mm (46.54 in.)	68 mm (2.68 in.)
Receipt	1063 mm (41.85 in.)	1181 mm (46.50 in.)	62 mm (2.44 in.)
Card Reader	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
Contactless Card Reader (behind Facia)	980 mm (38.58 in.)	1098 mm (43.23 in.)	63 mm (2.48 in.)
PIN Pad - Number 5 Key	880 mm (34.65 in.)	998 mm (39.29 in.)	57 mm (2.24 in.)
Private Audio	780 mm (30.71 in.)	898 mm (35.35 in.)	59 mm (2.32 in.)
Barcode Reader - Activation Point	757 mm (29.80 in.)	875 mm (34.45 in.)	33 mm (1.30 in.)
Cash Exit/Entry	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
Scalable Deposit Module	747 mm (29.41 in.)	865 mm (34.05 in.)	73 mm (2.87 in.)
ID Scanner	656 mm (25.83 in.)	774 mm (30.47 in.)	66 mm (2.60 in.)
Coin Exit	628 mm (24.72 in.)	746 mm (29.37 in.)	80 mm (3.15 in.)

Distance for Voice Guidance

Facia Item	No. 5 Key		Audio Jack	
		Distance to Facia Item		Distance to Facia Item
Receipt	1	188 mm (7.40 in.)	1	284 mm (11.18 in.)
Card Reader	1	110 mm (4.33 in.)	1	202 mm (7.95 in.)
ID Scanner	6	225 mm (8.86 in.)	6	125 mm (4.92 in.)
Private Audio	6	100 mm (3.94 in.)	-	-
Barcode Reader - Activation Point	7	134 mm (5.28 in.)	8	73 mm (2.87 in.)
Cash Exit/Entry	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Scalable Deposit Module	Right hand 7	140 mm (5.51 in.)	8	65 mm (2.56 in.)
Coin Exit	7	327 mm (12.87 in.)	8	269 mm (10.59 in.)
Scalable Deposit Module	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Cash Exit/Entry	Left hand 8	359 mm (14.13 in.)	9	349 mm (13.74 in.)
Touchscreen 381 mm (15.0 in.)	Centre 10	283 mm (11.14 in.)	10	333 mm (13.11 in.)
Touchscreen 483 mm (19.0 in.)	Centre 10	290 mm (11.42 in.)	10	346 mm (13.62 in.)
Cheque Entry	10	482 mm (18.98 in.)	10	551 mm (21.69 in.)
Contactless Card Reader (behind Facia)	11	104 mm (4.09 in.)	11	203 mm (7.99 in.)

Variant Details - CEN III and IV, Advert Collar

SECURITY BOLTS

Bolts and anchors must be supplied by the owning organisation.

To meet security standards the ATM must be bolted to the floor, through all of the bolt holes, using bolts with anchor washers as specified below. Bolts and anchor washers are to be supplied by the owning organisation.

Make sure that the floor or plinth is capable of withstanding the loading imposed by the anchor points for these bolts.

If an adjustable plinth is used, it must be bolted to the floor to the same specification as the ATM.

The minimum specification for bolts and washers to secure the ATM to a concrete floor is:

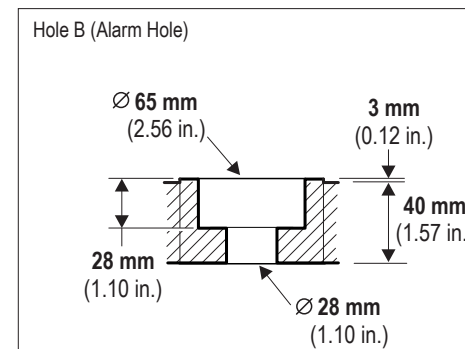
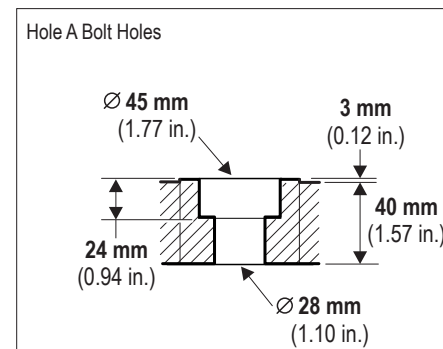
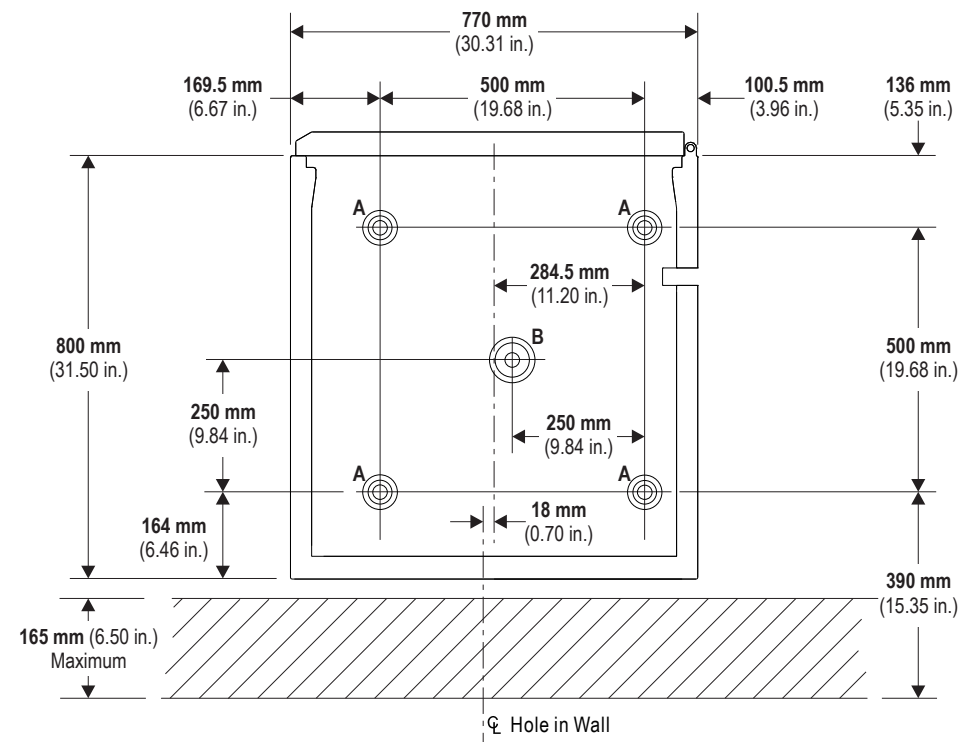
- Bolts
 - Type - either resin anchor or shield anchor bolts
 - Size - **M16** (5/8 in.)
 - Minimum Length - **150 mm** (5.9 in.)
 - Strength - high tensile (minimum ISO property class **8,8**).
- Washers
 - Type - flat, steel (as per DIN7349 or equivalent)
 - Size - **M16** (5/8 in.)
 - Outer diameter - no greater than **40 mm** (1.58 in.)
 - Minimum thickness - **6 mm** (0.2 in.).

BOLT HOLES

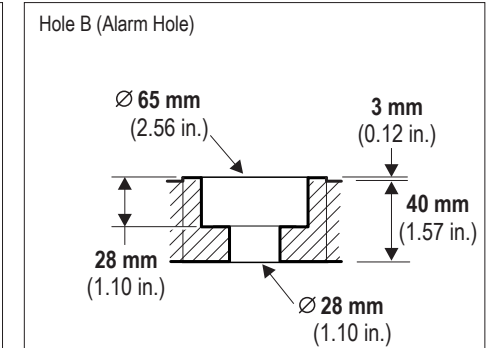
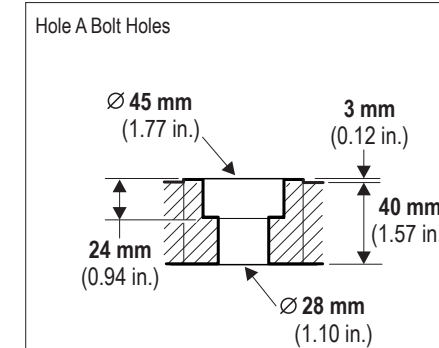
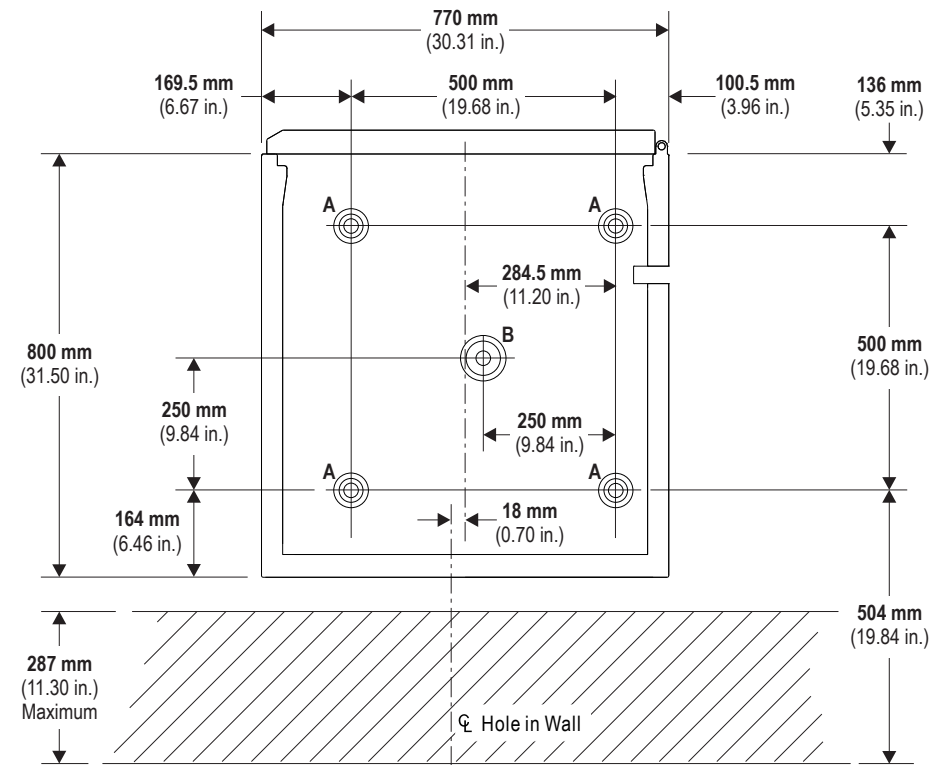
The ATM should be bolted to the floor or plinth, through all the holes marked 'A', using four bolts with anchor washers.

The hole marked 'B' enables an alarm to be fitted.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



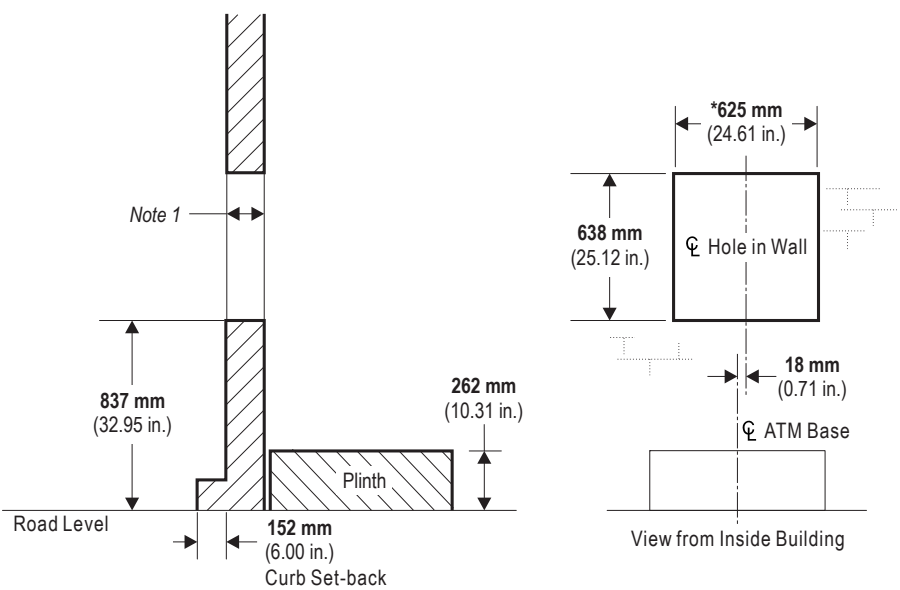
Variant Details - CEN III and IV, Advert Collar

HOLE IN THE WALL

It is the responsibility of the owning institution to ensure that the heights from the sidewalk level to the facia items comply with any local regulations.

For correct installation height you must consider the difference in height between the sidewalk and the interior floor. If there is no difference then the plinth must have the height specified in the illustrations below.

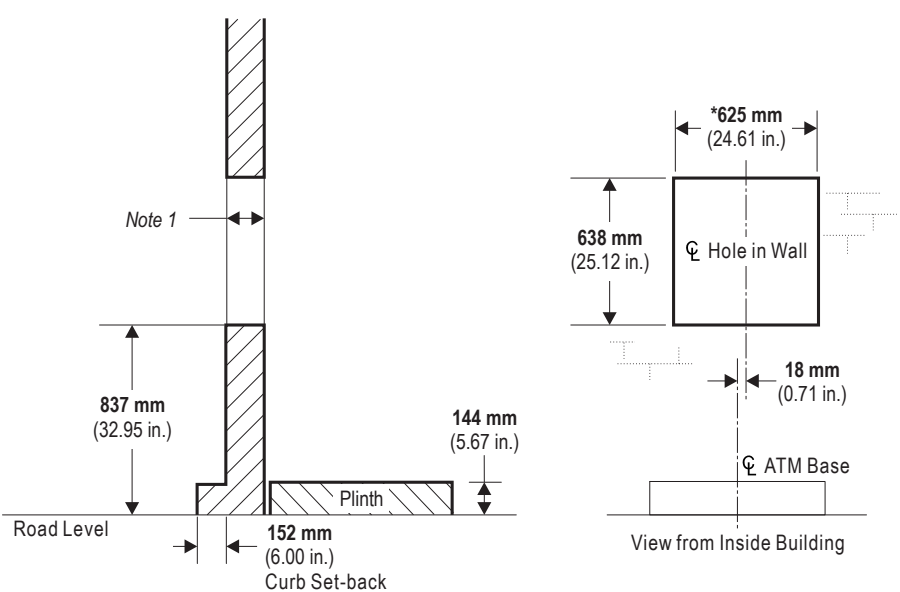
Short Sleeve - Advert Collar - 4 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

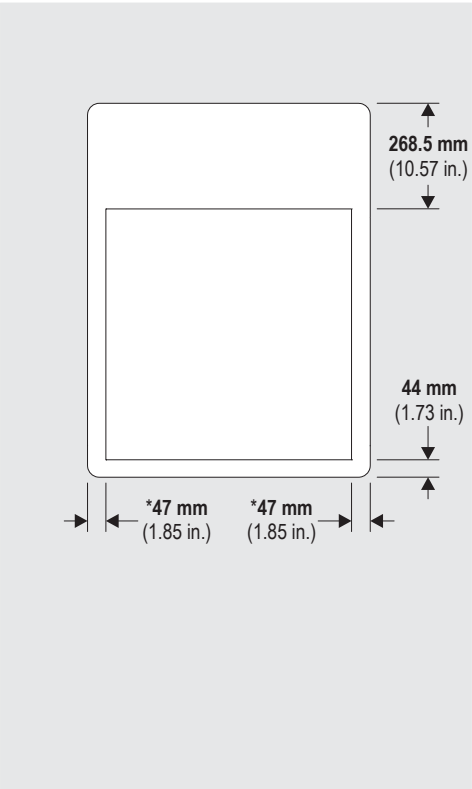
Short Sleeve - Advert Collar - 5 High Security Enclosure



*increase to 635 mm (25.00 in.) if ATM installed with cash camera

Note 1 : Short Sleeve - maximum 165 mm (6.50 in.)
Long Sleeve - maximum 287 mm (11.30 in.)

Hole in the Wall Overlap - Advert Collar

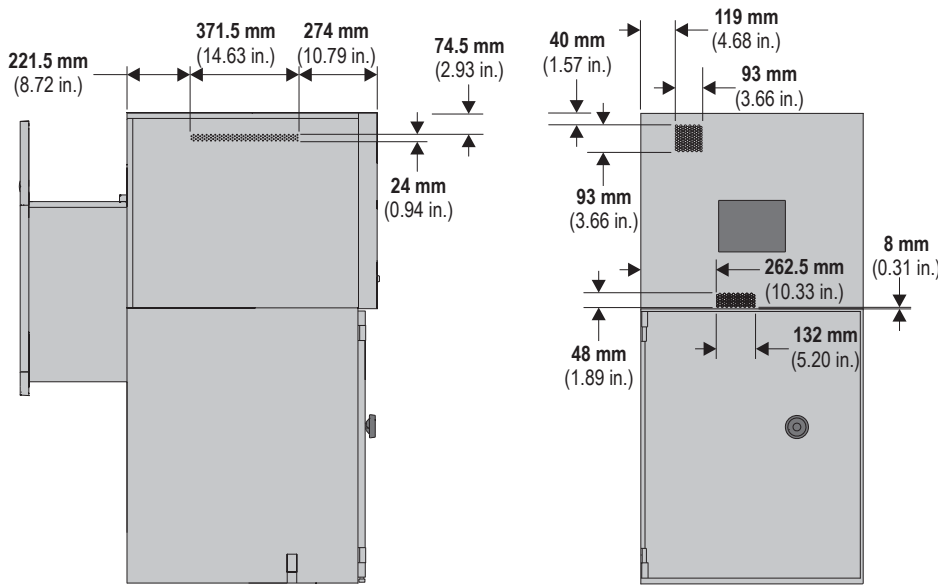


*decreased to 42 mm (1.65 in.) if ATM installed with cash camera

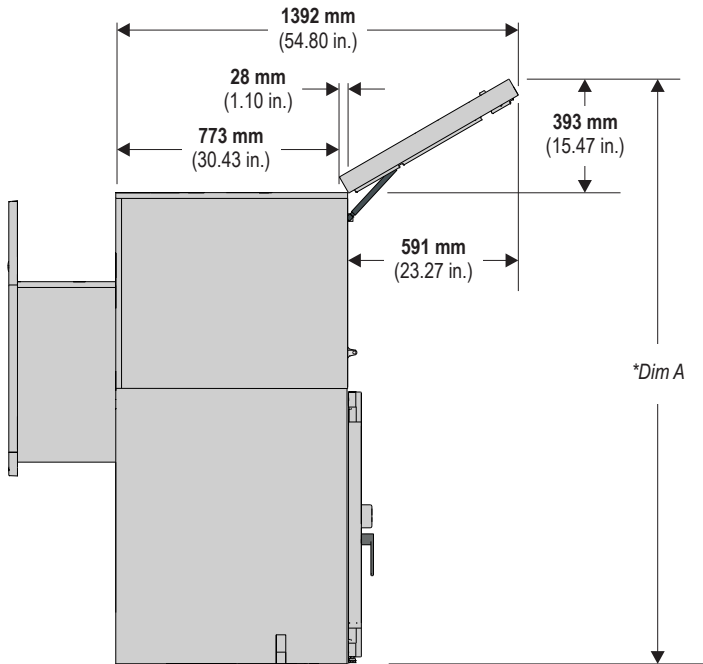
VENTS LOCATION - AIR FLOW

Unrestricted air flow is required on both the left and right hand side and at the rear of the ATM. There must be no obstruction of the vents at any time.

If a third-party surround/topper is fitted then equivalent venting, or a hot air extraction system must be installed within the surround/topper.



CLEARANCES - TOPBOX DOOR

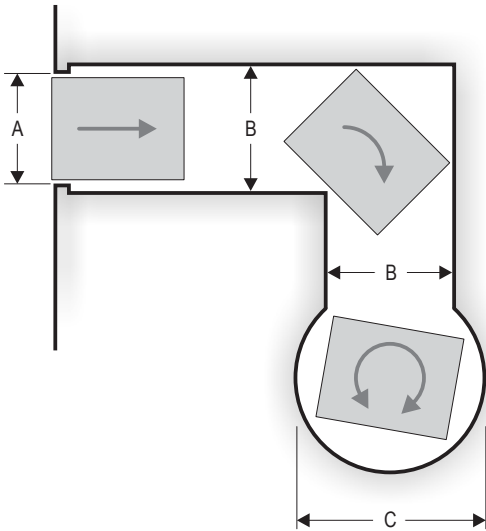


*Dim A 1903 mm (74.92 in.) - 4 High security enclosure
2021 mm (79.57 in.) - 5 High security enclosure

CLEARANCES - CORRIDOR

The dimensions shown assume the ATM is being moved using equipment that does not extend beyond the ATM or packaging.

A surrounding clearance of **6 mm (0.24 in.)** has been allowed in the dimensions.



		Packaged ATM (pallet and carton)	Unpackaged ATM
A	Doorway or straight corridor	970 mm (38.19 in.)	782 mm (30.79 in.)
B	Corridor with corner	1186 mm (46.69 in.)	1006 mm (39.61 in.)
C	Rotation about centre	1713 mm (67.44 in.)	1487 mm (58.54 in.)

Variant Details - CEN III and IV, Advert Collar

SERVICING AREAS - OPTIMUM - SINGLE ATM

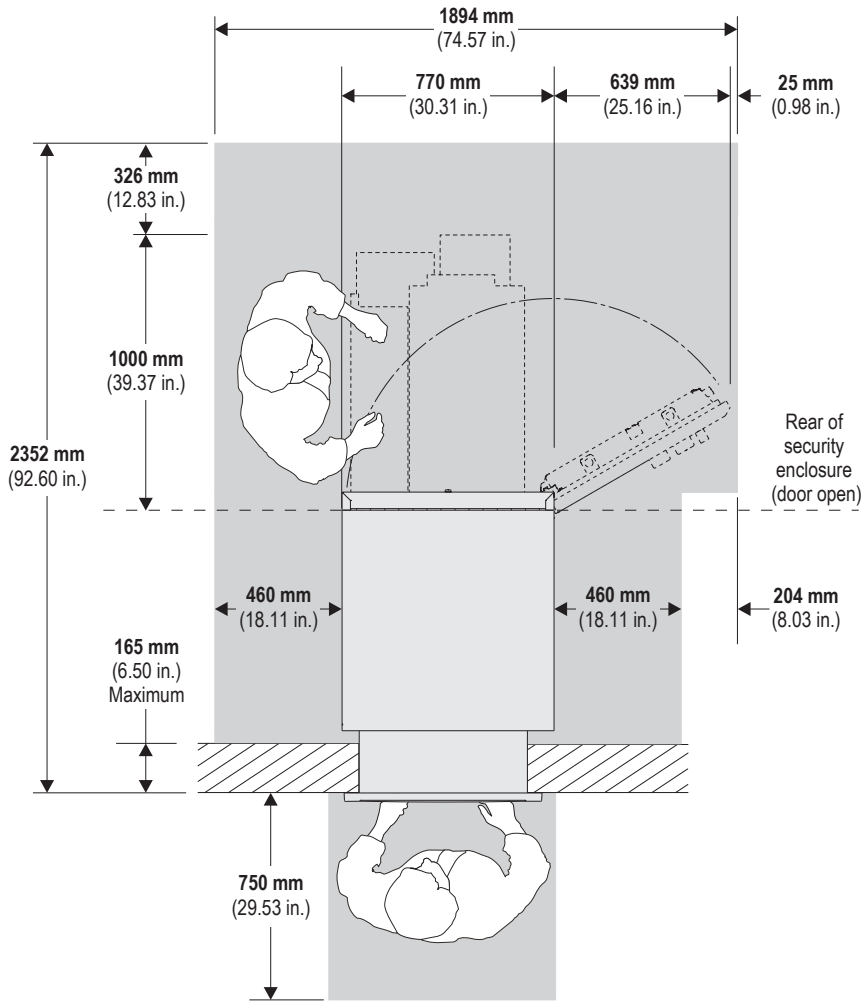
The optimum servicing area provides the best access to the ATM for all servicing and operation tasks.

Wherever possible the ATM should be installed within the optimum servicing area.

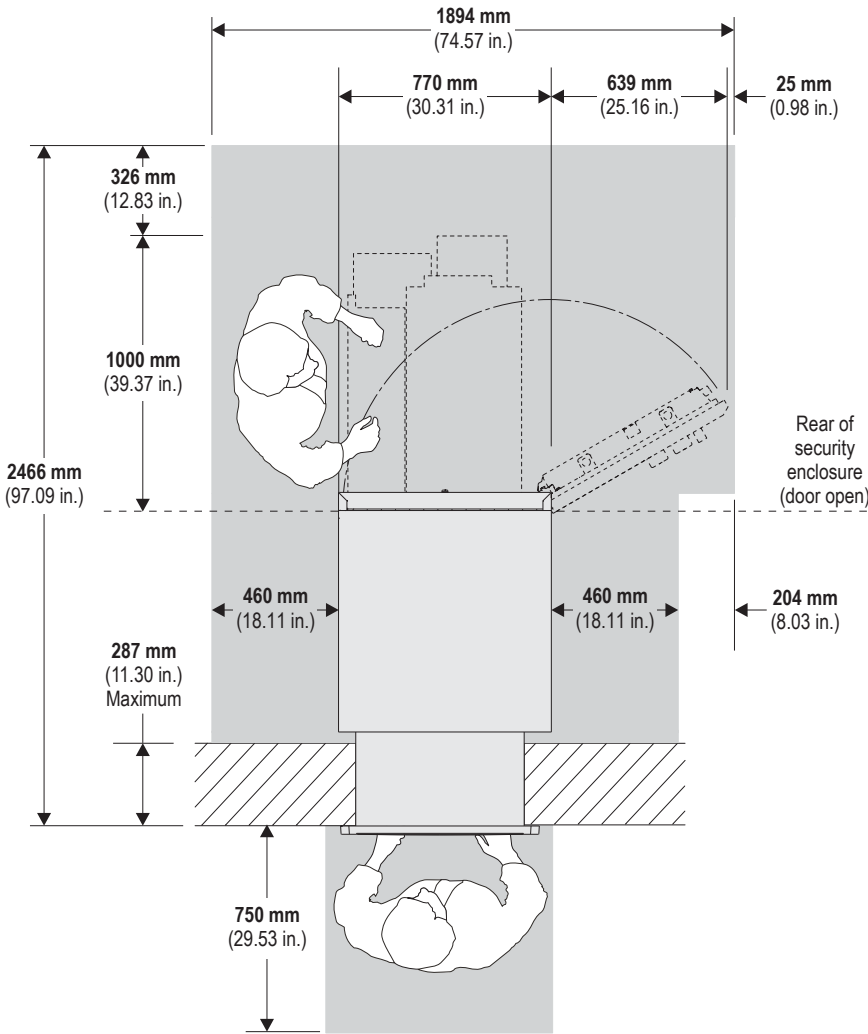
If the optimum area is not available then refer to Servicing Areas - Minimum. However note that installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time over a ATM installed using the optimum area.

Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



Variant Details - CEN III and IV, Advert Collar

SERVICING AREAS - MINIMUM - SINGLE ATM

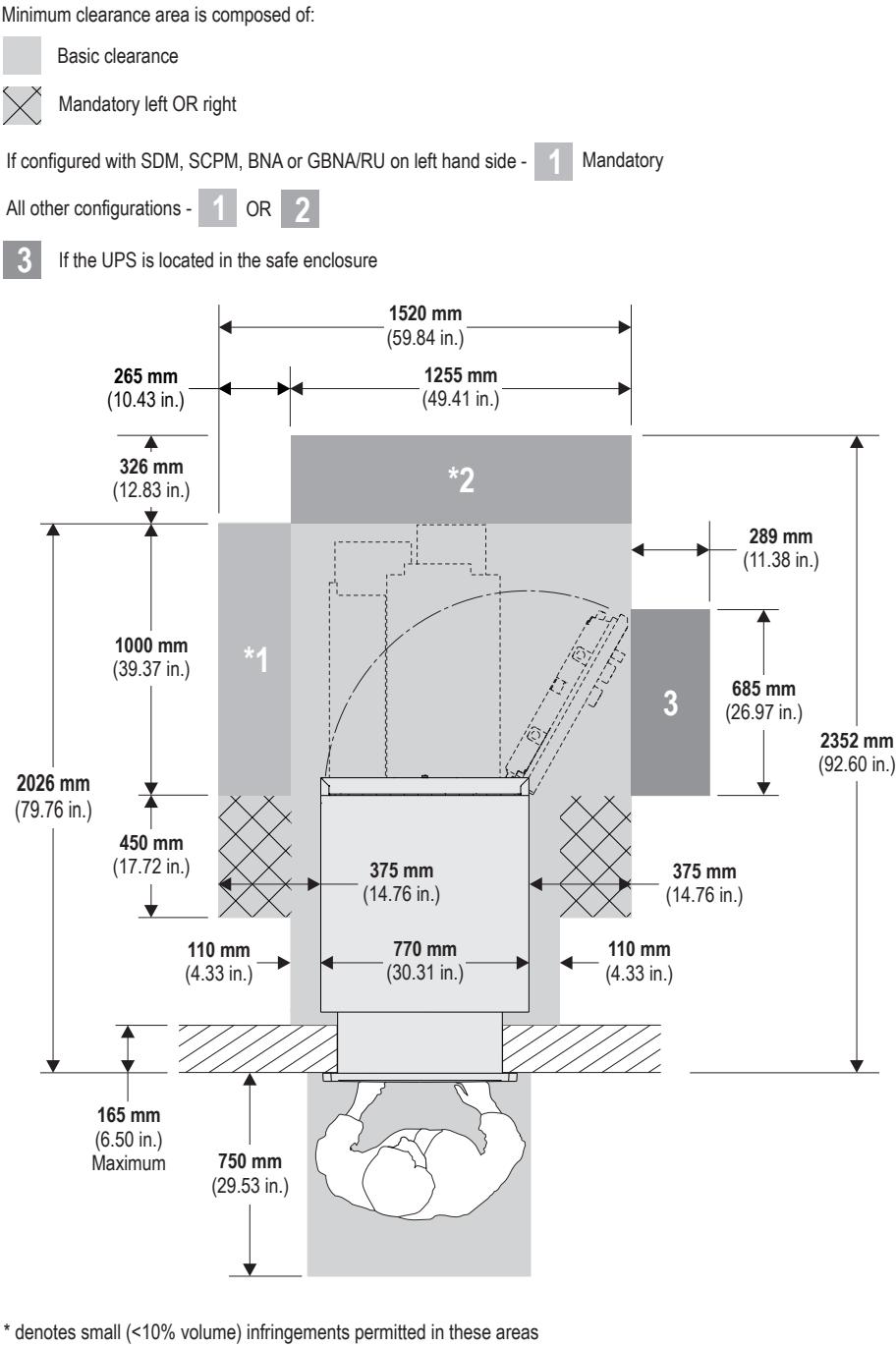
This is the **minimum** area required for operating and servicing the ATM.

Wherever possible the ATM should be installed within the optimum servicing area. Installing the ATM in the minimum servicing area may increase the servicing and/or upgrading time.

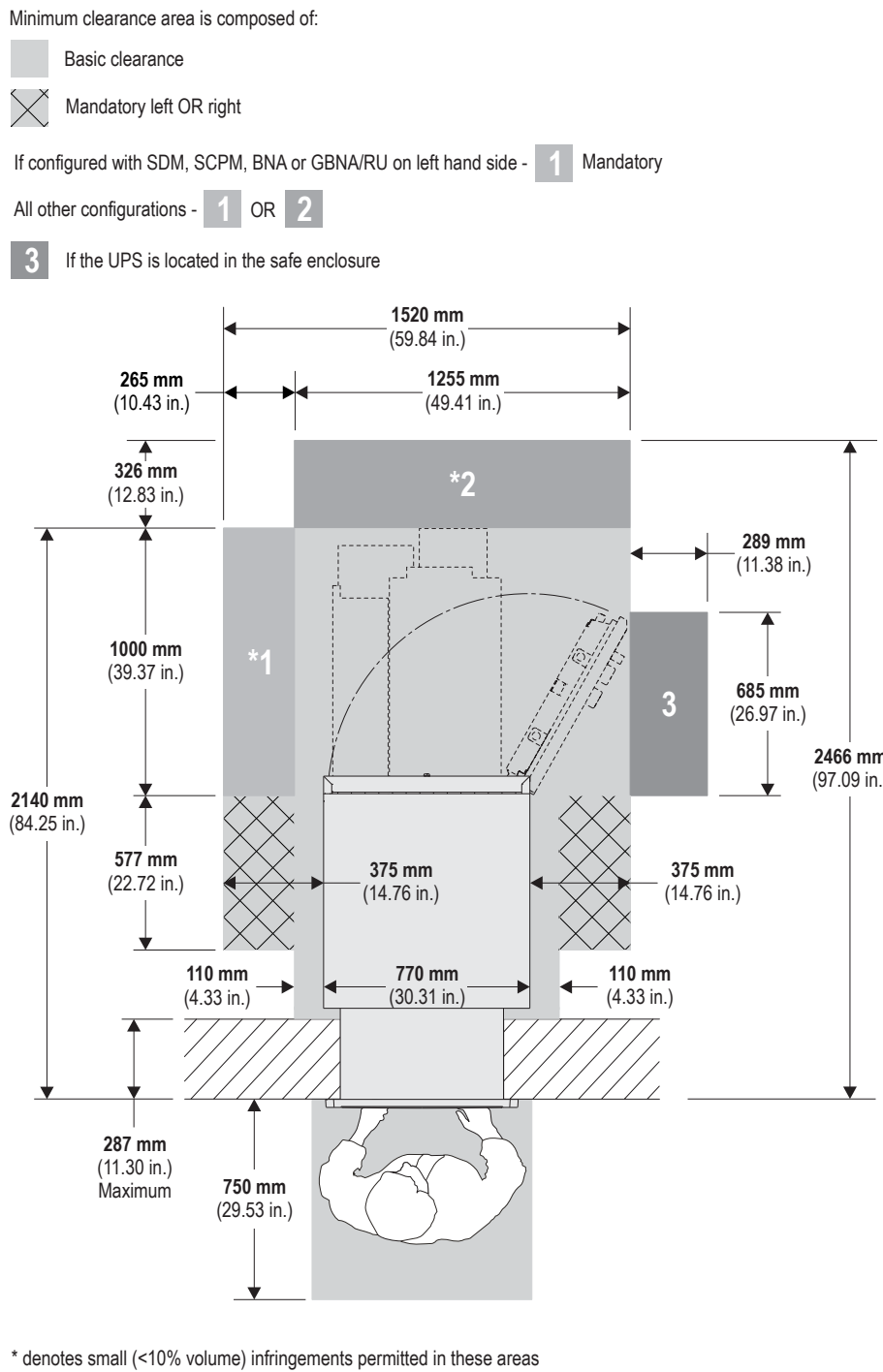
If the minimum area is not available then consult your local service representative. Every site is different and you may still be able to install the ATM but with further increases to servicing and/or upgrading time.

If you install in the minimum area then note that doors can open, and devices rack out, beyond the area shown. Always leave as much space as possible around the ATM to facilitate safe operation and servicing.

Advert Collar - Short Sleeve



Advert Collar - Long Sleeve



accommodates four stacking spaces. The ATM drive thru is accessible 24 hours a day and has low levels of sound while idle and operating. Please refer to page 8 of the Drive Up ATM Site Prep document for the weighted decibel levels shown below.

ACOUSTICS

For most variants the acoustics sound power does not exceed:

- 65 dB(A) when idle
- 68 dB(A) when operating.

However, the following configurations will affect the sound levels as shown in the table below:

Configuration	Acoustic sound power when operating
Coin and passbook	does not exceed 72 dB(A)
Cooling fans	does not exceed 75 dB(A)



MEMO

To: Grove City

From: The Mannik & Smith Group, Inc.

Date: July 31, 2024

Project #: 401.24000322.000

Re: JPMorgan Chase Grove City – (Franklin County), OH

This narrative was prepared to document the project description and special use request for the subject property located at 2811 London Groveport Road, Grove City, OH 43123. The property parcel ID number, as described on Franklin County GIS Portal, is 040-008045. The current zoning designation is described as Retail Commercial (C-2). The subject property is comprised of an approximately 15.39-acre parcel that is required to be lot split to endorse the development of a new JPMorgan Chase Bank facility. The attached information is being submitted with the intent of obtaining approval for the following applications: 1) Final Development plan review, and 2) Special Use.

Existing Parcel and Subject Area:

The subject area is comprised of a vacant greenspace development currently being utilized as a tree farm for the adjacent Strader's Garden Center. The subject area is landscaped and consists of grass vegetation and several tree saplings, shrubs, and bushes of numerous varieties. There is a field delineated wetland that exists at the northeast corner of the subject area that will be mitigated in the future. The proposed lot will be split to divide the existing parent parcel and provide a 1.54-acre subject property for the new JPMorgan Chase Bank's development.

Project Description:

The proposed development will include the construction of a new bank building with ATM drive through, grading, utilities, concrete walks and ADA parking area, landscaping, a concrete dumpster pad with enclosure, and an asphalt pavement parking lot. The project will include two full access entrances which will connect to a shared access drive along the south property line. The proposed full access drive extension will connect to an existing access stub. Admission to London Groveport Road will be accessed by way of the southeast connection to the existing access drive. There will be a new stormwater bio-detention pond incorporated as part of the improvements to handle the Stormwater Management and Water Quality requirements as well as provide a green-initiative open space feature along the walking path connectivity from the neighboring commercial properties (i.e. Burger King, Taco, Bell, Strader's, etc.) to London Groveport Road. The generalized location of the development and its associated land use are depicted on the attached Site Plan. This project will include the erection of a brand-new facility that will expand services offering patrons financial management in addition to several other banking services. This branch will provide 9 employee positions to the local area. The proposed project will be designed, operated, and constructed to be harmonious with the character of Grove City and with minimal impacts to the local neighborhood and the associated properties. We are moving forward with intent to deliver a product that provides a positive impact with respect to the Grove City 2050 plan and ultimately provide outstanding service to existing residents and presumed future growing population of the local region.

Special Use Request:

As part of this development, Chase seeks to operate pursuant to the proposed use of "Bank", which shall have the meanings ascribed under the City Zoning Code. This use is designated as a special use due to inclusion of an ATM drive thru and shall conform to the regulations of the zoning district as well as the supplementary conditions and development standards of §1135 of the Code. The drive thru is on the west side of the building and includes a dedicated one way drive, a bypass lane, and easily accommodates four stacking spaces.

ATM Queuing Study

Site Under Study

Grove City South

2811 London Groveport Rd
Grove City OH 43123

Intended Use

Drive Up ATM

Primary ATM Contact

Tina Devereaux
847-745-1222

Overview

■ Purpose of Study

- Understand the average queue length and wait times experienced by Chase customers at remote drive-up ATMs
- Using advanced queuing simulation, to project the expected queue length and stacking requirement for Grove City, and to demonstrate that there will not be an adverse impact to traffic flow in the parking lot.

Overview

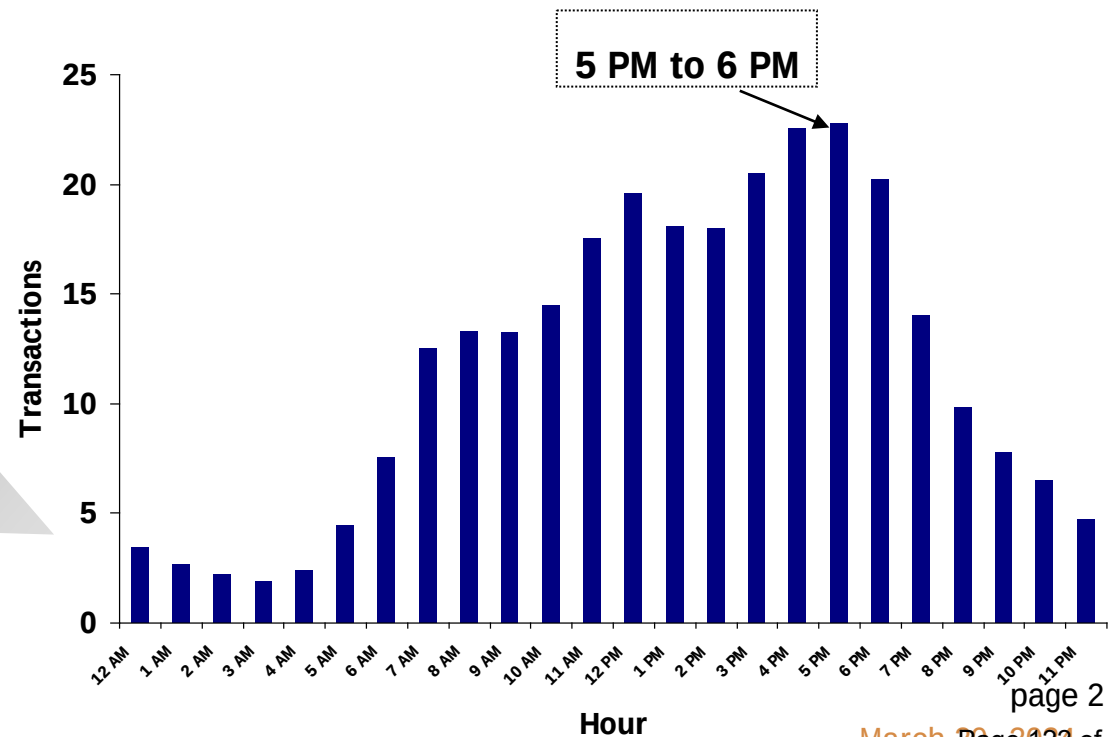
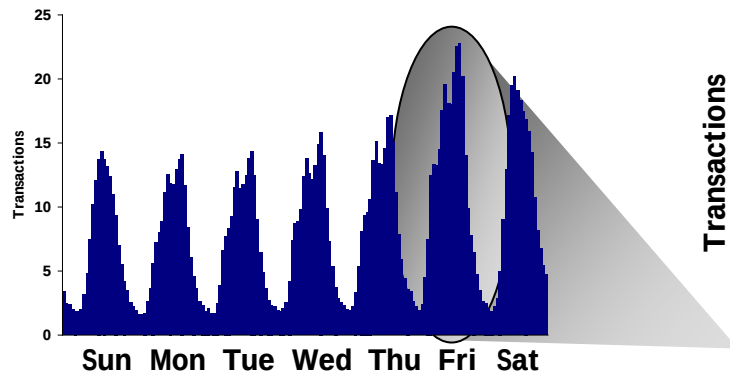
■ Methodology

- A study of 118 off-premise, drive-up ATMs accounting for 4.8mm annual transactions – majority are in parking lots

- ATMs split into 6 tiers:

Tier	Transactions per Month
1	less than 2,000
2	2,000 to 2,999
3	3,000 to 3,999
4	4,000 to 4,999
5	5,000 to 6,999
6	7,000+

- Determine the peak hour as basis for maximum queue experienced



Queuing Simulation

- Uses peak hour in each tier for the interarrival times (Friday, 5 p.m.)
- Service times based on time-in-motion studies of Chase ATM transactions – actual experience is 45 seconds; conservatively assume 1 minute
- **Does not assume that transactions are evenly distributed, but are random events, which is a more accurate reflection of stacking requirements**
- Simulation Model to determines:
 - Expected queue length
 - Maximum queue length
 - Expected time in queue
 - Expected time in system
 - ATM utilization
 - Probability of various queue lengths
- Model Validity
 - Simulates historical transactions from 3 pm to 5 pm as a “warm-up”
 - Then simulates the peak hour from 5 pm to 6 pm

■ Model Inputs >>

Tier	Transactions per Month	Peak Arrivals Per Hr	Interarrival Time	Service Time
1	less than 2,000	7.89	7.61 min	1 min
2	2,000 to 2,999	10.93	5.49 min	1 min
3	3,000 to 3,999	14.91	4.03 min	1 min
4	4,000 to 4,999	19.64	3.05 min	1 min
5	5,000 to 6,999	23.43	2.56 min	1 min
6	7,000+	32.03	1.87 min	1 min

Simulation Results and Recommendation

- The table below displays the overall results:

Tier	Avg Q Length (Cars)	Max Q Length (Cars)*	Avg Time in Queue (min)	Avg Time in System (min)	ATM Utilization
1	0.02	2	0.11	1.15	13%
2	0.04	4	0.17	1.16	18%
3	0.07	5	0.25	1.25	24%
4	0.14	6	0.40	1.41	33%
5	0.26	10	0.59	1.56	38%
6	0.63	10	1.11	2.10	53%

* Maximum observed over 100 simulated hours of activity.

- The table below displays the probability of observing a certain # of cars in queue by tier.

- The ATM at Grove City is projected to perform 3,000 monthly transactions, which places it in Tier 3.
- The maximum theoretical queue that *could* result is 10 cars, although with a statistical probability of less than 0.02%, it is highly unlikely (bottom chart). The average expected queue length is actually less than 1 car (top chart).
- Conservative recommendation at this location is stacking capability of 1-2 cars which would easily handle the peak periods.

Tier	Cars in Queue									
	1	2	3	4	5	6	7	8	9	10
1	1.50%	0.20%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	2.72%	0.49%	0.09%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	4.64%	1.15%	0.29%	0.07%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%
4	7.21%	2.36%	0.77%	0.25%	0.08%	0.03%	0.01%	0.00%	0.00%	0.00%
5	9.29%	3.63%	1.42%	0.55%	0.22%	0.08%	0.03%	0.01%	0.01%	0.00%
6	13.29%	7.09%	3.79%	2.02%	1.08%	0.58%	0.31%	0.16%	0.09%	0.05%

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REFERENCE DOCUMENTS:

- 1. BASED ON RECORDED PLATS FROM FRANKLIN COUNTY, OHIO RECORDS.
- 2. BASED ON RECORDED DEED DESCRIPTIONS FROM FRANKLIN COUNTY, OHIO RECORDS.
- 3. BASED ON DOCUMENTS PROVIDED BY THE CLIENT.
- 4. BASED ON DOCUMENTS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- FILE NUMBER C000127728, EFFECTIVE DATE: MARCH 28, 2024.

SURVEY NOTES

- 1. DATE OF FIELD SURVEY: APRIL 04, 2024.
- 2. THERE WERE NUMEROUS 3" DIAMETER SHALLOW HOLES, OR DIVOTS, DUG INTO THE EARTH ON THE SITE, ASSUMED TO BE FROM THE REMOVAL OF TREES. THESE ARE SHOWN ON THE INCLUDED MAP.
- 3. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURIS- DICTION. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 4. WETLANDS HAD NOT BEEN DELINEATED AT THE TIME OF THIS SURVEY.
- 5. NO APPARENT ENCROACHMENTS OBSERVED.
- 6. PROPERTY HAS ACCESS TO LONDON GROVEPORT ROAD VIA A PRIVATE DRIVE THROUGH A NON EXCLUSIVE ACCESS EASEMENT, LISTED BELOW AS SCHEDULE B EXCEPTION NUMBER 15.
- 7. PARCELS ARE CONTIGUOUS WITH EACH OTHER AND ADJOINING PARCELS; THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN THEM, BASED ON THE FIELD SURVEY BY MSG ON 0/04/2024.
- 8. THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME PROPERTY AS INSURED ON THE TITLE COMMITMENT.
- 9. NO BUILDINGS WERE LOCATED ON THE PROPERTY.
- 10. THE PROPERTY SURVEYED IS A PORTION OF THE 15.31 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A WITH ALL EXCEPTIONS TAKEN INTO ACCOUNT. THE BEARINGS SHOWN ON THE INCLUDED MAP REPRESENT THIS REMAINDER.

FLOOD ZONE DESIGNATION:

THE SOUTHERN EDGE OF THE PORTION OF THE PROPERTY SUBJECT TO THE TOPOGRAPHIC SURVEY LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE A (WITHOUT BASE FLOOD ELEVATION). THE REMAINDER OF THE SUBJECT PARCEL LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

SOURCE: NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP), MAP NUMBER 39049C0404K, EFFECTIVE DATE: 06/17/2008, AND LOMR 18-05-5403P, EFFECTIVE DATE 07/19/2009.

ZONING:

NO ZONING REPORT OR LETTER WAS PROVIDED BY CLIENT, PER ALTANSPS STANDARDS.
NO ZONING INFORMATION IS SHOWN ON SURVEY.

BASIS OF BEARINGS:

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF SOUTH 83°22'36" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2024.

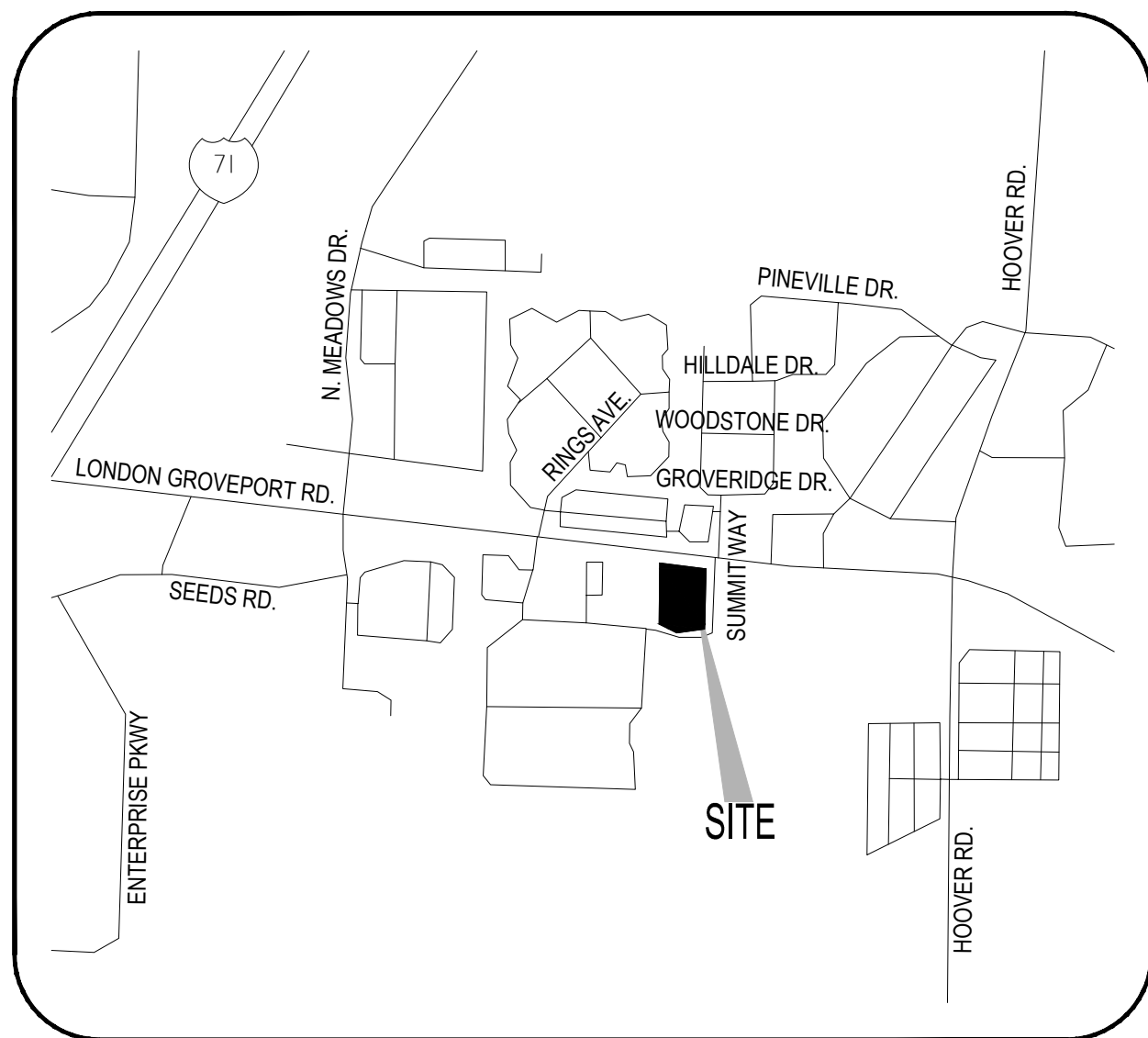
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: C000127728 EFFECTIVE DATE: MARCH 28, 2024
SCHEDULE B EXCEPTIONS:

SCHEDULE B, PART II—EXCEPTIONS	REFERENCE ANNOTATION WHEN SHOWN ON THE MAP.	#. [EXCEPTION TEXT] [SURVEYOR RESPONSE]
1-8. NOT SURVEY RELATED		
9. EASEMENT OF RECORDED IN BOOK 1715, PAGE 281, AS AFFECTED BY RELEASE OF EASEMENT DATED JUNE 23, 2008 AND RECORDED JUNE 25, 2008 IN INSTRUMENT NO. 200806250097878.		
SHOWN HEREON.		
10. DEED OF EASEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, A MUNICIPAL CORPORATION, DATED JANUARY 7, 1999 AND RECORDED JANUARY 26, 1999 IN INSTRUMENT NO. 199901260019340.		
DOES NOT EFFECT SUBJECT PARCEL.		
11. DEED OF EASEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, AN OHIO MUNICIPAL CORPORATION, DATED OCTOBER 24, 2001 AND RECORDED OCTOBER 30, 2001 IN INSTRUMENT NO. 200110300249180.		
DOES NOT EFFECT SUBJECT PARCEL.		
12. GENERAL EASEMENT DEED GRANTED TO THE CITY OF GROVE CITY, OHIO, DATED DECEMBER 26, 2006 AND RECORDED DECEMBER 26, 2006 IN INSTRUMENT NO. 200612260254875.		
SHOWN HEREON.		
13. NONEXCLUSIVE ACCESS EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089659.		
SHOWN HEREON.		
14. NON-EXCLUSIVE STORM WATER DRAINAGE EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089664.		
DOES NOT EFFECT SUBJECT PARCEL.		
15. NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT GRANTED TO MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN CORPORATION, DATED APRIL 22, 2006 AND RECORDED MAY 8, 2006 IN INSTRUMENT NO. 200605090089662.		
SHOWN HEREON.		
16. NON-EXCLUSIVE ACCESS EASEMENT GRANTED TO MOUTH OF WILSON, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT NO. 200605090089641.		
SHOWN HEREON.		
17. EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY DATED APRIL 22, 2006, AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089635.		
SHOWN HEREON.		
18. DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089643.		
SHOWN HEREON.		
19. DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089650.		
BLANKET IN NATURE		
20. DECLARATION OF RESTRICTIONS DATED APRIL 22, 2006 AND RECORDED MAY 9, 2006 IN INSTRUMENT No. 200605090089653.		
BLANKET IN NATURE		
21. AGREEMENT FOR CONSERVATION EASEMENT DATED FEBRUARY 2, 2007 AND RECORDED JUNE 5, 2007 IN INSTRUMENT NO. 200706050097444.		
SHOWN HEREON.		
22. EASEMENT AGREEMENT GRANTED TO THE CITY OF GROVE CITY, OHIO, AN OHIO MUNICIPAL CORPORATION, DATED JANUARY 13, 2014 AND RECORDED JANUARY 16, 2014 IN INSTRUMENT NO. 201401160006519.		
SHOWN HEREON.		
23. - 26. NOT SURVEY RELATED		

ALTA/NSPS LAND TITLE SURVEY

2811 LONDON GROVEPORT ROAD, GROVE CITY, OHIO

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115



LEGAL DESCRIPTION FROM TITLE COMMITMENT:

EXHIBIT "A"
SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;
THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;
THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;
THENCE SOUTH 01°1'16"04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;
THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;
THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCE OF 17.58 FEET (0.23" WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.380 ACRE TRACT AS CONVEYED TO THE CITY OF GROVE CITY, AS CONVEYED BY INSTRUMENT NO. 200612270255779 AND DESCRIBED AS FOLLOWS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN SURVEY NUMBER 6115, VIRGINIA MILITARY DISTRICT, BEING A PART OF THE REMAINDER OF THAT 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC OF RECORD IN INSTRUMENT NUMBER 200204260105355, AND DESCRIBED AS FOLLOWS:
BEGINNING, FOR REFERENCE, AT A CENTERLINE MONUMENT SET MARKING THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD WITH SOUTH MEADOWS DRIVE AS SHOWN ON DEDICATION OF PART OF S.R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE OF RECORD IN PLAT BOOK 57, PAGE 31;
THENCE SOUTH 83° 31' 37" EAST, 1641.63 FEET, WITH THE CENTERLINE OF LONDON-GROVEPORT ROAD TO THE NORTHEAST CORNER OF THAT 34.149 ACRE TRACT CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 200605090089637 AND THE NORTHWEST CORNER OF SAID 76.096 ACRE TRACT, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 83° 31' 37" EAST, 212.52 FEET, CONTINUING WITH SAID CENTERLINE, TO A CENTERLINE MONUMENT SET; THENCE SOUTH 82° 58' 38" EAST, 118.00 FEET, CONTINUING WITH SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER OF RECORD IN OFFICIAL RECORD 6520E18;
THENCE SOUTH 01° 1' 18" WEST, 50.26 FEET, WITH A LINE COMMON TO SAID 76.096 AND 10.00 ACRE TRACTS TO A 1/4 INCH IRON PIPE FOUND; THENCE NORTH 82° 58' 38" WEST, 122.87 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET;
THENCE NORTH 83° 31' 37" WEST, 207.96 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET IN THE LINE COMMON TO SAID 76.096 AND 34.149 ACRE TRACTS;
THENCE NORTH 01° 31' 50" EAST, 50.19 FEET, WITH SAID COMMON LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.380 ACRE, MORE OR LESS, WHICH INCLUDES 0.228 ACRE IN THE PRESENT ROADWAY OCCUPIED, BEING A PART OF AUDITOR'S PARCEL NO. 040-008045. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (1986 ADJUSTMENT), CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5548 & FCGS 5539, HAVING A BEARING OF NORTH 00° 21' 40" EAST FOR A PORTION OF THE CENTERLINE OF HOOPER ROAD, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LEGAL DESCRIPTION FROM TITLE COMMITMENT (CONTINUED):

LESS AND EXCEPTING THEREFROM THE FOLLOWING 26.225 ACRE TRACT AS CONVEYED TO FEDEX GROUND PACKAGE SYSTEM, INC. BY INSTRUMENT NUMBER 200409200218323: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN THE VIRGINIA MILITARY SURVEY DISTRICT, SURVEY NUMBER 6115 AND BEING PART OF THE 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31; THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE SAID 76.096 ACRE TRACT, AND BEING THE POINT OF TRUE BEGINNING, FOR THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 50.19 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD TO A RAILROAD SPIKE SET; THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ON, OVER AND ACROSS THE SAID 76.096 ACRE TRACT:
1. SOUTH 01°36'36" WEST, A DISTANCE OF 1809.50 FEET, TO AN IRON PIN SET;
2. NORTH 69°1'34"5" EAST, A DISTANCE OF 77.53 FEET, TO AN IRON PIN SET;
3. SOUTH 84°57'09" EAST, A DISTANCE OF 110.18 FEET, TO AN IRON PIN SET;
4. SOUTH 88°49'22" EAST, A DISTANCE OF 91.71 FEET, TO AN IRON PIN SET;
5. NORTH 86°02'23" EAST, A DISTANCE OF 284.72 FEET, TO AN IRON PIN SET;
6. NORTH 88°41'29" EAST, A DISTANCE OF 178.00 FEET, TO AN IRON PIN SET;
7. NORTH 86°28'55" EAST, A DISTANCE OF 365.76 FEET, TO AN IRON PIN SET;
8. SOUTH 88°43'56" EAST, A DISTANCE OF 185.05 FEET, TO AN IRON PIN IN THE EASTERLY LINE OF SAID 76.096 ACRE TRACT, BEING A LINE COMMON TO AN ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352;
THENCE SOUTH 01°16' 04" WEST, A DISTANCE OF 831.51 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, TO A STONE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;
THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF A 42.269 ACRE TRACT CONVEYED TO PVF SEEDS PARK ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200310240342103;
THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PINS FOUND AT DISTANCES OF 17.58 FEET (0.23" WEST), 27.18 FEET (0.22 FEET WEST) AND A REBAR FOUND AT 2492.56 FEET (STULTS CAP), ALONG THE WESTERLY LINE OF SAID 76.096 ACRE TRACT, A LINE COMMON TO SAID 42.269 ACRE TRACT AND THEN COMMON TO THE EASTERLY LINE OF A 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 11996, C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 26.225 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) FROM AN ACTUAL FIELD SURVEY OF THE 76.096 ACRE TRACT PERFORMED BY R.D. ZANDE & ASSOCIATES IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 34.149 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP BY INSTRUMENT NUMBER 200605090089637: SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 31;
THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY-THREE DEGREES THIRTY-SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY-THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY-EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET; THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:
1. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY-THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;
2. NORTH EIGHTY- EIGHT DEGREES TWENTY-THREE MINUTES TWENTY-FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY-EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;
3. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY-ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO. 200409200218323; THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:
1. SOUTH EIGHTY- EIGHT DEGREES FORTY-ONE MINUTES TWENTY-NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;
2. SOUTH EIGHTY-SIX DEGREES TWO MINUTES TWENTY-THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;
3. NORTH EIGHTY- EIGHT DEGREES FORTY-NINE MINUTES TWENTY-TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY-ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;
4. NORTH EIGHTY-FOUR DEGREES FIFTY-SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;
5. SOUTH SIXTY-NINE DEGREES THIRTEEN MINUTES FORTY-FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY-SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;
THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY-FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED. ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

EXISTING UNDERGROUND UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE :

TO FIRST AMERICAN TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11B, 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2024.



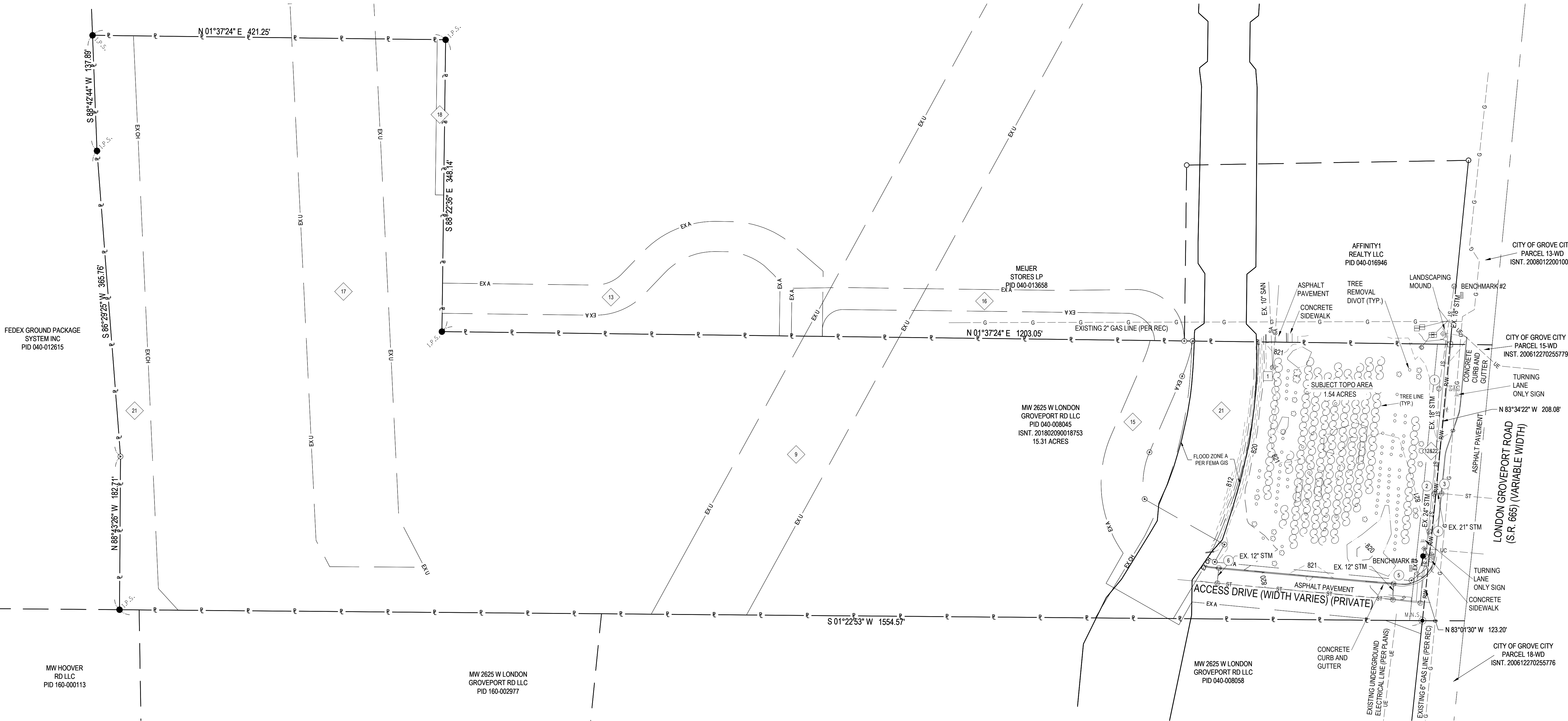
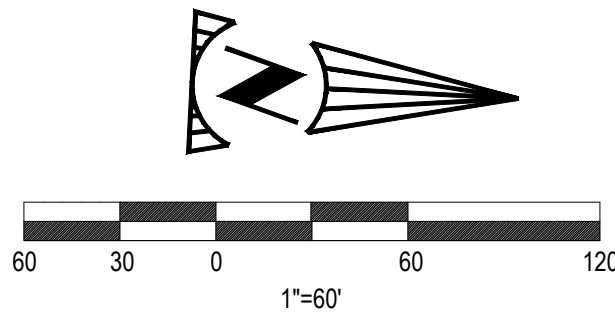
NICK DELVALLE, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8822
DATE: 7/30/2024

DESCRIPTION	BY	DATE	NO.	2600 CHAGRIN BLVD. SUITE 800 SHAKER SQUARE OH 44122 TEL: 216.378.1400 FAX: 216.378.1497	PROJECT DATE: 5/2/2024 PROJECT NO.: 2400322 DRAWN BY: LUS CHECKED BY: NLD
TECHNICAL SKILL: CREATIVE SPIRIT.					
Mannik Smith GROUP www.MannikSmithGroup.com					
PREPARED FOR:	JP MORGAN CHASE BANK, NA				995 WEST THIRD AVE. COLUMBUS OH 43212
2811 LONDON GROVEPORT RD, GROVE CITY OH 43123					
ALTA TITLE SHEET					
1					2

W:\Projects\2024\200-399\2400322\CAD\SURV\2400322 ALTA.dwg - Last printed 7/30/2024 12:18 PM

ALTA/NSPS LAND TITLE SURVEY

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115



LEGEND			
	PROPERTY LINE		EXISTING DECIDUOUS TREE
	EXISTING CENTER LINE		EXISTING TELECOM. PEDESTAL
	RIGHT-OF-WAY		X-WALK SIGNAL BUTTON
	EXISTING UNDERGROUND ELECTRIC LINE		IRON PIN FOUND
	EXISTING GAS LINE		DRILL HOLE FOUND
	EXISTING TREE LINE		X CUT FOUND
	EXISTING STORM LINE		5/8"x30" IRON PIN SET CAPPED "MANNIK SMITH GROUP"
	EXISTING SANITARY LINE		MAG NAIL SET
	EXISTING SANITARY MANHOLE		EXISTING LIGHT POLE
	EXISTING CURB INLET CATCH BASIN		EXISTING ELECTRIC PEDESTAL
	EXISTING STORM MANHOLE		EXISTING ELECTRIC TRANSFORMER
	EXISTING UNKNOWN MANHOLE		EXISTING TRAFFIC LIGHT POLE

SANITARY STRUCTURE TABLE

1 MH #85192
RIM=820.90
INV~ 10" PVC= 816.05 W

STORM STRUCTURE TABLE

1 MH #85483
RIM=822.56
INV~ 18" RCP=817.25 W
INV~ 18" RCP=817.25 E

5 CB 85404
RIM=819.56
INV~ 12" CPP=815.54 E

2 MH 85348
RIM=821.41
INV~ 18" RCP=815.82 W
INV~ 21" RCP=815.55 N
INV~ 24" RCP=815.43 E

6 CB 85449
RIM=818.96
INV~ 12" CPP=814.39 E

3 CB 85344
RIM=820.65
INV~ 21" RCP=815.70 N
INV~ 21" RCP=815.70 S

4 MH 85479
RIM=821.06
INV~ 24" RCP=814.96 W

DESCRIPTION		BY		DATE		NO.	
2600 CHAGRIN BLVD. SUITE 300 OH 44122 SHAWNEE, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497							
PROJECT DATE: 5/2/2024							
PROJECT NO.: 2400322							
DRAWN BY: LKS							
CHECKED BY:							
TECHNICAL SKILL: CREATIVE SMITH							
Mannik Smith GROUP www.MannikSmithGroup.com							
PREPARED FOR:							
JP MORGAN CHASE BANK, NA							
995 WEST THIRD AVE. COLUMBUS OH 43212							
2811 LONDON GROVEPORT RD, GROVE CITY OH 43123							
ALTA SURVEY EXISTING CONDITIONS							
2							
2							

EXHIBIT "A"

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND ALL OF THE REMAINDER OF THAT ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AS CONVEYED TO DONALD J. RINGS, TRUSTEE UNDER THE WILL OF MELVIN R. KARN, BY DEED OF RECORD IN OFFICIAL RECORD 1706 D18, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWESTERLY CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL), SAID RAILROAD SPIKE ALSO BEING AT THE POINT OF TRUE BEGINNING;

THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 1329.23 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD AND THE NORTHERLY LINE OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), TO A RAILROAD SPIKE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER BY DEED OF RECORD IN OFFICIAL RECORD 6520 E18;

THENCE SOUTH 01°16'04" WEST, A DISTANCE OF 2436.74 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 50.24 FEET, A 1/2-INCH IRON PIN FOUND AT A DISTANCE OF 1029.63 FEET, AND A REBAR FOUND (ELSWIC CAP) AT A DISTANCE OF 1581.02 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), SAID 10.00 ACRE TRACT AND THAT ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352, TO A STONE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL) AND SAID ORIGINAL 46.244 ACRE TRACT, SAID STONE BEING IN THE NORTHERLY LINE OF THAT 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - FIRST PARCEL), THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID ORIGINAL 40 ACRE TRACT (PARCEL I - SECOND PARCEL) AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF THAT 42.269 ACRE TRACT CONVEYED TO PHILIPPE VANDEMOORTELE BY DEED OF RECORD IN INSTRUMENT NUMBER 199802170034307;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PIN FOUND AT DISTANCE OF 17.58 FEET (0.23' WEST) AND 27.18 FEET (0.22 FEET WEST) AND PASSING A REBAR FOUND AT A DISTANCE OF 2492.55 FEET), ALONG THE LINE COMMON TO THE REMAINDER OF SAID ORIGINAL 40

ACRE TRACT (PARCEL I - SECOND PARCEL), SAID 42.269 ACRE TRACT AND THAT 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 11996 C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 76.096 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 0.380 ACRE TRACT AS CONVEYED TO THE CITY OF GROVE CITY, AS CONVEYED BY INSTRUMENT NO. 200612270255779 AND DESCRIBED AS FOLLOWS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN SURVEY NUMBER 6115, VIRGINIA MILITARY DISTRICT, BEING A PART OF THE REMAINDER OF THAT 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC OF RECORD IN INSTRUMENT NUMBER 200204260105355, AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A CENTERLINE MONUMENT SET MARKING THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD WITH SOUTH MEADOWS DRIVE AS SHOWN ON DEDICATION OF PART OF S.R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83° 31' 37" EAST, 1641.63 FEET, WITH THE CENTERLINE OF LONDON-GROVEPORT ROAD TO THE NORTHEAST CORNER OF THAT 34.149 ACRE TRACT CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 200605090089637 AND THE NORTHWEST CORNER OF SAID 76.096 ACRE TRACT, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83° 31' 37" EAST, 212.52 FEET, CONTINUING WITH SAID CENTERLINE, TO A CENTERLINE MONUMENT SET; THENCE SOUTH 82° 58' 38" EAST, 118.00 FEET, CONTINUING WITH SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 10.00 ACRE TRACT CONVEYED TO JACK D. STRADER AND RUTH E. STRADER OF RECORD IN OFFICIAL RECORD 6520E18;

THENCE SOUTH 01° 11' 18" WEST, 50.26 FEET, WITH A LINE COMMON TO SAID 76.096 AND 10.00 ACRE TRACTS TO A 1/4 INCH IRON PIPE FOUND; THENCE NORTH 82° 58' 38" WEST, 122.87 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET;

THENCE NORTH 83° 31' 37" WEST, 207.96 FEET, ACROSS SAID 76.096 ACRE TRACT WITH THE PROPOSED RIGHT-OF-WAY LINE TO A BOUNDARY MARKER SET IN THE LINE COMMON TO SAID 76.096 AND 34.149 ACRE TRACTS;

THENCE NORTH 01° 31' 50" EAST, 50.19 FEET, WITH SAID COMMON LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.380 ACRE, MORE OR LESS, WHICH INCLUDES 0.228 ACRE IN THE PRESENT ROADWAY OCCUPIED, BEING A PART OF AUDITOR'S PARCEL NO. 040-008045. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5548 & FCGS 5539, HAVING A BEARING OF NORTH 00° 21' 40" EAST FOR A PORTION OF THE CENTERLINE OF HOOVER ROAD,

ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 26.225 ACRE TRACT AS CONVEYED TO FEDEX GROUND PACKAGE SYSTEM, INC. BY INSTRUMENT NUMBER 200409200218323:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LYING IN THE VIRGINIA MILITARY SURVEY DISTRICT, SURVEY NUMBER 6115 AND BEING PART OF THE 76.096 ACRE TRACT CONVEYED TO MOUTH OF WILSON, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND SOUTH MEADOWS DRIVE, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S. R. 665 (LONDON-GROVEPORT ROAD) & PART OF SOUTH MEADOWS DRIVE, OF RECORD IN PLAT BOOK 57, PAGE 31;

THENCE SOUTH 83°36'12" EAST, A DISTANCE OF 642.87 FEET, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE SAID 76.096 ACRE TRACT, AND BEING THE POINT OF TRUE BEGINNING, FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83°26'51" EAST, A DISTANCE OF 50.19 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD TO A RAILROAD SPIKE SET;

THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ON, OVER AND ACROSS THE SAID 76.096 ACRE TRACT:

1. SOUTH 01°36'36" WEST, A DISTANCE OF 1809.50 FEET, TO AN IRON PIN SET;
2. NORTH 69°13'45" EAST, A DISTANCE OF 77.53 FEET, TO AN IRON PIN SET;
3. SOUTH 84°57'09" EAST, A DISTANCE OF 110.18 FEET, TO AN IRON PIN SET;
4. SOUTH 88°49'22" EAST, A DISTANCE OF 91.71 FEET, TO AN IRON PIN SET;
5. NORTH 86°02'23" EAST, A DISTANCE OF 284.72 FEET, TO AN IRON PIN SET;
6. NORTH 88°41'29" EAST, A DISTANCE OF 178.00 FEET, TO AN IRON PIN SET;
7. NORTH 86°28'55" EAST, A DISTANCE OF 365.76 FEET, TO AN IRON PIN SET;
8. SOUTH 88°43'56" EAST, A DISTANCE OF 185.05 FEET, TO AN IRON PIN IN THE EASTERLY LINE OF SAID 76.096 ACRE TRACT, BEING A LINE COMMON TO AN ORIGINAL 46.244 ACRE TRACT CONVEYED TO KENNETH A. SNYDER BY DEED OF RECORD IN DEED BOOK 3642, PAGE 352;

THENCE SOUTH 01°16' 04" WEST, A DISTANCE OF 831.51 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, TO A STONE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID ORIGINAL 46.244 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 50.625 ACRE TRACT (FIRST PARCEL) CONVEYED TO RALPH FRANCIS BAUSCH BY DEED OF RECORD IN DEED BOOK 1980, PAGE 617;

THENCE NORTH 88°01'36" WEST, A DISTANCE OF 1338.86 FEET, ALONG THE LINE COMMON TO SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, TO A 2 INCH STEEL POST IN CONCRETE FOUND AT THE COMMON CORNER OF SAID 76.096 ACRE TRACT AND SAID 50.625 ACRE TRACT, SAID 2 INCH STEEL POST ALSO BEING IN THE EASTERLY LINE OF A 42.269 ACRE TRACT CONVEYED TO PFV SEEDS PARK ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200310240342103;

THENCE NORTH 01°36'36" EAST, A DISTANCE OF 2542.73 FEET (PASSING IRON PINS FOUND AT DISTANCES OF 17.58 FEET (0.23' WEST), 27.18 FEET (0.22 FEET WEST) AND A REBAR FOUND AT 2492.56 FEET (STULTS CAP), ALONG THE WESTERLY LINE OF SAID 76.096 ACRE TRACT, A LINE COMMON TO SAID 42.269 ACRE TRACT AND THEN COMMON TO THE EASTERLY LINE OF A 72.955 ACRE TRACT CONVEYED TO SERVICES DEVELOPMENT CORPORATION BY DEED OF RECORD IN OFFICIAL RECORD 11996, C14, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 26.225 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD. ALL IRON PINS SET ARE 3/4-INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R.D. ZANDE". THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF SOUTH 83°26'51" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) FROM AN ACTUAL FIELD SURVEY OF THE 76.096 ACRE TRACT PERFORMED BY R.D. ZANDE & ASSOCIATES IN MARCH, 2002.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 34.149 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP BY INSTRUMENT NUMBER 200605090089637:

SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 31;

THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY-THREE DEGREES THIRTY-SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY-THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY-EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET; THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY-THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;

2. NORTH EIGHTY-EIGHT DEGREES TWENTY-THREE MINUTES TWENTY-FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY-EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;

3. SOUTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY-ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO.

200409200218323; THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:

1. SOUTH EIGHTY-EIGHT DEGREES FORTY-ONE MINUTES TWENTY-NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;

2. SOUTH EIGHTY-SIX DEGREES TWO MINUTES TWENTY-THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY-FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;

3. NORTH EIGHTY-EIGHT DEGREES FORTY-NINE MINUTES TWENTY-TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY-ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;

4. NORTH EIGHTY-FOUR DEGREES FIFTY-SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;

5. SOUTH SIXTY-NINE DEGREES THIRTEEN MINUTES FORTY-FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY-SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY-FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED. ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

Date: 10/16/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-46-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-46-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH PLATTENBURG & ASSOCIATES FOR ANNUAL FINANCIAL AUDITS

WHEREAS, the Ohio Auditor of State has performed the City's annual financial audit for the past several years; and

WHEREAS, the Ohio Auditor of State issued a Request for Proposal to select an Independent Public Accountant to perform Grove City's financial audits for the annual fiscal periods ending December 31, 2024, through December 31, 2028; and

WHEREAS, on September 30, 2024, the Ohio Auditor of State awarded the contract to audit the City of Grove City to Plattenburg & Associates, Inc.; and

WHEREAS, the agreement exceeds twelve months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into an agreement with Plattenburg & Associates to perform the City's annual financial audits for fiscal periods ending December 31, 2024, through December 31, 2028, as set forth in "Exhibit A".

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

ORDINANCE C- -24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT
WITH PLATTENBURG & ASSOCIATES FOR ANNUAL FINANCIAL AUDITS

WHEREAS, the Ohio Auditor of State has performed the City's annual financial audit for the past several years; and

WHEREAS, the Ohio Auditor of State issued a Request for Proposal to select an Independent Public Accountant to perform Grove City's financial audits for the annual fiscal periods ending December 31, 2024, through December 31, 2028; and

WHEREAS, on September 30, 2024, the Ohio Auditor of State awarded the contract to audit the City of Grove City to Plattenburg & Associates, Inc.; and

WHEREAS, the agreement exceeds twelve months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into an agreement with Plattenburg & Associates to perform the City's annual financial audits for fiscal periods ending December 31, 2024, through December 31, 2028, as set forth in "Exhibit A".

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 10-16-24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-47-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-47-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH GIS SOFTWARE SERVICES

WHEREAS, the current GIS software system has reached the end of its current agreement, and

WHEREAS, the new agreement is now a three-year agreement, and

WHEREAS, the City uses this software for the foundation of all its mapping data.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into an agreement with
ESRI, as set forth in Exhibit A.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



July 18, 2024

Mr. Todd Hurley
City of Grove City
4035 Broadway
Grove City, OH 43123-3001

Dear Todd,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.
- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.
- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.
- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.
- The organization will provide an annual report of installed Esri software to Esri.
- Esri software and updates that the organization is licensed to use will be automatically available for downloading.
- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

"THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.
3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.
4. Send the purchase order and agreement to the address, email or fax noted below:

Esri
Attn: Customer Service SG-EA
380 New York Street
Redlands, CA 92373-8100

e-mail: service@esri.com
fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Jack Halper



Quotation # Q-509403

Date: August 6, 2024

Customer # 267525 Contract # ENTERPRISE AGREEMENT

City of Grove City
Information Systems Dept
4035 Broadway
Grove City, OH 43123-3001

ATTENTION: Todd Hurley
PHONE: (614) 277-1725
EMAIL: thurley@grovecityohio.gov

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 7/18/2024 To: 10/16/2024

Material	Qty	Term	Unit Price	Total
168178	1	Year 1	\$40,900.00	\$40,900.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 2	\$40,900.00	\$40,900.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 3	\$40,900.00	\$40,900.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
Subtotal:				\$122,700.00
Sales Tax:				\$0.00
Estimated Shipping and Handling (2 Day Delivery):				\$0.00
Contract Price Adjust:				\$0.00
Total:				\$122,700.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Angie Bramer	Email: abramer@esri.com	Phone: (909) 793-2853 x8378
The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.		

Esri Use Only:

Cust. Name _____

Cust. # _____

PO # _____

Esri Agreement # _____



SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-2)

This Agreement is by and between the organization identified in the Quotation ("**Customer**") and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities**Desktop Software and Extensions (Single Use)**

ArcGIS Desktop Advanced

ArcGIS Desktop Standard

ArcGIS Desktop Basic

ArcGIS Desktop Extensions: ArcGIS 3D Analyst,
ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS
Schematics, ArcGIS Workflow Manager, ArcGIS Data
Reviewer

Enterprise Software and Extensions

ArcGIS Enterprise (Advanced and Standard)

ArcGIS Monitor

ArcGIS Enterprise Extensions: ArcGIS 3D Analyst,
ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS
Workflow Manager, ArcGIS Data Reviewer

Enterprise Additional Capability Servers

ArcGIS Image Server

Developer Tools

ArcGIS Runtime Standard

ArcGIS Runtime Analysis Extension

Limited Quantities

One (1) Professional subscription to ArcGIS Developer

Two (2) ArcGIS CityEngine Single Use Licenses

100 ArcGIS Online Viewers

100 ArcGIS Online Creators

17,500 ArcGIS Online Service Credits

100 ArcGIS Enterprise Creators

3 ArcGIS Insights in ArcGIS Enterprise

3 ArcGIS Insights in ArcGIS Online

10 ArcGIS Location Sharing User Type Extension (Enterprise)

10 ArcGIS Location Sharing User Type Extension (Online)

9 ArcGIS Advanced Editing User Type Extension (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	3
Number of Tier 1 Help Desk individuals authorized to call Esri	3
Maximum number of sets of backup media, if requested*	2
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Telephone: _____

Address: _____

Fax: _____

City, State, Postal Code: _____

E-mail: _____

Country: _____

Quotation Number (if applicable): _____

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
 - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
 - (2) Order number
 - (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

Date: 10/16/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-48-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 11/04/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-48-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE THE AMENDED AND RESTATED CENTRAL OHIO HEALTH CARE CONSORTIUM JOINT-INSURANCE AGREEMENT

WHEREAS, City Council approved entering into a contract with the Central Ohio Health Care Consortium (“COHCC”) by way of Ordinance C-40-94 and subsequently every three years with the last being by C-79-21; and

WHEREAS, the current Agreement expires on December 31, 2024, and the City needs to approve the new Agreement.

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

SECTION 1. The City Administrator is hereby authorized to execute the Central Ohio Health Care Consortium Joint Self-Insurance Agreement, for the period of January 1, 2025, to December 31, 2027, as attached hereto as Exhibit A.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Exhibit A

AMENDED AND RESTATED CENTRAL OHIO HEALTH CARE CONSORTIUM JOINT SELF-INSURANCE AGREEMENT

2025-2027

WHEREAS, Section 9.833 of the Ohio Revised Code permits any POLITICAL SUBDIVISION that provides health care benefits for its officers or employees to join in any combination with other POLITICAL SUBDIVISIONS to establish and maintain a joint self-insurance program to provide health care benefits pursuant to a written agreement (the “AGREEMENT”); and

WHEREAS, effective January 1, 1992, a number of POLITICAL SUBDIVISIONS joined together to form the Central Ohio Health Care Consortium Joint Self-Insurance Agreement with other POLITICAL SUBDIVISIONS and established a joint self-insurance program (the “Original Agreement”) to provide health care benefits for their officers and/or employees; and

WHEREAS, the Original Agreement was restated on July 1, 1994, through the implementation and execution of Amendment No. 1 to Central Ohio Health Care Consortium Joint Self-Insurance Agreement (“Amendment No. 1”); and

WHEREAS, in 1997, the MEMBERS of the POOL adopted Amendment No. 2 to Amendment No. 1 (“Amendment No. 2”), pursuant to which Sections 3.06(a) and 8.01(b) of Amendment No. 1 were amended; and

WHEREAS, in 2000, the MEMBERS further amended Amendment No. 1 and Amendment No. 2 by replacing existing Section 6.03 with a new provision regarding the POOL CONTRIBUTION FACTOR; and

WHEREAS, in 2003, the MEMBERS further amended Amendments No. 1 and No. 2 by modifying Section 7.01 Monthly Payments and Section 7.04 Assessments adding “Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof”; and

WHEREAS, in 2006, the MEMBERS further amended Amendments No. 1 and No. 2 by modifying Section 3.05 and making other minor clarification modifications; and

WHEREAS, in 2009, the MEMBERS amended Amendments No. 1 and No. 2 by modifying Section 4.03 to add the BOARD office of Treasurer; by modifying Section 4.03 to add the Treasurer to the Executive Committee; by modifying Section 4.05 to create a FINANCE COMMITTEE; and by modifying Section 4.03 to eliminate the term limitation for BOARD Chairman; and

WHEREAS, in 2016, the MEMBERS amended and restated the AGREEMENT, effective as of January 1, 2016 (the “2016 RESTATED AGREEMENT”), to incorporate all prior and current amendments into one document and to modify the AGREEMENT to: (1) create a mandatory reserve and specify the method to determine and create the mandatory funding level; and (2) establish October 1st as the MEMBER withdrawal deadline; and

WHEREAS, in 2018, the MEMBERS again amended and restated the AGREEMENT, effective as of January 1, 2019 (the “2019 RESTATED AGREEMENT”), to provide the operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning January 1, 2019 and ending December 31, 2021; and

WHEREAS, in 2021, the MEMBERS again desire to amend and restate the AGREEMENT, effective as of January 1 2022, to provide the current operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning January 1, 2022, making the changes identified herein.

WHEREAS, in 2024, the Members again desire to amend and restate the AGREEMENT, effective as of January 1, 2025, to provide the current operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning, January 1, 2025, making the changes identified herein.

NOW, THEREFORE, the undersigned agree as follows:

ARTICLE ONE NAME

Section 1.01. Name. The unincorporated joint self-insurance program known as the Central Ohio Health Care Consortium (the “POOL”) is hereby continued as stated herein.

Section 1.02. Duration. The POOL shall have a perpetual duration and shall continue until terminated pursuant to this AGREEMENT. Health benefits coverage hereunder for original MEMBERS initially commenced on January 1, 1992, immediately upon the termination of the health care coverage that previously was provided by Central Benefits Mutual Insurance Company.

Section 1.03. Legal Status. The POOL shall be deemed to be a legal entity, separate and apart from its MEMBERS, formed for the public purpose of enabling its MEMBERS to obtain insurance, to create a joint self-insurance program, and to provide for the joint administration of POOL as well as the FUNDS of the POOL.

Section 1.04. Effective Date. This AGREEMENT amends and completely supercedes the existing Central Ohio Health Care Consortium Joint Self-Insurance Agreement (the “2019 RESTATED AGREEMENT”). This restated AGREEMENT shall become effective as of January 1, 2025.

ARTICLE TWO DEFINITIONS

Section 2.01. Act. “ACT” means Section 9.833 of the Ohio Revised Code (“ORC”) and any successor statute thereto, as amended from time to time.

Section 2.02. Administrator. “ADMINISTRATOR” means the entity designated to supervise the administration of the POOL and to perform such other duties as are set forth in any applicable Administration Agreement.

Section 2.03. Agreement. “AGREEMENT” means this Amended and Restated Central Ohio Health Care Consortium Joint Self-Insurance Agreement and all counterparts hereto, as amended from time to time.

Section 2.04. Board. “BOARD” means the Board of Directors of the POOL.

Section 2.05. Contribution(s). “CONTRIBUTION(S)” means any amounts paid by a MEMBER to any FUND.

Section 2.06. Fund. “FUND” or “FUNDS” means those amounts paid by MEMBERS pursuant to Articles Six and Seven of this AGREEMENT.

Section 2.07. Member. “MEMBER” means a POLITICAL SUBDIVISION that is a party to this AGREEMENT and that has not withdrawn from or been terminated from participation in the POOL.

Section 2.08. Political Subdivision. “POLITICAL SUBDIVISION” has the same meaning given to it by the ACT.

Section 2.09. Pool Contribution Factor. “POOL CONTRIBUTION FACTOR” has the meaning as defined in Section 6.03 hereof.

Section 2.10. Scope of Coverage. “SCOPE OF COVERAGE” means the coverage, limits and deductibles set forth in Section 4.07 hereof.

Section 2.11. Surplus Funds. “SURPLUS FUNDS” means the amount by which the FUNDS available to operate the POOL for any year or years exceed all of the costs, liabilities (including claim liabilities, claim reserves and reserves for terminal liability) and expenses of operating the POOL.

Section 2.12. Term. “TERM” means a three-year contract period entered into by the MEMBERS beginning January 1 of any of the following years: 2010, 2013, 2016, 2019, 2022, 2025, 2028.

Section 2.13. Vested and Non-Vested Members. “VESTED MEMBER” means any MEMBER who (1) was an original MEMBER of the POOL (*i.e.*, as of January 1, 1992) as well as (2) any MEMBER after such MEMBER has completed one full three-year TERM. “NON-VESTED MEMBER” means any MEMBER who is not a VESTED

Section 2.14. Terms Defined Elsewhere.

ACTUARY	Section 4.07(s)
BENEFITS COMMITTEE	Section 4.05(b)
CERTIFIED PUBLIC ACCOUNTANT or CPA	Section 4.07(s)
DIRECTOR	Section 3.04(c)
ELECTION	Section 3.05(c)
EXPECTED COSTS	Section 7.01
FINANCE COMMITTEE	Section 4.05(a)
FUNDING RATE	Section 7.01
INCURRED BUT NOT REPORTED or IBNR	Section 6.04
POOL	Section 1.01
SECOND ELECTION	Section 3.05(d)
SMALL MEMBER GROUP	Section 6.03
2016 RESTATED AGREEMENT	Recitals
2019 RESTATED AGREEMENT	Section 1.04
2022 RESTATED AGREEMENT	Section 1.04
2025 RESTATED AGREEMENT	Section 1.04

**ARTICLE THREE
MEMBERSHIP**

Section 3.01. Qualification. An applicant seeking membership in the POOL must meet all of the qualifications required by the ACT and, in the case of a NON-VESTED MEMBER, must demonstrate to the satisfaction of the BOARD the financial ability to pay all CONTRIBUTIONS.

Section 3.02. Application. All applicants to become MEMBERS shall apply for membership in any manner and on any form approved by or acceptable to the BOARD.

Section 3.03. Effective Time of Membership. An applicant shall become a MEMBER at the time that a duly authorized officer of the applicant executes, and a duly authorized officer of the POOL accepts, this AGREEMENT on behalf of the POOL. No applicant shall be permitted to become a MEMBER unless it provides written documentation satisfactory to the BOARD, in its sole judgment, that the applicant has the requisite capacity and authority, and has obtained all required approvals, to execute this AGREEMENT and to perform all of its obligations hereunder.

Section 3.04. Duties of Members. Each MEMBER agrees to do or cause to be done all of the following:

(a) to cooperate with and institute all loss prevention procedures and guidelines developed by the BOARD or the ADMINISTRATOR;

(b) to adopt and institute wellness program components or options as identified by the BOARD or the ADMINISTRATOR;

(c) to designate a representative of the MEMBER (a "DIRECTOR") to serve on the BOARD, and to cause that DIRECTOR to attend all monthly and special meetings of the BOARD;

(d) to provide the ADMINISTRATOR access to the records of the MEMBER during normal business hours, upon 24 hours' prior written notice and only for the purpose of conducting necessary services related to the operation of the POOL and for no other purpose;

(e) to permit the ADMINISTRATOR and any agent or attorney of the ADMINISTRATOR or the POOL to represent the MEMBER in investigating, litigating and settling any claim made against the POOL or the MEMBER that is within the SCOPE OF COVERAGE provided by the POOL; and

(f) to promptly pay when and as due all CONTRIBUTIONS, assessments and uncovered losses (as described in Sections 7.02 and 7.03), if any, required under this AGREEMENT.

Section 3.05. Terms of Membership.

(a) Each original VESTED MEMBER of the POOL committed to remain a MEMBER for three years, until December 31, 1994. Thereafter, the MEMBERS agreed to continue the POOL for three successive three-year terms (each such three-year period hereunder, a "TERM"). In 2003, the MEMBERS agreed to continue the POOL for successive three-year TERMS indefinitely.

(b) The MEMBERS intend that the POOL shall continue in effect indefinitely for succeeding three-year TERMS, subject to the continual election of MEMBERS to remain participants in the POOL as provided below.

(c) On or before October 1, of the last year of the current TERM, each MEMBER of the POOL shall indicate in writing to the BOARD whether or not it intends to continue its participation beyond the current TERM (the "ELECTION"). At least two MEMBERS must elect to continue their participation for the POOL to continue. If less than two MEMBERS elect to continue, the POOL shall terminate effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 of the last year of the current TERM, and the BOARD shall be responsible for winding up and dissolving the affairs of the POOL.

(d) If, at the ELECTION, MEMBERS representing more than one-third (1/3) of the total number of employees and officers of MEMBERS insured by the POOL at the time of the ELECTION opt to leave the POOL at the end of the applicable TERM, the MEMBERS who initially elected to continue their participation in the POOL shall be given another opportunity to indicate in writing whether they desire to continue in the POOL beyond the current TERM (the "SECOND ELECTION"). The SECOND ELECTION shall be made by each remaining MEMBER on or before November 1, and at least two MEMBERS must elect during the SECOND ELECTION to continue their participation beyond the current TERM in order for the POOL to continue. If less than

two MEMBERS elect during the SECOND ELECTION to continue, the POOL shall terminate effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 of the last year of the current TERM, and the BOARD shall be responsible for winding up and dissolving the affairs of the POOL.

(e) If two or more MEMBERS elect to continue, either at the ELECTION or SECOND ELECTION, all such MEMBERS shall be required to participate for another three-year TERM; provided, however, that any such continuing MEMBER may voluntarily withdraw at the end of any year within that subsequent TERM upon compliance with the withdrawal provisions of Section 8.01 herein. The rights of MEMBERS to share in the SURPLUS FUNDS of the POOL upon withdrawal are governed by Section 8.01 hereof.

Section 3.06. Terms of Membership for Non-Vested Member.

(a) Upon initial entry into the POOL, each NON-VESTED MEMBER shall be required to remain a MEMBER, and may not withdraw from the POOL, until the December 31st following the second anniversary of the MEMBER'S joining the POOL. A MEMBER'S rights to participate in and/or withdraw from the POOL for any subsequent TERM shall be governed by Section 3.05 hereof.

(b) Subject to Section 8.01 hereof, NON-VESTED MEMBERS shall be entitled to share in SURPLUS FUNDS of the POOL on the same basis as VESTED MEMBERS. NON-VESTED MEMBERS shall pay a surcharge and/or otherwise buy into such surplus on terms established by the BOARD.

ARTICLE FOUR BOARD OF DIRECTORS

Section 4.01. Establishment of Board. The POOL shall have a Board of Directors, which shall, among other duties, determine the general policy of the POOL. Each MEMBER shall be entitled to appoint one DIRECTOR to the BOARD.

Section 4.02. Term of Directorships. A person appointed by a MEMBER to serve as a DIRECTOR on the BOARD shall remain in office until the earlier of (1) the date the POOL receives evidence of the appointment of his or her successor or (2) the effective time of the withdrawal from or termination of the appointing MEMBER'S participation in the POOL.

Section 4.03. Officers and Executive Committee. The BOARD shall annually elect from the DIRECTORS of the BOARD a Chairman, a Vice-Chairman, a Secretary, and a Treasurer. The DIRECTORS receiving the largest number of votes for each office shall be elected.

The BOARD shall annually elect an executive committee to be comprised of the Chairman, the Vice-Chairman, the Secretary and the Treasurer of the POOL, and two other DIRECTORS. The two DIRECTORS receiving the largest number of votes for the

executive committee shall be elected. The executive committee may bind the BOARD only as to matters over which the BOARD has given express authorization.

Section 4.04. Meetings.

(a) Meetings of the BOARD shall be held monthly at such time as the Secretary shall prescribe. Such meetings may be held and attended in person or electronically through teleconference, video conference or other appropriate means. Unless waived, the Secretary shall give written or electronic notice to each DIRECTOR of the time, date, place, and format of each meeting, at least seven days prior to each meeting. This notice may, but is not required to, contain an agenda of items to be discussed. Any item of POOL business may be considered at the monthly meetings contained in the notice of the meeting.

(b) Special meetings may be called by the ADMINISTRATOR, the Chairman, or by a majority of the DIRECTORS. Only items listed for discussion in the notice of the special meeting may be considered. Unless waived, the Secretary shall give written or electronic notice to each DIRECTOR of the time, date, place, format and purposes of a special meeting at least three days prior to each meeting.

Section 4.05. Committees of the Board.

(a) The BOARD shall appoint a standing finance committee ("FINANCE COMMITTEE") consisting of as many DIRECTORS, proxies or other designees as the BOARD chooses and to be chaired by the Treasurer. The FINANCE COMMITTEE shall be responsible for the POOL's pricing policies and related matters.

(b) The BOARD shall also appoint a standing benefits committee ("BENEFITS COMMITTEE") consisting of as many DIRECTORS, proxies or other designees as the BOARD chooses and to be chaired by a member of the BENEFITS COMMITTEE as selected by its members. The BENEFITS COMMITTEE shall be responsible for evaluating benefit plan designs, wellness initiatives and related matters.

(c) The Chairman or BOARD may from time to time appoint ad hoc committees consisting of no fewer than five of the DIRECTORS. Membership of the ad hoc committees may be changed at any time by the Chairman or by the BOARD. An ad hoc committee may bind the BOARD only as to matters over which the BOARD has given such committee express authorization.

Section 4.06. Compensation. DIRECTORS shall be entitled to reimbursement of actual expenses incurred in the pursuit of POOL business and such other reasonable and lawful compensation as may be awarded from time to time by the BOARD.

Section 4.07. Powers and Duties. The BOARD is authorized and directed to carry out each and every act necessary, convenient or desirable to and for carrying out the purpose of this AGREEMENT and the POOL, including, but not limited to:

- (a) hiring the ADMINISTRATOR;
- (b) receiving MEMBERS' CONTRIBUTIONS;
- (c) administering the POOL and settling and paying, or causing the payment of, claims on behalf of the MEMBERS;
- (d) making and entering into contracts to conduct and operate the POOL, including, but not limited to, the execution of an administrative agreement with the ADMINISTRATOR;
- (e) employing agents and employees on behalf of the POOL;
- (f) establishing and adopting requirements for membership in the POOL, including, but not limited to, a potential member's commitment to certain wellness initiatives to be identified by the BOARD and/or the ADMINISTRATOR;
- (g) approving new MEMBERS;
- (h) terminating the participation of existing MEMBERS;
- (i) approving and amending the annual budget of the POOL;
- (j) resolving disputes over the SCOPE OF COVERAGE provided by the POOL;
- (k) approving educational and other programs relating to risk reduction;
- (l) approving reasonable and necessary loss reduction and preventive procedures to be followed by all MEMBERS;
- (m) approving each MEMBER'S FUNDING RATE (as that term is defined in Section 7.01 hereof);
- (n) establishing rules and regulations regarding the payment of FUNDS from the POOL as shall from time to time seem appropriate or necessary, including the payment of reasonable expenses related to the administration of the POOL;
- (o) establishing and adopting policies for the administration of the POOL and/or the management and investment of the FUNDS, including, but not limited to investment and mandatory reserve policies as well as policies for pricing and rating;
- (p) investing POOL FUNDS;
- (q) providing surety and/or fidelity bonds for DIRECTORS and all persons charged with the custody or investment of POOL FUNDS;

(r) purchasing directors and officers, errors and omissions and such other insurance coverage for the benefit of the POOL and its DIRECTORS as the BOARD shall deem necessary, appropriate or desirable;

(s) hiring an independent actuary who shall be a member of the American Academy of Actuaries (the "ACTUARY") as well as a certified public accountant ("CERTIFIED PUBLIC ACCOUNTANT" or "CPA") to perform duties required by the ACT or otherwise by the BOARD;

(t) hiring independent legal counsel to provide services to the BOARD and POOL, as necessary;

(u) establishing one or more bank accounts, which may include establishing a trust(s) with the trust department(s) of one or more National bank(s), to collect premiums, pay claims and otherwise to manage and account for all POOL FUNDS;

(v) requiring the ADMINISTRATOR to provide evidence of coverage satisfactory to the BOARD with respect to stop-loss and/or any other kind of insurance purchased by the ADMINISTRATOR for the benefit of the POOL; and

(w) determining whether the POOL has any SURPLUS FUNDS and, if so, how such SURPLUS FUNDS shall be utilized for the operation of the POOL and/or shall be distributed to MEMBERS, in accordance with the terms of this AGREEMENT.

The coverage, limits, deductibles and other terms of the health care benefits (the "SCOPE OF COVERAGE") to be provided by the POOL are described in documents maintained by the BOARD and incorporated herein by this reference. From time to time, the BOARD may revise the SCOPE OF COVERAGE as it deems necessary or appropriate.

The BOARD may delegate one or more of its duties to one or more committees established under Section 4.05, with oversight and approval retained by the BOARD.

Section 4.08. Voting; Proxies. Each DIRECTOR shall be entitled to one vote on each matter voted upon by the BOARD, except that the Chairman shall have an additional vote in the event of a tie. A DIRECTOR may be represented and may vote by a proxy appointed by an instrument in writing signed by the DIRECTOR and confirmed by the MEMBER which elected such DIRECTOR, but such instrument must be filed with the Secretary of the meeting before the person holding the proxy shall be allowed to vote.

The BOARD may include in any process or procedure for administering the POOL, including voting, the use of alternative media, including, but not limited to, telephonic, facsimile, computer or other such electronic means as available. Use of alternative media shall be deemed to satisfy any requirements of the POOL or this AGREEMENT requiring a "written" document or an instrument signed "in writing" to the extent permissible under the ORC, or the Internal Revenue Code of 1986, as amended, if applicable.

Section 4.09. Quorum. A quorum of the BOARD shall consist of fifty percent (50%) of the DIRECTORS. Except as provided in Section 11.09 below, the affirmative vote of a majority of the DIRECTORS present at a meeting at which a quorum is present shall be the vote of the BOARD.

ARTICLE FIVE ADMINISTRATOR

Section 5.01. Contract. The BOARD shall contract with an ADMINISTRATOR and delegate to such ADMINISTRATOR some or all of its contractual powers and duties (set forth in Article Four above), as the BOARD shall deem advisable.

Section 5.02. Annual Report. The BOARD shall require the ADMINISTRATOR to prepare and present to the BOARD an annual report regarding the condition of the POOL, within 90 days after each calendar year end. The report shall be in such form and include such information as is prescribed by, or acceptable to, the BOARD. The report may be consolidated with the ADMINISTRATOR'S budget recommendation required by Section 6.02 hereof.

ARTICLE SIX POOL FUNDS

Section 6.01. Establishment of the Funds(s). The BOARD shall establish one or more FUNDS which shall consist of MEMBER CONTRIBUTIONS in amounts it deems sufficient to annually fund the administrative expenses of the POOL; to purchase excess insurance, stop-loss insurance or reinsurance for the POOL; to pay current year claims and claim expenses and to establish and maintain sufficient reserves. At or about the close of any three-year TERM hereunder, the BOARD may also establish one or more FUNDS, which may consist of MEMBER CONTRIBUTIONS and/or any existing SURPLUS FUNDS, in amounts it deems appropriate to fund the claims, claims expense and other costs and expenses associated with the termination and run-off of the three-year TERM then ending.

Section 6.02. Budget. No later than October 1 in each POOL year, the ADMINISTRATOR shall prepare and submit to the BOARD an estimate of the budget of the POOL for the succeeding calendar year. If the budget is acceptable to the BOARD, the BOARD shall approve such budget in the manner established in Article Four.

Section 6.03. Pool Contribution Factor. The POOL CONTRIBUTION FACTOR for each MEMBER of the POOL shall be as follows:

Number of Employees and Officers Insured By the Member Group	Percent of Adjustment Related to the COHCC Pool Factors	Percent of Adjustment Related to the Member Entity Factors
Less Than 50	90%	10%
50 - 99	75%	25%
100 – 124	60%	40%
125 – 149	50%	50%
150 – 199	35%	65%
200 - 299	20%	80%
300 +	10%	90%

With respect to those MEMBERS whose number of insured employees and officers is fewer than 50, all such MEMBERS shall be treated as a single group (the “SMALL MEMBER GROUP”). The POOL CONTRIBUTION FACTOR for each MEMBER in the SMALL MEMBER GROUP shall be determined by adding all employees and officers insured by all MEMBERS in the SMALL MEMBER GROUP, and by then applying the percentages shown in the chart shown above to that total. Such determination shall be reviewed at the conclusion of each TERM in order to determine whether any MEMBER should be removed from or return to the SMALL MEMBER GROUP, as well as the POOL CONTRIBUTION FACTOR to be applied for the upcoming TERM.

Each POOL CONTRIBUTION FACTOR shall remain constant for the entire life of the POOL, subject to change only as provided in Section 11.09 hereof. Notwithstanding the above, the BOARD shall have the authority to use reasonable discretion in the consideration of extenuating circumstances that may apply to any MEMBER in the determination and application of the appropriate POOL CONTRIBUTION FACTOR for such MEMBER. Further, the BOARD may develop and adopt policies regarding pricing and rates for MEMBERS, and particularly new NON-VESTED MEMBERS (as provided in Section 4.07(o)), based on the prior status of such MEMBER’s benefit programs (e.g., fully-insured, self-funded with run-out claims liability, self-funded without run-out claims liability etc.).

Additionally, and notwithstanding anything contained in this AGREEMENT elsewhere to the contrary, the MEMBERS in the SMALL MEMBER GROUP shall be treated as if they were a single MEMBER not only for purposes of determining their POOL CONTRIBUTION FACTOR, but also for purposes of allocating and distributing SURPLUS FUNDS, establishing the FUNDING RATE for the SMALL MEMBER GROUP and determining and assessing supplemental payments to the POOL under Article Seven of the AGREEMENT. In each such case, the MEMBER’S rights and/or liabilities within the SMALL MEMBER GROUP shall be determined by dividing (a) the

number of employees and officers insured by the MEMBER by (b) the total number of all employees and all officers insured by all MEMBERS within the SMALL MEMBER GROUP, and applying that fraction to each such MEMBER as the BOARD shall deem appropriate under the circumstances.

Except as otherwise provided in this Section 6.03, the MEMBERS in the SMALL MEMBER GROUP shall be treated as separate and distinct MEMBERS for all other purposes under the AGREEMENT. The BOARD shall have the authority to interpret this AGREEMENT to resolve any conflicts or issues arising out of the creation of the SMALL MEMBER GROUP and the allocation of any rights and liabilities to each MEMBER within the SMALL MEMBER GROUP.

Section 6.04. Mandatory Reserve. The BOARD shall establish a mandatory reserve for the purposes of protecting the FUND from future losses and maintaining fiscal solvency. This reserve shall be set aside for contingencies and potential unforeseen liabilities such as a spike in claims payments in excess of expected claims. The BOARD will adopt a Mandatory Reserve Policy which will outline mandatory reserve targets. For purposes of a NON-VESTED MEMBER, the pricing of such reserve amount will be phased in over the first two years of the NON-VESTED MEMBER's participation in the POOL. Should additional CONTRIBUTIONS be required to achieve the reserve funding target, the BOARD shall determine a reserve surcharge for MEMBERS to be included in the MEMBERS' CONTRIBUTIONS.

Section 6.05. Surplus Funds. In the event that MEMBER CONTRIBUTIONS exceed claims and expenses for the FUND, the BOARD, shall first apply the SURPLUS FUNDS to the mandatory reserve. Should the reserve exceed the BOARD'S established funding target, the BOARD may, in its sole discretion, apply SURPLUS FUNDS toward the CONTRIBUTIONS of MEMBERS for any subsequent year, and/or fund any other necessary and proper cost, liability and/or expense of the POOL. Additionally, the BOARD may refund to its MEMBERS all or some portion of the excess payments, if any, made by its MEMBERS to the POOL, which reimbursement may be based on each MEMBER'S and the POOL'S loss experience and such other factors as the BOARD deems appropriate under the circumstances. The BOARD shall determine the amount of SURPLUS FUNDS, if any, as of December 31 of each year hereunder on or before April 1 in each succeeding year, and shall promptly communicate this information to each MEMBER.

Section 6.06. Purchase of Stop-Loss Insurance. . The BOARD shall continue to consider appropriate risk management products or services that could limit the financial liability to the POOL. The BOARD shall also investigate the purchase of specific stop-loss coverage, and upon the termination of the POOL, the availability of insurance to cover the terminal liabilities of the withdrawing MEMBERS, and shall purchase such coverage if deemed to be in the best interests of the MEMBERS at that time. The BOARD may, in its discretion, create sub-pools for the allocation of the costs for any purchased stop-loss coverage, with such factors to be reviewed on an actuarial basis, and applied each TERM.

Section 6.07. Actuarial and Financial Reports. The BOARD shall require the ACTUARY and the CPA to prepare and deliver to the BOARD the report(s) required by the ACT.

**ARTICLE SEVEN
FUNDING
SCOPE OF RISK SHARING PROTECTION**

Section 7.01. Monthly Payments. On or before October 1 in each year, the BOARD (after consultation with its ADMINISTRATOR, its ACTUARY or such other persons as the BOARD may deem necessary or appropriate) shall calculate the expected costs ("EXPECTED COSTS") for the POOL for the next calendar year. EXPECTED COSTS shall include anticipated claims costs and fixed and administrative costs associated with the operation of the POOL, including premiums for stop-loss insurance, excess insurance and directors and officers' liability insurance, errors and omissions insurance and fees for its ADMINISTRATOR, ACTUARY, CPA and legal counsel. After calculating EXPECTED COSTS and on or about October 1 in each year, the BOARD shall determine each MEMBER'S FUNDING RATE ("FUNDING RATE") for the immediately following calendar year. A MEMBER'S FUNDING RATE shall be determined with reference to the number of employees and officers of the MEMBER who are covered by the POOL as of September 1, the loss experience of the MEMBER and the MEMBER'S POOL CONTRIBUTION FACTOR. FUNDING RATES shall be established so as to enable the POOL to satisfy its EXPECTED COSTS, as well as any additional funding deemed necessary or appropriate by the BOARD. By way of example, the BOARD may establish FUNDING RATES to provide funds in excess of EXPECTED COSTS in order to establish reserves for future POOL year operations.

FUNDING RATES shall be paid monthly by MEMBERS, and payment must be received by the POOL on or before the 15th of each month hereunder with no grace 1½% per month or portion thereof.

Section 7.02. Assessments.

From time to time, the BOARD may require that MEMBERS make supplemental payments to the POOL for any necessary or appropriate purpose where there is reasonable concern that FUNDS then available to the POOL (whether through surplus, monthly payments of FUNDING RATES, stop-loss coverage, reinsurance or otherwise) will not be sufficient to meet the responsibilities of the POOL; provided, however, that the total of such supplemental payments and all payments under Section 7.01 hereof in any year shall not exceed two hundred percent (200%) of the EXPECTED COSTS for that POOL year. The BOARD may assess supplemental payments from MEMBERS, including withdrawn or terminated MEMBERS (related to their period of membership in the POOL), for any one or more years of their membership. All assessments for supplemental payments shall be made proportionately among the MEMBERS of the POOL for the year as to which the assessment relates, in direct relation to each MEMBER'S FUNDING RATE for that year.

MEMBERS shall be responsible for supplemental payments during the life of the POOL and any later period when claims or expenses need to be paid which are attributable to any year of membership during which the event causing the expenses or claims requiring the supplemental payments occurred.

Section 7.03. Member Responsibility for Losses and Deficiencies.

(a) In the event that the losses of the POOL in any year exceed amounts paid to the POOL under Sections 7.01 and 7.02, together with all stop-loss, reinsurance and other coverage then in effect, then the payment of any uncovered losses shall be covered by the POOL and such losses shall be allocated to the MEMBERS as part of the POOL CONTRIBUTION FACTOR described in Section 6.03.

(b) In the event that the administrative costs and expenses of operating the POOL exceed the FUNDS available therefor, including but not limited to amounts available to the POOL by assessment under Section 7.02, then the BOARD may assess the MEMBERS for such deficiency. All such assessments shall be made proportionately among the MEMBERS for the year, as to which the assessment relates, in direct relation to each MEMBER'S FUNDING RATE for that year.

Section 7.04. Payment of Assessments. Each MEMBER shall promptly pay all assessments hereunder, and in each case no later than the forty-fifth (45th) day after the BOARD has given the MEMBER written notice of the assessment, with no grace period whatsoever. Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof.

ARTICLE EIGHT

MEMBER'S WITHDRAWAL OR TERMINATION

Section 8.01. Withdrawal. (a) A VESTED MEMBER, or a NON-VESTED MEMBER that has completed its membership requirement as described in Section 3.06, may withdraw from the POOL by giving prior written notice to the POOL no later than October 1 of the year in which membership is to cease. The MEMBER'S withdrawal shall be effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 in the year in which such notice is given; provided, however, that the MEMBER shall remain liable thereafter for any assessments which the BOARD may make under Sections 7.02 and/or 7.03. At and after the effective time of withdrawal, the withdrawing MEMBER shall be wholly and solely responsible for providing health care (and other, if any) benefits that previously had been provided by the POOL, including but not limited to any and all IBNR and/or terminal liabilities related to its prior POOL participation, to the extent such expenses exceed the total of the MEMBER's CONTRIBUTIONS for the last three months as an active MEMBER, and the POOL shall have absolutely no liabilities to the MEMBER in that regard.

(b) No withdrawing MEMBER shall have any rights whatsoever to participate in a distribution of the SURPLUS FUNDS of the POOL, whether then or any time thereafter.

Section 8.02. Termination. Upon a vote of the BOARD taken in accordance with Article Four and upon five days' written notice, a MEMBER'S participation may be terminated if such MEMBER materially breaches or violates any of the terms of this AGREEMENT. Without limiting the generality of the foregoing, the failure of a MEMBER to promptly make payments to the POOL in complete conformity with the provisions of Article Seven shall be deemed to be a material breach and violation of this AGREEMENT which warrants termination. Upon termination, the terminated MEMBER shall (a) remain liable for any and all amounts remaining due and unpaid under Article Seven, (b) have no rights whatsoever to share in any SURPLUS FUNDS then and/or at any time thereafter, and (c) effective as of 11:59 p.m., local Columbus, Ohio time, on the effective date of termination as outlined in the written notice provided to the MEMBER, the terminated MEMBER shall be wholly and solely responsible for providing health care (and other, if any) benefits that previously had been provided by the POOL, including, but not limited to, any and all IBNR and/or terminal liabilities related to its prior POOL participation, to the extent such expenses exceed the total of the MEMBER's CONTRIBUTIONS for the last three months as an active MEMBER, and the POOL shall have absolutely no liabilities to the MEMBER in that regard.

ARTICLE NINE TERMINATION OF POOL

Section 9.01. Termination. This AGREEMENT may be terminated only by the written agreement of no less than two-thirds (2/3) of all MEMBERS. After a vote to terminate the POOL, the BOARD shall wind-up the POOL'S business as quickly as practicable, but in any event shall complete this process no later than 12 months after the termination date. During such period, the POOL shall continue to pay all claims and expenses until the POOL FUNDS are exhausted.

After payment of all claims and expenses, or upon the termination of the 12-month period, any remaining SURPLUS FUNDS held by the POOL shall be paid to the MEMBERS of the POOL who are MEMBERS as of the termination date. The BOARD shall determine the manner in which such SURPLUS FUNDS shall be distributed, and shall consider (a) the percentage relationship which each MEMBER'S CONTRIBUTIONS to the POOL for the prior three calendar years of the POOL bears to all MEMBERS' CONTRIBUTIONS to the POOL for that same period and (b) the loss experiences of each MEMBER for the prior three calendar years of the POOL. If, after the payment of all claims and expenses, or upon the termination of the 12-month period, the POOL'S funds are not sufficient to pay claims and expenses, the payment of any uncovered losses shall revert to and be the sole obligation of the individual MEMBERS against which the claims or expenses were made, and the BOARD shall assess such MEMBERS for the full amount owed.

The POOL, through the BOARD, may require that MEMBERS provide written documentation satisfactory to the BOARD, in its sole judgment, that such MEMBER has the requisite capacity and authority, and has obtained all required approvals, to vote on any matter contemplated by this Section 9.01.

The POOL shall not be responsible for any claims filed after the 12-month period. MEMBERS shall remain obligated to make payments to the POOL pursuant to Article Seven related to periods prior to the termination date.

ARTICLE TEN INDEMNIFICATION

Section 10.01. Indemnification. Subject to the determination required by Section 10.03 below, the POOL shall indemnify any officer or DIRECTOR of the POOL who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (including, without limitation, any action threatened or instituted by or in the right of the POOL), against expenses (including, without limitation, reasonable attorneys' fees, filing fees, court reporters' fees and transcript costs), judgments, fines and amounts paid in settlement actually and reasonably incurred by the officer or DIRECTOR in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the POOL, and with respect to any criminal action or proceeding, he had no reasonable cause to believe his conduct was unlawful. A person claiming indemnification under this Section 10.01 shall be presumed, in respect of any act or omission giving rise to such claim for indemnification, to have acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the POOL, and with respect to any criminal matter, to have had no reasonable cause to believe his conduct was unlawful, and the termination of any action, suit or proceeding by judgment, order, settlement or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, rebut such presumption.

Section 10.02. Court-Approved Indemnification. Anything contained in this AGREEMENT or elsewhere to the contrary notwithstanding:

(a) the POOL shall not indemnify any officer or DIRECTOR of the POOL who was a party to any completed action or suit instituted by or in the right of the POOL to procure a judgment in its favor by reason of the fact that he is or was a DIRECTOR, officer, employee or agent of the POOL, in respect of any claim, issue or matter asserted in such action or suit as to which he shall have been adjudged to be liable for acting with reckless disregard of the best interests of the POOL or misconduct (other than negligence) in the performance of his duty to the POOL unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances of the case, he is fairly and reasonably entitled to such indemnity as such Court of Common Pleas or such other court shall deem proper; and

(b) the POOL shall promptly make any such unpaid indemnification as is determined by a court to be proper as contemplated by this Section 10.02.

Section 10.03. Determination Required. Any indemnification provided for under Section 10.01 and not precluded under Section 10.02 shall be made by the POOL only upon a determination that such indemnification of the officer or DIRECTOR is proper in the circumstances because he has met the requirements set forth in Section 10.01. Such determination may be made only (a) by a majority vote of a quorum consisting of DIRECTORS of the BOARD who were not and are not parties to, or treated with, any such action, suit or proceeding, or (b) if such a quorum is not obtainable or if a majority of a quorum of disinterested DIRECTORS so directs, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the POOL or any person to be indemnified, within the past five years, or (c) by the court in which such action, suit or proceeding was brought, if any.

Section 10.04. Advances for Expenses. Expenses (including, without limitation, reasonable attorneys' fees, filing fees, court reporters' fees and transcript costs) incurred in defending any action, suit or proceeding referred to in Section 10.01 shall be paid by the POOL in advance of the final disposition of such action, suit or proceeding to or on behalf of the officer or DIRECTOR promptly as such expenses are incurred by him, but only if such officer or DIRECTOR shall first agree, in writing, to repay all amounts so paid in respect of any claim, issue or other matter asserted in such action, suit or proceeding in defense of which he shall not have been successful on the merits or otherwise:

(a) if it shall ultimately be determined as provided in Section 10.03 that he is not entitled to be indemnified by the POOL as provided under Section 10.01; or

(b) if, in respect of any claim, issue or other matter asserted by or in the right of the POOL in such action or suit, he shall have been adjudged to be liable for acting with reckless disregard of the best interests of the POOL or misconduct (other than negligence) in the performance of his duty to the POOL, unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances, he/she is fairly and reasonably entitled to all or part of such indemnification.

Section 10.05. Article Ten Not Exclusive. The indemnification provided by this Article Ten shall not be exclusive of, and shall be in addition to, any other rights to which any person seeking indemnification may be entitled, and shall continue as to a person who has ceased to be an officer or DIRECTOR of the POOL and shall inure to the benefit of the heirs, executors, executors, and administrators of such a person.

ARTICLE ELEVEN MISCELLANEOUS

Section 11.01. Ohio Law Governs. This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Ohio.

Section 11.02. Enabling Action by Members. If any action requiring the vote, consent or approval of any or all MEMBERS of the POOL is required in order to make permissible or lawful any actions contemplated by this AGREEMENT, each DIRECTOR will vote for such action on behalf of its MEMBER.

Section 11.03. Counterparts. This AGREEMENT and any amendment hereto may be executed in one or more counterparts, each of which shall be deemed to be an original, but all counterparts taken together shall constitute one and the same AGREEMENT.

Section 11.04. Severability. The invalidity or unenforceability of any provision of this AGREEMENT in any particular respect shall not affect the validity and enforceability of any other provision of this AGREEMENT or of the same provision in any other respect.

Section 11.05. Captions. All captions used in this AGREEMENT are for convenience or reference only, do not form a substantive part of this AGREEMENT and shall not restrict or enlarge any substantive provision of this AGREEMENT.

Section 11.06. Notices. All notices and other communications required or permitted under this AGREEMENT shall be in writing and shall be mailed by regular U.S. mail, postage prepaid, or otherwise delivered by hand or by messenger, addressed (a) if to a MEMBER, to the DIRECTOR representing that MEMBER at such DIRECTOR'S address set forth on the last page of this AGREEMENT or at such other address as the MEMBER or DIRECTOR shall have furnished to the POOL in writing or (b) if to the POOL, at the POOL address set forth on the last page of this AGREEMENT and addressed to the attention of the Secretary of the POOL or at such other address as the POOL shall have furnished to the MEMBERS in writing. Each such notice or other communication shall for all purposes of this AGREEMENT be treated as effective or having been given (a) when delivered, if delivered personally or (b) if sent by mail, when deposited in a regularly maintained receptacle for the deposit of the United States mail, addressed and mailed in compliance with this Section 11.06.

Notwithstanding the foregoing, the parties may elect to use alternative media for the purpose of providing such notices and communications, including, but not limited to, facsimile, computer or other such electronic means as are available, provided that any method used shall include a confirmation statement or receipt providing evidence that such transmission was received by the intended recipient.

Section 11.07. Entire Agreement. This AGREEMENT constitutes the entire agreement between the parties hereto in respect of the subject matter of this AGREEMENT, and this AGREEMENT supersedes all prior and contemporaneous agreements between the parties hereto in respect of the subject matter of this AGREEMENT.

Section 11.08. Pronouns; Gender. All pronouns and any variations thereof used in this AGREEMENT to refer to any person or persons shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or persons may require.

Section 11.09. Amendment. This AGREEMENT may be amended only by the written agreement of no less than two-thirds (2/3) of all MEMBERS. The POOL, through the BOARD, may require that MEMBERS provide written documentation satisfactory to the BOARD, in its sole judgment, that such MEMBER has the requisite capacity and authority, and has obtained all required approvals to vote on any matter contemplated by this Section 11.09.

Section 11.10. Other Instruments. The MEMBERS agree to execute such further instruments and to take such further action as may reasonably be necessary to carry out the intent of this AGREEMENT.

Section 11.11. Non-Waiver. No failure by either party to this AGREEMENT to insist upon strict compliance with any term of this AGREEMENT, or to enforce any rights or seek any remedy upon any default of the other party, shall affect, or constitute a waiver of, the other party's right to insist upon such strict compliance, enforce that right or seek that remedy with respect to that default or any prior, contemporaneous or subsequent default; nor shall any custom or practice of the parties at variance with any provision of this AGREEMENT affect, or constitute a waiver of, either party's right to demand strict compliance with all provisions of this AGREEMENT.

Section 11.12 Review by Legal Counsel. MEMBER recognizes that it is in its best interest to have this AGREEMENT reviewed by legal counsel to ensure that the POOL is suitable and appropriate for MEMBER.

Section 11.13 Review by Third-Party Service Providers. MEMBER recognizes that it is in its and the POOL's best interest for the BOARD to designate and/or engage an ADMINISTRATOR, ACTUARY, CPA and such other consultants and service providers for the POOL as the BOARD determines are appropriate (each a "POOL SERVICE PROVIDER"). MEMBER and the POOL further recognize that it may be in MEMBER'S best interest for MEMBER to engage, at its sole expense, such other brokers, consultants and service providers as it determines are appropriate (each a "MEMBER SERVICE PROVIDER"). Upon MEMBER'S written request to and the written consent of the BOARD, which consent shall not be unreasonably withheld, a POOL SERVICE PROVIDER shall provide information with respect to MEMBER'S participation in the POOL to a MEMBER SERVICE PROVIDER in accordance with any procedures that may be established by the BOARD and consistent with the terms of the

POOL SERVICE PROVIDER’S agreement or contract with the POOL or BOARD, to the extent permitted by applicable law, including, but not limited to, the Health Insurance Portability and Accountability Act of 1996, as amended. Prior to providing any such requested information to a MEMBER SERVICE PROVIDER, the applicable POOL SERVICE PROVIDER may require MEMBER and/or the MEMBER SERVICE PROVIDER to sign a confidentiality or such similar agreement as the POOL SERVICE PROVIDER determines is or are appropriate in its discretion.

**AMENDED AND RESTATED
CENTRAL OHIO HEALTH CARE CONSORTIUM
JOINT SELF-INSURANCE AGREEMENT**

2025-2027

IN WITNESS WHEREOF, this AGREEMENT was executed on the _____ day of _____, 2024, by the undersigned duly authorized officer of the MEMBER indicated below:

ACCEPTED FOR THE CENTRAL
OHIO HEALTH CARE
CONSORTIUM:

By: _____

Title: _____

Address: _____

MEMBER ENTITY:

By: _____

Title: _____

Address: _____

094740.000001 4832-2504-8560.3

Date: 10/29/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-49-24
1st Reading: 11/04/24
Public Notice: 11/05/24
2nd Reading: 11/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-49-24

AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF GROVE CITY, OHIO TO BE A PUBLIC PURPOSE; EXEMPTING ONE HUNDRED PERCENT OF THE VALUE OF SUCH IMPROVEMENT FROM REAL PROPERTY TAXATION FOR THIRTY YEARS; CREATING THE HARRIS FARM TIF INCENTIVE DISTRICT WITHIN THE CITY; DECLARING THE IMPROVEMENTS TO REAL PROPERTY WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE; EXEMPTING ONE HUNDRED PERCENT OF THE VALUE OF SUCH IMPROVEMENTS WITHIN THE INCENTIVE DISTRICT FROM REAL PROPERTY TAXATION FOR THIRTY YEARS; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE OR TO BE MADE TO DIRECTLY BENEFIT OR SERVE THE PARCELS FOR WHICH IMPROVEMENTS ARE DECLARED TO BE A PUBLIC PURPOSE; REQUIRING THE OWNERS OF PARCELS FOR WHICH IMPROVEMENTS ARE DECLARED TO BE A PUBLIC PURPOSE TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES DURING THE PERIODS OF EXEMPTION; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AND APPROVING RELATED MATTERS

WHEREAS, Ohio Revised Code Section 5709.40(B) provides that this Council may, under certain circumstances, (i) declare improvement to parcels of real property located in the City of Grove City, Ohio to be a public purpose, thereby granting that improvement an exemption from real property taxation, and (ii) designate specific public infrastructure improvements made, to be made, or in the process of being made that directly benefit, or that once made will directly benefit, the parcels for which improvement is declared to be a public purpose; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(D)(1), said exemption may be for up to one hundred percent (100%) of such improvement for up to thirty (30) years without approval of the board of education of the city, local or exempted village school district within the territory of which the improvement is or will be located if payments in lieu of taxes, as provided for in Ohio Revised Code Section 5709.42, shall be paid to such school district in the amount of the taxes that would have been payable if the improvement had not been exempted from taxation; and

WHEREAS, the real property highlighted in blue shown in Exhibit A hereto and incorporated herein by reference (the "Parcel TIF Area") is located in the State of Ohio, County of Franklin, and the City, with each parcel of within the Parcel TIF Area referred to herein as a "Parcel", whether as presently appearing on County tax duplicates or as subdivided or combined and appearing on future tax duplicates; and

WHEREAS, Ciminello Land Co. LLC ((the "Parcel TIF Developer"), along with the current and future owners of the Parcel TIF Area (each a "Parcel Owner" and collectively the "Parcel Owners"), desires to develop the Parcel TIF Area by constructing 88 townhomes and related improvements thereon and otherwise improving the Parcel TIF Area (such improvements being the "Parcel TIF Private

Improvements”), provided that the appropriate development incentives are available to support this development; and

WHEREAS, the City intends to (i) declare the increase in assessed value to the Parcel TIF Area as a result of the Parcel TIF Private Improvements as a public purpose, (ii) exempt 100% of the increase in assessed value as a result of the Parcel TIF Private Improvements for a period of 30 years, and (iii) identify the public infrastructure improvements to be made on or in support of the Parcel TIF Area by the Developers or the City (the “Parcel TIF Public Infrastructure Improvements”), which Parcel TIF Public Infrastructure Improvements are set forth in Exhibit B hereto and incorporated herein by reference; and

WHEREAS, the City intends to create an incentive district constituting the real property within the City as described more particularly as highlighted in yellow shown on Exhibit A attached to and incorporated into this Ordinance (the “Incentive District” or the “Harris Farm TIF District”), with each parcel of within the Incentive District referred to herein as a “Parcel”, whether as presently appearing on County tax duplicates or as subdivided or combined and appearing on future tax duplicates, to exempt 100% of the Improvements within the incentive district for a period of 30 years, and identify the public infrastructure improvements to be made on or in support of the Incentive District by the Developers or the City (the “Incentive District Public Infrastructure Improvements” and together with the Parcel TIF Public Infrastructure Improvements, the “Public Infrastructure Improvements”)), which Incentive District Public Infrastructure Improvements are set forth in Exhibit C hereto and incorporated herein by reference; and

WHEREAS, Epcon Harris, LLC (the “Incentive District Developer” and together with the Parcel TIF Developer, the “Developers”), along with the current and future owners of the Incentive District (each an “Incentive District Owner,” collectively the “Incentive District Owners,” and together with the Parcel Owners, the “Owners”), desires to develop the Incentive District by constructing or causing the construction of (i) 138 single-family homes, and (ii) 36 attached “for sale” townhomes and related improvements thereon and otherwise improving the Incentive District, provided that the appropriate development incentives are available to support this development; and

WHEREAS, Ohio Revised Code Section 5709.40(C) authorizes the legislative authority of a municipal corporation, by ordinance, to create an incentive district and to declare the increase in the assessed value of any real property within the incentive district that would first appear on the tax list and duplicate of real and public utility property after the effective date of an ordinance adopted under Ohio Revised Code Section 5709.40 were it not for the exemption granted by that ordinance (with such increase in assessed value being referred to in this Ordinance, as in Ohio Revised Code Section 5709.40(A)(4), as the “Incentive District Private Improvements,” and together with the Parcel TIF Private Improvements, as the “Improvements”) to real property located within the incentive district and the municipal corporation to be a public purpose and exempt from taxation; and

WHEREAS, as required by Ohio Revised Code Section 5709.40(A)(5)(f), the engineer for the City has certified to this Council that (i) the Incentive District is each less than 300 acres in size, (ii) the Incentive District is enclosed by continuous boundaries, and (iii) the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District; and

WHEREAS, notice of the proposed adoption of the exemption authorized under Ohio Revised Code Section 5709.40(C) by this Ordinance has been delivered to the Board of County Commissioners of the County in accordance with Ohio Revised Code Sections 5709.40(E) and 5709.83, and, pursuant to Resolution No. 0768-24, adopted by the Board of County Commissioners of the County on October 1, 2024, the County (i) acknowledged that the City provided the County with timely notice of its intent to adopt this Ordinance in accordance with Ohio Revised Code Section 5709.40; (ii) objected to such exemption for the number of years in excess of ten (10); and (iii) acknowledged that the City may proceed to adopt this Ordinance at any time without reaching a compensation agreement with the County if this Ordinance provides that the County will receive statutory compensation in the eleventh and subsequent years of the Incentive District Exemption period equal to fifty percent (50%) of the taxes that would be payable to the County as provided in Ohio Revised Code Section 5709.40(E)(2); and

WHEREAS, notice of the proposed adoption of the exemption authorized under Ohio Revised Code Section 5709.40(C) by this Ordinance has been delivered by first class mail to every real property owner whose property is located within the boundaries of the proposed Incentive District not later than 30 days prior to October 7, 2024, and on October 7, 2024, this Council conducted a public hearing on this Ordinance; and

WHEREAS, the overlay (within the meaning of Ohio Revised Code Section 5709.40(A)(6)) for the Incentive District provided in the notice delivered to the owners of real property to be included in the Incentive District included all of the real property included in the Incentive District, and therefore no owners of real property were entitled to submit written responses under R.C. 5709.40(C) and this Council has not received any written responses; and

WHEREAS, this Council, by its Ordinance No. C-37-24, adopted on October 7, 2024 (the “Implementing Ordinance”), has approved the execution and delivery of agreements between the City and each of the Developers (each a “TIF Agreement”) by which the City will cause each of the Developers to construct or cause to be constructed certain public infrastructure improvements; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.42, the City intends to require the Owner or Owners of each Parcel of real property within the Parcel TIF Area and the Incentive District to make annual service payments in lieu of taxes to the Treasurer of Franklin County, Ohio (“County Treasurer”) on or before the final dates for payment of real property taxes, and the annual service payments in lieu of taxes are to be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements with respect to each Parcel if it were not exempt from taxation; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.43(A), this Council intends to establish a municipal public improvement tax increment equivalent fund for the exemptions authorized by this Ordinance into which service payments in lieu of taxes distributed to the City shall be deposited, and which, from the date of this Ordinance, shall be used as provided in this Ordinance; and

WHEREAS, the City intends for the exemption authorized under Ohio Revised Code Section 5709.40(B) and this Ordinance to be a non-school TIF under Ohio Revised Code Section 5709.40(D), in that the South-Western City School District (the “School District”) will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted, and, since the School District will receive this amount directly from the County Treasurer, under Ohio Revised Code Section 5709.40(D), School District approval for such exemption is not required; and

WHEREAS, the City intends for the exemption authorized under Ohio Revised Code Section 5709.40(C) and this Ordinance to be a non-school TIF incentive district under Ohio Revised Code Section 5709.40(D), in that the School District will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted, and, since the School District will receive this amount directly from the County Treasurer, under Ohio Revised Code Section 5709.40(D) School District approval for such exemption is not required; and

WHEREAS notice of the proposed adoption of this Ordinance has been delivered to the School District under Ohio Revised Code Sections 5709.40 and 5709.83, not later than 14 days prior to November 18, 2024.

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

SECTION 1. Public Purpose. In accordance with Ohio Revised Code Sections 5709.40(B) and 5709.40(C), the City hereby designates the Parcel TIF Area identified on Exhibit A as exempt from taxation under the terms set forth below and hereby establishes the Harris Farm TIF District as identified on Exhibit

A, attached to and incorporated into this Ordinance, and further declares that the Improvements to the Parcels within the Parcel TIF Area and the Incentive District subsequent to the effective date of this Ordinance are a public purpose. This Council hereby finds and determines, in accordance with Ohio Revised Code Section 5709.40(C)(3)(b), that the Improvements attributable to the Incentive District are expected to result from the construction of approximately 182 single-family housing units and related improvements thereon and the Improvements to the Parcel TIF Area are expected to result from the construction of approximately 88 townhomes and related improvements thereon, which development this Council hereby finds and determines will place additional demand on the Public Infrastructure Improvements designated in Section 6 of this Ordinance.

SECTION 2. TIF Exemptions. Pursuant to Ohio Revised Code Section 5709.40(B), the City hereby recognizes that the increase in assessed value to the Parcel TIF Area as a result of the Parcel TIF Private Improvements is a public purpose and directly benefits or will directly benefit the parcels within the Parcel TIF Area, and the City hereby exempts 100% of the increase in the assessed value of each parcel of real property located within the Parcel TIF Area from taxation for a period of 30 years, commencing with the earlier of (i) the first tax year following the effective date of this Ordinance in which an Improvement of at least \$50,000.00 assessed value (e.g., 35% of true value) for that parcel is recognized by the Auditor so that it first appears on the tax list and duplicate of real and public utility property, or (ii) tax year 2033, and ending on the earlier of (a) thirty (30) years after such commencement, or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and this Ordinance (the “Parcel TIF Exemption”). In no case shall any Parcel TIF Private Improvements on any Parcel in the Parcel TIF Area be exempted from taxation for longer than 30 years.

Pursuant to Ohio Revised Code Section 5709.40(C), the City hereby recognizes that the Incentive District Private Improvements are a public purpose and benefit or serve, or will benefit or serve, the parcels within the Incentive District, and the City hereby exempts 100% of the increase in the assessed value of each parcel of real property located within the Incentive District from taxation for a period of 30 years, commencing with the earlier of (i) the first tax year following the effective date of this Ordinance in which an Improvement of at least \$50,000 assessed value (e.g., 35% of true value) for any parcel in the Incentive District is recognized by the Auditor so that it first appears on the tax list and duplicate of real and public utility property, or (ii) tax year 2033, and ending on the earlier of (a) thirty (30) years after such commencement, or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and this Ordinance (the “Incentive District Exemption,” and together with the Parcel TIF Exemption, the “TIF Exemptions”). The life of the Incentive District shall be co-terminus with any Incentive District Exemptions following the date of approval of this Ordinance, and in no case shall any Incentive District Private Improvements on any Parcel in the Incentive District be exempted from taxation for longer than 30 years.

The exemption percentage and term described in this Section 2 does not require approval by the South-Western City School District, as the School District will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted, as set forth in Ohio Revised Code Section 5709.40(D).

SECTION 3. Service Payments. Pursuant to Ohio Revised Code Section 5709.42, during the period when the TIF Exemptions granted by this Ordinance are in effect the Owner or Owners are hereby required to make, and shall make, service payments in lieu of taxes with respect to the Improvements to the County Treasurer on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements on each Parcel as if it were not exempt from taxation pursuant to Section 2 of this Ordinance. Any late payments shall be subject to penalty and bear interest at the then current rate established under Ohio Revised Code Sections 323.121(B)(1) and 5703.47, as the same may be amended from time to time, or any successor provisions thereto, as the same may be amended from time to time (the payment of penalties and interest are collectively referred to herein with the payments in lieu of taxes as the “Service Payments”). The Service Payments, and any other

payments in connection with the Improvement which are received by the City Fiscal Officer in connection with any reduction required by Ohio Revised Code Section 319.302, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments") shall be allocated and deposited in accordance with Section 4.

SECTION 4. Distribution of Service Payments. At the same times and in the same manner as real property tax distributions, the County Treasurer shall distribute the Service Payments and the Property Tax Rollback Payments as follows: (i) first, a portion of the Service Payments paid with respect to the Incentive District TIF Exemption to various taxing agencies for certain protected tax levies in accordance with Ohio Revised Code Section 5709.40(F), (ii) second, but only in the eleventh and subsequent years of the Incentive District TIF Exemption, a portion of the Service Payments paid with respect to the Incentive District TIF Exemption to the County Commissioners of Franklin County, Ohio equal to fifty percent (50%) of the taxes that would be payable to the County from the Harris Farm Incentive District if the Improvements had not been subject to the Incentive District TIF Exemption, (iii) third, a portion of the Service Payments to the School District in an amount equal to the amounts the School District would have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the improvements to the property located within the School District if the Improvements had not been exempted from taxation pursuant to this Ordinance; and (iv) fourth, to the City, all remaining amounts for further deposit into the TIF Fund (as hereinafter defined) for payment of costs of the Public Infrastructure Improvements, as defined in Section 6 of this Ordinance. The City shall then distribute the Service Payments and any Property Tax Rollback Payments in the Parcel TIF Account and the Harris Farm TIF District Account (as each is hereinafter defined) after each semiannual settlement of real property taxes and in the following order of priority:

- (a) first, to pay or finance the costs associated with the Public Infrastructure Improvements constructed by or on behalf of the City (including payment of interest and payment of any bonds, notes, or any other obligations issued to pay such costs), as further described in the TIF Agreement; and
- (b) second, after the City has been fully reimbursed as provided in the TIF Agreement, to the City for any other public infrastructure constructed by or on behalf of the City or for any lawful purpose under Ohio Revised Code Sections 5709.40, 5709.42, 5709.43, and this Ordinance.

The TIF Fund, and within such fund, the Parcel TIF Account and the Harris Farm TIF District Account, each as hereinafter defined, shall remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the above purposes, after which the TIF Fund shall be dissolved in accordance with Ohio Revised Code Sections 5709.40, 5709.42, and 5709.43. Upon such dissolution, any incidental surplus remaining in the Fund shall be transferred to the General Fund of the City.

SECTION 5. TIF Fund. This Council, pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.43, determines to and hereby does establish a municipal public improvement tax increment equivalent fund in the custody of the City designated as the "Harris Farm Public Improvement Tax Increment Equivalent Fund" (the "TIF Fund"), which TIF Fund shall receive all distributions of Service Payments required to be made to the City pursuant to this Ordinance. Within the TIF Fund shall be separate accounts for the credit of service payments in lieu of taxes distributed to the City for the Parcel TIF Area (the "Parcel TIF Account") and the Harris Farm TIF District (the "Harris Farm TIF District Account"), respectively. The Service Payments and any Property Tax Rollback Payments received by the City shall be deposited into the Fund pursuant to Ohio Revised Code Section 5709.43 and distributed pursuant to Ohio Revised Code Section 5709.42 and this Ordinance. The Service Payments and any Property Tax Rollback Payments received by the City shall be used solely for the purposes authorized in Ohio Revised Code Sections 5709.40, 5709.42, 5709.43, and 5709.82, including, but not limited to, paying the costs of the Public Infrastructure Improvements (as defined in Section 6 of this Ordinance), including payment of interest and payment of any bonds, notes, or any other obligations issued to pay such costs, in a manner

which is consistent with this Ordinance. The City shall use all Service Payments and any Property Tax Rollback Payments received and deposited into the Fund as provided in this Ordinance. For all purposes of this Ordinance, “costs” of the Public Infrastructure Improvements payable from the Fund also shall include the items of “costs of permanent improvements” set forth in Ohio Revised Code Section 133.15(B) and incurred with respect to the Public Infrastructure Improvements located within the Parcel TIF and the Harris Farm TIF District. The Fund shall remain in existence so long as such Service Payments and any Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any surplus funds remaining therein distributed as set forth in Section 4(b) of this Ordinance.

SECTION 6. Public Infrastructure Improvements. The City hereby designates the Public Infrastructure Improvements set forth in Exhibit B for the Parcel TIF Area attached to and incorporated into this Ordinance by this reference, as the “public infrastructure improvements,” as that term is defined in Ohio Revised Code Section 5709.40(A)(8), which are made, are to be made, or are in the process of being made, by or on behalf of the City, that directly benefit or once made will directly benefit the Parcels in the Parcel TIF Area, as set forth in Ohio Revised Code Section 5709.40(B). Furthermore, the City hereby designates the Public Infrastructure Improvements set forth in Exhibit C for the Harris Farm TIF District attached to and incorporated into this Ordinance by this reference, as the “public infrastructure improvements,” as that term is defined in Ohio Revised Code Section 5709.40(A)(8), which are made, are to be made, or are in the process of being made, by or on behalf of the City, that benefit or serve, or, once made, will benefit or serve the Parcels in the Incentive District, as set forth in Ohio Revised Code Section 5709.40(C)(3)(a).

The City further determines that all of the Public Infrastructure Improvements set forth in Exhibit B and Exhibit C attached hereto, within both the Parcel TIF Area and the Incentive District, are general in nature, and all of the Public Infrastructure Improvements are supportive of and beneficial to the development of both the Parcel TIF Area and the Incentive District.

SECTION 7. Other Authorizations. This Council further authorizes and directs the City Administrator, the City Law Director, the City Finance Director, or other appropriate officers of the City: (i) to make such arrangements as are necessary and proper for collection of Service Payments from Owners; (ii) to make payment of the Service Payments to the City to be deposited into the Fund; (iii) to prepare and sign all agreements and instruments as may be necessary to implement this Ordinance, including any applications for real property tax exemption and remission; and (iv) to take all other actions as may be appropriate to implement this Ordinance. Ohio Revised Code Section 5709.911 shall govern the priority status of the exemptions provided under this Ordinance. Under Ohio Revised Code Sections 5709.40(B), 5709.40(C), and 5709.911, the City intends to apply for the exemption from real property taxation under this Ordinance. Not later than 30 days prior to October 7, 2024, this Council delivered notice, by first class mail of a public hearing regarding this Ordinance (the “Residential Notice”). The Residential Notice included an overlay, within the meaning of Ohio Revised Code Section 5709.40(A)(6), for the Incentive District, which included all of the real property within the Incentive District. On October 7, 2024, this Council conducted a public hearing regarding this Ordinance. No real property within the Incentive District was located in whole or in part outside of the overlay provided in the Residential Notice for the Incentive District, and therefore no owners of real property were entitled to submit written responses to the Residential Notice under Ohio Revised Code Section 5709.40(C) and no written responses were received.

SECTION 8. ODOD Notice. Pursuant to Ohio Revised Code Section 5709.40(I), the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development (“ODOD”) within 15 days after its adoption. On or before March 31st of each year that an exemption set forth in Section 2 of this Ordinance remains in effect, the officer or officers authorized by Section 7 of this Ordinance to take actions necessary to implement this Ordinance shall prepare and submit to the Director of ODOD the status report required under Ohio Revised Code Section 5709.40(G).

SECTION 9. Tax Incentive Review Council. The City hereby maintains the Grove City Tax Incentive Review Council, the membership of which is and shall remain constituted in accordance with

Ohio Revised Code Section 5709.85. In accordance with Ohio Revised Code Section 5709.85, the Grove City Tax Incentive Review Council reviews and shall continue to review annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before it, all in accordance with Ohio Revised Code Section 5709.85.

SECTION 10. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed:

Effective:

Attest:

I certify that this
ordinance is correct as to form.

Christine A. Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

EXHIBIT A

PARCEL TIF AREA AND INCENTIVE DISTRICT TIF IN WHICH IMPROVEMENTS HAVE BEEN DESIGNATED A PUBLIC PURPOSE

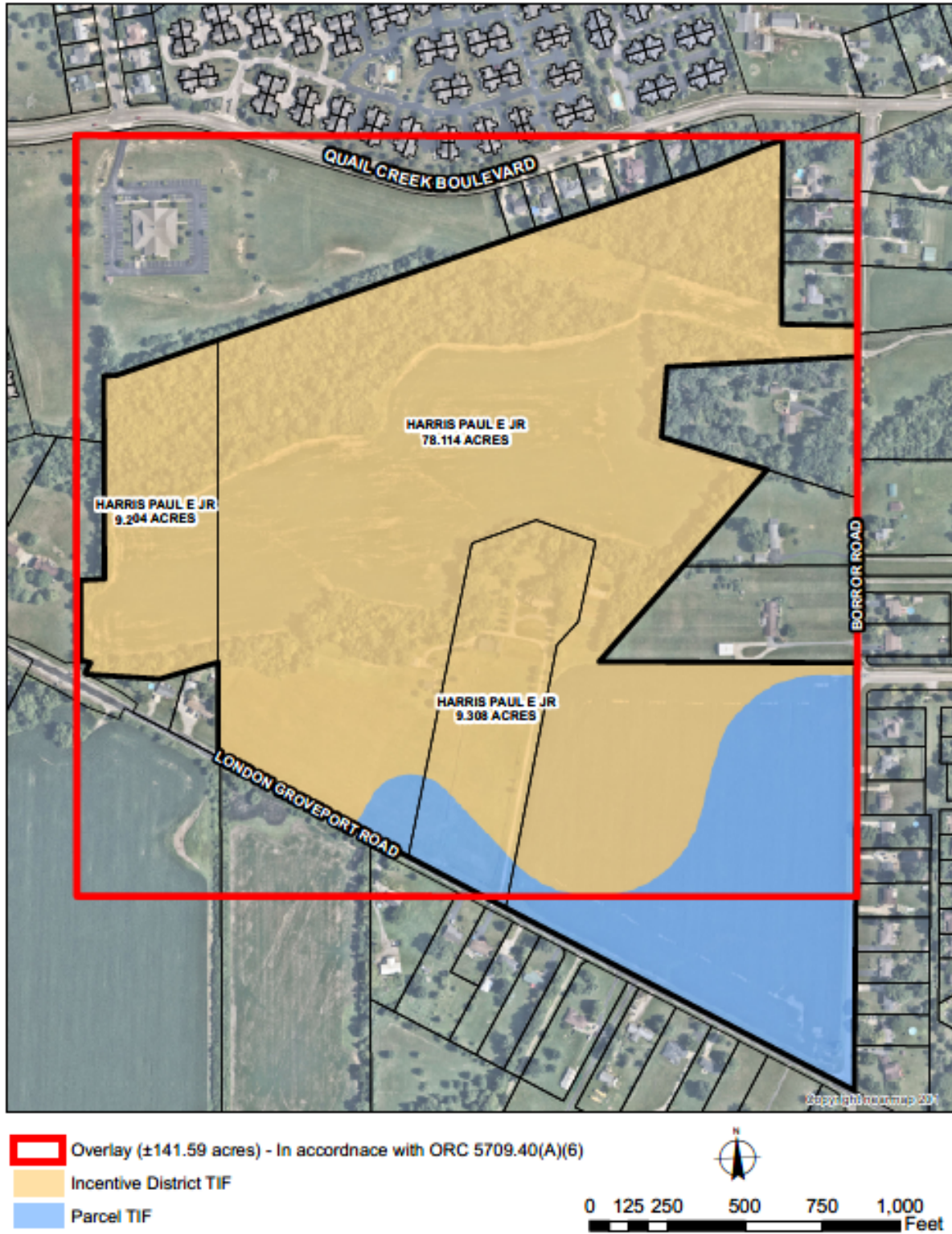


EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR PARCEL TIF AREA

All of the following public infrastructure improvements shall be deemed to be Parcel TIF Public Infrastructure Improvements:

(a) Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of Hawthorne Parkway from SR665 (London-Groveport Road) to the intersection of Borror Road and existing Hawthorne Parkway, eastbound left center turn lane on SR665, north into the development and traffic light on SR665 at the intersection with the development's primary entrance and associated intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.

(b) Any "public infrastructure improvements" defined under Ohio Revised Code Section 5709.40(A)(8) that directly benefit or serve the Parcel TIF Area, including, but not limited to, any of the following improvements that will benefit or serve Parcels in the Parcel TIF Area and all related costs of those permanent improvements (including, but not limited to, those costs listed in Ohio Revised Code Section 133.15(B)):

- **Parks.** Construction or reconstruction of one or more public parks, including park structures and facilities, playground, athletic, and recreational equipment and apparatus, grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways" above;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;

- **Continued Maintenance.** Continued maintenance of the parks, public roads, highways, streetscape/landscape, water lines, and sewer lines described in “Parks,” “Roadways,” “Streetscape/Landscape,” and “Water/Sewer” above;
- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
- **Off-Street Parking.** Construction or installation of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes;
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; and
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

EXHIBIT C

PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR HARRIS FARM TIF DISTRICT

All of the following public infrastructure improvements shall be deemed to be Incentive District Public Infrastructure Improvements:

(c) Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of Hawthorne Parkway from SR665 (London-Groveport Road) to the intersection of Borror Road and existing Hawthorne Parkway, eastbound left center turn lane on SR665, north into the development and traffic light on SR665 at the intersection with the development's primary entrance and associated intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.

(d) Any "public infrastructure improvements" defined under Ohio Revised Code Section 5709.40(A)(8) that directly benefit or serve the Incentive District, including, but not limited to, any of the following improvements that will benefit or serve Parcels in the Incentive District and all related costs of those permanent improvements (including, but not limited to, those costs listed in Ohio Revised Code Section 133.15(B)):

- **Parks.** Construction or reconstruction of one or more public parks, including park structures and facilities, playground, athletic, and recreational equipment and apparatus, grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways" above;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;

- **Continued Maintenance.** Continued maintenance of the parks, public roads, highways, streetscape/landscape, water lines, and sewer lines described in “Parks,” “Roadways,” “Streetscape/Landscape,” and “Water/Sewer” above;
- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
- **Off-Street Parking.** Construction or installation of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes;
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; and
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

Date: 10/29/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days: x
Current Expense: _____

No.: C-50-24
1st Reading: 11/04/24
Public Notice: 11/05/24
2nd Reading: 11/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-50-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR VOICE SERVICES

WHEREAS, the City desires to enter into a multi-year agreement for voice services and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into a multi-year agreement for Voice Services upon the general terms and conditions outlined in Exhibit A.

SECTION 2. The full contract is not attached as it contains information on the City's infrastructure that would be considered a security record under Ohio Revised Code Section 149.433.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



Exhibit A

Subject: Ordinance C-XX-24 Multi-Year Voice Services Agreement
From: Charles Boso Jr., City Administrator
Initiated By: Todd Hurley, Director, Information Systems
Date: October 24, 2024

Executive Summary

The City currently currently has voice services that are at the end of their contract. Information Systems has evaluated multiple providers and has selected a new vendor to provide our voice services. The new service will provide additional protections and redundancies to our voice systems. The new agreement has a duration of three years.

This ordinance authorizes the City to enter a multi-year agreement with a voice provider to secure pricing and additional security services. The agreement term is thirty-six (36) months, and because it exceeds twelve (12) months, the City Council must approve the agreement.

Staff Recommendation

The Information Systems department recommends that the City Council pass this ordinance, allowing the City to enter into a three-year agreement to secure pricing for this term.

Background

The City of Grove City has voice services provided for everyday business as well as Police and Fire non emergency phone service. The new provider will provide additional services and redundancy that our current provide does not offer. Reliability and security are among the critical factors for our change in voice services provider.

Financial Impact

The financial impact of the agreement is as follows.

2025	\$13,584.00
2026	\$13,584.00
2027	\$13,584.00
Total cost (Three Years)	\$40,752.00

Expected Benefits

The benefits of this agreement include three years of fixed costs and additional redundancy and security.

Date: 10/29/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days: x
Current Expense: _____

No.: C-51-24
1st Reading: 11/04/24
Public Notice: 11/05/24
2nd Reading: 11/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-51-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR PUBLIC INTERNET SERVICES

WHEREAS, the City desires to enter into a multi-year agreement for voice services and

WHEREAS, the city currently provides internet access in public buildings and parks, and

WHEREAS, the city needs to increase the capacity of the public internet service and

WHEREAS, the new agreement is a five-year agreement, and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into a multi-year agreement for Public Internet Service upon the general terms and conditions as outlined in Exhibit A.

SECTION 2. The full contract is not attached as it contains information on the City's infrastructure that would be considered a security record under Ohio Revised Code Section 149.433.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



Exhibit A

Subject: Ordinance C-XX-24 Multi-Year Public Internet Service Agreement
From: Charles Boso Jr., City Administrator
Initiated By: Todd Hurley, Director, Information Systems
Date: October 24, 2024

Executive Summary

The City currently provides public WiFi in public buildings and parks. The capacity of the current service needs to be increased. The City has obtained quotes from multiple internet service providers and has selected a new vendor to provide the public internet service. To get the best pricing, a multi-year agreement is required.

The ordinance authorizes the City to enter a multi-year agreement to secure a fiber-based internet service in public facilities. The agreement term is sixty (60) months, and because it exceeds twelve (12) months, the City Council must approve the agreement.

Staff Recommendation

The Information Systems department recommends that the City Council pass this ordinance, allowing the City to enter into a five-year agreement to secure pricing for this term.

Background

The City of Grove City has provided public internet service in its facilities and parks for over 20 years. The new internet service provider covers the City of Grove City. The reliability of a fiber-based internet service is a crucial attribute when selecting a new internet service.

Financial Impact

The financial impact of the agreement is as follows.

2025	\$9,384.00
2026	\$9,384.00
2027	\$9,384.00
2028	\$9,384.00
2029	\$9,384.00
Total cost (Five Years)	\$46,920.00

Expected Benefits

The benefits of this agreement include five years of fixed costs, additional capacity, and improved reliability.

Date: 10/29/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-52-24
1st Reading: 11/04/24
Public Notice: 11/05/24
2nd Reading: 11/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-52-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR DATA CENTER SERVICES

WHEREAS, the City desires to enter into a multi-year agreement for data center services and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into a multi-year agreement for Data Center Services upon the general terms and conditions as outlined in Exhibit A.

SECTION 2. The full contract is not attached as it contains information on the City's infrastructure that would be considered a security record under Ohio Revised Code Section 149.433.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



Exhibit A

Subject: Ordinance C-XX-24 Multi-Year Data Center Agreement
From: Charles Boso Jr., City Administrator
Initiated By: Todd Hurley, Director, Information Systems
Date: October 24, 2024

Executive Summary

The City currently co-locates a portion of its network infrastructure in a data center in central Ohio. The current agreement has expired and the City wishes to lock in the rates for the next three years.

This ordinance authorizes the City to enter a multi-year agreement with the data center to secure pricing and continued service. The agreement term is thirty-six (36) months, and because it exceeds twelve (12) months, the City Council must approve the agreement.

Staff Recommendation

The Information Systems department recommends that the City Council pass this ordinance, allowing the City to enter into a three-year agreement to secure pricing for this term.

Background

The City of Grove City has located a portion of its server infrastructure in a data center for over 15 years. Our current co-located environment has been located in our current data center since 2017. Reliability and security are among the critical factors for our continued use of our current data center.

Financial Impact

The financial impact of the agreement is as follows.

2025	\$52,044.00
2026	\$52,044.00
2027	\$52,044.00
Total cost (Three Years)	\$156,132.00

Expected Benefits

The benefits of this agreement include three years of fixed costs and continued reliability and security.

ORDINANCE C-53-24

AN ORDINANCE TO APPROPRIATE \$23,750.00 FROM THE SENIOR NUTRITION FUND FOR CURRENT EXPENSES

WHEREAS, the Senior Nutrition Fund accounts for the receipts and expenditures of the annual Mayor's Cup Golf Outing as well as the 2nd annual Mayor's Pickleball Open; and

WHEREAS, funds raised from the golf outing and pickleball tournament are donated to the LifeCare Alliance Meals-on-Wheels Program; and

WHEREAS, this appropriation will allow for a donation of \$23,750 to LifeCare Alliance.

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

SECTION 1. There is hereby appropriated \$23,750.00 from the unappropriated monies of the Senior Nutrition Fund to account number 108000.559000.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance