



GROVE CITY, OHIO - CITY COUNCIL Agenda

November 18, 2024

7:00 PM

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

Ordinance C-54-24 Accept the Plat of Hickory Creek, Section 1 located on Orders Road. First reading

Resolution CR-49-24 Approve the Development Plan for a warehouse located at 4371 Broadway.

FINANCE:

Ordinance C-49-24 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. Second reading and public hearing.

Ordinance C-50-24 Authorize the City Administrator to enter into an Agreement for Voice Services. Second reading and public hearing.

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

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

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

Ordinance C-55-24 Appropriate \$1,081,320.00 from the General Fund for the Current Expense of processing an Income Tax Refund. First reading.

PARKS:

Ordinance C-56-24

Amend Section 903.05 of the Codified Ordinances titled Intoxication to permit alcohol at certain pavilions with authorization from the Director of Parks & Recreation. First reading.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 10/28/24 & 11/04/24; 11/05 Plan. Comm.

Date: 11/12/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-54-24
1st Reading: 11/18/24
Public Notice: 11/29/24
2nd Reading: 12/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-54-24

AN ORDINANCE TO ACCEPT THE PLAT OF HICKORY CREEK, SECTION 1

WHEREAS, Hickory Creek, Section 1, a subdivision containing lots 1 – 29 and 71 – 81, Reserve A, Reserve B, Reserve D and Reserve E inclusive, 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 Hickory Creek, Section 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, being 22.805 acres of land, more or less. Said 22.805 acres being part of a 36 acre tract of land conveyed to Homewood Corporation, 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 1: 202410010046 – Hickory Creek Section 1 - Plat

Site Location

Hickory Creek subdivision, Orders Road (PID 040-009246).

Proposal

A Plat containing 40 lots, 4 reserves and dedicated right-of-way

Current Zoning

PUD-R (Planned Unit Development - Residential)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Homewood Corp.

Applicant/Representative

William Moorhead, Homewood Corp

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-54-22 – Hickory Creek Zoning Text
- Resolution CR-55-22 - Development Plan

Staff Recommendation

Approval as Submitted

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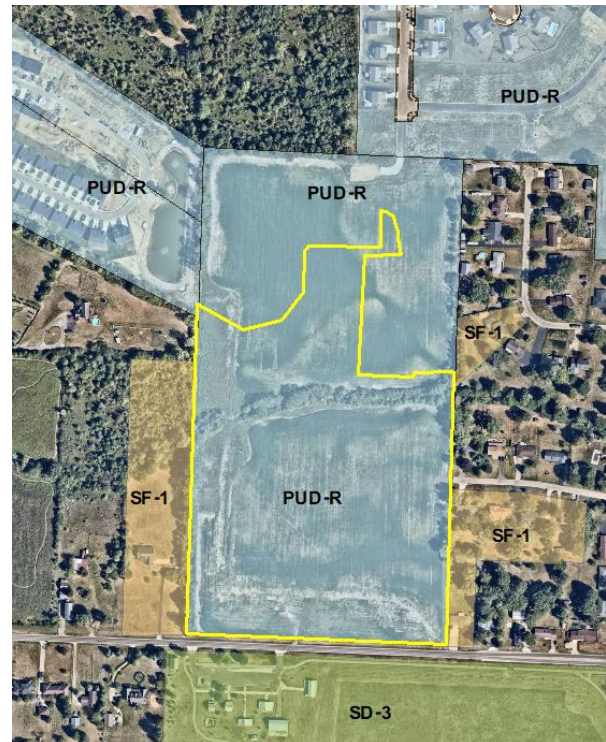
Case Manager

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

Summary

This proposed Plat for Hickory Creek Section 1 contains 40 lots, 4 reserves and dedicated right-of-way for new roadways on 14.305 acres.

Zoning Map



Next Steps

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

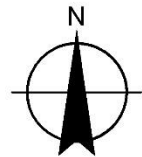
1. Context Map

Hickory Creek subdivision, Orders Road (PID 040-009246).



202410010046
Hickory Creek Section 1
Plat
PID# 040-009246

0 250 500 1,000
Feet

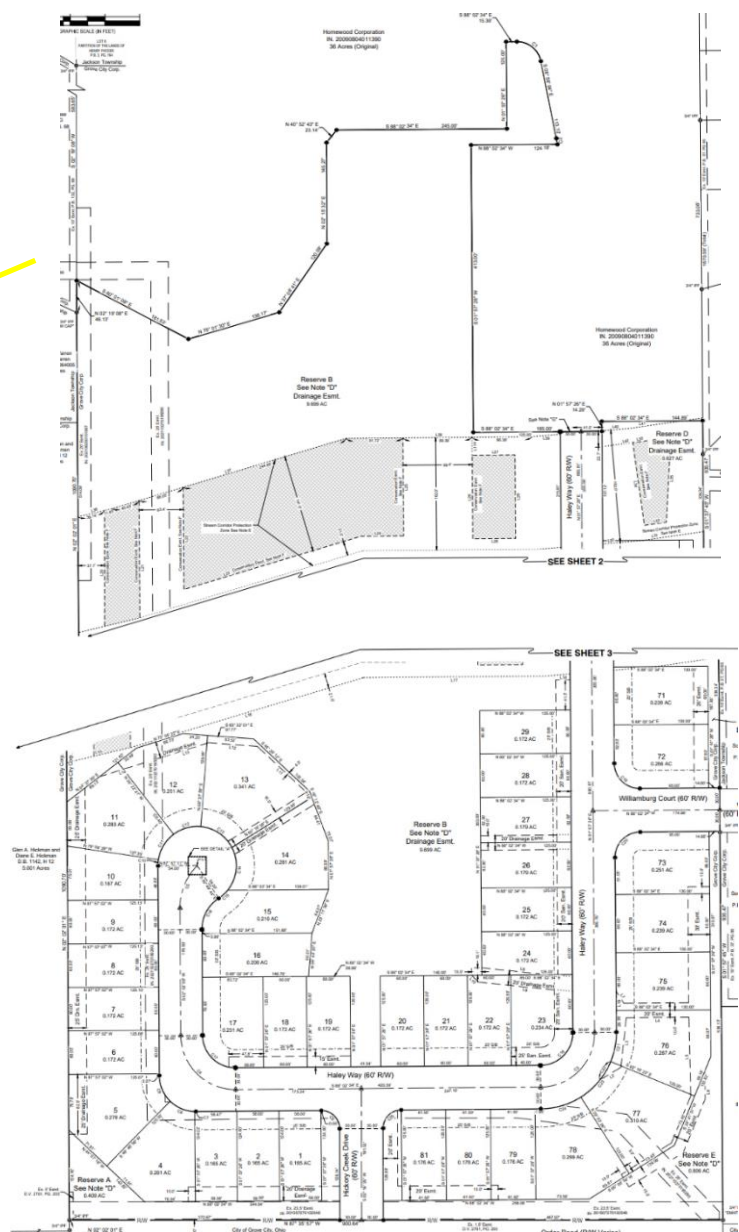


2. Analysis

The applicant is requesting approval of a plat for Hickory Creek Section 1, North of Fryer Park on Orders Road. City Council approved the Development Plan for Hickory Creek in October 2022 with Resolution CR-55-22, and this plat will formalize the right-of-way and parcels shown on the Development Plan.

The plat includes 40 lots, 4 reserves, and right-of-way dedication for new roads, Hickory Creek Drive and an extension of Haley Way on 14.305 acres. All proposed lots meet the lot size requirement established in the approved zoning text for Hickory Creek. Additionally, the street layout and easements match what was shown on the approved Development Plan. Four reserves will be created with the proposed plat containing the proposed ponds, three of which are owned and maintained by the homeowner's association. Reserve B will have a shared-use path and will be owned by the City and maintained by the homeowner's association.

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 to PUD-R for Hickory Creek at the October 17th meeting with Ordinance C-54-22.

City Council approved the Development Plan for Hickory Creek at the October 17th meeting with Resolution CR-55-22.



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

Received By:
Grove City Development
10/01/24

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Hickory Creek Section 1

PROJECT LOCATION: Orders Road (2850± feet east of Orders Road/Harrisburg Pike intersection)
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-009246 ACREAGE AFFECTED BY THIS APPLICATION: 34.50

EXISTING ZONING: PUD-R EXISTING LAND USE: Agricultural

PROPOSED ZONING: PUD-R PROPOSED LAND USE: Residential

PROPERTY OWNER INFORMATION

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

Homewood Corp 3435 Stelzer Road #1SC Columbus, Ohio 43219
Name Address City, State, Zip
614-818-4639 bmoorhead@homewoodcorp.com
Phone Fax Email

APPLICANT INFORMATION

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

William Moorhead Vice President Homewood Corp
Name Title Company / Organization
3435 Stelzer Road #1SC Columbus, Ohio 43219
Address City, State, Zip
614-818-4639 bmoorhead@homewoodcorp.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant ☐

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

Name Title Company / Organization
Address City, State, Zip
Phone Fax Email

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

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Hickory Creek Section 1 PlatDEVELOPMENT 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 William Moorhead, VP of Homewood Corporation, the current property owner hereby authorize the applicant William Moorhead, VP of Homewood Corporation 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: 10/02/24

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 2ND day of OCTOBER, 2024.
Official Seal and Signature of Notary PublicRICHARD M MAZER
Notary Public
State of Ohio
My Comm. Expires
August 19, 2028**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I William Moorhead, VP of Homewood Corporation, 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: 10/02/24

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 2ND day of OCTOBER, 2024.
Official Seal and Signature of Notary PublicRICHARD M MAZER
Notary Public
State of Ohio
My Comm. Expires
August 19, 2028

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:	\$	2100
Planning Review Fee:	\$	
Total Submittal Fee:	\$	2150

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

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

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

Additional Notes:

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

HICKORY CREEK SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 1383

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, AND LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 1383, BEING 22.805 ACRES ALL OUT OF THAT ORIGINAL 36 ACRE TRACT OF LAND, AS CONVEYED TO HOMEWOOD CORPORATION, OF RECORD IN INSTRUMENT NUMBER 200908040113908. ALL REFERENCE'S REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, HOMEWOOD CORPORATION, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HICKORY CREEK SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-29 AND 71-81, RESERVE "A", RESERVE "B", RESERVE "D" AND RESERVE "E" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF HICKORY CREEK DRIVE, HALEY WAY AND WILLIAMSBURG COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "CONSERVATION EASEMENT" (CONSERVATION ESMT.), "DRAINAGE EASEMENT" (DRAINAGE ESMT.), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN ESMT.), ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, THEIR SUCCESSORS AND ASSIGNS. EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

IN WITNESS WHEREOF, BILL MOORHEAD, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: _____
HOMEWOOD CORPORATION

BY: _____

BILL MOORHEAD

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BILL MOORHEAD, _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____, _____

APPROVED THIS _____ DAY OF _____ 20____

MAYOR, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____ 20____

CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____ 20____

CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____ 20____

DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE No. _____, PASSED THIS DAY OF _____, WHEREIN THE PLAT OF HICKORY CREEK SECTION 1 AND WHEREIN ALL OF HICKORY CREEK DRIVE, HALEY WAY AND WILLIAMSBURG COURT SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

CLERK OF COUNCIL, GROVE CITY, OHIO

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____

RECORDER, FRANKLIN COUNTY OHIO

AT _____, FEE _____

AT _____, FEE _____

FILE No. _____

PLAT BOOK _____, PAGE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

PLAT NOTES

PLAT NOTES WITH REGARD TO HICKORY CREEK SECTION 1 ARE LOCATED ON PAGE 3 OF 3.

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF ORDERS ROAD AS BEING SOUTH 87°35'57" EAST, AS DETERMINED BY GPS OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION RTN SYSTEM NAD83 (2011), OHIO STATE PLANE SOUTH ZONE.

SOURCE OF DATA

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

CESO IRON PIN LEGEND

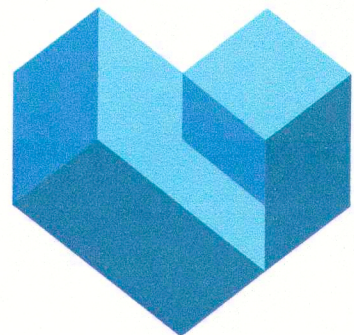
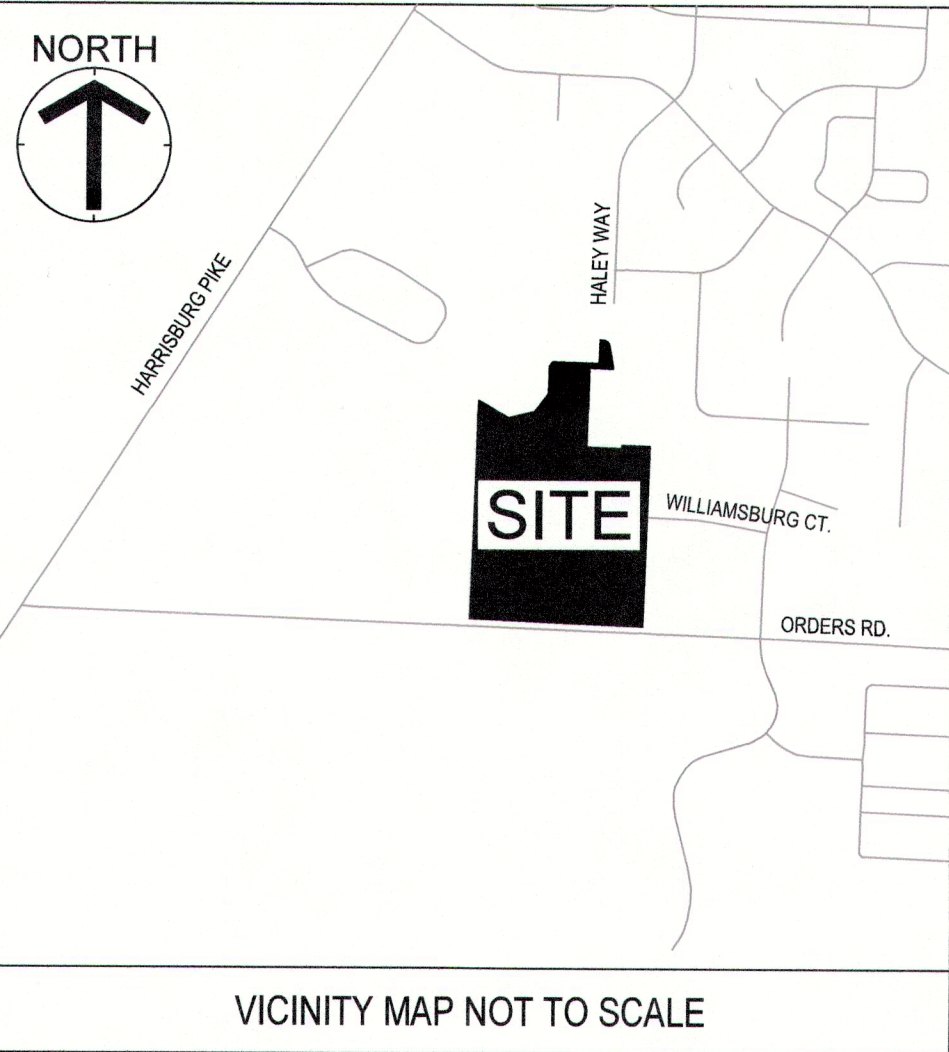
- ⊙ IRON PIN FOUND AS DESCRIBED
- ⊙ IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- ▣ FRANKLIN COUNTY MONUMENT

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.



MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231
DATE: 10/28/24



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4828

HICKORY CREEK
SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S NO. 1383

Revisions / Submissions

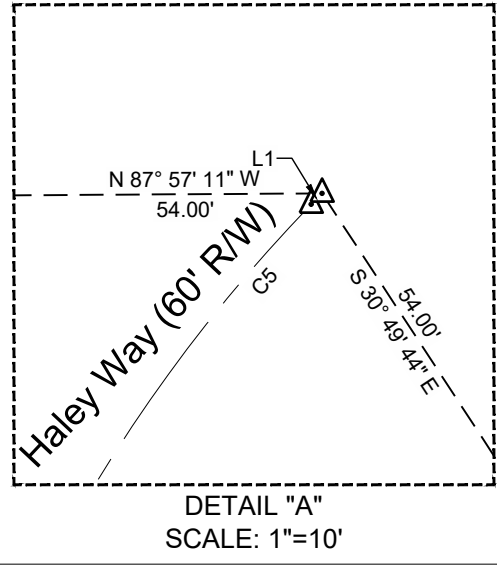
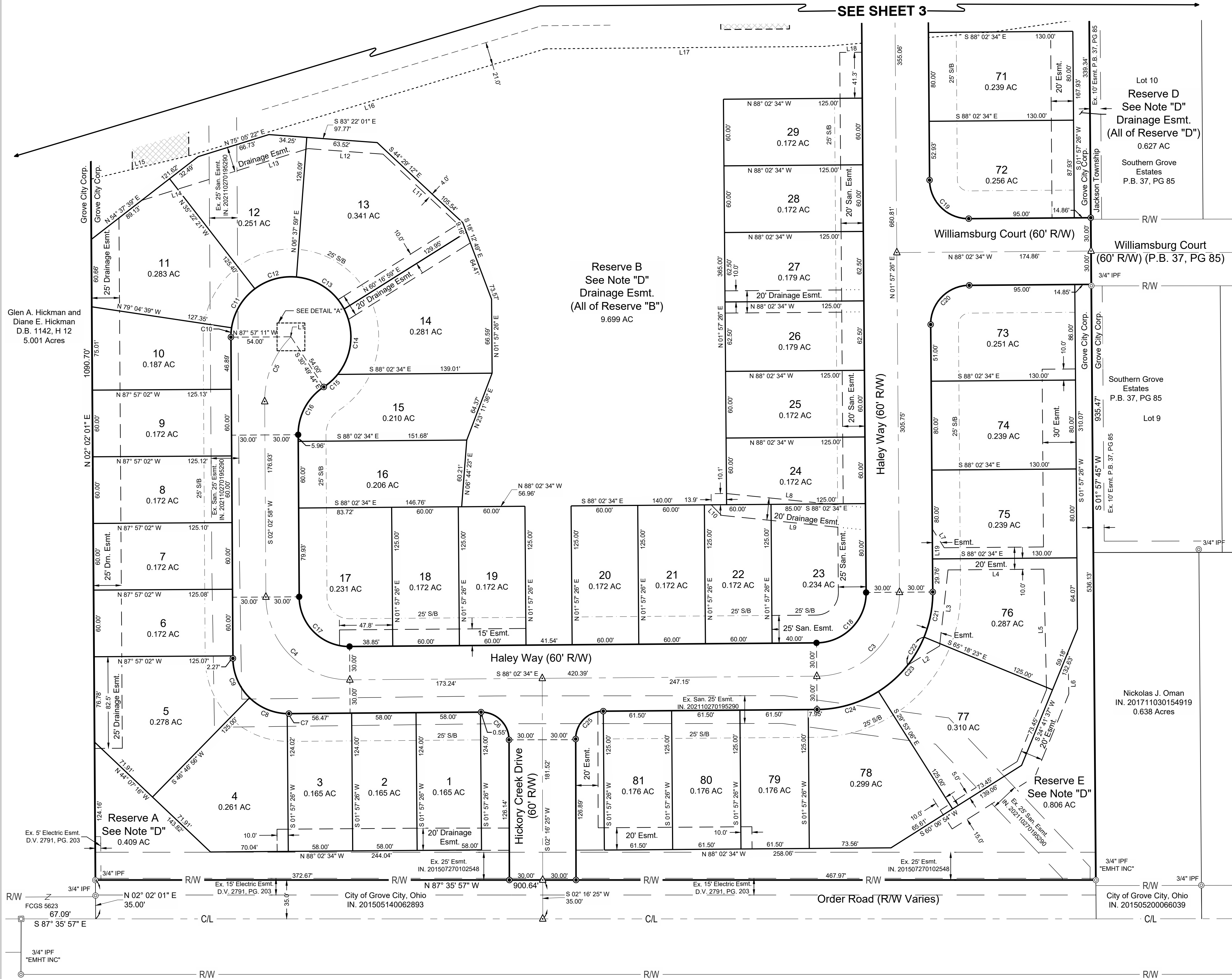
ID	Description	Date
----	-------------	------

Project Number: 762660
Scale: N/A
Drawn By: APC
Checked By: ALB
Date: 10/28/2024
Issue: N/A

Drawing Title:

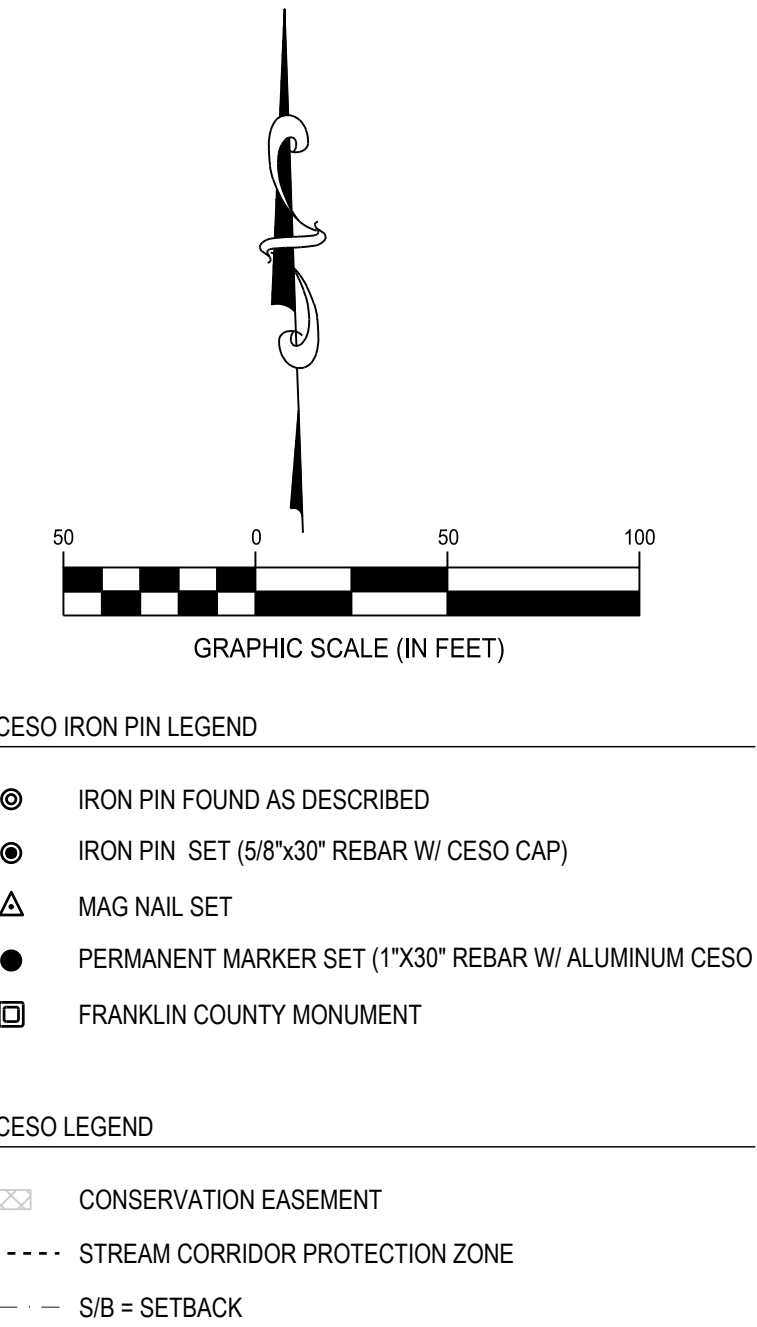
PLAT

1



CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	90° 00' 00"	75.00'	117.81'	N46° 57' 26"E, 106.07'
C4	90° 05' 32"	75.00'	117.93'	S42° 59' 48"E, 106.15'
C5	43° 54' 14"	81.89'	62.75'	S24° 32' 58"W, 61.23'
C6	90° 18' 59"	25.00'	39.41'	N42° 53' 04"W, 35.45'
C7	1° 45' 25"	50.00'	1.53'	N87° 09' 52"W, 1.53'
C8	43° 04' 28"	50.00'	37.59'	N64° 44' 55"W, 36.71'
C9	45° 15' 39"	50.00'	39.50'	N20° 34' 52"W, 38.48'
C10	9° 02' 21"	54.00'	8.52'	N6° 34' 00"E, 8.51'
C11	44° 23' 03"	54.00'	41.83'	N33° 16' 42"E, 40.79'
C12	42° 13' 14"	54.00'	39.79'	N76° 34' 50"E, 38.90'
C13	57° 05' 40"	54.00'	53.81'	S53° 45' 43"E, 51.61'
C14	66° 23' 54"	54.00'	62.58'	S7° 59' 04"W, 59.14'
C15	17° 59' 16"	54.00'	16.95'	S50° 10' 38"W, 16.88'
C16	57° 07' 18"	51.00'	50.85'	S30° 36' 37"W, 48.77'
C17	90° 05' 32"	45.00'	70.76'	S42° 59' 48"E, 63.69'
C18	90° 00' 00"	45.00'	70.69'	N46° 57' 26"E, 63.64'
C19	90° 00' 00"	35.00'	54.98'	S43° 02' 34"E, 49.50'
C20	90° 00' 00"	35.00'	54.98'	S46° 57' 26"W, 49.50'
C21	22° 44' 11"	105.00'	41.67'	S13° 19' 31"W, 41.39'
C22	15° 58' 38"	105.00'	29.28'	S32° 40' 56"W, 29.19'
C23	35° 25' 17"	105.00'	64.91'	S42° 24' 15"W, 63.88'
C24	31° 50' 32"	105.00'	58.35'	S76° 02' 10"W, 57.61'
C25	89° 41' 01"	25.00'	39.13'	S47° 06' 56"W, 35.26'

LINE TABLE		
Line #	Direction	Length
L1	S47° 02' 58"W	0.80'
L2	S61° 22' 13"W	33.54'
L3	S08° 42' 09"W	68.84'
L4	N88° 02' 34"W	86.26'
L5	N01° 07' 52"E	108.65'
L6	S01° 07' 52"W	37.52'
L7	S29° 51' 54"E	20.03'
L8	S81° 45' 08"E	125.76'
L9	N81° 45' 08"W	130.49'
L10	N41° 49' 42"W	13.22'
L11	S44° 29' 12"E	92.46'
L12	S83° 22' 01"E	67.66'
L13	N75° 07' 12"E	67.05'
L14	S75° 07' 12"W	63.77'
L15	N78° 59' 20"E	92.80'
L16	N75° 40' 53"E	332.96'
L17	S88° 05' 36"E	250.59'
L18	N87° 31' 43"E	34.43'
L19	N01° 57' 26"E	27.02'



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1080 Fax: 614.208.4826

HICKORY CREEK

SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S NO. 1383

Revisions / Submissions

ID	Description	Date

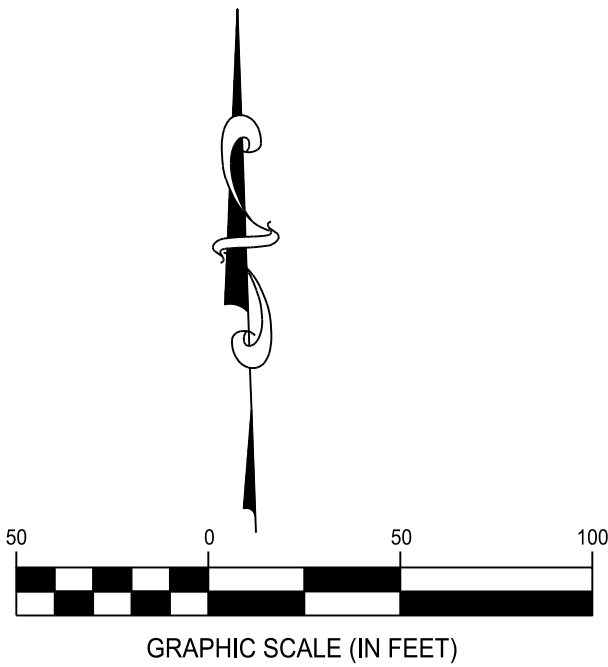
Project Number: 762660
Scale: 1"=50'
Drawn By: APC
Checked By: ALB
Date: 10/28/2024
Issue: N/A

Drawing Title:

PLAT

2

W:\PROJECTS\KIMLEY_HORN\762660-01_Hickory Creek (Schottenstein)\04-SURVEY\Drawings\762660-KH-Hickory Creek-Plat-Sec1_recover.dwg - 10/30/2024 - Alex Benson



LOT 8
PARTITION OF THE LANDS OF
HENRY PATZER
P.B. 3, PG. 184

Jackson Township
Grove City Corp.

3/4" IPF

Hidden Chase
Reserve G
P.B. 132, PG. 68

S 02° 19' 08" W

Ex. 10' Esmt. P.B. 132, PG. 68

Ex. 25' Esmt.
P.B. 132, PG. 68

Grove City Corp.

Jackson Township

Matthew D. Warren
and Jill C. Warren
IN. 201605200064005
5.0003 Acres

Jackson Township

Grove City Corp.

Glen A. Hickman and
Diane E. Hickman
D.B. 1142, H 12
5.001 Acres

Ex. 20' Dm. Esmt.
IN. 202108250151887

Ex. 25' San. Esmt.
IN. 202110270196230

Ex. 10' Esmt. P.B. 39, PG 97

Ex. 20' Esmt.
P.B. 37, PG 85

Ex. 10' Esmt. P.B. 37, PG 85

Ex. 10' Esmt. P.B. 37, PG 85

Ex. 10' Esmt. P.B. 37, PG 85

Ex. 10' Esmt. P.B. 37, PG 85

Ex. 10' Esmt. P.B. 37, PG 85

Ex. 10' Esmt. P.B. 37, PG 85

Homewood Corporation
IN. 200908040113908
36 Acres (Original)

Reserve B
See Note "D"
Drainage Esmt.
(All of Reserve "B")
9.699 AC

Homewood Corporation
IN. 200908040113908
36 Acres (Original)

Haley Way (60' R/W)

SEE SHEET 2

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO C
- FRANKLIN COUNTY MONUMENT

CESO LEGEND

- CONSERVATION EASEMENT
- STREAM CORRIDOR PROTECTION ZONE
- S/B = SETBACK

LINE TABLE		
Line #	Direction	Length
L20	N02° 19' 34"E	166.49'
L21	S01° 58' 58"W	168.65'
L22	S01° 58' 58"W	146.91'
L23	N75° 40' 53"E	266.02'
L24	S88° 05' 36"E	61.63'
L25	N01° 54' 24"E	141.00'
L26	N88° 05' 36"W	61.87'
L27	S88° 05' 36"E	61.87'
L28	N01° 54' 24"E	120.00'
L29	S01° 54' 24"W	120.00'
L30	N87° 31' 43"E	57.44'
L31	N84° 12' 49"E	88.42'
L32	N84° 12' 49"E	31.95'

LINE TABLE		
Line #	Direction	Length
L33	S84° 12' 49"W	55.32'
L34	S05° 35' 01"E	120.00'
L35	N05° 25' 33"E	122.33'
L36	N78° 59' 20"E	50.59'
L37	N75° 40' 53"E	351.37'
L38	S88° 05' 36"E	267.49'
L39	N87° 31' 43"E	40.78'
L40	N87° 31' 43"E	40.20'
L41	N84° 12' 49"E	105.77'
L42	N84° 12' 49"E	44.74'

CURVE TABLE			
Curve	Delta	Radius	Arc Length
C1	79° 04' 30"	35.00'	48.30'
C2	4° 12' 28"	120.00'	8.81'

NOTE "A": THE 22.805 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0401K.

NOTE "B" ACREAGE BREAKDOWN:

ACREAGE IN R/W	2.764 ACRES
ACREAGE IN RESERVE "A"	0.409 ACRES
ACREAGE IN RESERVE "B"	9.699 ACRES
ACREAGE IN RESERVE "D"	0.627 ACRES
ACREAGE IN RESERVE "E"	0.806 ACRES
ACREAGE IN REMAINING LOTS	8.500 ACRES
TOTAL ACREAGE	22.805 ACRES
ACREAGE IN PID 040-009246	22.805 ACRES
"HICKORY CREEK SECTION 1" BEING ALL OUT OF FRANKLIN COUNTY PARCEL NUMBERS: PID: 040-009246	

NOTE "C": 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 THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "HICKORY CREEK SECTION 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": RESERVE "A", RESERVE "D", AND RESERVE "E" AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "HICKORY CREEK" SUBDIVISION FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE. ALL OF RESERVE "B" AND RESERVE "D" AS DESIGNATED AND DELINEATED HEREON ARE DRAINAGE EASEMENTS. RESERVE "B" AS DESIGNATED AND DELINEATED HEREON IS TO BE OWNED BY THE CITY OF GROVE CITY AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "HICKORY CREEK" SUBDIVISION.

NOTE "E": THE "STREAM CORRIDOR PROTECTION ZONE" SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM CORRIDOR PROTECTION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED.

ADDITIONAL RESTRICTIONS INCLUDE:

- NO DUMPING OR BURNING OF REFUSE.
- NO HUNTING OR TRAPPING.
- NATURAL RESOURCES OF THE ZONES SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND, GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.
- NOTHING SHALL BE PERMITTED TO OCCUR ON THE PREMISES WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR REMOVED, EXCEPT FOR THE REMOVAL OF SUCH DEAD DISEASED, NOXIOUS, OR DECAYED TREES OR VEGETATION WHICH MAY BE REQUIRED FOR CONSERVATION OR SCENIC PURPOSES, OR FOR REASONS OF PUBLIC SAFETY.
- NO PRIVATE ENCROACHMENT SHALL BE PERMITTED, SUCH AS, BUT NOT LIMITED TO, PLANTING OF FLOWERS, SHRUBS, GARDEN MATERIAL, ETC., DUMPING OF TRASH OR DEBRIS, OR THE INSTALLATION OF ANY TYPE OF RECREATION OR OTHER FACILITY OR CONVENIENCE.
- A 8' PATH AND A REINFORCED FENCE AS SHOWN ON THE APPROVED ENGINEERING PLAN ARE PERMITTED TO BE CONSTRUCTED WITHIN THE "STREAM CORRIDOR PROTECTION ZONE".

NO ROADWAY OR ANY FACILITY OF ANY PUBLIC UTILITY OTHER THAN EXISTING ROADWAYS AND PUBLIC UTILITY FACILITIES OR THOSE OUTLINED IN THE ORIGINAL PLAN SHALL BE PERMITTED TO BE CONSTRUCTED OR INSTALLED IN THE PREMISES.

NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE HICKORY CREEK SUBDIVISION(S) THAT THE CITY OF GROVE CITY, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS "STREAM CORRIDOR PROTECTION ZONE" INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.

NOTE "F": AREAS DESIGNATED AS "CONSERVATION EASEMENT" ARE HEREBY DESIGNATED FOR STREAM CORRIDOR PROTECTION ZONE MITIGATION AND SHALL BE MAINTAINED BY THE "HICKORY CREEK" HOMEOWNERS ASSOCIATION. THE CITY OF GROVE CITY AND ITS AUTHORIZED REPRESENTATIVES SHALL HAVE THE RIGHT TO ACCESS THE STREAM CORRIDOR PROTECTION ZONE TO INSPECT AND MONITOR COMPLIANCE WITH THE TERMS OF THE CONSERVATION EASEMENT. THE "HICKORY CREEK" HOMEOWNERS ASSOCIATION RESERVES THE RIGHTS TO MAKE MINOR CHANGES TO ACCOMMODATE NECESSARY REGULATORY APPROVALS UPON THE WRITTEN CONSENT OF THE CITY DEPARTMENT OF PUBLIC SERVICES.

NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED BY PLAT, DEED OR EASEMENT.



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 688.208.4826

HICKORY CREEK SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S. NO. 1383

Revisions / Submissions

ID	Description	Date
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Project Number: 762660

Scale: 1"=50'

Drawn By: APC

Checked By: ALB

Date: 10/28/2024

Issue: N/A

Drawing Title:

PLAT

3



November 1, 2024

City of Grove City
Attn: Terry Barr, AICP
mlove@co.delaware.oh.us

**RE: *Hickory Creek S1 Plat
Planning Commission Resubmittal
Review Comment Letter Responses***

Dear Mr, Barr:

This letter is in response to the comments received in your email on October 28, 2024, for the Hickory Creek Subdivision Section 1 Plat. We have reviewed all the following comments and provided a response, as shown below in red.

- **Comment:** Show width arrows and it should be "Ex. 25' Sanitary Easement"
Response: Width arrows and text revised.
- **Comment:** "Sanitary"
Response: Text revised.
- **Comment:** Include the easement line and width arrows
Response: Easement linework revised.
- **Comment:** "Electric"
Response: Easement label revised.
- **Comment:** This should be 25' and also include the lines for the width of the easement
Response: Easement linework shown and labeled accordingly.
- **Comment:** Bearing & Distance
Response: Revised accordingly.
- **Comment:** Mag set.
Response: Revised accordingly.
- **Comment:** Show entire 15' wide easement and include the word "Electric" in the label
Response: Easement in it's entirety is shown and label is revised.

- **Comment:** Label

Response: Easement labeled.

- **Comment:** "Sanitary" and include width arrows

Response: Easement label revised accordingly and width arrows added.

- **Comment:** Why are lot numbers not consecutive?

Response: The rest of the lot numbers are within Section 2 which is under a different cover.

- **Comment:** Reserve C?

Response: Reserve C is within Section 2 which is under a different cover.

If you have any questions or additional comments, please contact me at (614) 472-8552 or tyler.jackson@kimley-horn.com.

Sincerely,



Tyler Jackson, P.E.
Kimley-Horn and Associates, Inc.

Date: 11/12/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-49-24
1st Reading: 11/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-49-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR A WAREHOUSE LOCATED AT 4371 BROADWAY

WHEREAS, on November 05, 2024, the Planning Commission recommended approval of the Development Plan for a warehouse for 4371 Broadway, with the following deviations and stipulations:

1. A deviation shall be granted from Section 1136.06(b) to reduce the required 20-foot-drive aisle setback by 13.5 feet for a total drive aisle setback of 6.5 feet and waive the landscape planting requirements along the southern property line.
2. A deviation from Section 1136.09(a)(4) shall be granted to reduce the number of trees required, based on the total footage of the building perimeter, from 16 to 11.
3. The applicant shall work with the City's Urban Forester to determine appropriate plantings for the planting area shown along the northern property line.
4. Site lighting shall be added to the existing building and front parking area, meeting the 0.5 footcandle requirement outlined in the Code.
5. The two parking spaces closest to Broadway at the northernmost curb cut shall be removed to ensure safe site access.
6. A deviation shall be granted to reduce the required 10-foot parking setback along the north property line to minimize the impact on the Skate America parking lot, while still allowing adequate space for plantings.

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

SECTION 1. This Council hereby approves the Development Plan for a warehouse for 4371 Broadway, contingent upon the deviations and stipulations set by Planning Commission.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution

is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202410020047 – 4371 Broadway – Final Development Plan

Site Location

4371 Broadway (PID 040-001205).

Proposal

A Development Plan for two new buildings at 4371 Broadway

Current Zoning

PUD-I (Planned Unit Development -Industrial)

Future Land Use

Tech Flex

Property Owner

Viktor Bedeshko

Applicant/Representative

Jeffery Lonchor, CESO, Inc

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-04-24 –Zoning Text
- Resolution CR-44-23 – Preliminary Development Plan

Staff Recommendation

Approval with 3 deviations and 2 stipulations

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. PUD Analysis.....	5
4. GroveCity2050 Analysis.....	6
5. Recommendation.....	7
6. Detailed History	8

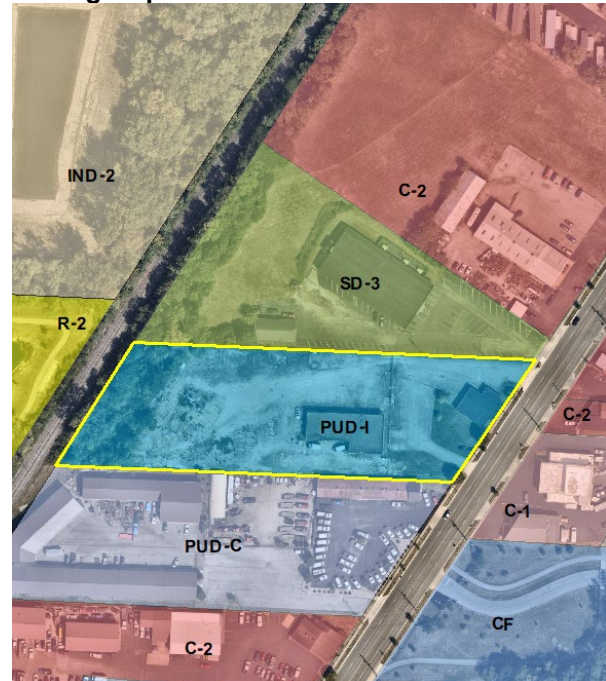
Case Manager

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

Summary

This proposal is a Development Plan for two new buildings totaling 19,750 square feet at 4371 Broadway.

Zoning Map



Next Steps

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

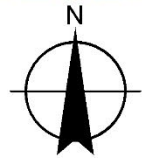
1. Context Map

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



202410020047
4371 Broadway
Final Development Plan
PID# 040-001205

0 125 250 500 Feet

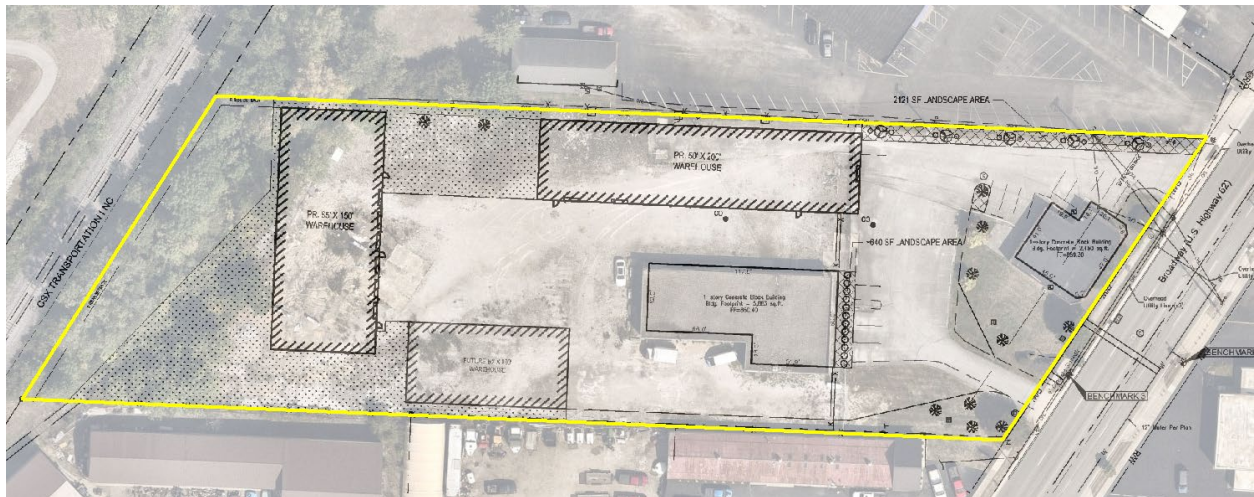


2. Analysis

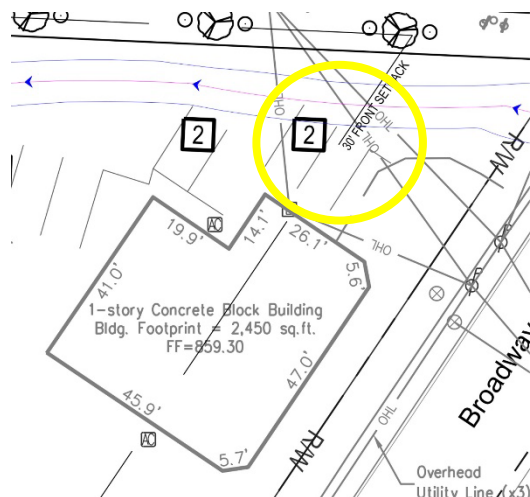
The applicant is requesting approval of a Final Development Plan to construct two (2) new buildings and other site improvements at 4371 Broadway for Vic's Floors. The 2.733-acre parcel was rezoned to PUD-I (Planned Unit Development - Industrial) with Ordinance C-04-24 and is adjacent to other properties zoned SD-3 (Recreational Facilities), PUD-C (Planned Unit Development – Commercial), C-1 (Service Commercial) and C-2 (Retail Commercial). The GroveCity2050 Community Plan and Future Land Use Map designate this site as Tech Flex, and the proposed use of commercial and flex employment meets the recommended primary and secondary uses of commercial for the district.

Site Plan

The two buildings proposed are shown at the rear of the site, behind a fence and gate. Two existing entry points off Broadway provide access to the property and are proposed to remain. Two existing buildings are located on the site from the previous tenant, Suburban Propane: one in the front of the site used as an office, and a warehouse building in the middle of the property within the fenced area. These existing buildings are to remain, though the applicant has indicated that improvements will be made to both buildings including paint and façade repairs.



One proposed structure will be 10,000-square-feet and located along the northern property line. The second building is proposed to be 9,750-square-feet near the site's western edge. The site includes 14 parking spaces in the front portion of the property, which exceeds the number of spaces required per code (5), based on the number of employees. The applicant provided a fire apparatus maneuverability plan showing routes through the site, which shows the apparatus route overlapping with the two parking spaces closest to Broadway. To ensure safe site access in an emergency, the two parking spaces closest to Broadway should be removed based on potential conflicts between parked and emergency vehicles. It should be noted that even with the removal of these two spaces, the site still exceeds the amount of parking required.



Two sliding gates will provide access to the rear of the site.

The proposed sliding gates will be opaque wood on a metal frame and finished or painted to match the proposed buildings. When fully opened, the gates will slide in front of the existing building and be screened

by the proposed row of arborvitae. Additionally, per the zoning text, a wooden fence will be installed along the northern property line as screening.

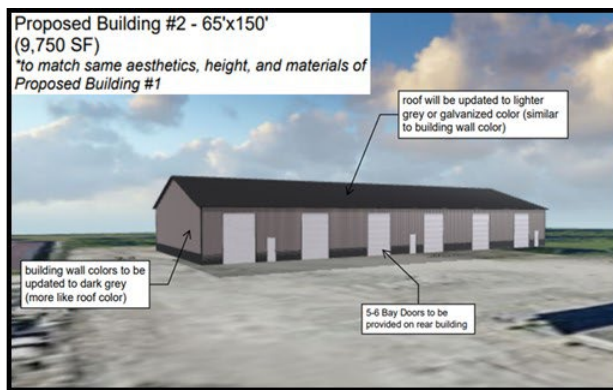


Example of the proposed gates

The rear of the site is proposed to be paved and will provide access to the new buildings. Code requires a drive aisle and pavement setback of 20 feet with landscaping for truck areas adjacent to compatible uses, and the site plan provided shows a proposed setback of 6.5 feet along the southern property line with no landscaping. Staff supports a deviation to the side yard pavement setback and landscaping required by code, noting that the development on site, including the existing and proposed buildings and the wooden gate, will screen the rear portion of the property and the south property line from Broadway. Additionally, the number and size of trucks parked within the back portion of the site is anticipated to be less impactful than truck parking areas in most industrial areas, for which the code requirement is intended to provide buffer and screening. It should also be noted that the reduced parking and drive aisle setback is similar to that found on other area properties, including the property immediately south of the site (4401 Broadway).

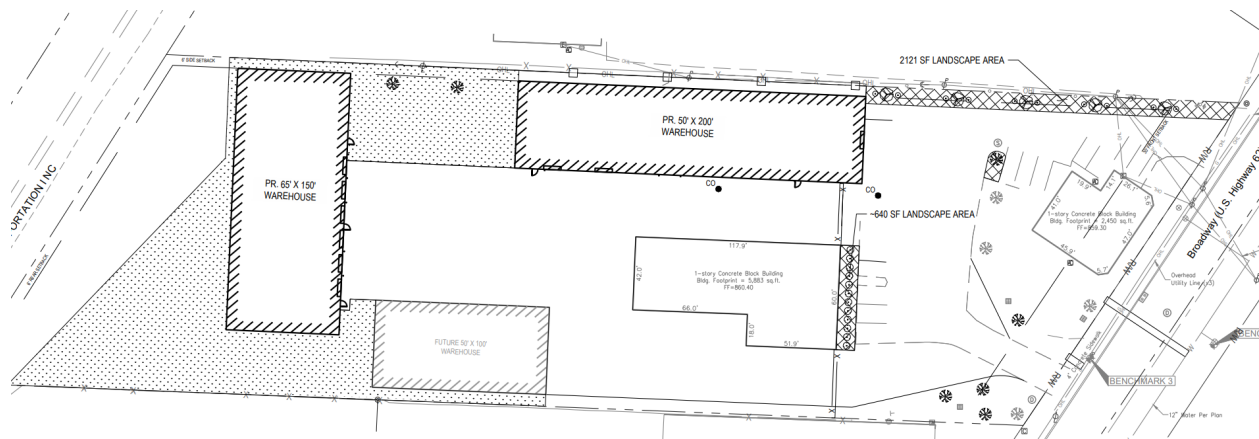
Buildings

The proposed buildings will be 10,000 square feet and 9,750 square feet in area. Both buildings will be 18 feet in height at the highest point and will be constructed of dark gray steel with a light gray metal roof. The 10,000-square-foot building includes one 12-foot-high overhead door on the east façade facing Broadway and two overhead doors on the southern elevation within the enclosed portion of the site. The applicant has indicated that the building will be used for storage and customer pick-up only. The 9,750-square-foot building includes six (6) overhead doors and 3-man doors along the eastern façade, which will be white. The applicant has indicated that these buildings will be used for storage, with the front building used for office and showroom space. The property has been vacant since 2020, and the applicant has indicated they will work with staff when updating and maintaining the existing buildings to ensure compatibility with the proposed development and the surrounding area.



Landscaping

A landscape plan was provided showing a variety of landscaping throughout the site, including trees and shrubs. Per code, the site must have 16 trees planted based on the perimeter of the proposed buildings, and the plan submitted shows that 11 trees are proposed. While the proposed number of trees is less than code requirements, staff supports a deviation to reduce the number of required trees from 16 to 11, noting that the applicant is preserving the existing tree stand along the western property line, as well as the fact that the additional trees would not be visible from the right-of-way due to the proposed gates, fence, and buildings. The approved zoning text requires that parking areas comply with setbacks, screening, and perimeter plantings standards, which requires a landscaped area to be installed along the north edge of the parking area and drive aisle between Broadway to the proposed building. While the plans show landscaping in this location intended to meet this requirement, the proposed quantities are deficient by one tree and two shrubs. Noting the existing site conditions, which include overhead power lines, the applicant has stated they do not believe they can plant the required number of trees in this location. The applicant will need to work with the City's Urban Forester to determine if trees can be planted in this location. If the requirement cannot be met, alternate plantings will be needed, which may include a continuous row of shrubs.



Lighting

A photometric plan that meets the code requirement of 0.5 footcandles for the rear area around the proposed buildings was provided. Materials state that the site lighting will be downcast rectangular bronze LED wall pack fixtures. While the code requirement is met for the rear area, the front area currently has no proposed light fixtures. To meet code requirements, site lighting shall be added to the existing building and parking area along Broadway, meeting the 0.5 footcandle requirement for vehicular and pedestrian areas.

Signage

While the application materials did not provide signed information, any proposed signage must meet the requirements outlined in city code and will require sign permits.

3. PUD Analysis

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

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

Finding is Met: The proposed use of a flooring contracting business is in line with the future land use designation for the area and is compatible with the other existing uses in the surrounding area.

- (2) Any exception from Zoning Code (Ordinance C-79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.

Finding is Met: The proposed development seeks three stipulations and two deviations. Given that the site is being redeveloped, Staff support the deviations and stipulations to the landscaping, noting that the site has limited area and was previously developed as industrial. While the development proposes to deviate from the landscape code concerning the number of trees, Staff believes this deviation is warranted, noting that the existing trees at the property's western edge are being preserved. A deviation from the side yard parking and drive aisle setback is also warranted, as the reduced parking and drive aisle setback is similar to that found on other area properties, including the property immediately south of the site (4401 Broadway), while also being adequately screened from the public right-of-way.

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

Finding is Met: The proposed uses for the site align with the future land uses identified for the area and are compatible with the existing uses in the area.

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

Finding is Met: The proposed use is permitted under the approved PUD-I zoning and is in character with other existing uses in the area.

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

Finding is Met: No changes are proposed to area roadways, and the proposed use will not burden the existing street network based on the number of employees and the proposed operations of the site.

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

Finding is Met: The application proposes to use the existing buildings on site, which are adequately serviced by existing utilities. Additionally, only the proposed 10,000-square-foot building will require utilities, which will be adequately serviced by the City's existing utility network.

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

Finding is Met: The property has been vacant for several years, and the applicant proposes improvements to bring the existing parking lot into compliance with code by installing the plantings on site in visible areas while working with staff regarding planting location and species type.

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

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

4. GroveCity2050 Analysis

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

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

Finding is Met: The proposed use will allow for the expansion of a local business, offering additional services to the community. Additionally, the proposed uses will remain in line with the GroveCity2050 future land use objectives for the area, while improving the site aesthetics with the addition of new buildings and site landscaping.

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

Finding is Met: The construction of new buildings, which will be designed to integrate into the existing character of the area, and the addition of site landscaping will contribute to quality development, enhancing both the public and private realms. In addition to new buildings, the applicant proposes to bring the parking lot into compliance with code by planting new landscaping. Additionally, the gravel area at the rear of the site will be paved and better screened using decorative wooden gates. These improvements to the property will improve the aesthetics of the property and the surrounding area.

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

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

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

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

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

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

5. Recommendation

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

1. A deviation shall be granted from Section 1136.06(b) to reduce the required 20-foot drive aisle setback by 13.5 feet for a total drive aisle setback of 6.5 feet and waive the landscape planting requirements along the southern property line.
2. A deviation from Section 1136.09(a)(4) shall be granted to reduce the number of trees required, based on the total footage of the building perimeter, from 16 to 11.
3. The applicant shall work with the City's Urban Forester to determine appropriate plantings for the planting area shown along the northern property line.

4. Site lighting shall be added to the existing building and front parking area, meeting the 0.5 footcandle requirement outlined in compliance with code.
5. The two parking spaces closest to Broadway at the northernmost curb cut shall be removed to ensure safe site access.

6. Detailed History

1956

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

1999

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

2020

Suburban Propane ceased operations on site.

2023

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

2023

City Council approved the Preliminary Development Plan for 4371 Broadway at the November 20th meeting with Resolution CR-44-23.

2024

City Council approved the Rezoning to PUD-I for 4371 Broadway at the February 20th meeting with Ordinance C-04-24.



Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested
information and submit to:

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

Received By:
Grove City Development
10/02/24

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: 4371 Broadway Avenue

PROJECT LOCATION: 4371 Broadway Avenue Grove City, OH 43123

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001205-00

ACREAGE AFFECTED BY THIS APPLICATION: 2.73

EXISTING ZONING: PUD-I

EXISTING LAND USE: Warehouse/Storage

PROPOSED ZONING: PUD-I

PROPOSED LAND USE: Warehouse/Storage

FUTURE LAND USE DESIGNATION:

PROPERTY OWNER INFORMATION

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

Viktor Bedeshko

4371 Broadway Ave

Grove City, OH 43123

Name

Address

City, State, Zip

614-554-5164

vicsfloorsvb@gmail.com

Phone

Fax

Email

APPLICANT INFORMATION

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

Jeffrey Lonchor

Sr. Project Manager

CESO, Inc.

Name

Title

Company / Organization

2800 Corporate Exchange Dr. Suite 400

Columbus, OH 43231

Address

City, State, Zip

440-773-3461

lonchor@cesoinc.com

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

Name

Title

Company / Organization

Address

City, State, Zip

Phone

Fax

Email

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

FOR OFFICE USE ONLY

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: 4371 Broadway AvenueDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☒ Mixed ☐ Other ☐ACREAGE DISTURBED: 1.71 TOTAL FLOOR AREA: 9,000 (pr.) / 9,750 (pr.) / 5,880 (ex.)NUMBER OF BUILDINGS: 2 (proposed), 1 (existing), 1 (future) BUILDING HEIGHT: 18'ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/AESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$380K ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$150K**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Viktor Bedeshko, the current property owner hereby authorize the applicant Jeffrey Lonchor (CESO, Inc.) to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: Viktor Bedeshko Date: 10/1/24

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 1 day of October, 2024.

Caroline Ricca
Official Seal and Signature of Notary Public



CAROLINE ELIZABETH
RICCA
Notary Public
State of Ohio

APPLICANT'S / AUTHORIZED REPRESENTATIVE AFFIDAVIT

I, Jeffrey Lonchor (CESO, Inc.), 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: Jeffrey Lonchor Date: 10/1/24

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 1 day of October, 2024.

Caroline Ricca
Official Seal and Signature of Notary



CAROLINE ELIZABETH
RICCA
Notary Public
State of Ohio
My Comm. Expires
September 22, 2027

REVIEW FEES

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

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

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

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



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

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

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

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

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

VIC'S FLOORS

4371 BROADWAY
GROVE CITY, OH 43123
2024

OWNER/DEVELOPER:
VIC'S FLOORS
4371 BROADWAY
GROVE CITY, OH 43123
PHONE: (614) 584-5164
EMAIL: VICSFLOORSVB@GMAIL.COM
CONTACT: VIKTOR BEDESHKO

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR., STE 400
COLUMBUS, OH 43231
PHONE: (614) 942-3017
EMAIL: LONCHOR@CESOINC.COM
CONTACT: JEFF LONCHOR, P.E.

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
GROVE CITY PUBLIC SERVICE DEPARTMENT
3262 VENTURA BOULEVARD
GROVE CITY, OH 43123
PHONE: (614) 227-1112

GAS SERVICE:
COLUMBIA GAS OF OHIO
CUSTOMER SERVICE
PHONE: 1(800) 440-6111

WATER:
GROVE CITY PUBLIC SERVICE DEPARTMENT
3262 VENTURA BOULEVARD
GROVE CITY, OH 43123
PHONE: (614) 227-1112

ZONING:
GROVE CITY BUILDING AND ZONING
4035 BROADWAY
GROVE CITY, OH 43123
PHONE: (614) 277-3090

STORMWATER:
GROVE CITY PUBLIC SERVICE DEPARTMENT
3262 VENTURA BOULEVARD
GROVE CITY, OH 43123
PHONE: (614) 227-1112

ELECTRIC:
AEP
CUSTOMER SERVICE
PHONE: (888) 710-4237

PROPERTY DATA:

PARCEL OWNER: GENERAL CAPITAL B LLC

PARCEL ID: 040-001205-00

ADDRESS: 4371 BROADWAY
GROVE CITY, OH 43123

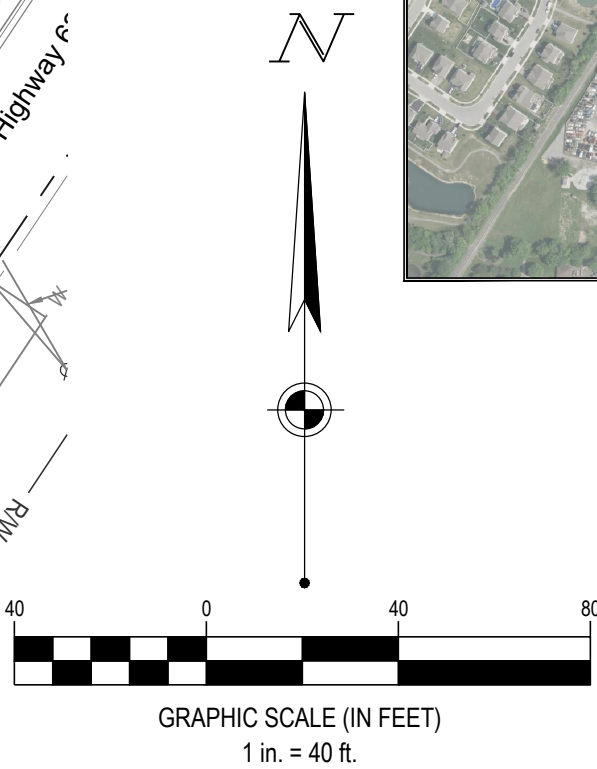
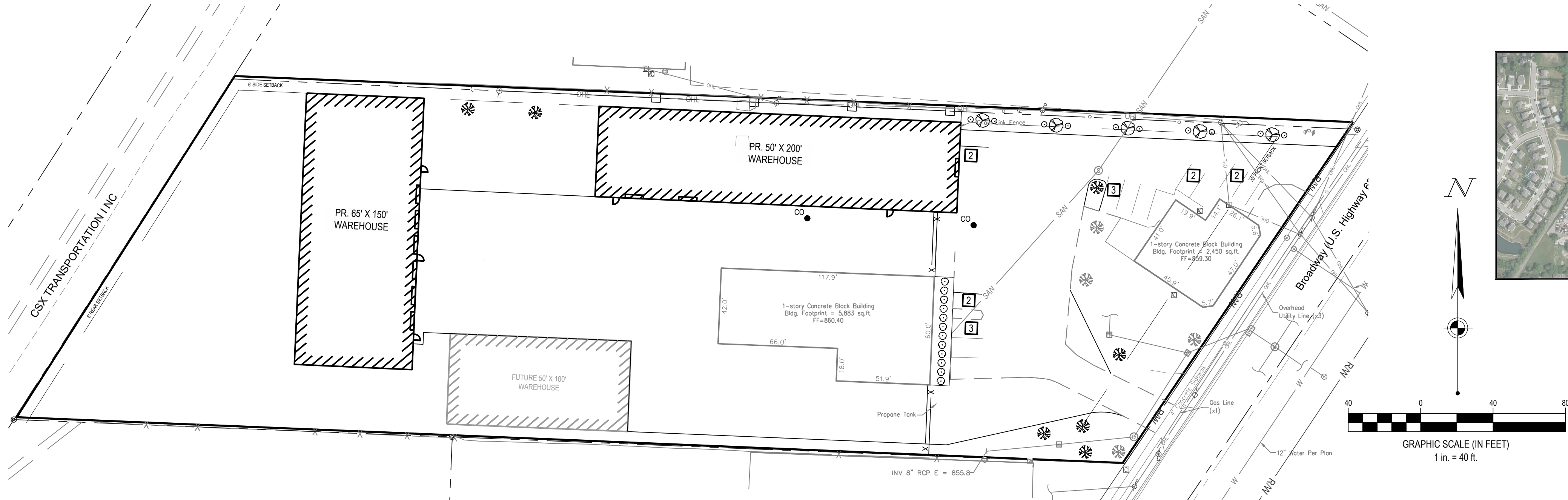
PROPERTY AREA: 2.73 ACRES

ZONING: PUD-1 PLANNED UNIT DEVELOPMENT INDUSTRIAL

PROPOSED USE: WAREHOUSE STORAGE

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	30'	175.9'
SIDE:	6'	6.0'
REAR:	6'	37.9'
MAXIMUM BUILDING HEIGHT:	35'	18'
MAXIMUM BUILDING LOT COVERAGE:	35%	25%
BUILDING AREA:	EXISTING RETAIL: EXISTING WAREHOUSE: PROPOSED WAREHOUSE: FUTURE WAREHOUSE	1,204 SF 5,476 SF 18,750 SF 5,000 SF
PARKING:		
TOTAL PARKING SPACES:	14	13

FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 39049C0313K, EFFECTIVE DATE: 6/17/2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EX. CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	TRUCK TURN EXHIBIT
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C7.0	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN

SITE DATA:	
TOTAL SITE AREA:	2.73 ACRES
TOTAL DISTURBED AREA:	1.368 ACRES
IMPERVIOUS DISTURBED AREA:	0.5 ACRES
PRE-DEVELOPED IMPERVIOUS:	1.634 ACRES
POST DEVELOPED IMPERVIOUS:	1.220 ACRES

CITY ADMINISTRATOR _____

SERVICE DIRECTOR _____

REVIEWER OF THE CITY OF GROVE CITY _____

FIRE DEPARTMENT JACKSON TOWNSHIP _____

BENCHMARKS		
	ELEVATION*	DESCRIPTION
BM # 1	857.37'	RAILROAD SPIKE SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF US 62, APPROXIMATELY 325 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM # 2	859.72'	CHISELED "X" ON ARROW BOLT LOCATED ON THE SOUTHEAST SIDE OF A HYDRANT LOCATED ON THE EAST SIDE OF US 26, APPROXIMATELY 427 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM "C"	857.84'	RAILROAD SPIKE SET IN THE NORTH SIDE ID A POWER POLE LOCATED ON THE WEST SIDE OF US 26, APPROXIMATELY 473 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.

* VERTICAL DATUM: NAVD88
NOTE: REFER TO ALTA SURVEY, SHEET C1.2, FOR BENCHMARK LOCATIONS



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions		
ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
2	FDP SUBMITTAL	2024/10/25

© 2024 CESO, INC.

Project Number: 764603
Scale: 1" = 40'
Drawn By: OA
Checked By: JMS
Date: 10/25/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
COVER SHEET

C1.0

GENERAL NOTES

DEMOLITION NOTES

1.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
2.

FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
3.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4.

PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
5.

CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
6.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7.

CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC., SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8.

CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
10.

THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11.

PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12.

SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
13.

THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
14.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
15.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
16.

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
17.

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.

ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS. FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
4.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
5.

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
6.

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
7.

ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
8.

ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10.

ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
11.

PROVIDE SIGNAGE AND STRIPING AS SHOWN. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
12.

REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13.

REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14.

REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15.

REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
16.

REFER TO ORIGINAL SURVEY PROVIDED BY CESO, DATED OCTOBER 2,2024.
17.

ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.

GRADING NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6.

ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7.

ALL ADA ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
8.

MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
9.

COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
10.

EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
11.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
12.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
13.

ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
14.

ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED, THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
15.

ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
16.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
17.

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18.

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

MATERIAL	TYPE	PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN R/W, COVER VARIES WITH PIPE CLASS
HIGH DENSITY POLY-ETHYLENE (HDPE)	SMOOTH-WALLED CORRUGATED ADS-N12 OR EQUAL	AASHTO M294 (TYPE S)	ASTM F477	ASTM D2321	ON SITE, 12" TO 60" DIA.
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321	ON SITE, 4" TO 10"

19.

ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
20.

ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND ODOT STANDARDS.
21.

ALL DOWNSPOUT DRAIN LINES OR ROOF LEADERS SHALL HAVE A 1.0% MINIMUM SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNSPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF LEADER LOCATIONS. PROVIDE POSITIVE DRAINAGE AND PAVEMENT REPAIR AS NEEDED.
22.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23.

THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND AASHTO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 2.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
24.

WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
25.

IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

UTILITY NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2.

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3.

CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
4.

CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5.

ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8.

WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURE FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
9.

IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10') FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
10.

UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
12.

UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13.

ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH GROVE CITY CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14.

INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 4'.
15.

ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
HIGH-DENSITY POLY-ETHYLENE (HPDE TUBING)	SDR 9 P.C. = 250 PSI	ASTM D2239 AWWA C901 ASTM F714	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, < 3" DIA.
COPPER 1"-3"	TYPE "K"	ASTM B88	AWWA C800	AWWA C800	DOMESTIC WATERLINES 1"-3"
PE 4710 POLY-ETHYLENE PLASTIC (IPS)	SDR 11 P.C. = 200 PSI	ASTM D3035 AWWA C901	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 2" TO 3" DIA.
P.V.C. POLY VINYL CHLORIDE 4"- 8" C900	C900	AWWA C901 (RATED DR 14)	ASTM F-477 ASTM D3139	AWWA C900 C651	ON SITE, 4"-8" WATER LINES & FIRE LINES INSTALL W/ TRACER & TAPE #12 COPPER
DUCTILE IRON PIPE 4"-12"	CLASS 52 P.C. = 350PSI	AWWA C104, C110, C151, C500	AWWA C111	AWWA C600, C651	6" FIRE HYDRANT LEADS
PE 4710 POLY-ETHYLENE PLASTIC (DIPS)	SDR 9 P.C. = 250 PSI	ASTM D2239 ASTM F714 AWWA C906	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 4" DIA. AND LARGER

16.

ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA. , LESS THAN 8.5' OF COVER
POLY VINYL CHLORIDE (PVC)	SDR 26	ASTM 3034	ASTM D3212	ASTM 2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA. , GREATER THAN OR EQUAL TO 8.5' OF COVER

17.

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
18.

CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.

EXISTING FEATURES LEGEND

APPLIES TO ALL CIVIL SHEETS

	RIGHT OF WAY		OVERHEAD LIGHTING
	PARCEL LINE		STORM SEWER
	PROPERTY BOUNDARY		SANITARY SEWER
	EASEMENT		WATER METER
	CURB		STORM CATCH BASIN
	EDGE OF PAVEMENT		WATER VALVE
	EDGE OF WALK		POWER/TELE POLE
	PAVEMENT MARKINGS		POWER POLE
	GAS LINE		AIR CONDITIONER
	WATER LINE		ELECTRIC BOX
	UNDERGROUND ELECTRIC		LIGHT POLE
	UNDERGROUND TELE		GAS VALVE
			GAS METER
			STORM INLET BASIN
			STORM MANHOLE
			STORM CLEANOUT
			SANITARY MANHOLE
			SANITARY CLEANOUT
			TRAFFIC MANHOLE
			SIGN
			TELEPHONE POLE



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VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions

ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
2	FDP SUBMITTAL	2024/10/25

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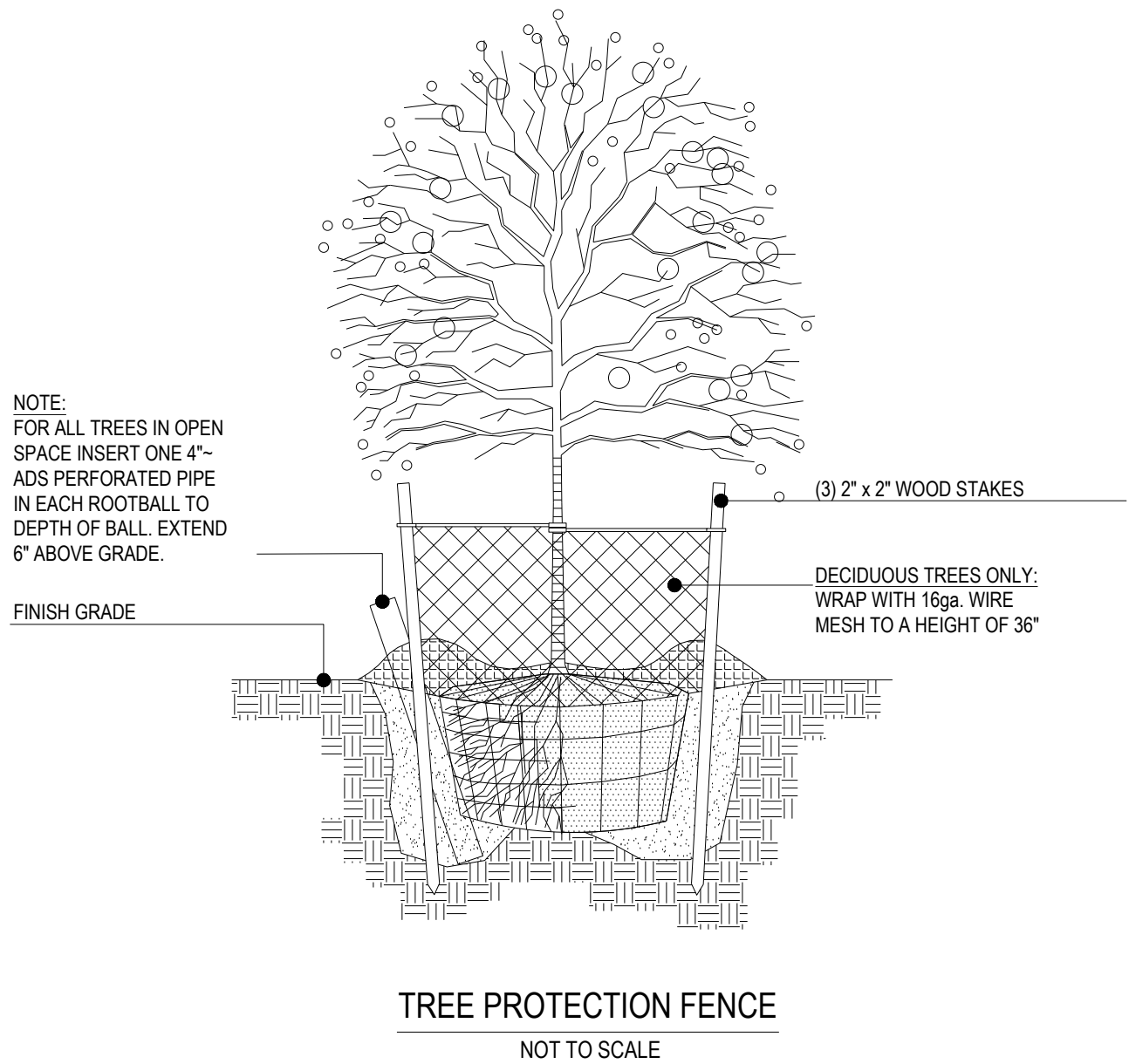
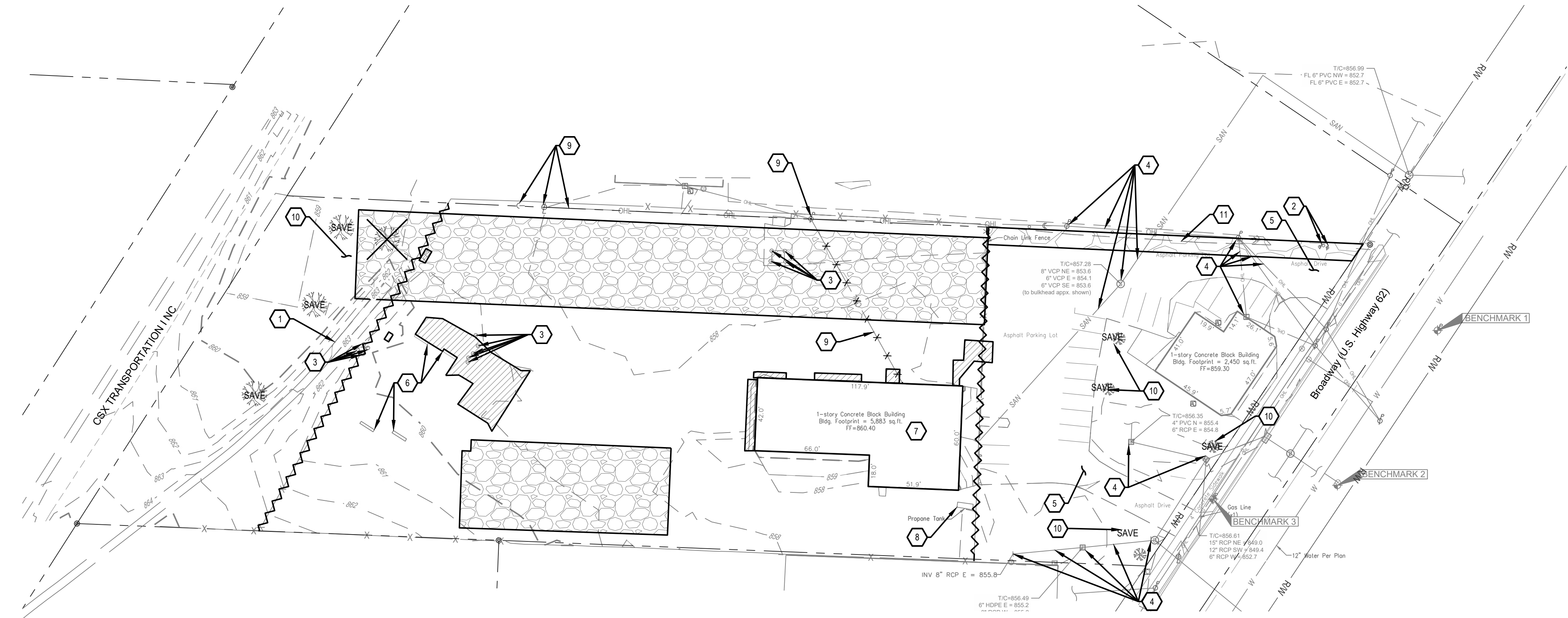
Project Number:	764603
Scale:	NO SCALE
Drawn By:	OA
Checked By:	JMS
Date:	10/25/2024
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

GENERAL NOTES

C1.1

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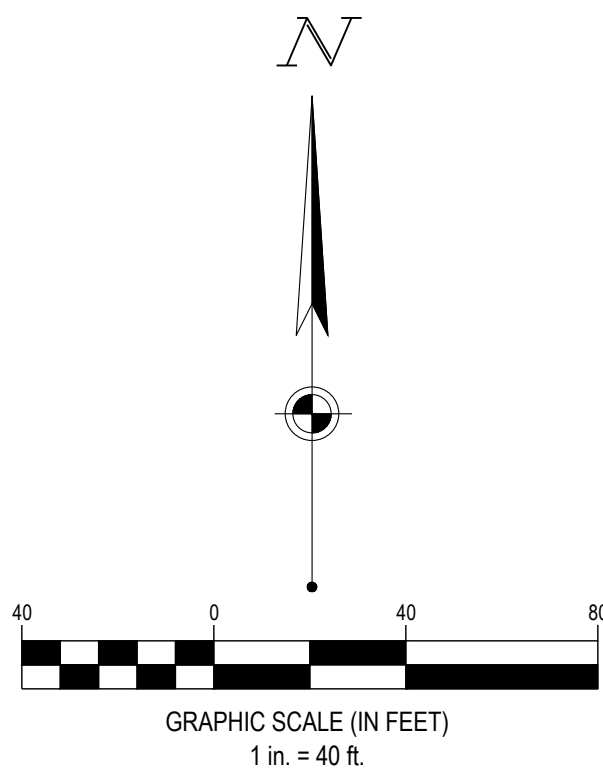


BENCHMARKS		
	ELEVATION*	DESCRIPTION
BM # 1	857.37	RAILROAD SPIKE SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF US 62, APPROXIMATELY 325 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM # 2	859.72	CHISELED "X" ON ARROW BOLT LOCATED ON THE SOUTHEAST SIDE OF A HYDRANT LOCATED ON THE EAST SIDE OF US 26, APPROXIMATELY 427 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM "C"	857.84	RAILROAD SPIKE SET IN THE NORTH SIDE ID A POWER POLE LOCATED ON THE WEST SIDE OF US 26, APPROXIMATELY 473 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.

* VERTICAL DATUM:
NOTE: REFER TO ALTA SURVEY, SHEET C1.2, FOR BENCHMARK LOCATIONS



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



DEMOLITION LEGEND	
EXISTING	
REFER TO C1.1 FOR EXISTING FEATURES LEGEND	
PROPOSED	
	REMOVE EXISTING BUILDING
	REMOVE EXISTING GRAVEL PAVEMENT
	REMOVE EXISTING CONCRETE PAVEMENT
	UTILITY LINE TO BE REMOVED / RELOCATED
	REMOVE EXISTING CURB & GUTTER
	REMOVE EXISTING FENCE
	REMOVE AND DISPOSE OF EXISTING TREE
	PROTECT EXISTING TREE TO REMAIN

GENERAL NOTES:
SEE SHEET C1.1

CODED NOTES:

- EXISTING RAILROAD TRACKS TO BE REMOVED AS NEEDED. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO REMOVAL.
- EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- EXISTING SITE FIXTURES TO BE REMOVED. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO REMOVAL.
- PROTECT EXISTING UTILITY LINE/STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- EXISTING PAVEMENT TO REMAIN.
- EXISTING HEADWALL TO BE REMOVED.
- EXISTING BUILDING TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- PROPANE TANK TO BE RELOCATED. CONTRACTOR TO VERIFY WITH OWNER FOR LOCATION.
- EXISTING UTILITY LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY.
- EXISTING TREES TO BE PROTECTED .
- EXISTING ASPHALT PAVEMENT TO BE REMOVED FOR LANDSCAPING.

VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions		
ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
2	FDP SUBMITTAL	2024/10/25

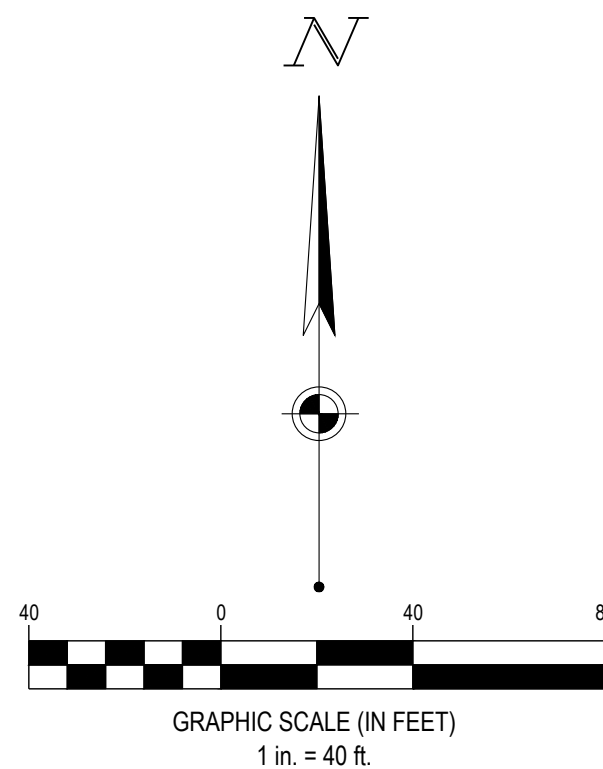
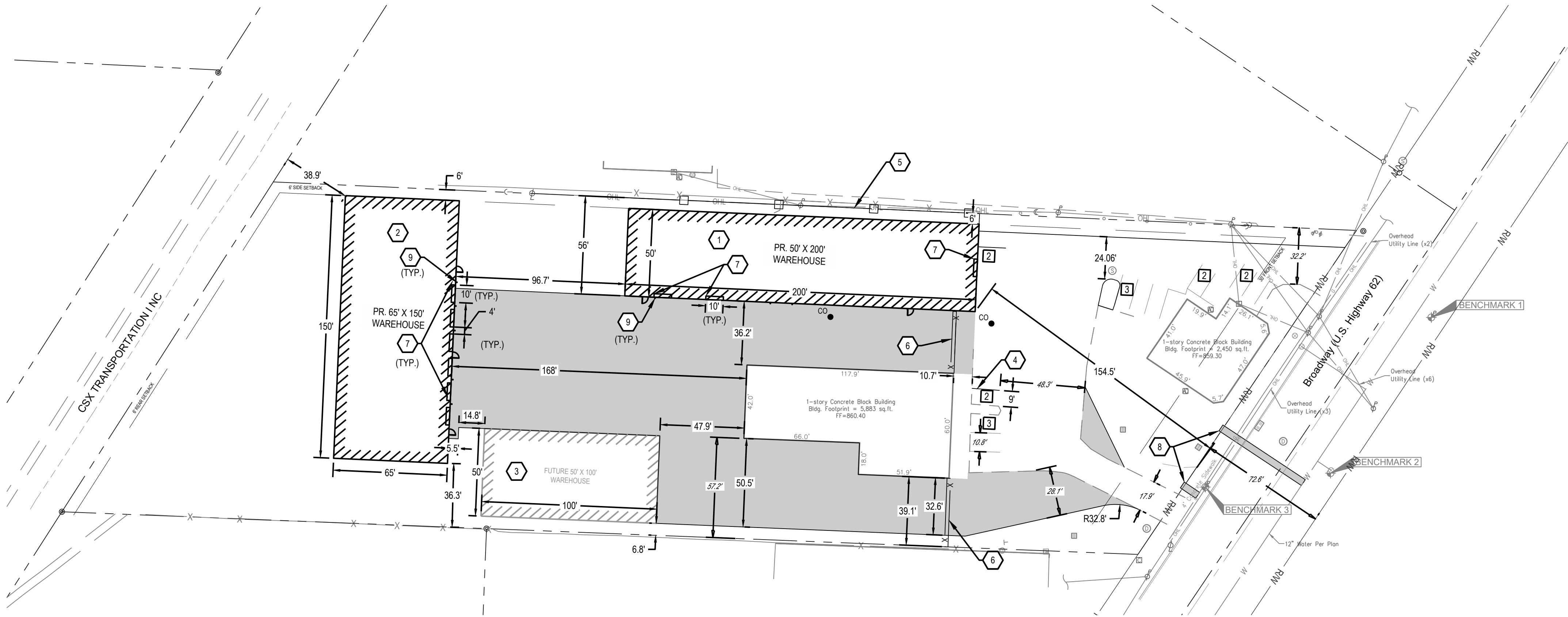
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Project Number:	764603
Scale:	1" = 40'
Drawn By:	OA
Checked By:	JMS
Date:	10/25/2024
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
EX. CONDITIONS & DEMOLITION PLAN

C2.0

w:\PROJECTS\yak consulting\lic764603_vics floors-4371 broadway\03-CIVIL\PLAN\CONSTRUCTION\764603 SITE PLAN.dwg - 10/25/2024 - Brian Wilkerson



SITE LEGEND	
EXISTING	
REFER TO C1.1 FOR EXISTING FEATURES LEGEND	
PROPOSED	
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	R/W
	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	BUILDING
	FUTURE BUILDING
	PAVEMENT/WALK
	WOODEN FENCE
	DECORATIVE METAL GATE
	PARKING SPACE COUNT
	SIGN
	SANITARY MANHOLE
	LIGHT POLE

GENERAL NOTES:
SEE SHEET C1.1

CODING NOTES:

1. PROPOSED 10000 SF WAREHOUSE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED 9750 SF WAREHOUSE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. FUTURE 5000 SF BUILDING. NOT TO BE BUILT AT TIME OF THIS PROJECT.
4. PROPOSED PARKING LOT PAVEMENT MARKINGS.
5. PROPOSED STAINED OPAQUE WOOD FENCE. REFER TO CONSTRUCTION DETAILS, SHEET C6.0.
6. PROPOSED DECORATIVE METAL SLIDING GATES. REFER TO CONSTRUCTION DETAILS, SHEET C6.0.
7. PROPOSED LOADING OVERHEAD DOORS.
8. PROPOSED PAVEMENT TO BE REPLACED IN KIND AND MATCH GROVE CITY REQUIREMENTS AND DETAILS.
9. PROPOSED BOLLARDS. CONTRACTOR TO VERIFY FINAL LOCATION WITH OWNER. REFER TO CONSTRUCTION DETAILS, SHEET C6.0.

BENCHMARKS		
	ELEVATION*	DESCRIPTION
BM # 1	857.37	RAILROAD SPIKE SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF US 62, APPROXIMATELY 325 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM # 2	859.72	CHISELED "X" ON ARROW BOLT LOCATED ON THE SOUTHEAST SIDE OF A HYDRANT LOCATED ON THE EAST SIDE OF US 26, APPROXIMATELY 427 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
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* VERTICAL DATUM:
NOTE: REFER TO ALTA SURVEY, SHEET C1.2, FOR BENCHMARK LOCATIONS



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VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions

ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
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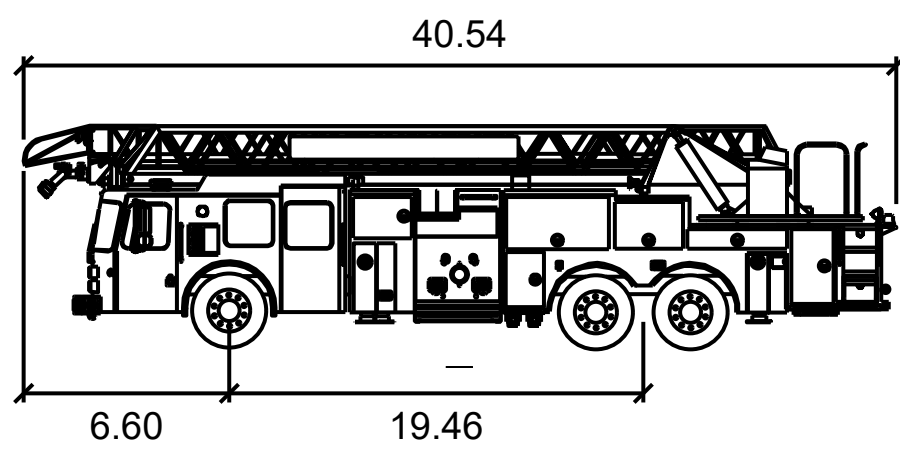
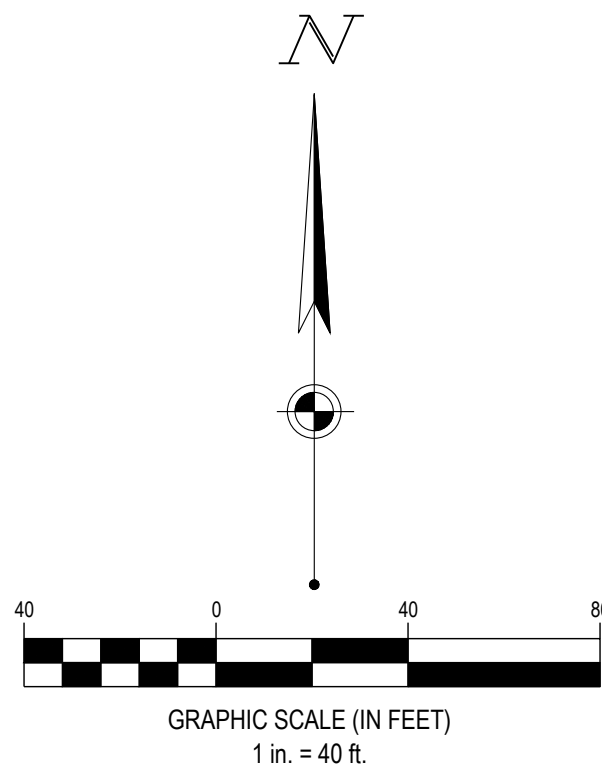
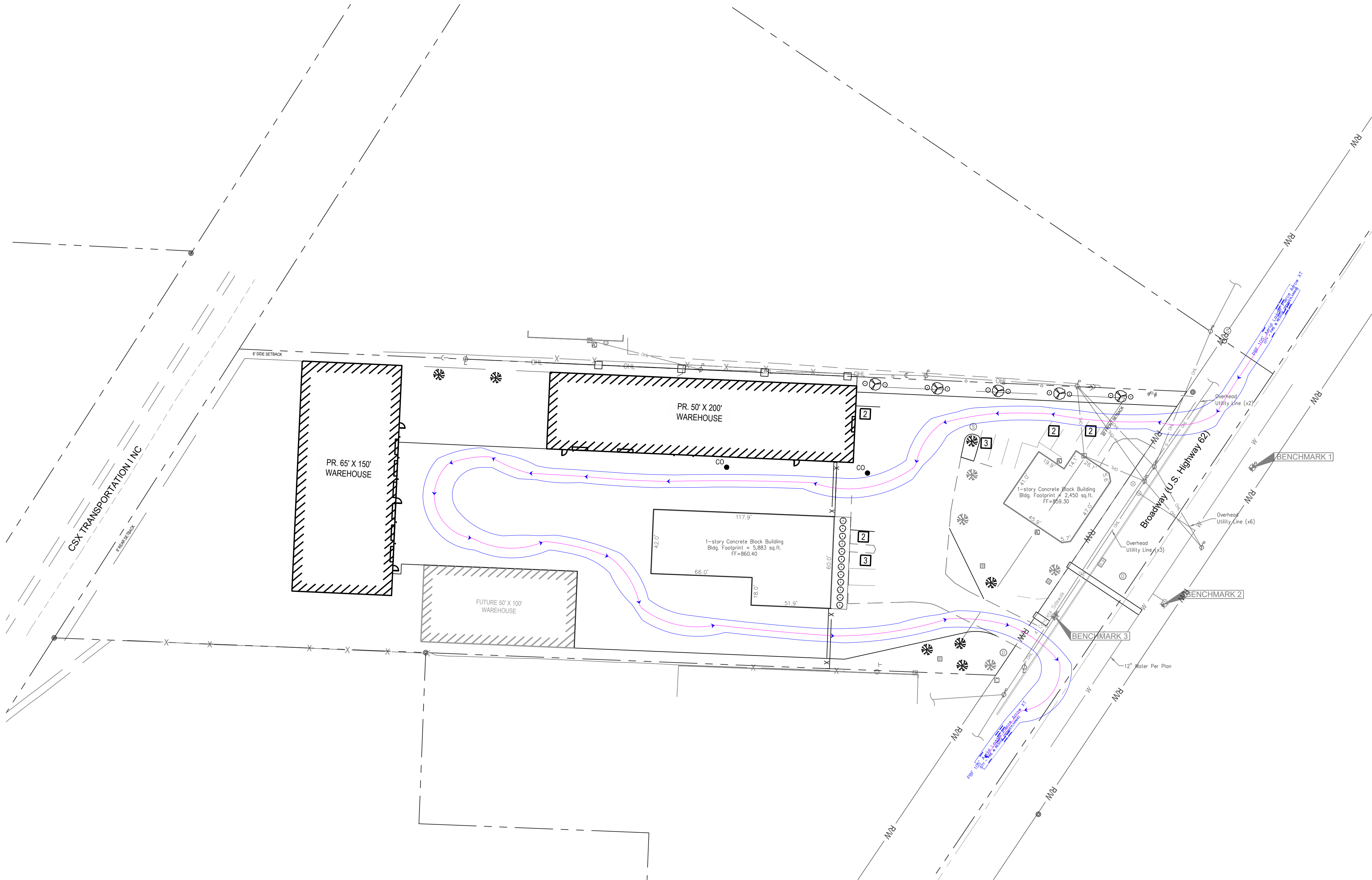
Project Number: 764603
Scale: 1" = 40'
Drawn By: OA
Checked By: JMS
Date: 10/25/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:

SITE PLAN

C3.0

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PBF 105' Aerial Ladder Pierce Arrow XT

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

BENCHMARKS		
	ELEVATION*	DESCRIPTION
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NOTE: REFER TO ALTA SURVEY, SHEET C1.2, FOR BENCHMARK LOCATIONS



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VIC'S FLOORS

WAREHOUSE ADDITIONS

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GROVE CITY, OH 43123

Revisions / Submissions

ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
2	FDP SUBMITTAL	2024/10/25

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Project Number: 764603

Scale: 1" = 40'

Drawn By: OA

Checked By: JMS

Date: 10/25/2024

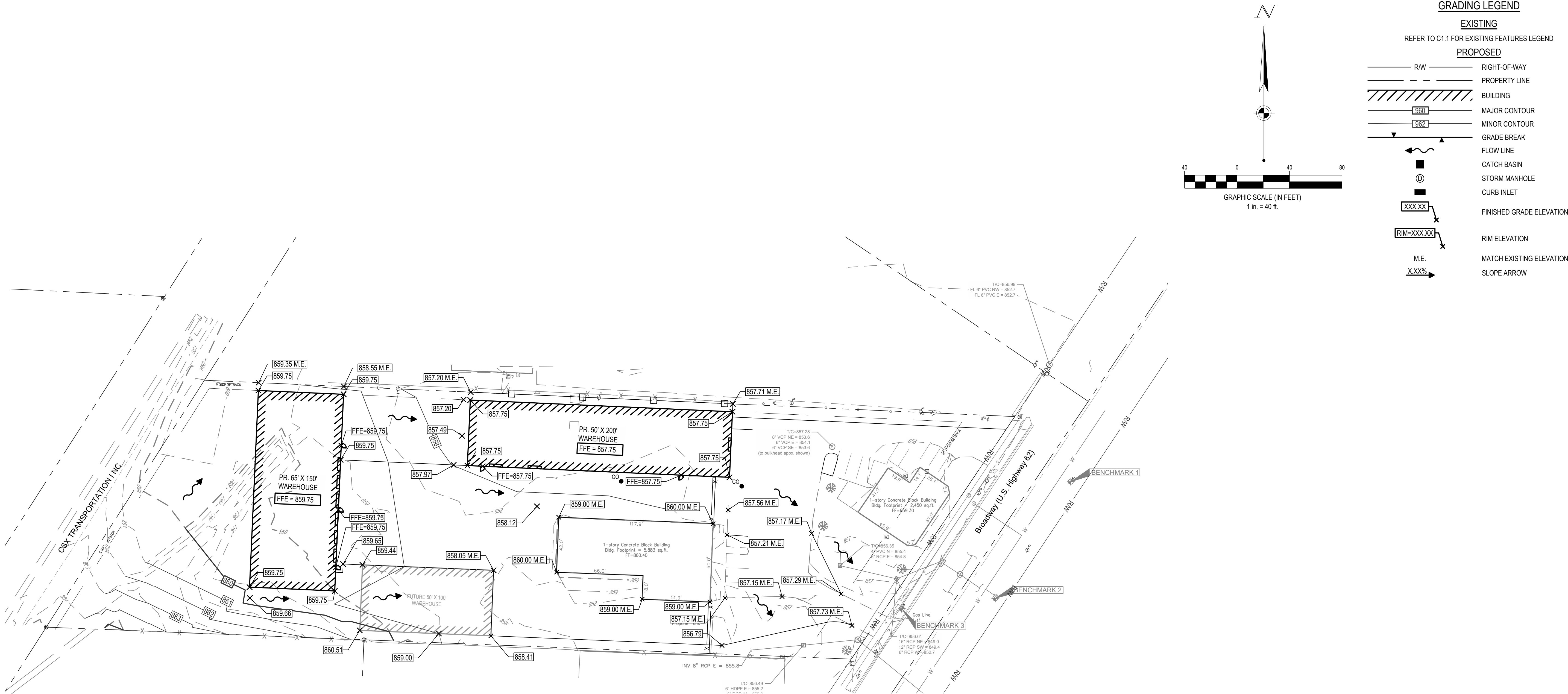
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Drawing Title:

TRUCK TURN EXHIBIT

C3.1

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BENCHMARKS		
	ELEVATION*	DESCRIPTION
BM # 1	857.37	RAILROAD SPIKE SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF US 62, APPROXIMATELY 325 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
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VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

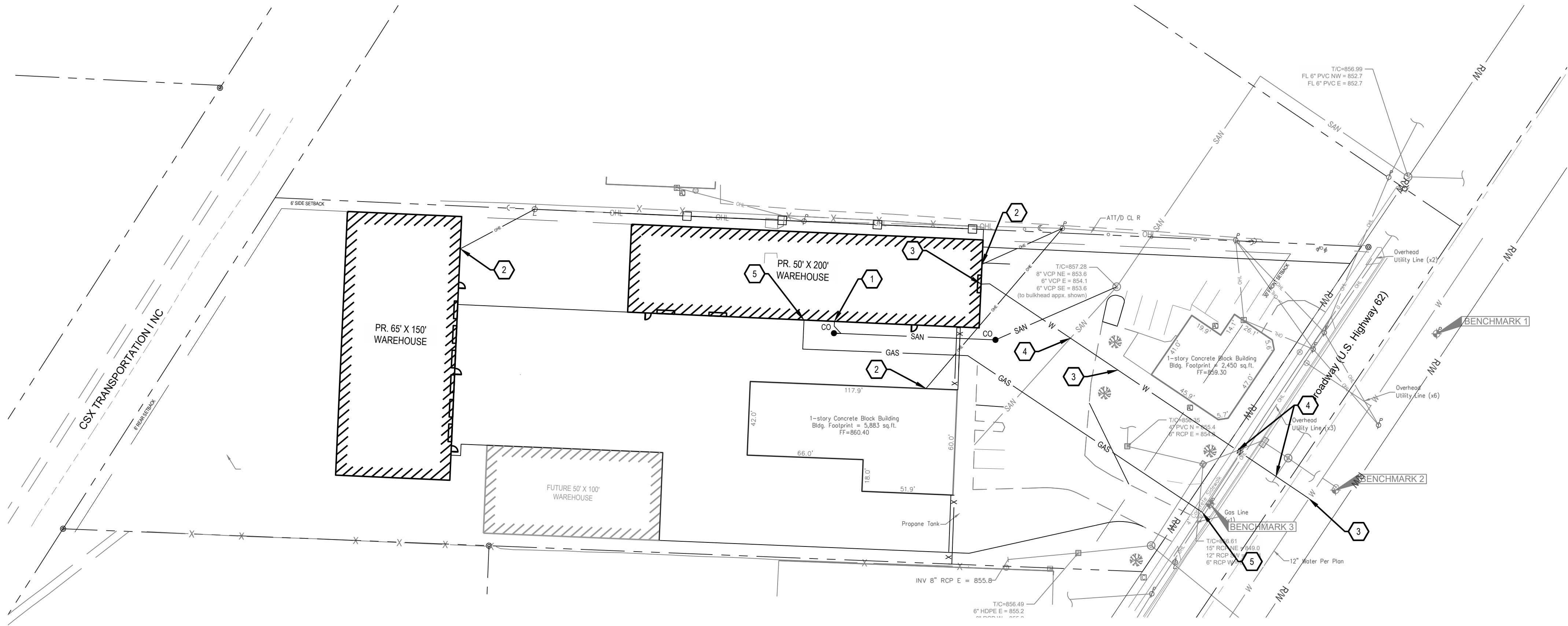
Revisions / Submissions		
ID	Description	Date
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Date:		10/02/2024
Issue:		NOT FOR CONSTRUCTION

Drawing Title:
GRADING PLAN

C4.0

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CODED NOTES:

1. PROPOSED 6" SANITARY SEWER SERVICE CONNECTION. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION. IF THERE ARE ANY DESIGN DISCREPANCIES PLEASE NOTIFY OWNER AND THE CIVIL ENGINEER IMMEDIATELY.
2. PROPOSED OVERHEAD ELECTRIC LINE. CONTRACTOR/OWNER TO COORDINATE WITH SERVICE PROVIDER FOR CONNECTION.
3. PROPOSED 1" DOMESTIC WATER SERVICE LINE PER COLUMBUS AND GROVE CITY REQUIREMENTS. REFER TO WATER SERVICE PLAN FOR DETAILS.
4. MAINTAIN 18" VERTICAL CLEARANCE MINIMUM.
5. PROPOSED GAS SERVICE LINE CONTRACTOR/OWNER TO COORDINATE WITH SERVICE PROVIDER FOR CONNECTION.

BENCHMARKS		
	ELEVATION*	DESCRIPTION
BM # 1	857.37	RAILROAD SPIKE SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF US 62, APPROXIMATELY 325 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM # 2	859.72	CHISELED "X" ON ARROW BOLT LOCATED ON THE SOUTHEAST SIDE OF A HYDRANT LOCATED ON THE EAST SIDE OF US 26, APPROXIMATELY 427 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.
BM "C"	857.84	RAILROAD SPIKE SET IN THE NORTH SIDE ID A POWER POLE LOCATED ON THE WEST SIDE OF US 26, APPROXIMATELY 473 FEET SOUTHWEST OF THE US 62 AND PAUL STREET INTERSECTION.

* VERTICAL DATUM:
NOTE: REFER TO ALTA SURVEY, SHEET C12, FOR BENCHMARK LOCATIONS



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

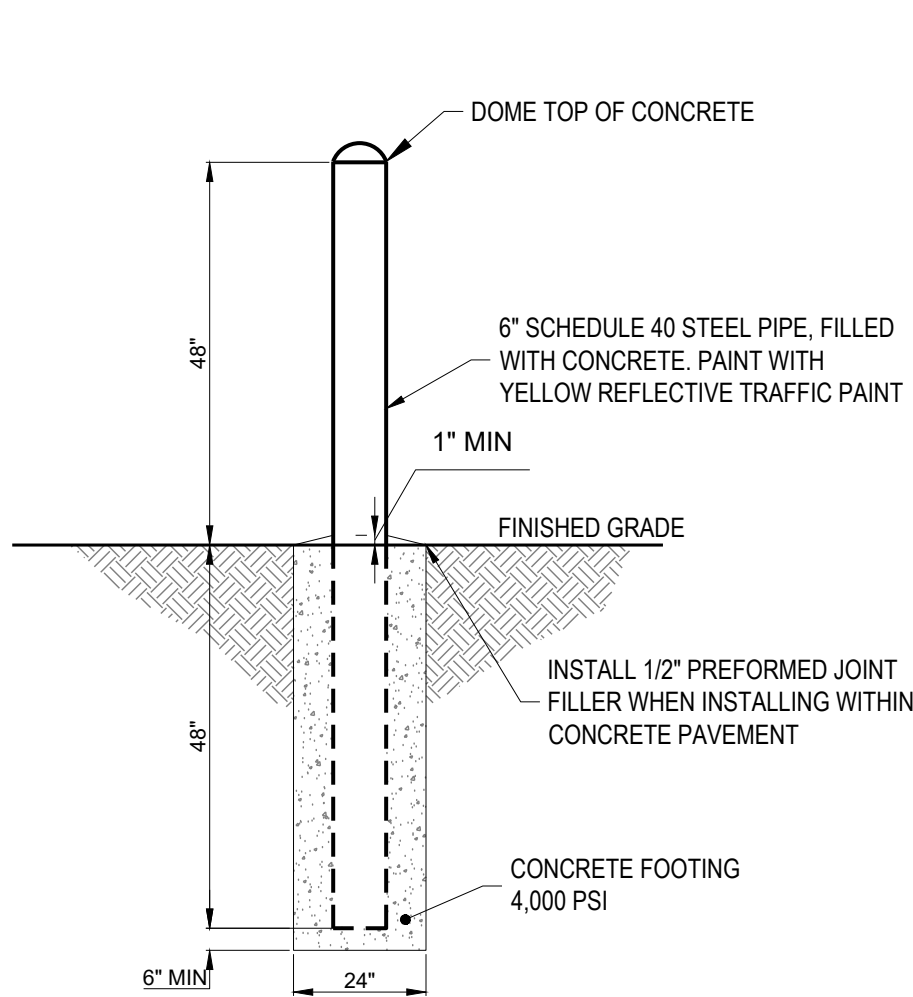
Revisions / Submissions		
ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
2	FDP SUBMITTAL	2024/10/25

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Project Number: 764603
Scale: 1" = 40'
Drawn By: OA
Checked By: JMS
Date: 10/25/2024
Issue: NOT FOR CONSTRUCTION

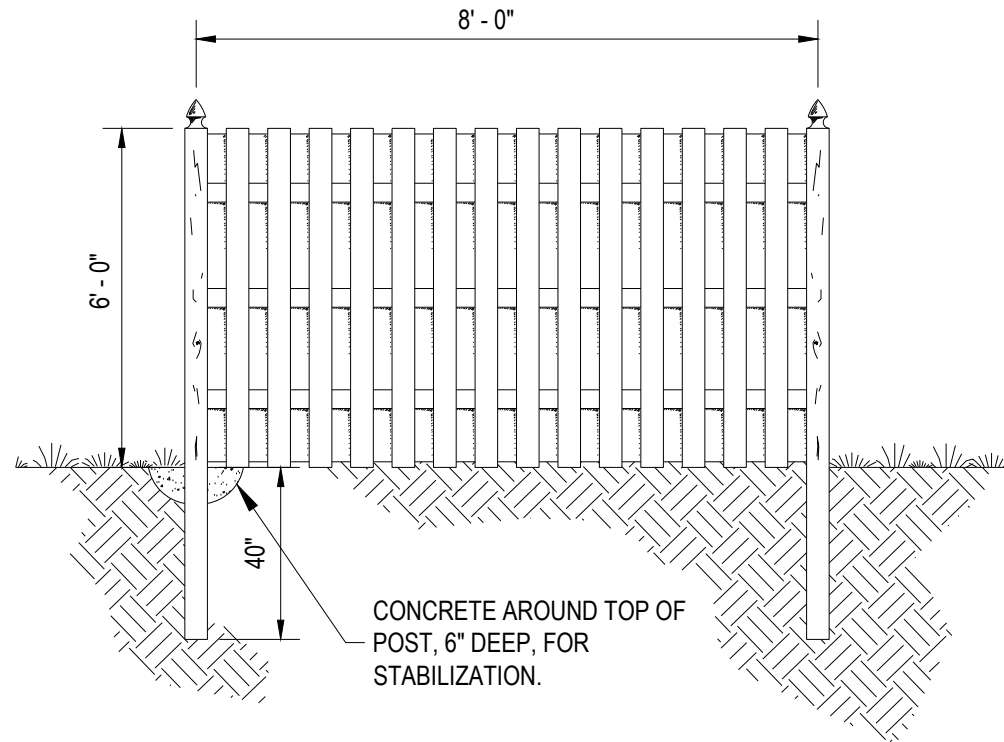
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UTILITY PLAN

C5.0

w:\PROJECTS\yak consulting llc\764603_vics floors-4371 roadway\03-CIVIL\PLAN\CONSTRUCTION\764603_CONSTRUCTION DETAILS.dwg - 10/25/2024 - Brian Wilkerson

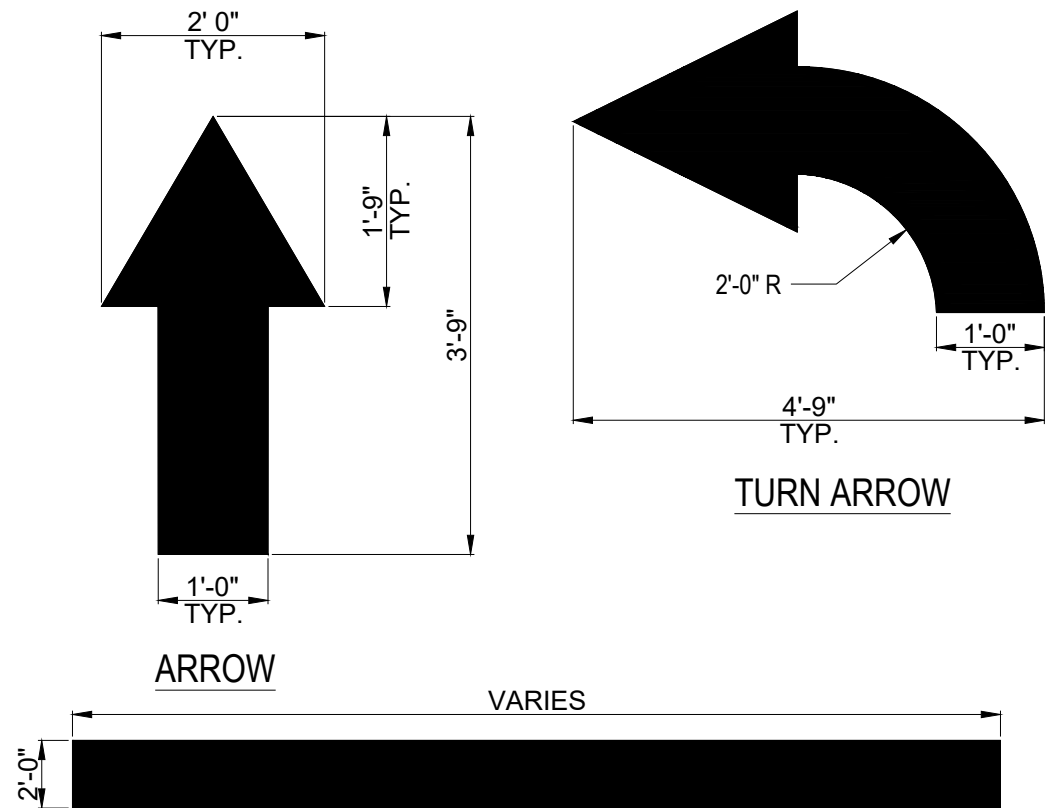


BOLLARD
NTS

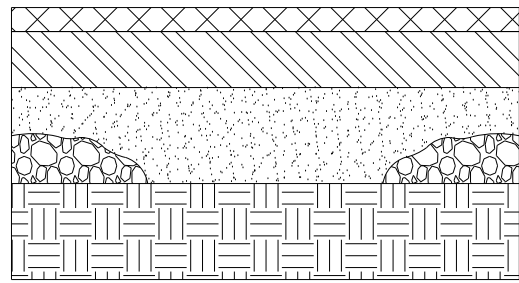


- NOTES:
- 1" x 4" CEDAR BOARDS
 - INSTALL PER MANUFACTURER SPECIFICATIONS. FENCE POSTS TO BE PRESSURE TREATED 4" x 4".

WOODEN FENCE (BOARD ON BOARD)
NTS



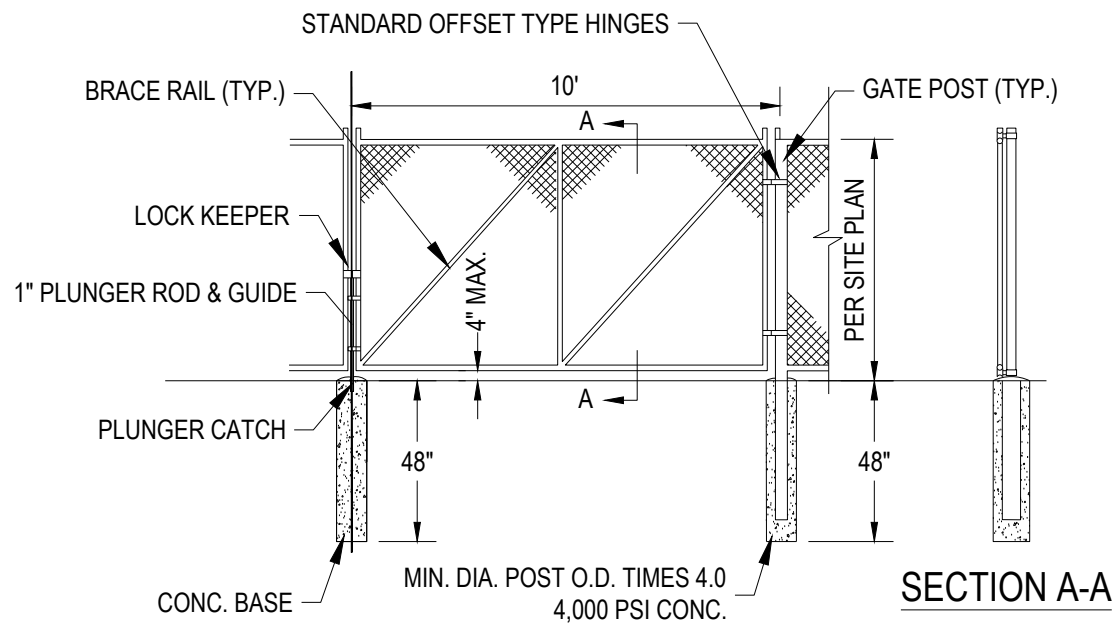
STOP
PAVEMENT MARKINGS
NTS



ASPHALT PAVEMENT

PAVEMENT LAYER DEPTHS			
	ASPHALT		
	A	B	C
STANDARD DUTY	2"	2"	*
*NO GEOTECHNICAL REPORT PROVIDED, PAVEMENT SECTION RECOMMENDATIONS PROVIDED BASED ON OWNER DIRECTION.			

PAVEMENT SECTIONS
NTS



- NOTES:
- GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
 - PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OR GATE.
 - THE GATES THAT PERMIT ENTRANCE TO THE BASIN AREA SHOULD BE EQUIPPED WITH A CHAIN AND PADLOCK.

CHAINLINK SWINGING GATE
NTS



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions

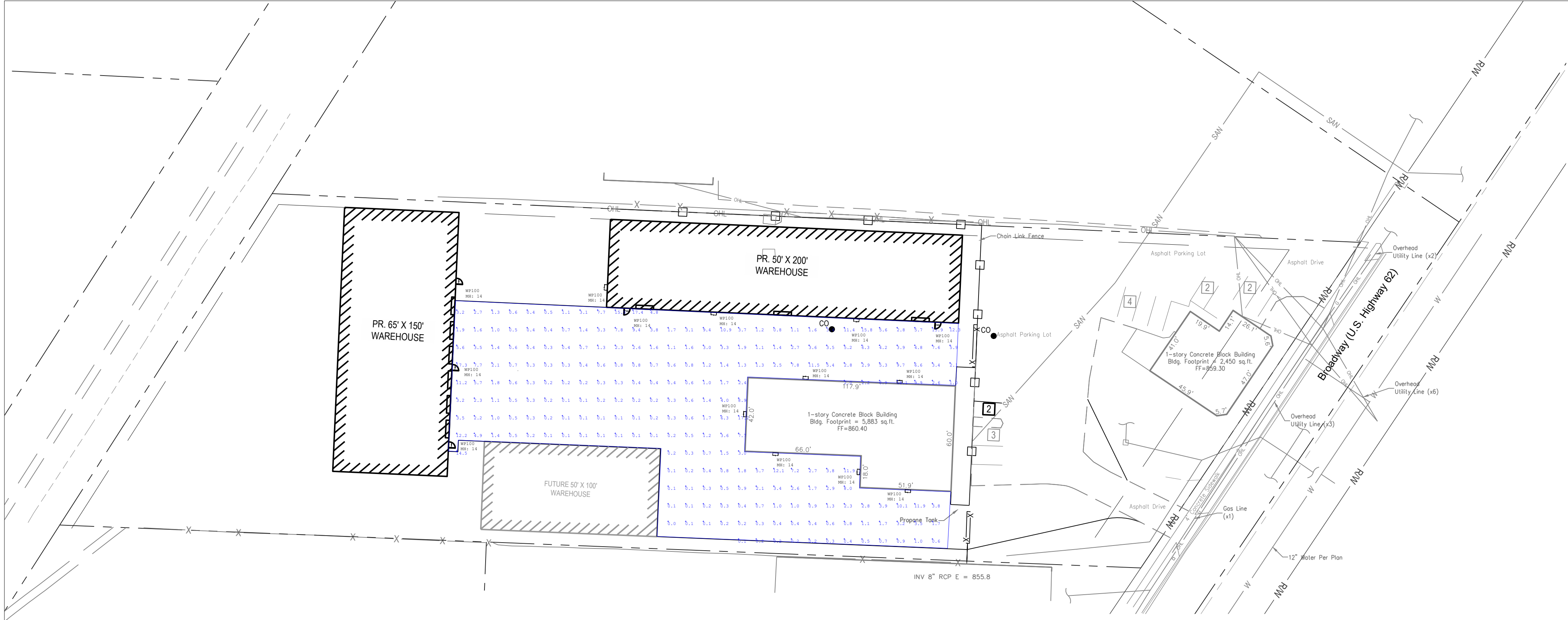
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2	FDP SUBMITTAL	2024/10/25

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Project Number: 764603
Scale: NO SCALE
Drawn By: OA
Checked By: JMS
Date: 10/25/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
**CONSTRUCTION
DETAILS**

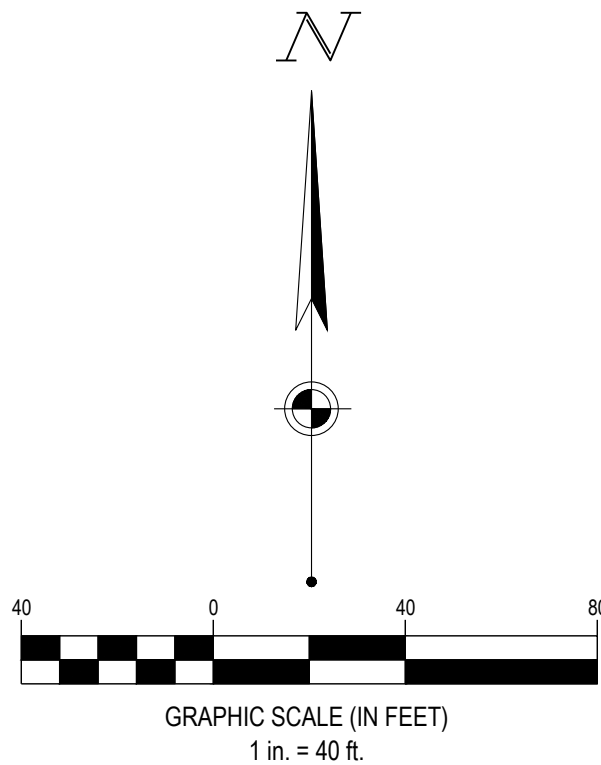
C6.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pavement	Illuminance	Fc	2.80	18.1	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	14	WP100	SINGLE	1-LED-21100FCT-UNV-850	1.000	10064	101.14
							Total Watts
							1415.96

PAVEMENT AREAS UNDER THE 0.5 F.C. MINIMUM THRESHOLD WILL BE BROUGHT UP TO CODE REQUIREMENTS WHEN THE FUTURE WAREHOUSE BUILDING IS CONSTRUCTED. WALLPACKS WILL BE ADDED TO THE FUTURE BUILDING TO ENSURE ALL MINIMUM LIGHT LEVELS ARE MET TO MEET CITY CODE.



BENCHMARKS		
	ELEVATION*	DESCRIPTION
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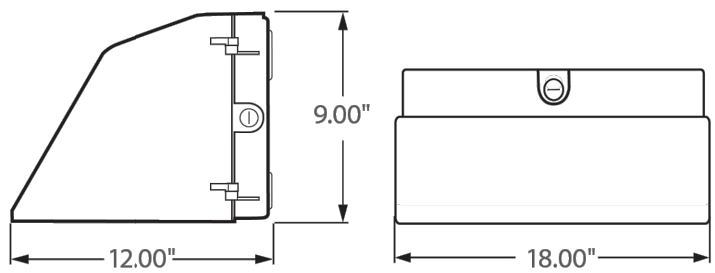
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NEPTUN
LIGHT

LED
18" WALL PACK - FULL CUT-OFF FIXTURES



Incredible 100,000 hrs

GENERAL DESCRIPTION

Neptun's LED Full Cut-Off Wall Pack fixtures feature classic form and durability to make it an excellent choice for new construction or retrofit applications. LED-21 series fixtures feature high output LED's and custom engineered optics to provide excellent uniformity and efficiency. It can replace existing HID & HPS fixtures up to 250 Watts.

APPLICATION

- Building Accent Lighting
- Landscape Lighting
- Security Lighting
- Parking Lot Lighting
- Area Lighting
- Storage Area Lighting
- Stairwell Lighting
- Passageway Lighting

STRUCTURE, MATERIALS, & FEATURES

- Heavy gauge, die-cast aluminum housing.
- Heat and impact resistant flat glass lens.
- Corrosion resistant electrocoat dark bronze finish (custom colors available).
- Hinged aluminum door frame incorporates stainless steel hardware.
- Continuous silicone gasket surrounds lens for weather-tight seal.
- High Output COB LED's with borosilicate glass lens optics.
- High power factor, low THD driver with 6kV/3kA surge protection.
- Optional 20kV/10kA surge protector available.
- InstantON flicker-free Cold Start and Hot Re-Start.
- Up to 20 years Maintenance free operation.
- 5 Year Warranty on complete fixture, (LED's, Driver, & Housing).
- Optional: Bi-Level Dimming, 0-10V Dimming, Remote Monitoring and ON/OFF Control, DC 24V Operation - Solar Compatible

ORDERING INFORMATION

Sample Number: LED-21080FCT-UNV-0-10VDIM-850-LD-120-BRZ
Custom options and accessories available. Please consult factory

Series	Wattage	Lens	Voltage	Options	Color Temp	Accessories	Color
LED-21 = Wall Pack	80 = 80W 100 = 100W	FCT = Full Cut-Off Type	UNV = 120-277 VAC 347V = 347 VAC 480V = 480VAC 24VDC = 24VDC	0-10VDIM = 0-10V Dimming BL-DIM = Bi-Level Dimming **Contact factory for dimming options	830 = 3000°K 835 = 3000°K 840 = 4100°K 850 = 5000°K AMB = Amber (585-595nm)	LD-120V = Photocell 120VAC LD-277V = Photocell 277VAC ND = Motion Sensor ON/OFF SP = 20kV/10kA surge protector	BRZ = Bronze * Custom Colors Available



service@neptunlight.comwww.NeptunLight.com888.735.8330

NEPTUN
LIGHT

LED
18" WALL PACK - FULL CUT-OFF FIXTURES

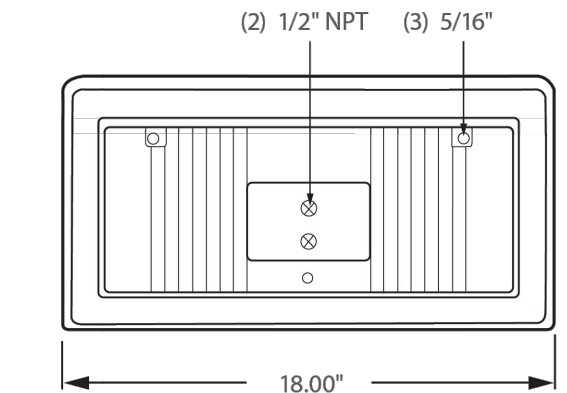
PRODUCT INFORMATION

Model No.	Description	Input Watts	Delivered Lumens	Universal Line Voltage (VAC)	Max Line Current (Amps) @ 120 - 277	THD	Power Factor	Weight
LED-21080FCT-UNV	Wall Pack - Full Cut-Off	82	9,070	120-277	0.69 - 0.30	<15%	>0.95	20 lbs
LED-21100FCT-UNV	Wall Pack - Full Cut-Off	102	11,420	120-277	0.87 - 0.37	<15%	>0.95	20 lbs

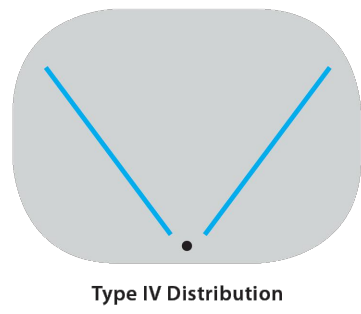
SPECIFICATIONS

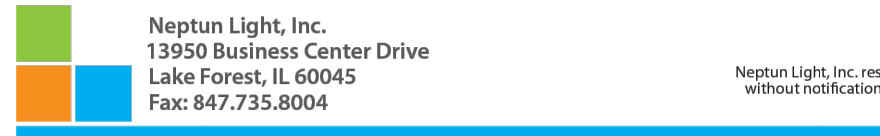
- Driver Constant Current
- Start Method InstantON
- Hot Re-start InstantON
- Driver UL Rating Class 1
- Driver UL Outdoor Rated Wet Location
- Sound Rating Class A
- AHIS Surge Protection IEEE C62.41 C High 0 Watts
- Driver Off-State Draw 0 Watts
- Universal Input Line Voltage 120-277 VAC
- Input Line Frequency 50/60 Hz
- Projected L70 @ 25°C > 100,000 hrs.
- Color Temperature Multiple (± 300°K)
- Color Rendering Index (CRI) > 80
- Minimum Starting Temperature -40°C
- Maximum Starting Temperature -50°C
- Lumens per Watt > 110
- Shock / Vibration Resistant Yes
- Power Factor > 0.95
- Total Harmonic Distortion < 15%
- Inrush Current Peak < 10 Amp
- FCC Compliance Part 15, Subp. C
- ETL Listed / UL Standard 1598 Yes
- Housing IP Rating IP65
- Driver IP Rating IP67
- Warranty 5 Year

MOUNTING OPTIONS

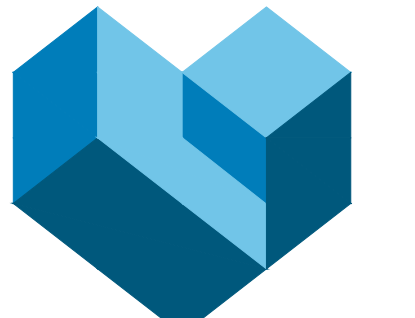


PHOTOMETRICS (See Complete IES File)





service@neptunlight.comwww.NeptunLight.com888.735.8330



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions		
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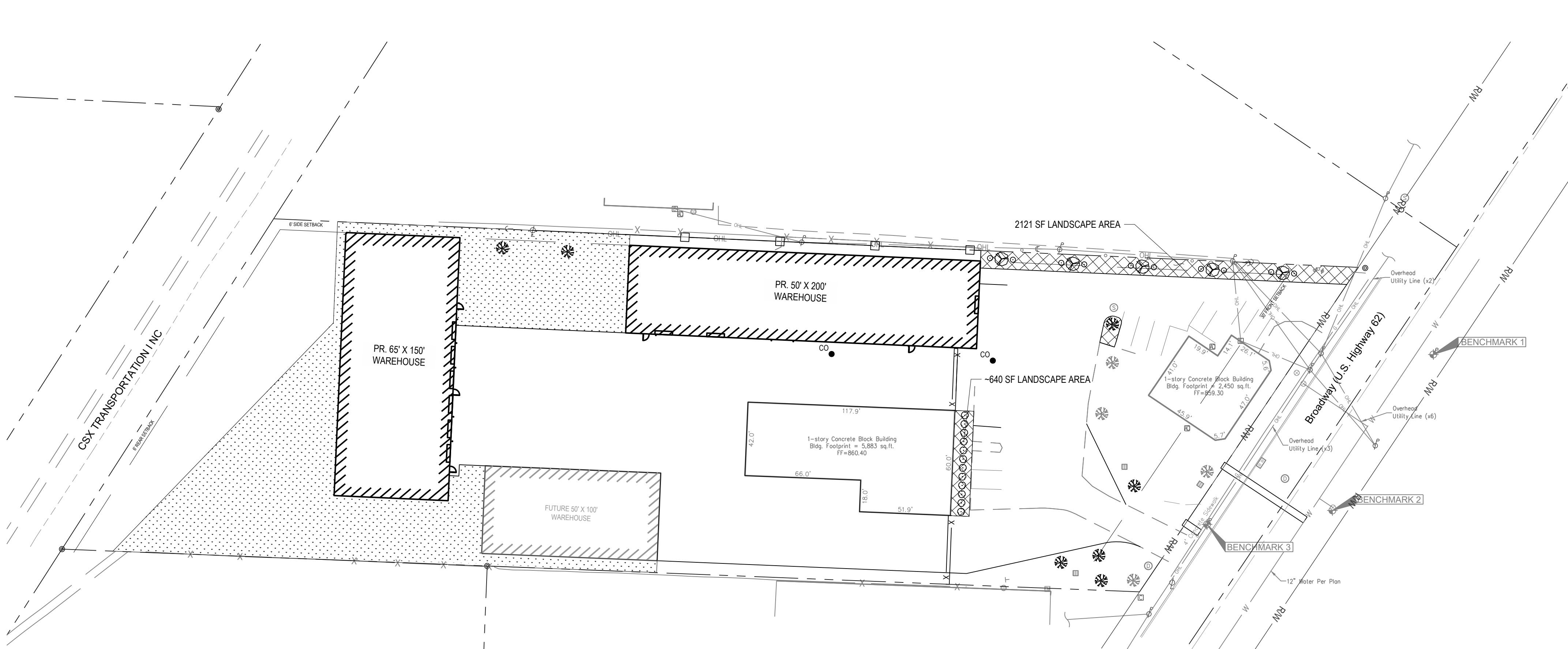
Project Number: 764603
Scale: 1" = 40'
Drawn By: PEO
Checked By: JLL
Date: 10/25/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
PHOTOMETRIC PLAN

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C7.0

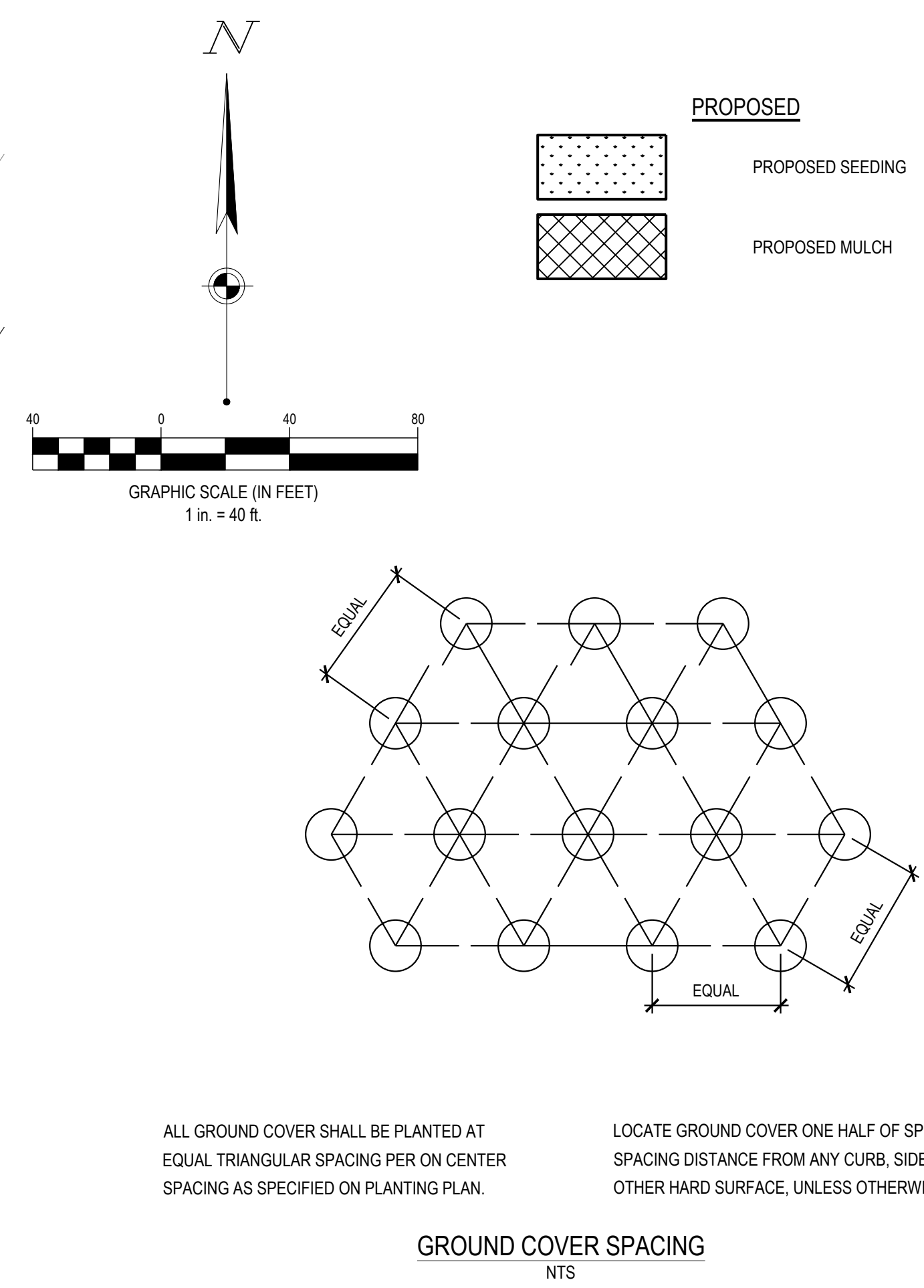
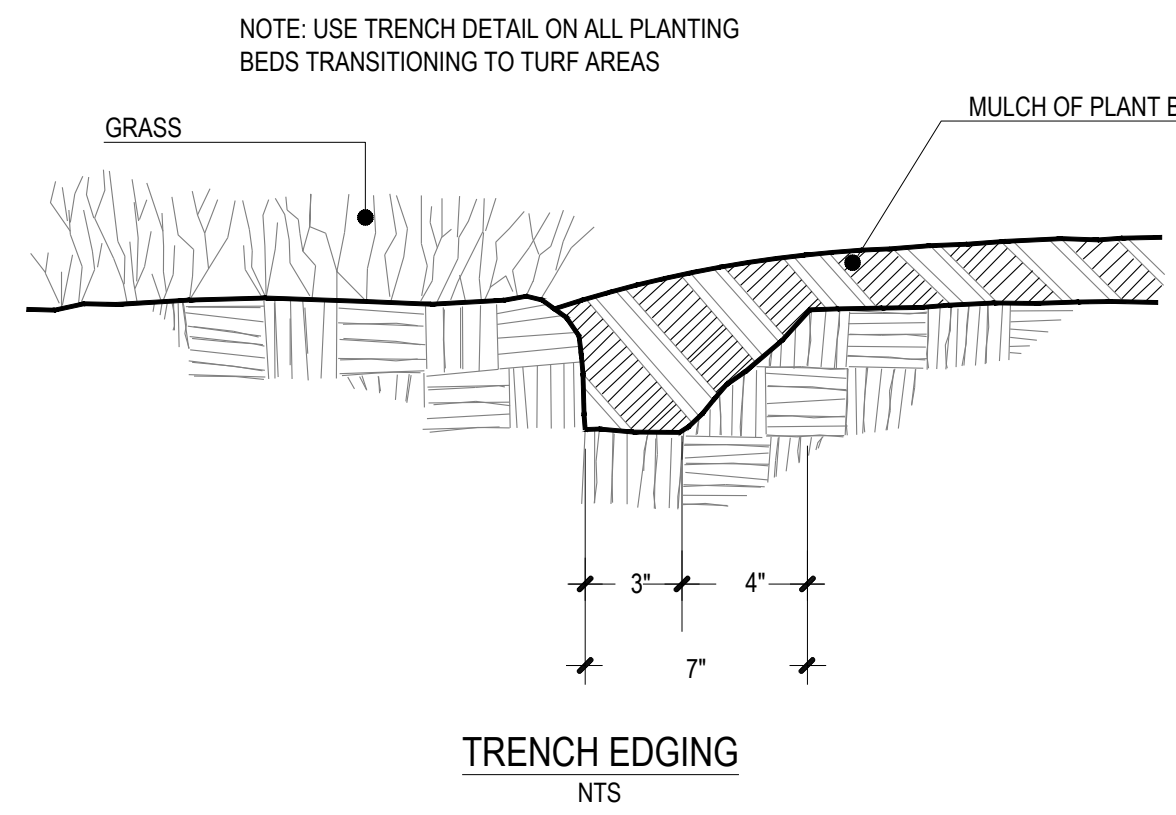
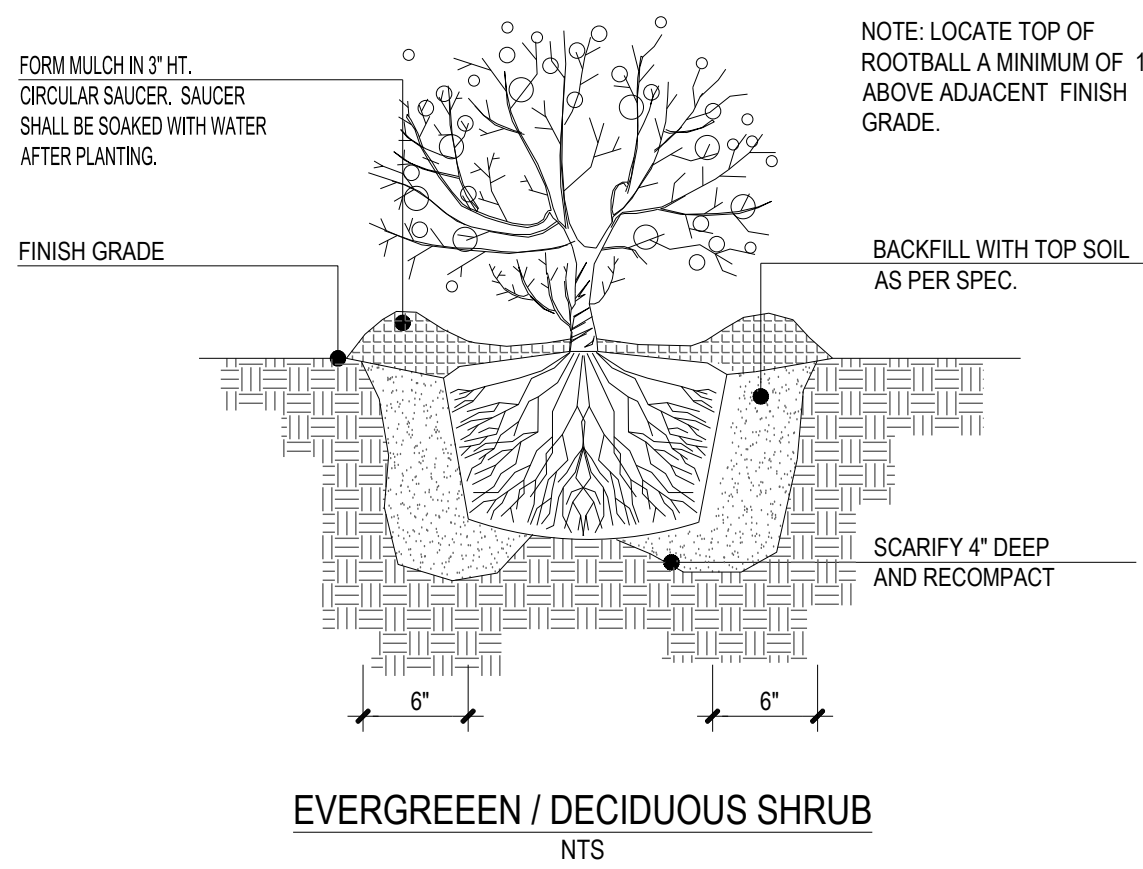
w:\PROJECTS\yak consulting llc\764603_vics floors-4371 broadway\03-CIVIL\PLAN\CONSTRUCTION\764603_SITE PLAN.dwg - 10/25/2024 - Brian Wilkerson



PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	4	EXISTING TREE	---	---	---
	11	QUERCUS SHUMARDII / SPOTTED OAK	2" CAL	10-12' HT	AS SHOWN
	5	JUNIPERS VIRGINIANA / EASTERN RED CEDAR	2" CAL	6' HT	1 PER 40 LF
SHRUBS					
	10	BUXUS MICOPHYLLA VAR. JAPONICA / WINTER GEM BOXWOOD	---	18" HT	2 PER 40 LF
	12	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	---	72" HT	5'-0" OC
TREES REQUIRED: 16					
TREES EXISTING: 4					
TREES PROPOSED: 12					
TREES PROVIDED: 16					

LANDSCAPING NOTES

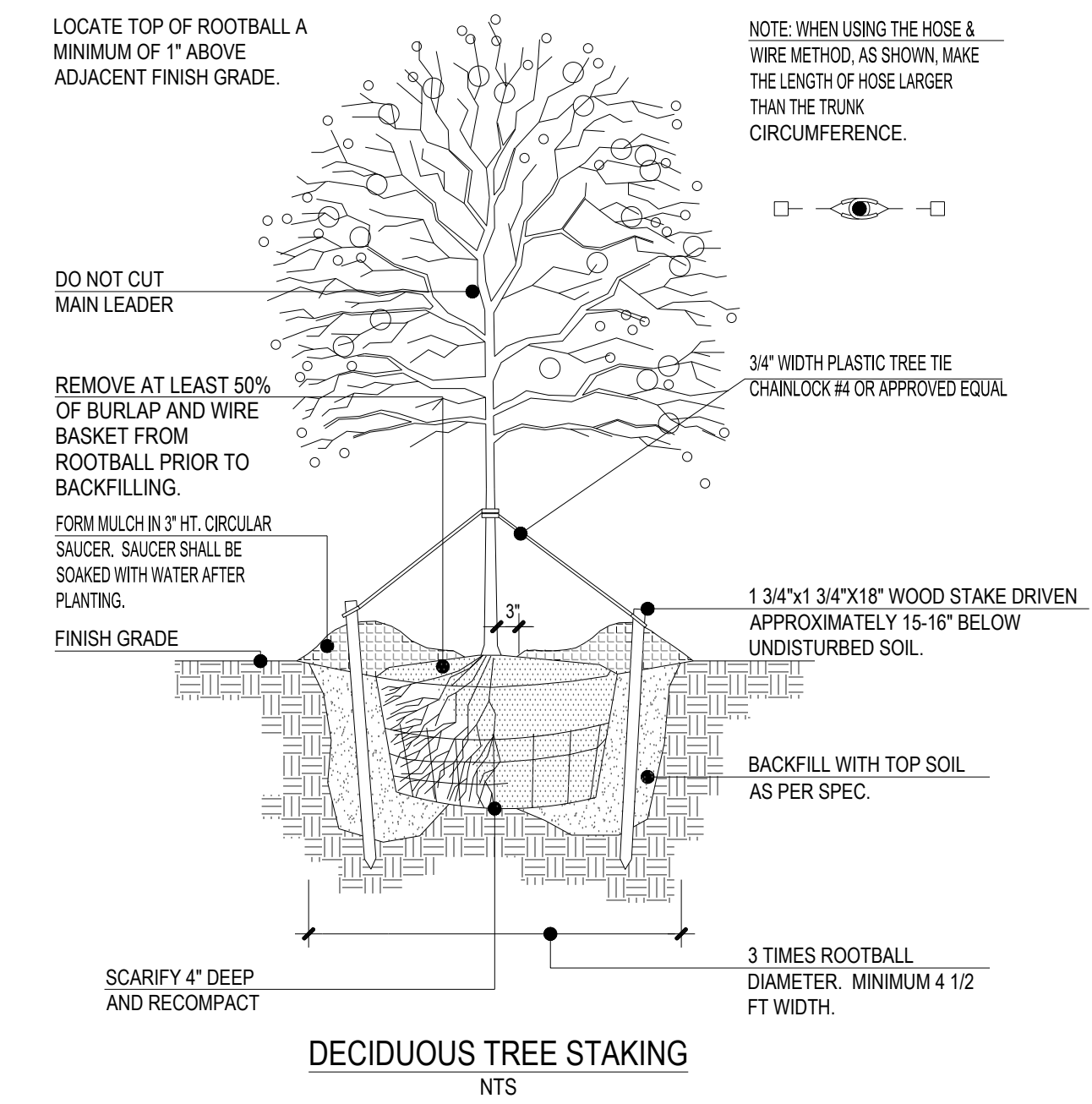
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO BE REPLACED WITH SOD.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF GROVE CITY URBAN FORESTER AND INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.
- ALL SERVICE STRUCTURES ON SITE ARE TO BE SCREENED. SCREENING SHALL BE ONE FOOT HIGHER THAN SERVICE STRUCTURE BUT SHALL NOT EXCEED EIGHT FEET IN HEIGHT (SIX FEET FOR WALLS AND FENCES).



ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

GROUND COVER SPACING
NTS



DECIDUOUS TREE STAKING
NTS



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



VIC'S FLOORS

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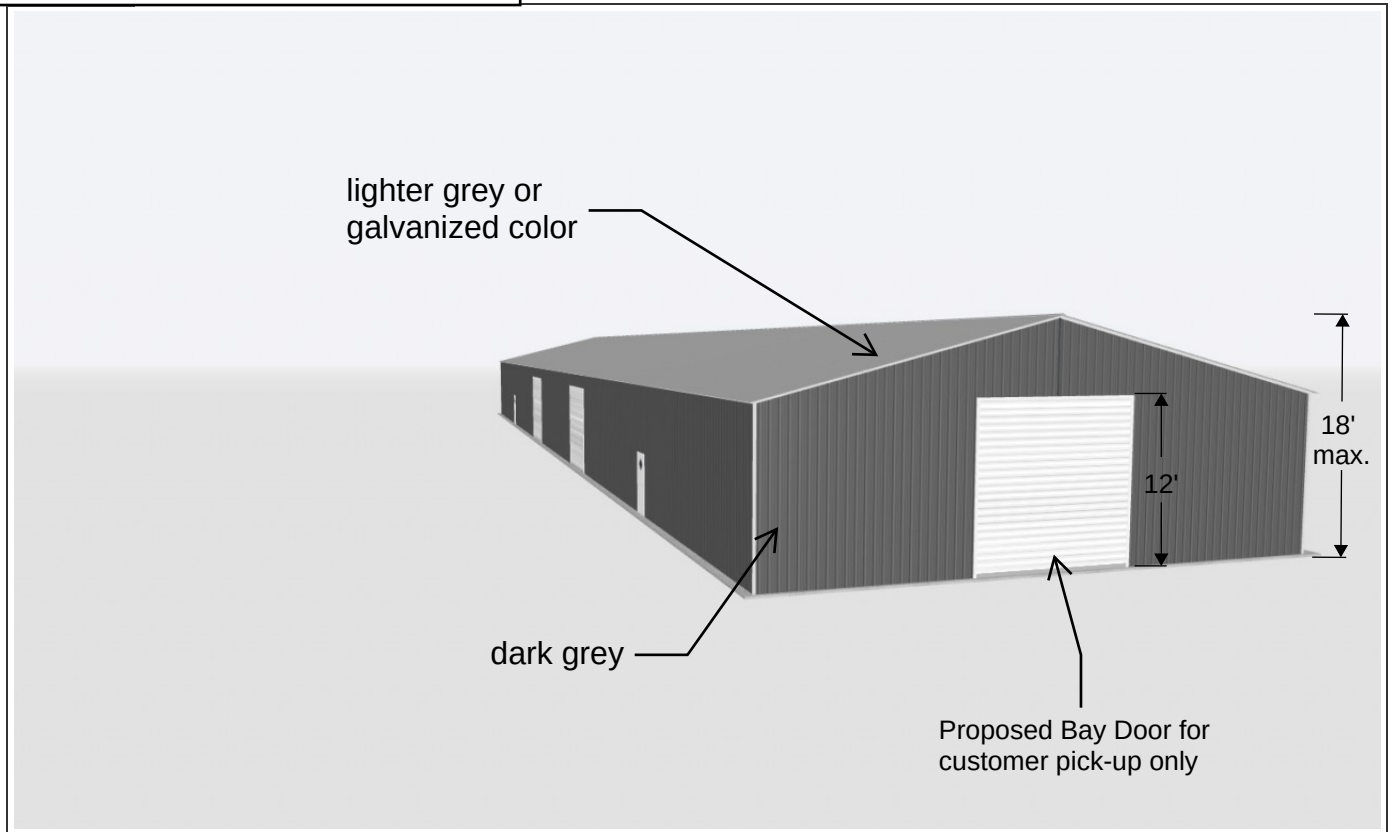
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LANDSCAPE PLAN

L1.0

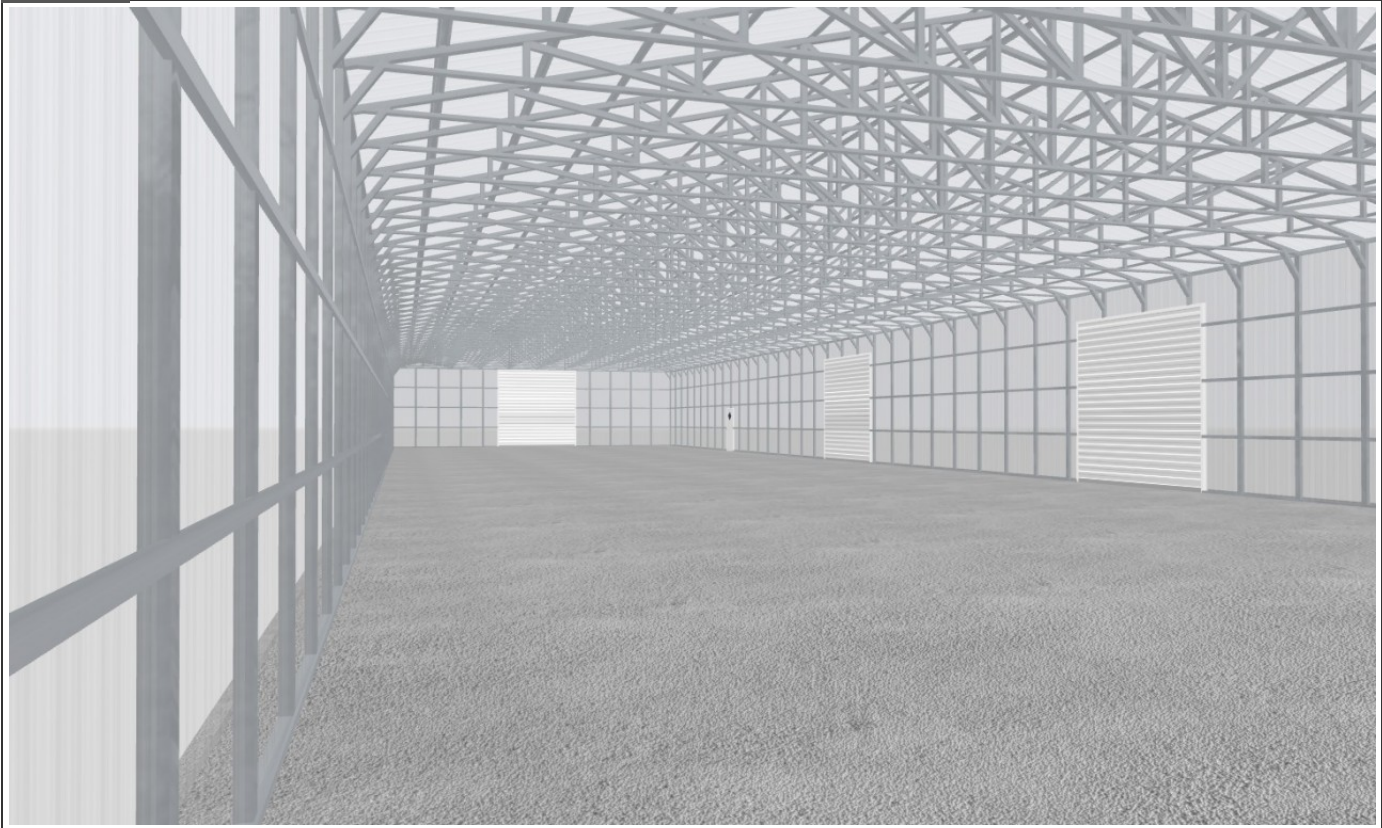
Proposed Building #1 - 50'x200'
(10,000 SF)



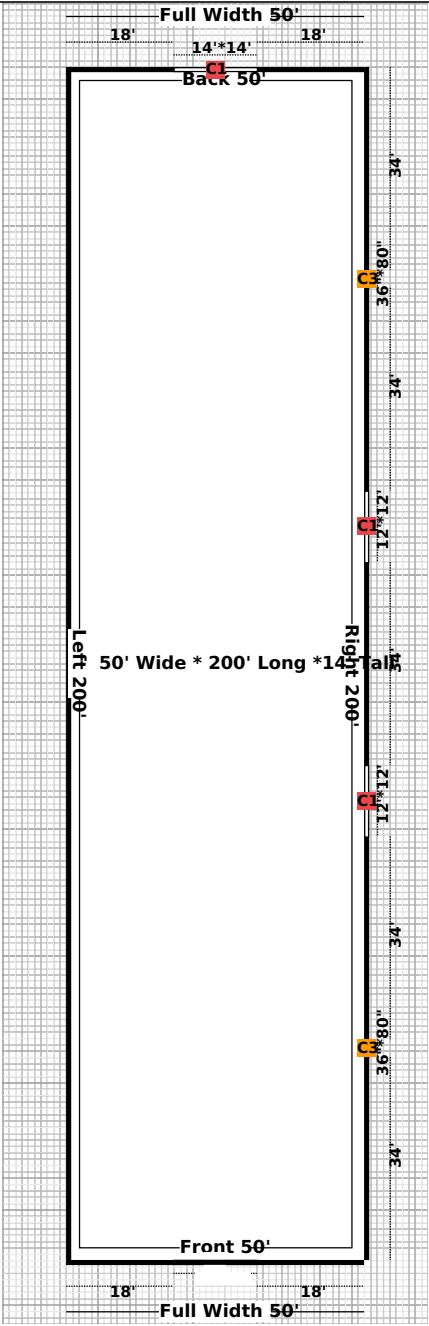
VIEW IMAGE 1

Not to scale

The 2nd rear building will match the above image in regards to building type/material/heights etc but will have a different quantity of bay doors and man doors



VIEW IMAGE 3



LEGENDS

C1	Garage Door	C2	Garage Door Frameout	C3	Walk in Door	C4	Walk in Door Frameout	C5	Windows	C6	Windows Frameout	C7	Open Wall
C8	Close Wall	C9	Distance	C10	Storage Length (Utility)	C	Cupola						



roof will be updated to lighter
grey or galvanized color (similar
to building wall color)

will be updated to dark
grey (more like roof color)

Proposed Bay Door for
customer pick-up only

roof will be updated to lighter
grey or galvanized color (similar
to building wall color)

building wall colors to be
updated to dark grey
(more like roof color)

Proposed Bay Door for
customer pick-up only

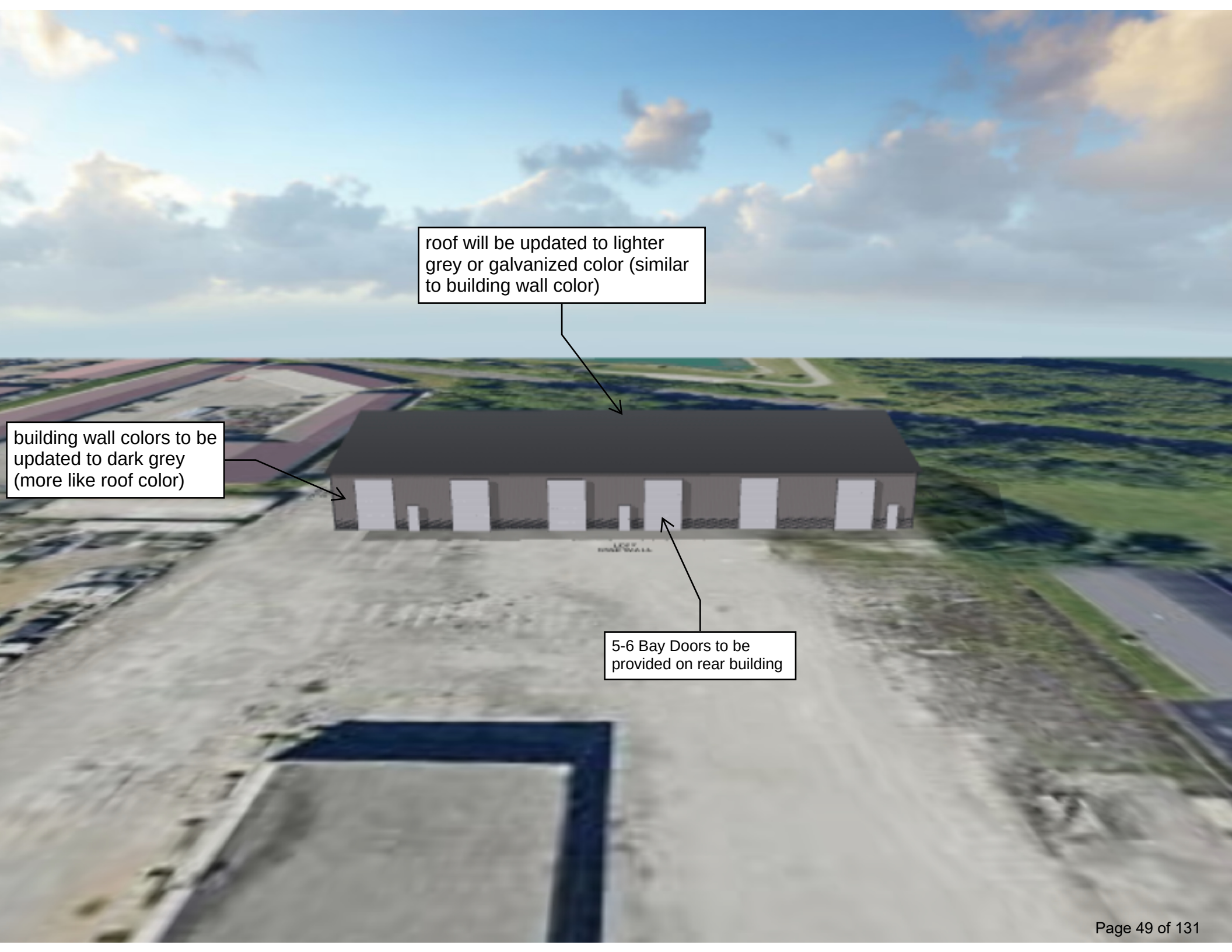
Proposed Building #2 - 65'x150'
(9,750 SF)

**to match same aesthetics, height, and materials of
Proposed Building #1*

roof will be updated to lighter
grey or galvanized color (similar
to building wall color)

building wall colors to be
updated to dark grey
(more like roof color)

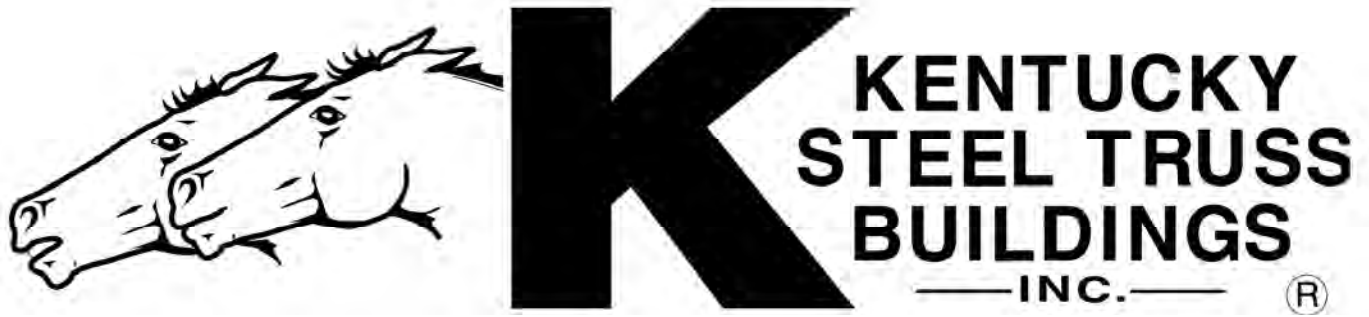
5-6 Bay Doors to be
provided on rear building



roof will be updated to lighter
grey or galvanized color (similar
to building wall color)

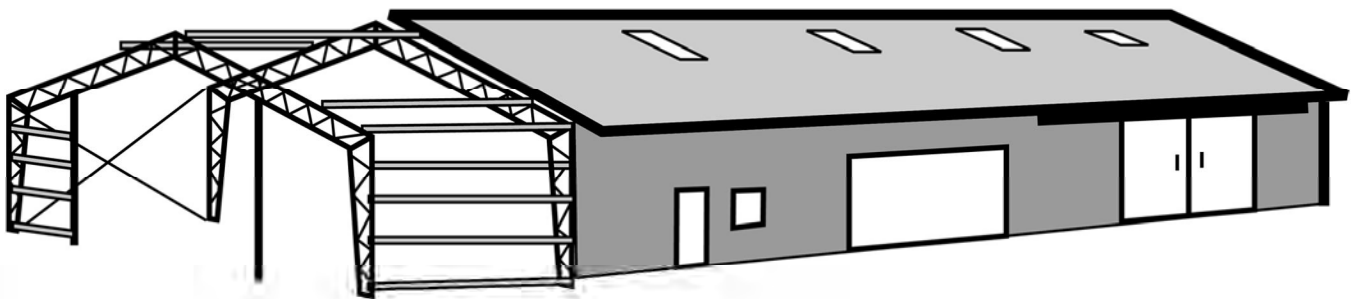
building wall colors to be
updated to dark grey
(more like roof color)

5-6 Bay Doors to be
provided on rear building



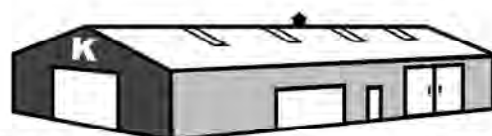
Erection Guide

**Do It Yourself
and Save!**





K KENTUCKY
STEEL TRUSS
BUILDINGS
—INC.—[®]



F A R M • C H U R C H • S P O R T S • H O R S E • C A R • P L A N E

PO Box 4092 • Winchester, KY 40392 • 1-800-955-2765 • Fax: 1-859-744-7790 • www.kstbuild.com • info@kstbuild.com

Dear Customer:

Thank you for your purchase of a Kentucky Steel Truss Building. This is your 2005 Building Erection Guide. It will take you step by step through the construction process, providing "helpful hints" for you "do-it-yourself" owners or your professional builder. Ninety percent of our customers choose to do their own erection and are happy with their completed building.

This guide has photographs and illustrations for many different types of buildings and options. Some instructions may not apply to your building. Use this step by step guide together with your personalized Materials Manual. The Materials Manual will show you the quantities, lengths and locations for all building parts. Also it will contain extra details that apply to your custom purchase and may refer you to specific pages in this guide for further instruction. You will receive the Material Manual with the delivery of your building. **Please make sure that whoever is erecting the building has BOTH the guide and the manual.**

If you or your contractor need technical assistance call us at 1-800-955-2765. You may contact your salesperson Mon-Thu 9:30AM-7PM or our technical support Mon-Fri 8AM-4PM EST.

We appreciate your business and know that you will find great satisfaction in your completed, strong, beautiful and easy to construct building.

Sincerely,

Kentucky Steel Truss Buildings, Inc.

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TOOL CHECKLIST

Safety:

First Aid Kit	Goggles	Leather Gloves
Hard Hats	Safety Belt	Grounded Electric

Foundation:

Site Level/Transit	Stringline	25' and 100' Tape Measures
Claw Hammer	Heavy Hammer	Circular Saw
4FT Level	Square	1/2" Wood bit
Drill	Post Hole Digger	Pencil
Grounded Extension cords	Shovel	

Framework:

Wrench Set	1/2" Socket Set	Three 75' Ropes
Plumb Bob	Large Screw Driver	Drift Pin
Step Ladder	Extension Ladder	1/2" Metal Bit
1/2" Concrete Bit	Magnetic Drill Sockets - 5/16"	Metal Cutting Blade or
Warehouse Broom	Chalk Line	18 GA. Metal shear

Cladding:

Tin Snips	5/16" Magnetic Drill Sockets	Caulk Gun
Screw Gun	Utility Knife	Saw Horses
1/16" Drill Bit	18GA. Metal Shear	Wide Jaw Vise Grips or
		Metal Clamps

CAUTION

Check for electrical and gas lines or other utilities before beginning construction. **STAY CLEAR OF EXPOSED UTILITIES!** Phone your local utility company for assistance locating services.

NOTICE

Kentucky Steel Truss Buildings is not responsible for weather conditions during shipping and delivery. Builders risk insurance is available locally for protection of materials during construction.

DELIVERY DATE & ARRIVAL

Your salesman will contact you when a delivery date has been set. You will also receive a letter in the mail confirming the delivery date, jobsite location and final balance due by cashiers check at time of delivery. Any changes to this date must be made immediately or you may be required to pay additional freight cost.

Our shipping manager will begin contacting you by mail and phone 3 weeks before your delivery. They will confirm final balance by cashiers check, jobsite, and equipment needed to unload. Make sure the delivery truck can access your jobsite. *Let the shipping manager know if you cannot access your jobsite with a sem. truck. You will have to arrange for an alternate jobsite that is accessible for a semi tractor trailer.*

UNLOADING BUILDING

The customer is responsible for unloading and inventorying all items listed on the shipping paper to verify their receipt. Any damages or missing components should be noted on the driver's list. Should this occur, noting the discrepancies in the presence of the driver will reliably establish any need for replacement. All loads are double checked and photographed before we leave our facility. We may be able to help you locate items on your truck.

Use caution when unloading. Always wear leather gloves and keep hands and feet clear. Check for materials which may have shifted in transit or while unloading. Least handled materials are safest. Have a definite unloading plan. *All materials should be stored on wood blocking. You should have some blocking available to place unloaded components on. To avoid water damage block one end higher to encourage water drainage. Wood blocks also allow lifting slings to be placed around materials.*

The usual order of unloading is:

1. INSULATION

Insulation rolls are shipped in plastic bags. Inside storage is best. Outside storage should have blocking underneath and a water proof tarp covering.

2. DOORS, WINDOWS AND TRIM BUNDLES

Doors and windows are individually packed. Open all packages and inspect for damage. Store inside when possible. Do not store near immediate jobsite as construction work or dropped tools may damage items. Also do not store plastic stretch wrapped items in direct sunlight. Shrinkage of plastic may cause some items to warp.

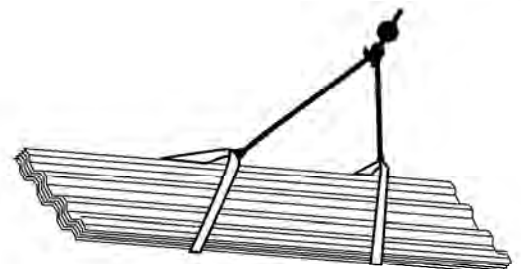
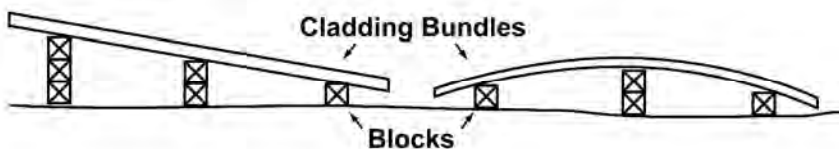
3. TRUSS FRAMEWORK

Framework should be placed on blocks. Lifting equipment should be used when possible, especially on larger buildings. Three or more helpers will be needed when unloading smaller buildings by hand. After unloading, all materials should be secured from falling over.

4. GIRTS AND PURLIN BUNDLES

5. CLADDING.

Cladding bundles over 20ft. in length should be lifted with heavy slings. Hand unloading each piece is possible. **Cladding warranties do not cover water damage resulting from improper storage.** The finish on your steel panels is susceptible to water damage prior to installation. Store inside and allow air to circulate between sheets when possible. Stacks of metal panels should be tarped to keep them dry. One end or the center should be elevated to permit accidental water to drain off. **Do not allow standing water on any building component.** Avoid air tight tarping which could cause condensation build up. When not in use, all materials, especially cladding should be protected from high winds by rebanding or placing heavy weights on stacks. Small items such as bolts, screws, fillerstrips, etc. should not be left on the jobsite. **Do not cut, drill or screw metal around other components. Hot metal shards may stick to other items.** If this does happen, they can be brushed off with a broom. Metal shards not removed will begin to rust. Rusty shards can be removed with a household sponge and a mild abrasive cleaner.



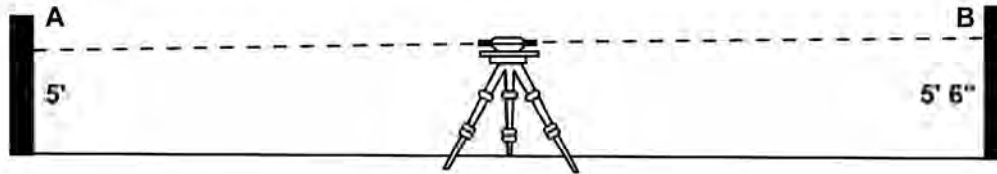
SITE PREPARATION & LAYOUT

PLANNING AND ZONING

Local and state building codes for snow and wind loads and lot restrictions must be met in some areas. Consult with the proper official for building permits.

BUILDING SITE PREPARATION

Layout the precise building location. Use a site level or transit to check the ground level. Using a site level is required. The naked eye is deceptive and will not show potential problems. Install a temporary electrical service as needed.



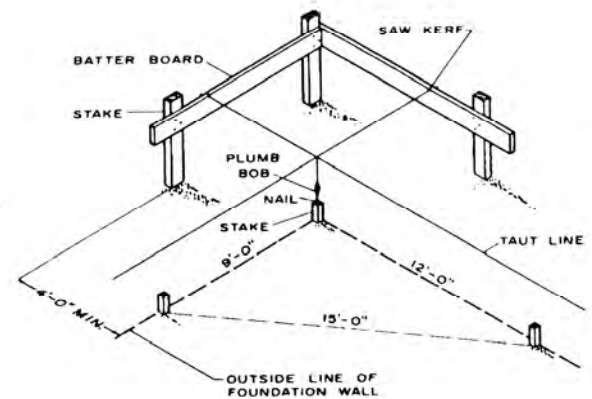
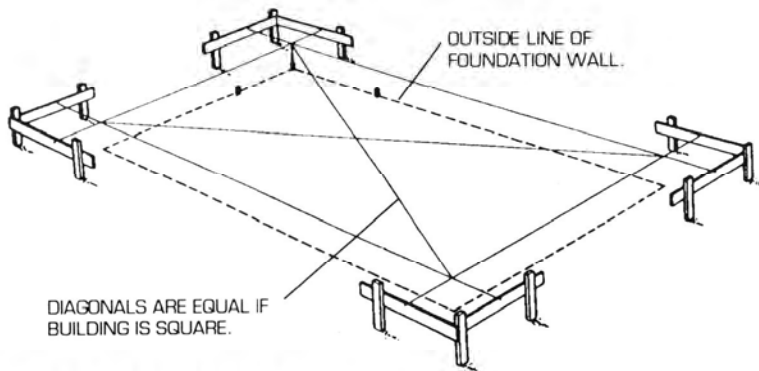
BUILDING LAYOUT

Kentucky Steel Truss Buildings are manufactured to close tolerances. A square and level foundation with anchor bolts accurately placed is a must. The foundation will be the same size as the building. Consult your Floorplan and Anchor Bolt Placement form for exact dimensions. **Endwalls with hangar doors will have a 9 inch setback on anchor bolt placement. All sheds attached to a hangar endwall will also have a 9" setback. *House trusses use a different Anchor Bolt Placement**

Use a site level to place batter boards the exact level of the concrete floor or for piers with splashboards.

Establish a stringline for the front wall of the building and square from this string.

On larger buildings square one half of the building at a time.



Measure the diagonal dimensions and adjust the stringlines until both dimensions have equal measurements. Your building layout is now square.

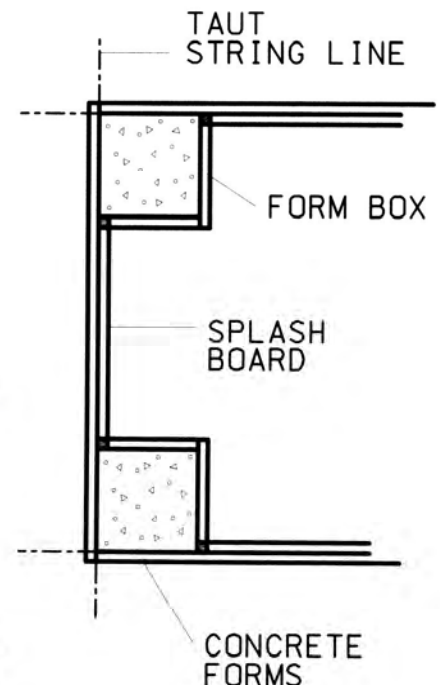
FOUNDATION FORM BOARDS

Splashboards typically are treated 2x6 or 2x8 lumber. Splashboards are formed inside of the taut lines so that outside dimensions equal the building size.

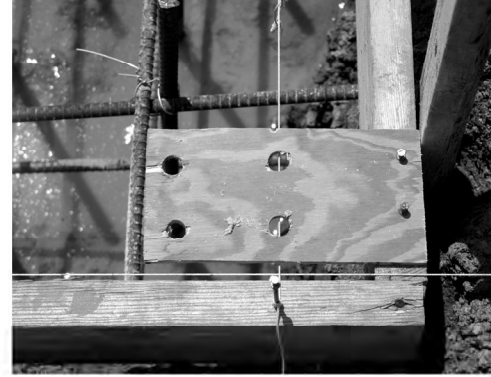
Concrete boards are placed outside of the taut lines. The concrete slab dimensions will equal the building size.

NOTICE

Kentucky Steel Truss Buildings, Inc. does not assume any responsibility for foundation design. The details shown are for illustration purposes only. Local soil conditions and building codes will determine the proper foundation. Foundation engineering is available



SITE PREPARATION & LAYOUT



House trusses use different Anchor Bolt Placement

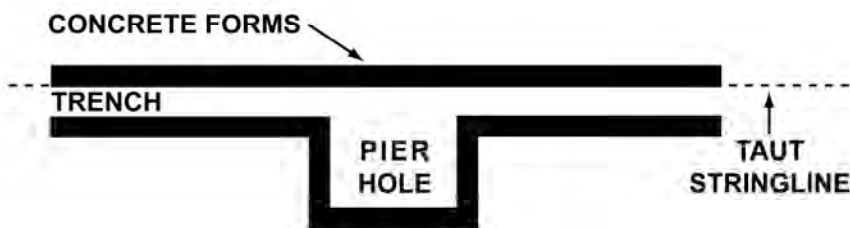
PIERS

24', 30', 40' wide pier holes are dug to solid footing 3' to 4' deep and 20" in diameter

50', 60' wide pier holes are dug to solid footing 4' deep and 30" in diameter

75' wide pier holes are dug to solid footing 5' deep and 36" in diameter

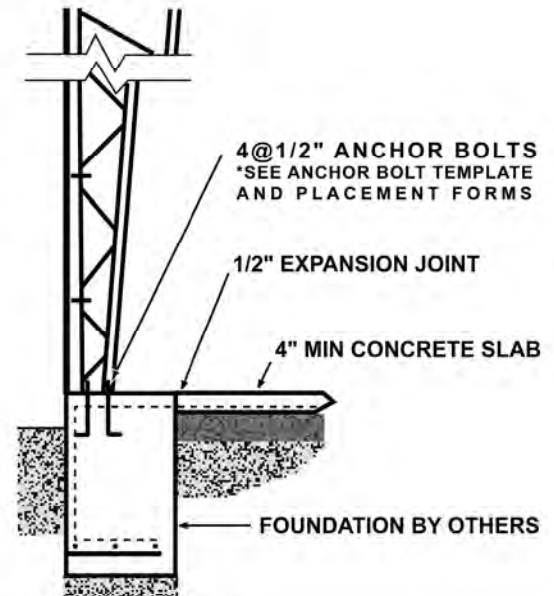
**"Easy Digging
says
Keep Digging"**



TURN DOWN SLAB

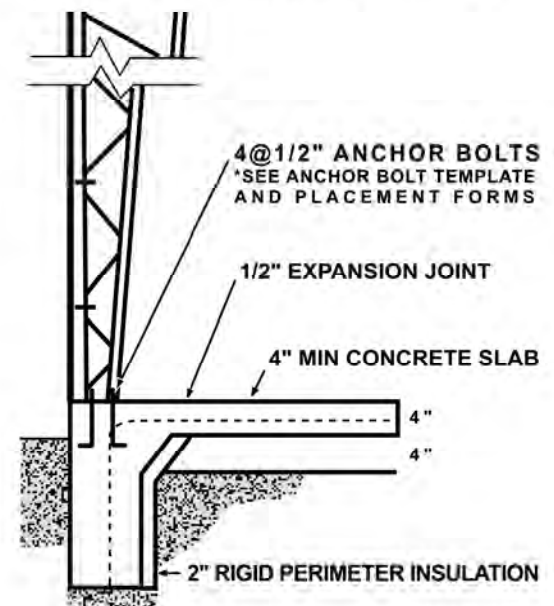
Trench around the building perimeter. Place concrete forms, reinforce and pour

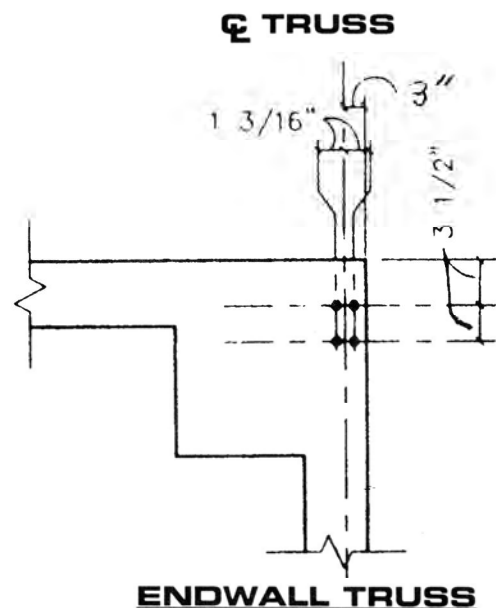
NOTE: Remove all loose dirt from trenches or holes before pouring concrete.



FROST WALL AND PIERS

Trench between piers below the frostline. Form and pour with piers



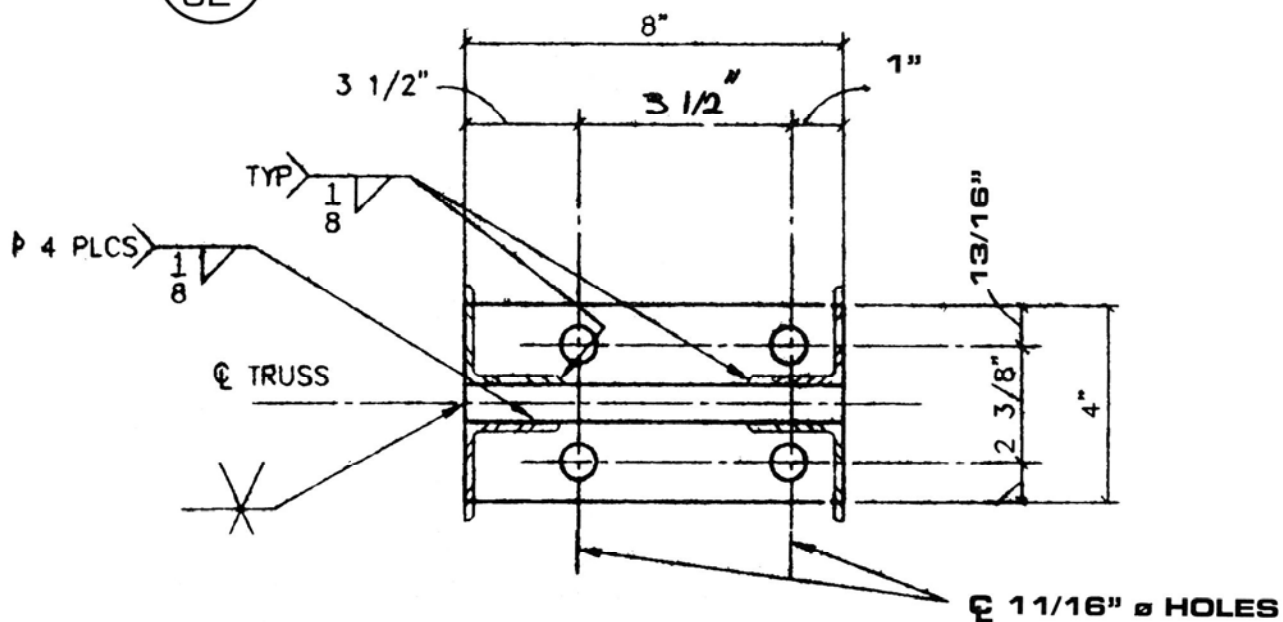


SCALE: NONE

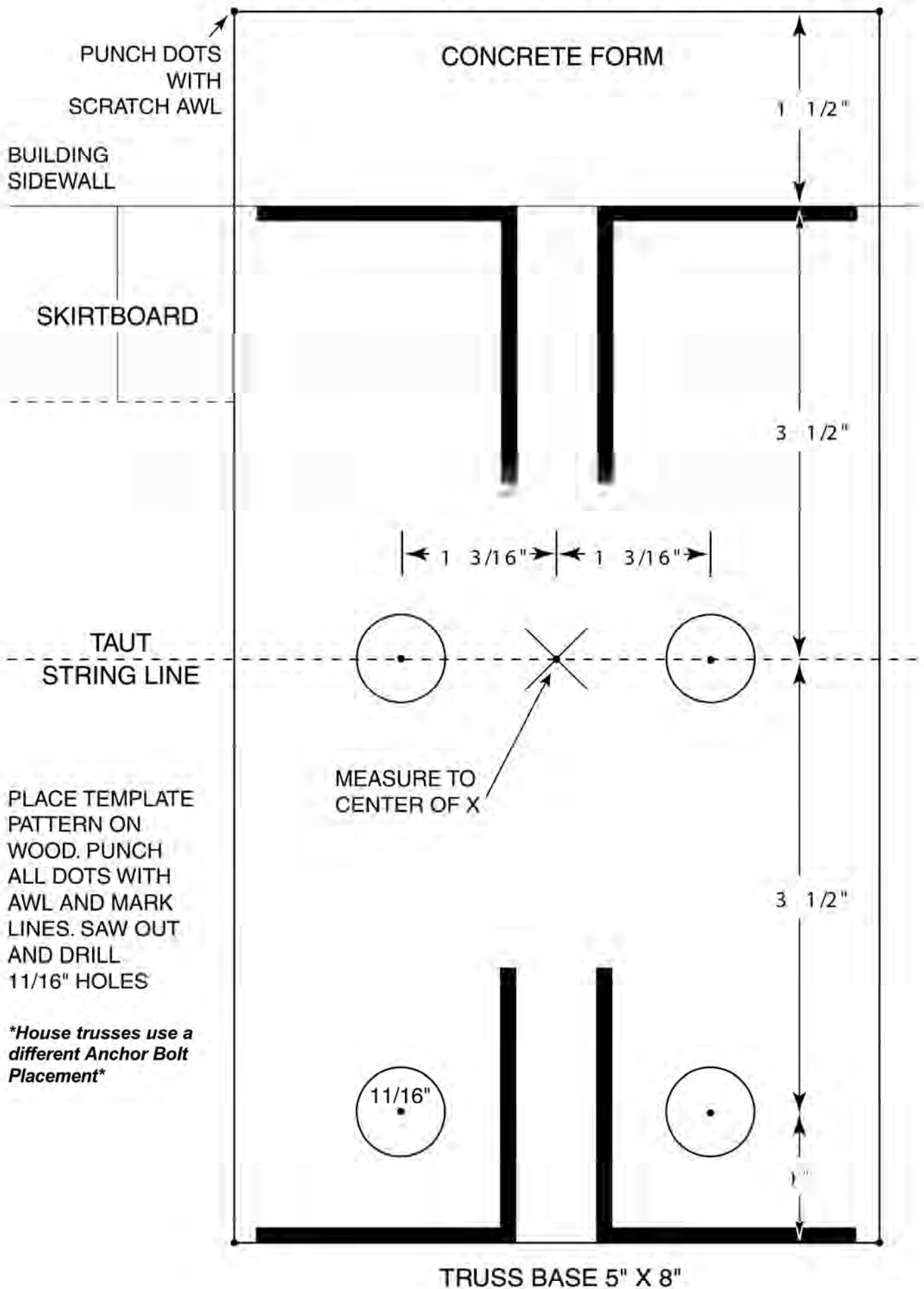
2" PROJECTION
2" THREADS
10"
TOP OF CONCRETE
2"
1/2" Ø 1307 OR A36 STEEL

ENDWALL COLUMN

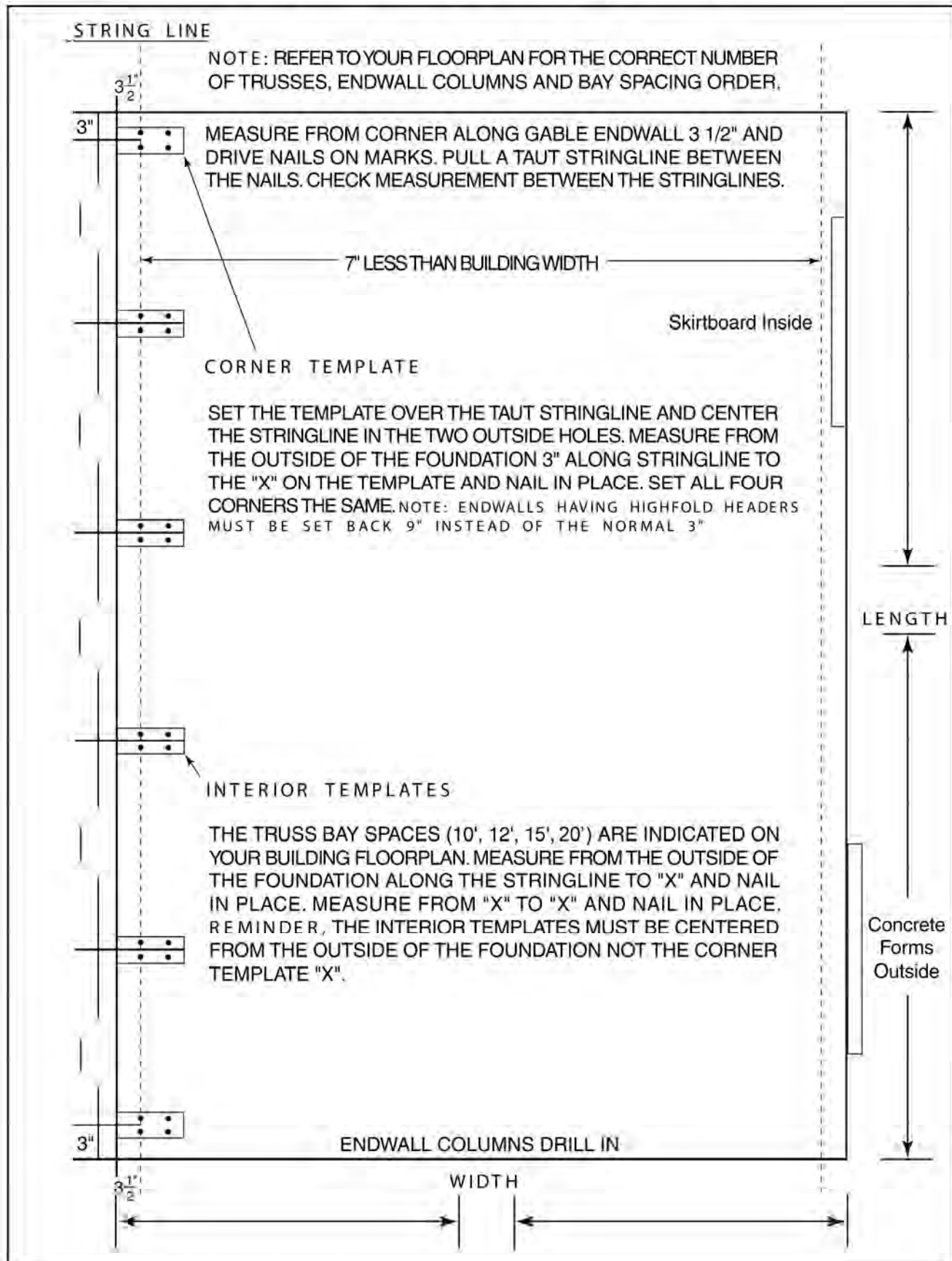
SECTION AT COLUMN BASEPLATE
3" = 1'-0"



ANCHOR BOLT TEMPLATE PATTERN

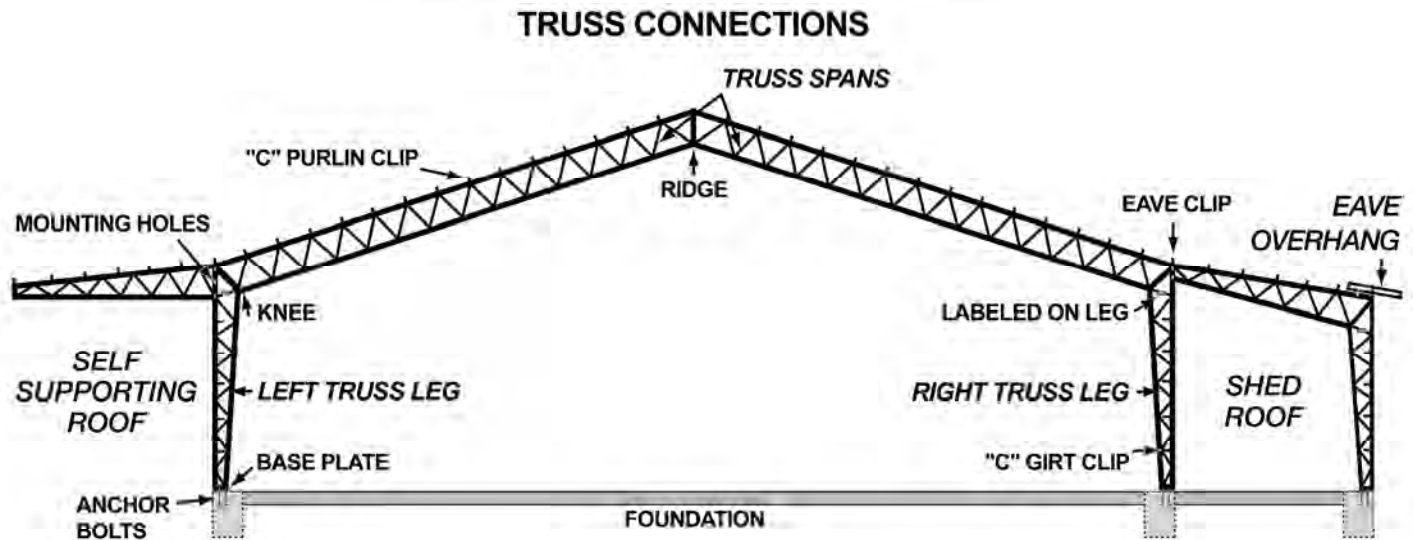


ANCHOR BOLT PLACEMENT



*NOTE: BUILDINGS WITH HIFOLD HEADERS USE A 9" SETBACK

SETTING TRUSSES



TRUSS CONNECTIONS

A complete truss is made up of 4 pieces. Right and left sidewall legs and two roof spans. Trusses bolt together at the knee and ridge. They are secured to your foundation by attaching leg base plate to anchor bolts. Truss legs are labeled at the knee to show installation location. Ex. L1 is first leg in left sidewall. **Refer to your KY Truss Spec sheet in the Material Manual for correct labeling and location of all truss components.**

Note: *Buildings with eave overhangs will not have a purlin clip at the eave. This allows you to bolt overhang extension to roof span.

*Buildings with SSR, shed's or brackets will have mounting holes pre-drilled in truss leg.

STEPS FOR TRUSS ERECTION

1. Truss legs will install to foundation first. Refer to your KY Truss Spec sheet in the Material Manual for labeling and location of all truss components.

Find first bay with windbay cables. Usually located in front endwall bay. Position these 4 legs on anchor bolts and secure with nuts and washers.

Keep legs square with foundation. Secure between legs by placing girts to "C" girt clip. Use a 4ft level to hold legs plumb and fasten girt with #12-3/4" screw (see page16). *Insulated buildings should use a locally purchased foundation seal between bottom base angle/girt and foundation.*

2. Install wind bay cables to the top welded mounting bracket. Measure the diagonals of the 2 sidewall legs. Square the columns by adjusting cables until the diagonals have equal measurements.

3. Bolt sway braces to legs and fasten to girts with #12-3/4" screw. *see page17 for further installation details on windbay cables and sway braces

CAUTION: Trusses have sharp edges. Do not slide down legs. Use a ladder for climbing



SETTING TRUSSES

CONTINUED STEPS FOR TRUSS ERECTION

4. When all sidewall trusses and girts are in place, with windbay cables squared (additional sets are provided every 5th bay) you are now ready to set the roof spans.

5. Position 2 spans on wood blocks and bolt together at the ridge. All bolts must be tightened by the "turn of the nut" method, which is 1/3 turn past snug position.

** If your building has only one eave overhang, identify the spans with NO eave purlin clip and install to the sidewall legs where the overhang is to be located.*

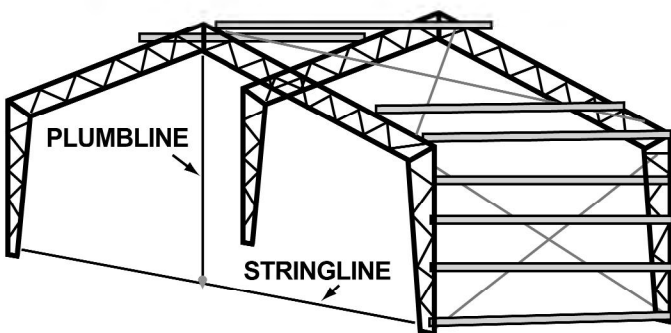


6. Attach the lifting cable, a guide rope and a plumb line to bolted span pair. Bolt on sway brace angles while span is still on ground. Lift, position and bolt to truss legs at knee. Plumb and secure first truss with a rope. Lift second span, plumb and secure.

7. Attach purlins, windbay cables and sway braces. (See page 17)

NOTE: Large spans need extra rigging so that the weight is not centered on the ridge connection.

Spreader bars with slings must be used on 60' & 75' wide spans. (see picture 2 & 3)



ENDWALL COLUMNS



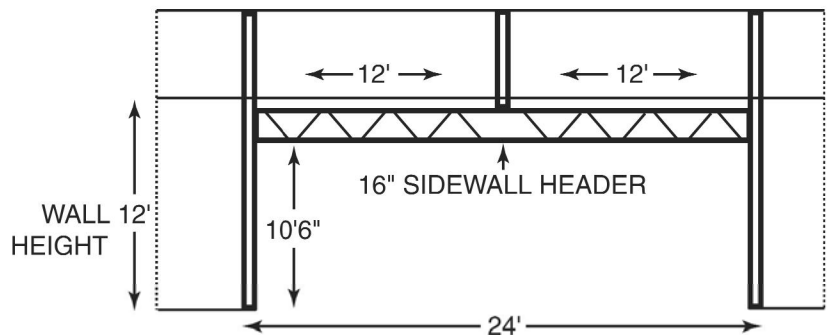
Use *KY Truss Spec sheet* and *Material Manual* for end-wall column location. *columns used for door framed opening will have a girt clip placed at location of door header (page 24). Face of column will extend 1/2" to 3/4" past truss. Place on centers and drill in with 1/2" redhead wedge bolts. Raise adjustable clip on column to bottom cord of truss span. Level with a 4ft level, Drop 1/2"x3" bolt w/ washer between bottom span cords and center hole in adjustable clip. Secure with nut and washer.

Note: There is an offset hole in clip for use if there is interference from truss rods. To use, drill hole in truss cord angle then drop bolt through angle and into adjustable clip.



On corner truss leg, notch and place endwall girts. Fasten to corner girt clip with #12-3/4" screws.

SIDEWALL HEADERS



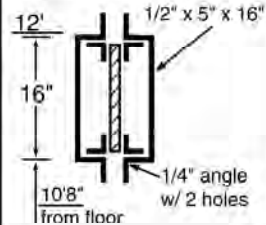
Sidewall Headers bolt to mounts on truss legs with 5/8"-1 1/2" bolts and nuts. Use *KY Truss Spec sheet* for proper leg location. Identify the spans with tie cable connections welded between the lower angles. One span will have a truncated mount instead of a knee connection. Bolt spans together at ridge. Secure spans to leg and header with truncated side connecting to header center mount. *24' - 40' wide building headers will attach to top of header. 50' - 75' wide buildings will attach to center plate on header.

Connect tie-cable to cable connections with 2"x2" cable angles and bolts. Tighten eyebolts to help position the spans.

HANGAR ENDWALL FRAMING

50x45x12
46'X10' HIFOLD
1ST BAY SPACING 15'

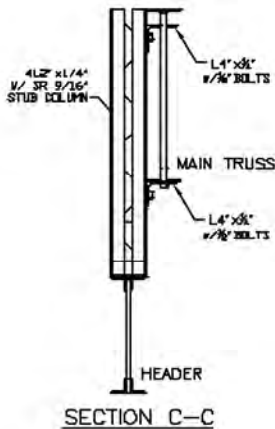
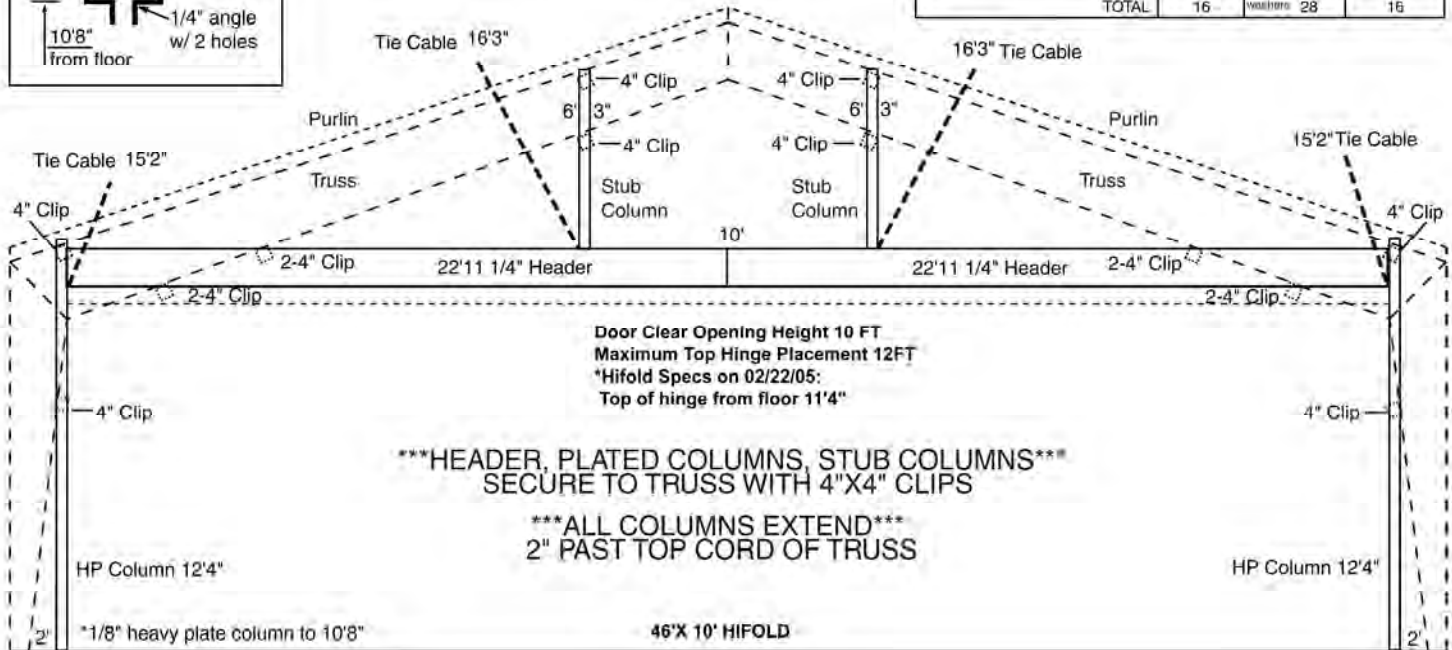
Adjustable Hinge Plate



****SAMPLE HANGAR OPENING****

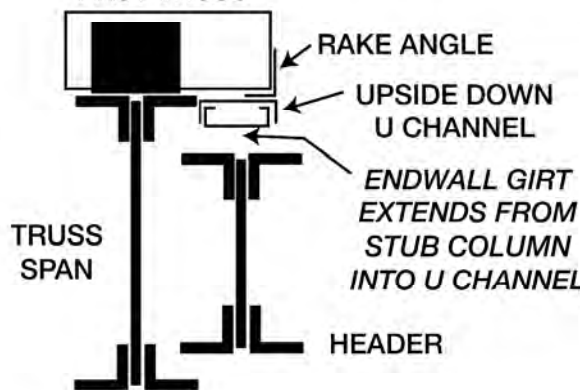
*****ALL COMPONENTS INSTALL TO OUTSIDE OF 9" SETBACK TRUSS*****

*Stub & Heavy Plated Columns always receive 2 single 4x4 clips for attachment, per column	4"x4" Clips	Bolt, Nut & Washer 1/2"x3"	Bolt, Nut 5/8"x1 1/2"
2 Stub Columns		x(2)=4	
4 Single 4x4 clip Attachment	x(1)=4	x(2)=8	
2 Heavy Plated Column			
4 Single 4x4 clip Attachment	x(1)=4	x(2)=8	
1 Headers @ 45'10 1/2" x 16"			x(12)=12
4 Double 4x4 clip Attachment	x(2)=8	x(2)=8	x(1)=4
4 Adjustable Hinge Plates			
TOTAL	16	28	16



EXTEND PURLIN PAST TRUSS

Detail 1

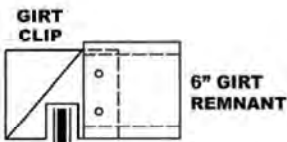


Attach all columns and header to outside of truss with 4x4 brackets.

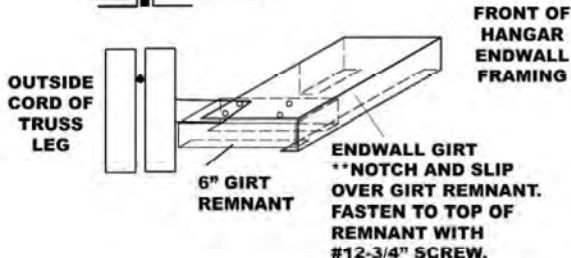
Secure header to second truss with tie-cables

See detail 1 for above header endwall girt attachment to upside down u channel

See detail 2 for corner endwall girt attachment.



Detail 2



Follow door manufacturers installation instructions for attaching door to header and for cladding and trim installations.



SELF SUPPORT ROOF

Place cladding on sidewall. Drill through cladding into pre-punched holes in truss leg brackets. Cut through any cladding rib that falls on brackets. Bolt SSR truss into place with 5/8" bolts and nuts.



Install purlins and square with windbay cables. Place sway braces.

SHED ROOF



Place cladding on sidewall. Drill through cladding into pre-punched holes in truss leg brackets. Cut thru any cladding high rib that falls on bracket. Erect shed trusses in the same manners as the building.

KY 97 & HOBSTEEL 005



GIRT & PURLIN TOOLS

Heavy Snips
Trim Snips
Metal Bender
Levels
Ruler
Square
Scratchall - Pencil
Screw Gun
18 Ga. Shearer



**Model 005 H Panel Demo
with
SRT - Super Ribbed Trims**



**1 1/2" w/Washer
Colored Panel
Screw**



**#12-1"
Colored Trim
Screw**



**#12-3/4"
Galvanized
Screw**



**C Girt
C Purlin**



**U
Channel**



**DFU
Framed
Opening
U
Channel**



**Rake
Angle**

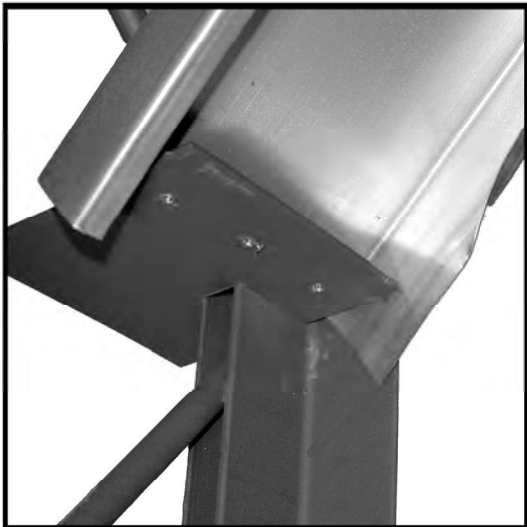


**Base
Angle**

GIRT & PURLIN INSTALLATION



Straighten the leg on one side of C girt for all truss clip installations. Do not straighten leg if it installs in DFU Channel.



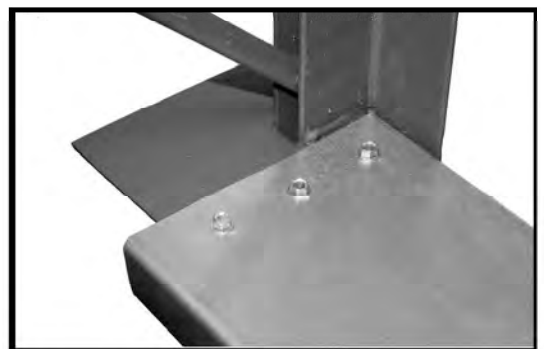
Slide C girt onto girt clip with the straightened leg installed between clip and truss



Fasten base angle or base girt to floor.

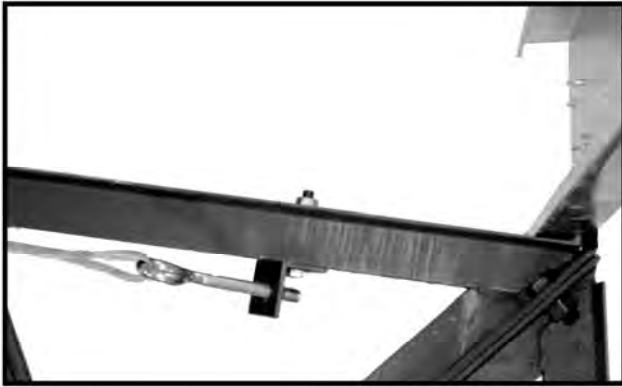
2FT Centered Girts
Fasten girt to clip with two #12-3/4" galvanized screws

4FT Centered Girts
Fasten girt to clip with three #12-3/4" galvanized screws



Endwall girts screw to bottom cord of truss roof span.





Place wind bay cables per KY Truss Spec Sheet. Square the bay before fastening one side of girts or purlins.
**Cables and eyebolts w/ tie-wraps are packaged separately. You will be sent a completed cable as an example of eyebolt/tie-wrap installation*



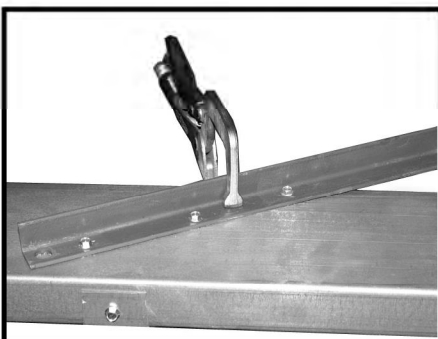
On interior trusses, purlins are installed to the center of the welded clip. For all purlins, except eave, place with the C facing down the roof slope. On all eave purlins bend top, short side to match roof slope.

2FT center purlins: Fasten w/ two #12-3/4" galvanized screws

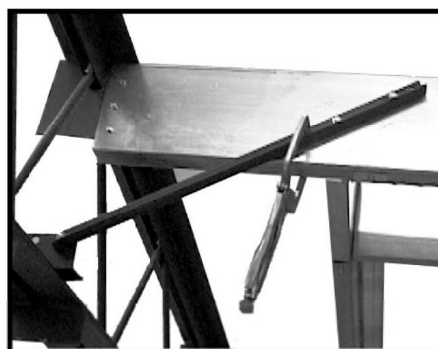
4FT center purlins: Fasten w/ four #12-3/4" galvanized screws



**Wind Bay
Roof & Wall Cables**



Sway braces bolt on truss then clamp to C. Attach w/ three #12-3/4" galvanized screws



RAKE & GABLE OVERHANGS



GABLE RAKE

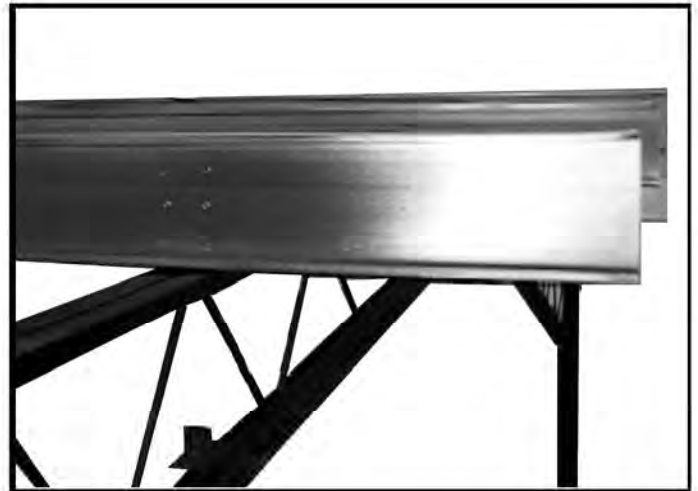
End bay purlins should extend to where their edge is flush with wall girts. Place rake angle capping bottom of C purlins. Fasten w/ #12-3/4" galvanized screws

GABLE OVERHANG

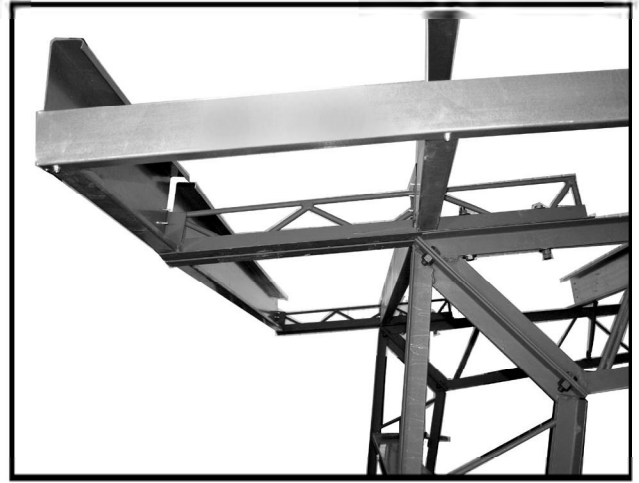
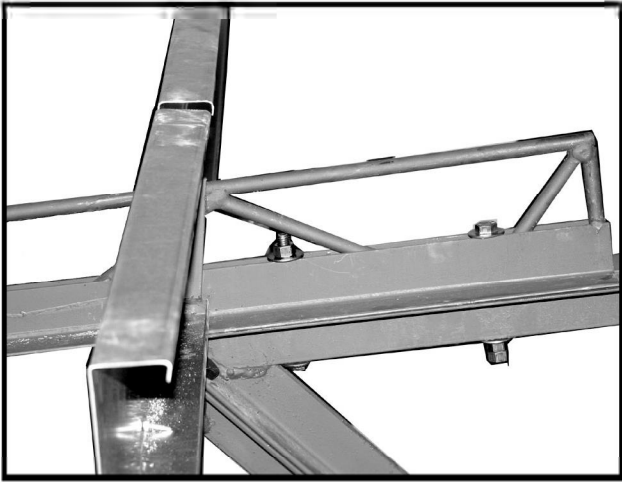
Extend end bay C purlins size of overhang

Place rake block "U Channel" between purlins and located at roof truss.

Cap bottom of purlin edge with rake angle.

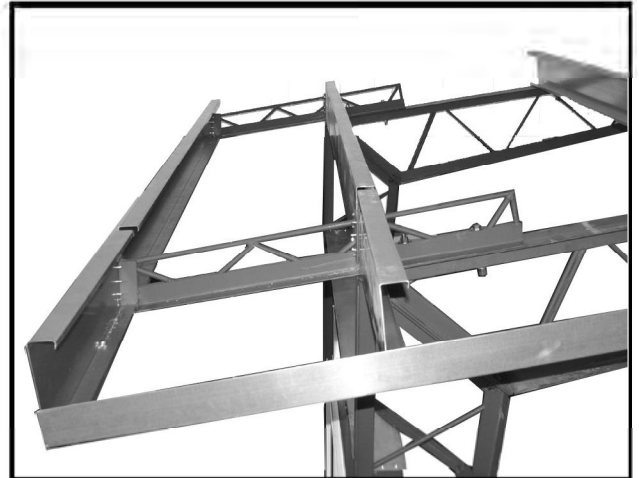
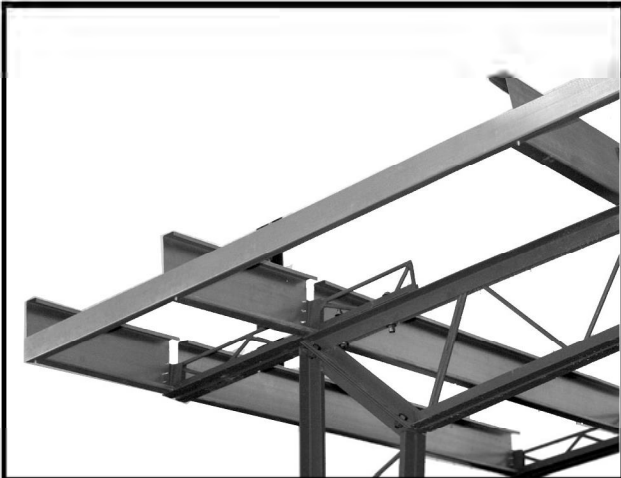


EAVE OVERHANGS



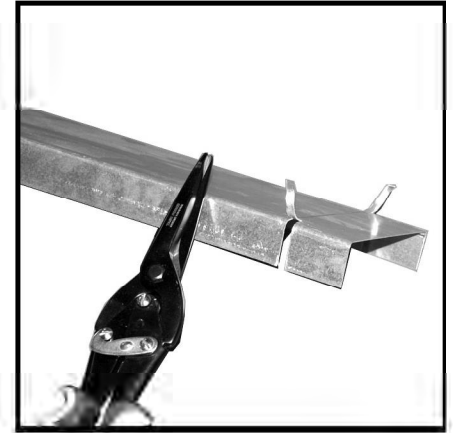
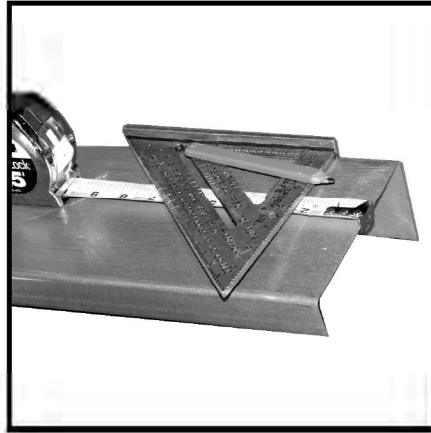
**Bolt on eave overhang.
Keep eave purlin
flush with wall girts**

EAVE WITH GABLE OVERHANGS

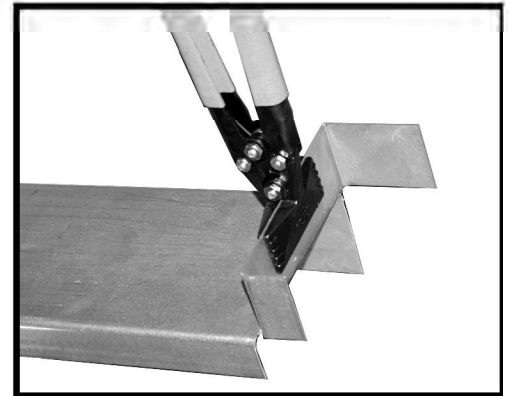
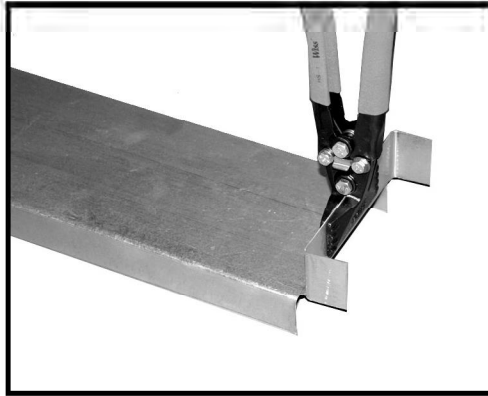
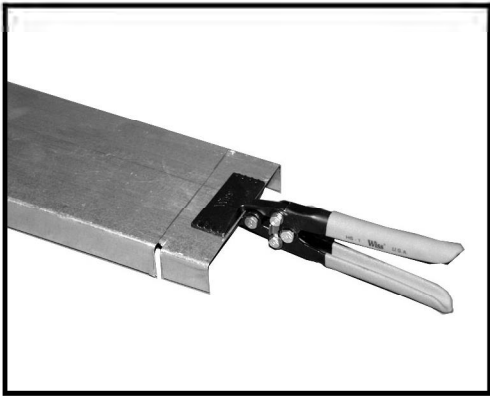


**Extend eave overhang end bay
purlin for size of gable overhang,
then attach rake angle**

FRAMED OPENING CONNECTIONS



Measure 2" from end of DFU Channel. Shear sides and snip off curls.

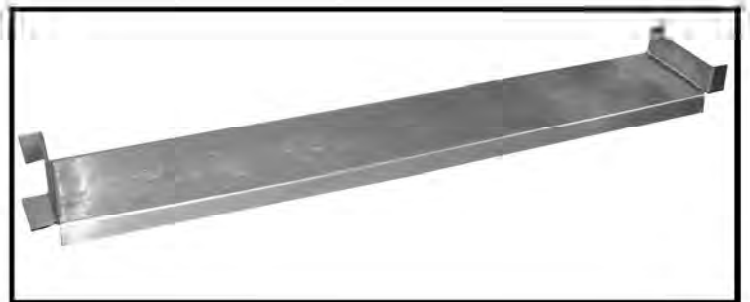


Bend U or DFU on mark

Bend one end for entry door jambs

Bend both ends for window jambs

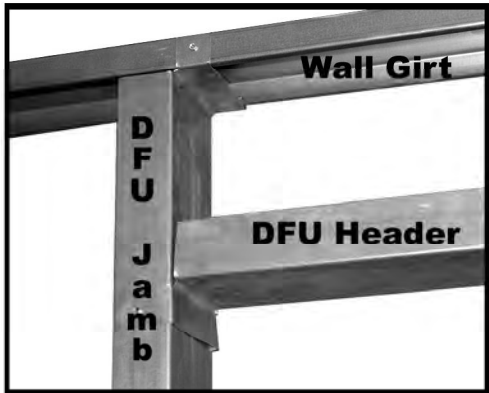
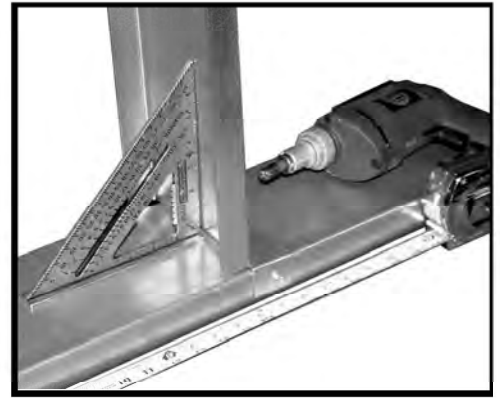
Bend both ends for window and entry door header



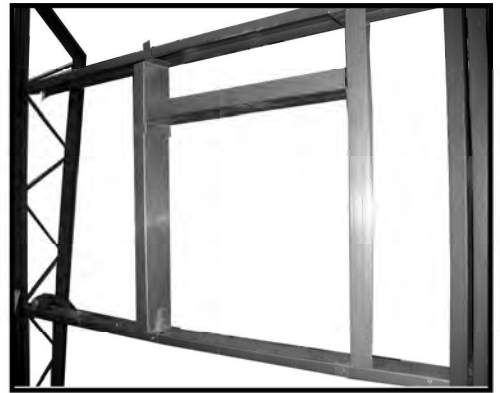


Level door jambs and fasten to wall girt with #12-3/4" galvanized screws

Square or level window jambs and fasten to wall girts with #12-3/4" galvanized screws



Place header then level or square. Fasten to jambs with #12-3/4" galvanized screws to complete framed opening



For entry door and window framed openings install DFU channel with wide flange to outside of building



**DFU Channel
Framed
Openings**

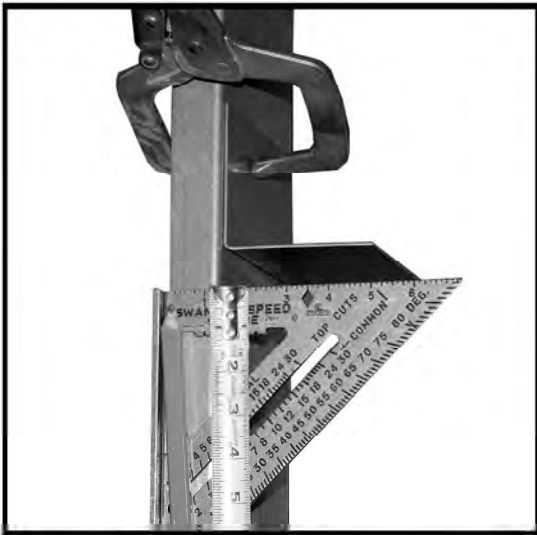


CURTAIN & OVERHEAD DOOR STANDARD OPENING



Use DFU channel for standard openings with wide flange facing inside building. Door side rails will mount to wide flange.

Using door height find next available wall girt. Cut DFU, including 2" bend to wall girt height. Level and fasten to girt with #12-3/4" galvanized screw.

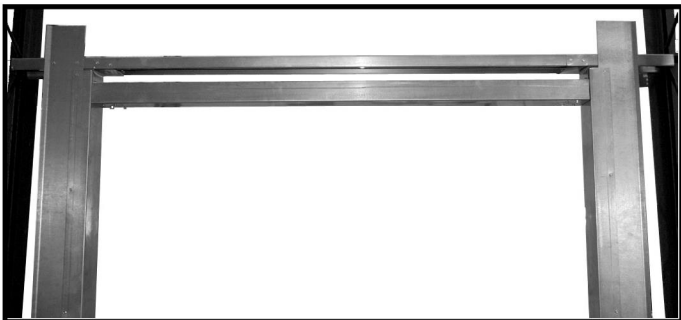


Mark door height on both DFU jambs, square and place a 3" x 3" x 6" angle clip on each mark.

Install header to bottom side of angle clips with #12-3/4" galvanized screws.



Clear framed opening width and height are the same as door width and height



CURTAIN & OVERHEAD DOOR STANDARD OPENING

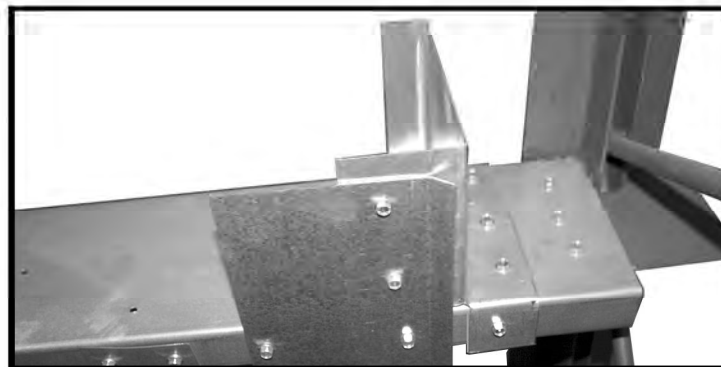


Place 5FT mounting channel on girts and DFU, fastening with #12-3/4" galvanized screws, at proper height for curtain door mounting brackets.

Extend to next higher wall girt when possible.

Liberal use of fasteners add strength.

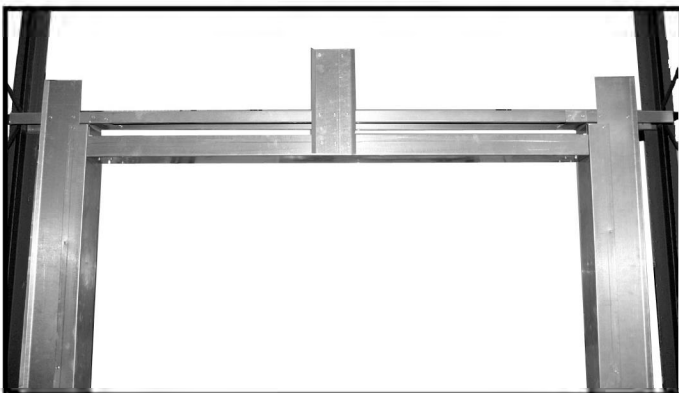
Larger openings will use double mounting channels.



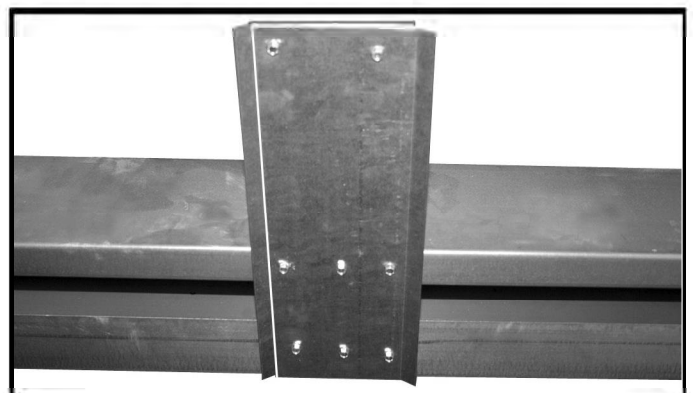
Place mounting plate stiffeners and double mount channels as indicated in the owner's material manual.

STANDARD OPENING FOR CURTAIN AND OVERHEAD DOORS WITH DFU CHANNEL, 5FT MOUNTING PLATES AND STIFFENERS.

CENTER MOUNT PLACEMENT FOR OVERHEAD DOOR



CENTER DOUBLE MOUNTING PLATE



STANDARD OPENING



Standard door framed opening with DFU to eave purlin on wall girt above header.

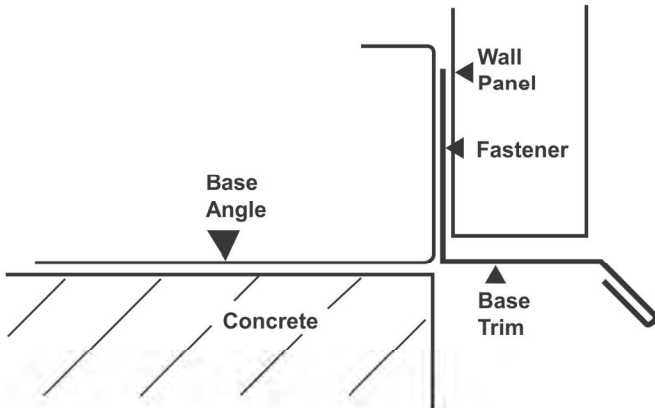
ENDWALL COLUMN OPENING



Endwall column framed opening with factory installed header clip at door height. *Endwall columns are spaced center to center.* Install DFU header to bottomside of welded clips with #12-3/4" galvanized screws. For jambs, place C girt inside Endwall Columns.

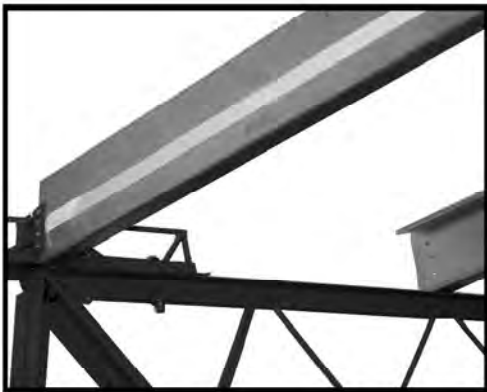
CLADDING, INSULATION & TRIM INSTALLATION

BASE TRIM



BASE DRIP TRIM

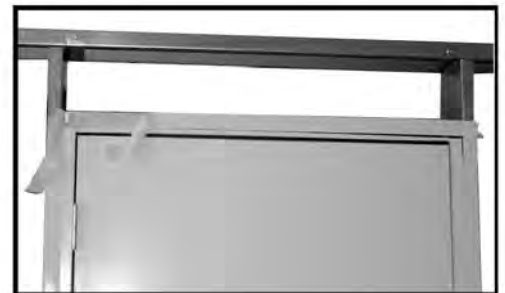
Fasten base drip trim to base angle / base girt with #12-1" colored trim screw. Insulated buildings apply DB Tape to leg of base drip trim.



INSULATION

Apply insulation DB Tape to base trim, eave purlin, around doors, windows, rake angle

Gable overhangs will apply DB Tape to rake blocks.



Use insulation cut sheet in owner's material manual. It lists what cuts to make from different roll lengths.

Measure wall height and cut insulation to length. Endwall cuts will need to be as long as highest point of roof pitch for that cut.

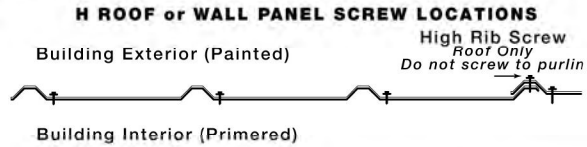


Place on taped walls, vinyl facing to building interior, fiberglass to exterior.

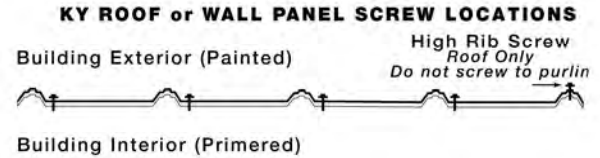
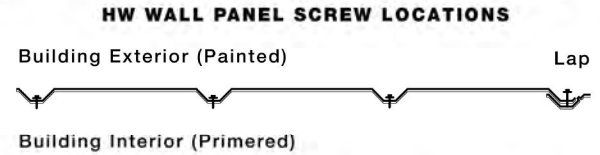
Apply DB Tape on top of eave purlins and ridge purlins. Roof Insulation rolls are pre-cut to building width. When working with insulation, install two cladding panels over each 6FT wide cut of insulation.

CLADDING & INSULATION INSTALLATION

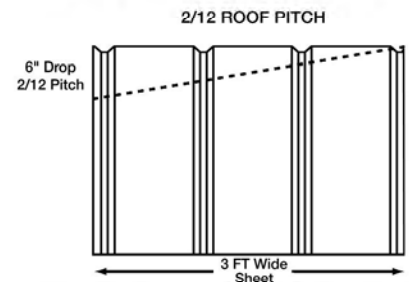
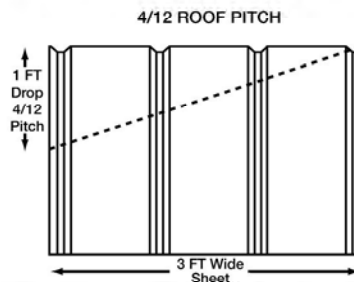
**Stored cladding should be blocked and tarped to avoid water damage. Always keep bundles secure. (see page 4, section 5)*



Add spacerblocks temporarily between girts to ensure straight girts before sheeting. This will eliminate missing the girts when fastening cladding panels.



1 1/2" w/washer screws are self drilling. Pre-drilling the wall sheet will keep fasteners in a straight line. Clamp and drill several sheets together. Brush off any metal shards.



Place insulation tape on eave purlin and base girt, removing paperbacking. **Refer to Material Manual Insulation cut list and Ins wall page. Cutting from the wrong Insulation roll will create a shortage.** Level side of insulation cut, press and clamp to tape. Fold one lap in and one lap out. Seams **do not** need taping. Level side of cladding sheet and screw through metal and insulation to girt. Endwall cladding will need to be cut for roof pitch. **See detail above*

** See page 4 for correct cladding bundle storage before and during installation.*



Apply tape to eave purlins. Unroll insulation roof roll over purlins. Stretch over tape. Leave about 4" excess to lap sidewall and cover with trim. To start the roof sheets, place a temporary brace along the rake board extending out from the sidewall on each end of building. Pull a taut stringline between the braces 2" out from the sidewall. Place the first roof sheet end flush with the line and fasten in place. **Make sure the first sheet is square on building.** At sheet lap, install lap screw in high rib, every 2FT. Do not screw to purlin. **See panel screw location detail.* Butt side of next insulation roll under last installed roof sheet

****During roof installation, never wear slick shoes or walk on wet cladding.***





Rough cut wall sheets for openings.

All roof and wall panels will secure with #12-1 1/2" w/washer colored screws.

HW panel screws install inside low rib of panel.

H Panel screws install to one edge of high rib on panel.



Incorrect
Overdrilled screw with steel shavings left on panel

CAUTION

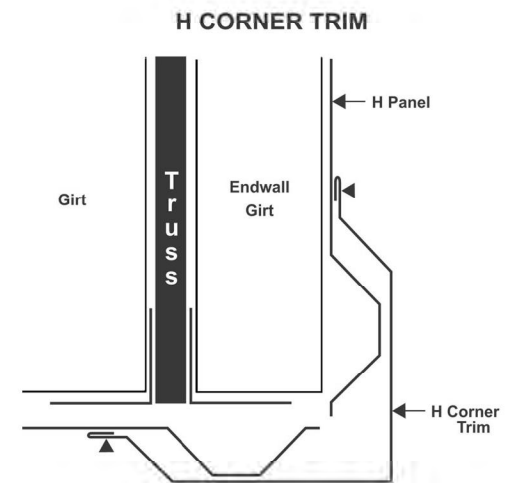
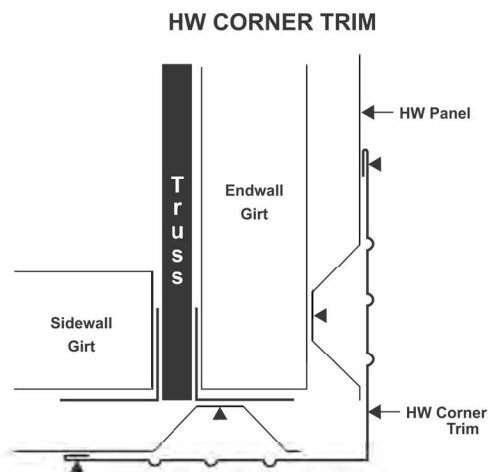
A high speed screw guns may spin out hot steel shavings that embed on panel and trim paint. Remove immediately to prevent rust spots.

Missed shavings that begin to rust can be removed with household cleaners and kitchen sponge with a scrubbing pad surface.



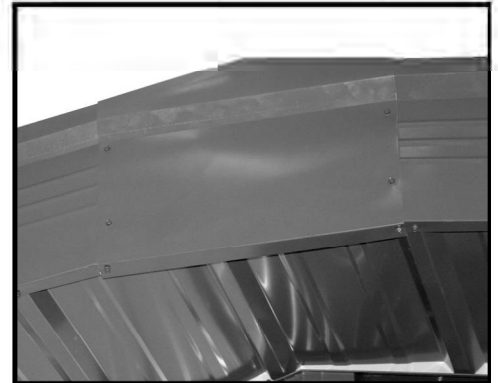
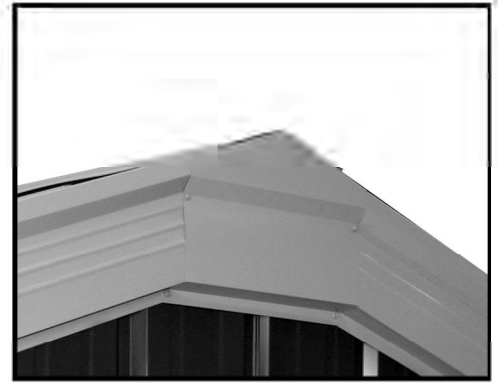
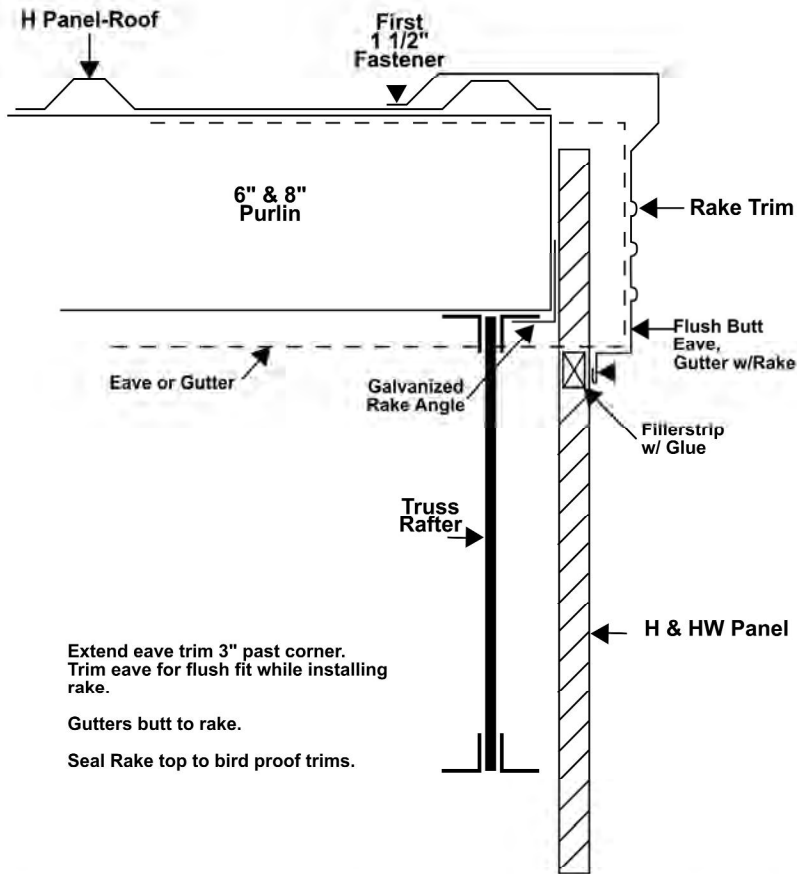
Correct
Screw w/washer snug to panel surface.

CORNER TRIM



Place corner trim and fasten with #12-1" color trim screw. Matching corner is provided for H or HW panel.

Rake Trim

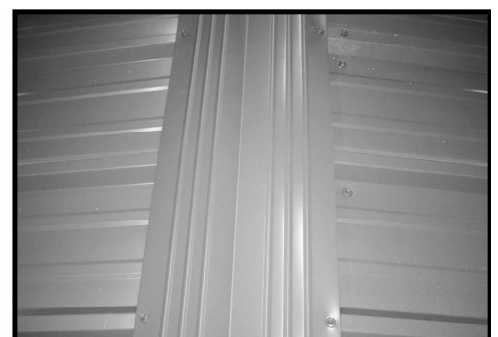
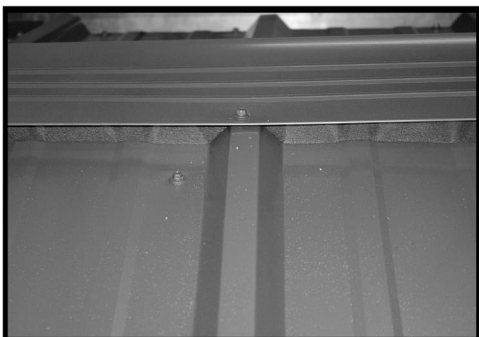
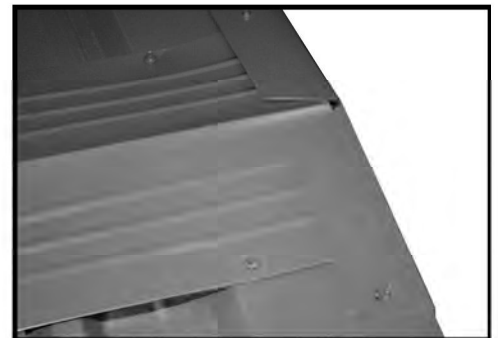


Use #12-1" colored trim screws to fasten rake laps and peak cap sides and bottom.

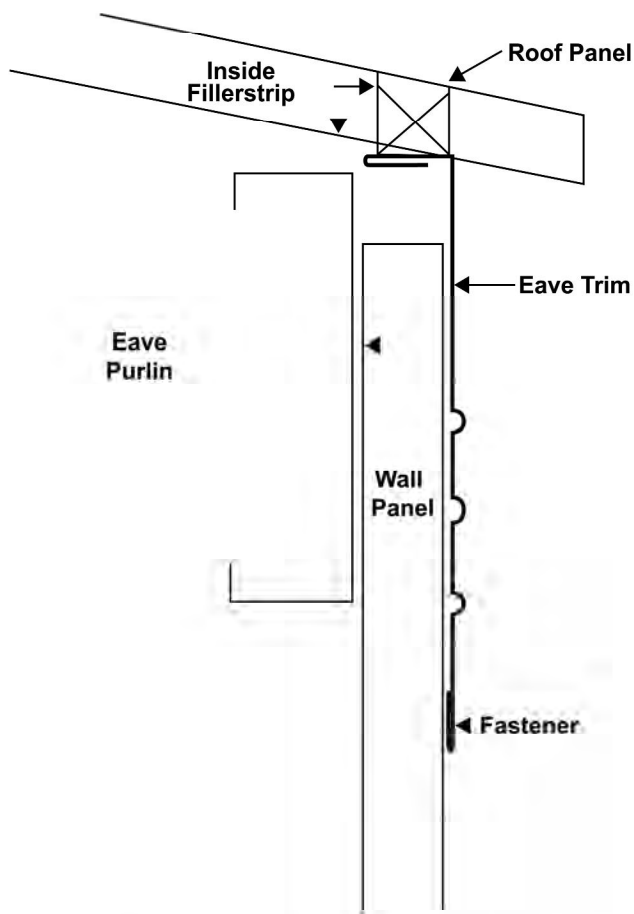
Secure surface of rake trim that laps roof panel and top of peak cap with #12-1 1/2" w/washer colored screws

RIDGE CAP

Place outside fillerstrip or ridge cap vent under ridge cap and fasten with #12-1 1/2" w/washer colored screws



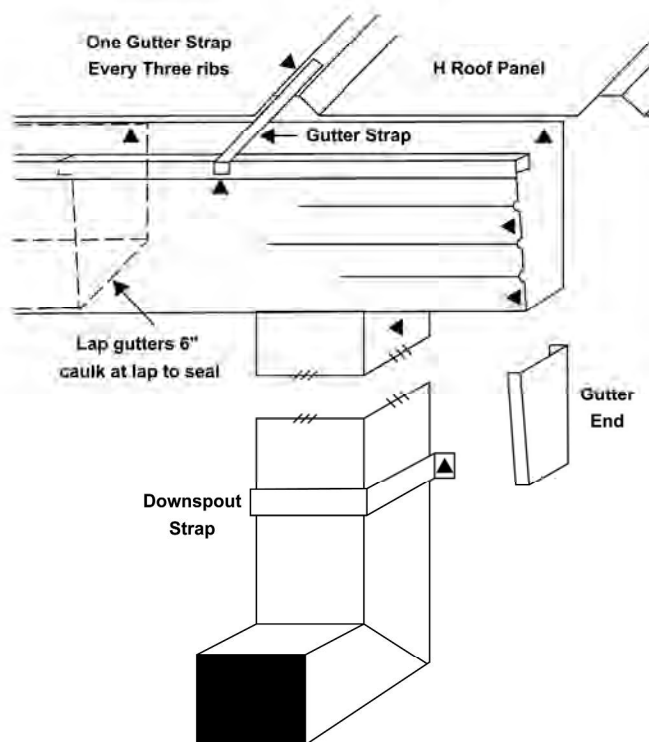
EAVE TRIM



EAVE TRIM

Place eave trim butted against rake trim to make a birdseal. Use #12-1" colored trim screws.

Gutter w/Strap



GUTTER

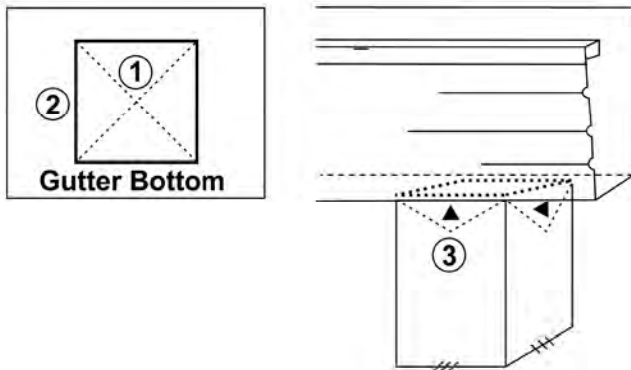
Place gutter end cap in gutter and seal with caulk for leaks. Place gutter butted against rake trim to make a bird seal.

Use #12-1 1/2" w/washer colored screws to secure gutter to eave purlin. Install gutter straps every three panel ribs attaching to gutter lip and roof panel. Crimp strap at roof and gutter. Crimping helps divert water from strap.

Lap gutters 6" and caulk both edges of lap for water seal.



Downspout 45 w/Strap



DOWNSPOUT CONNECTION TO GUTTER

1. To make connection tabs cut diagonals in gutter bottom size of downspout.
2. Bend down gutter tabs inside of downspout.
3. Seal with caulk. Fasten with #12-1" colored trim screws.

INSTALLATION LOCATIONS

Use owner's material manual for locations of Downspout 45[?] and strap.

Average spacing is 20FT to each side of downspout. Example: 60 long building total downspouts per side two, 1st at 20FT and 2nd at 40FT.

Buildings taller than 12FT will receive for each location a 12FT downspout 45[?], downspout strait equal to additional height and extra downspout straps.



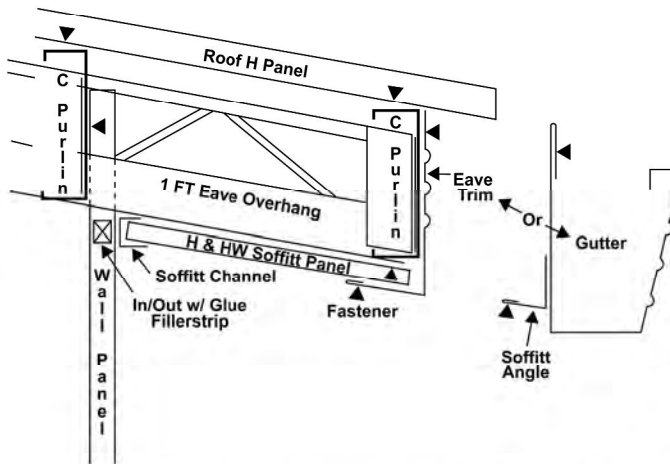
DOWNSPOUTS ON EAVE OVERHANGS

Install one elbow to gutter and second elbow to trimmed downspout 45.

Use trimmed downspout piece between each elbow.

EAVE OVERHANG

EAVE OVERHANG TRIM



Place fillerstrip with glue on wall panel.

Install soffit channel trim against fillerstrip with glue.



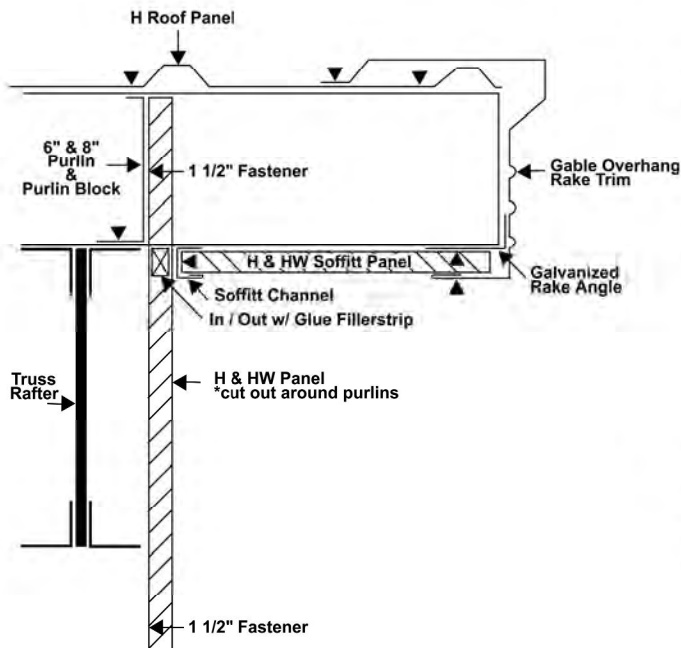
**Note correct way to hold and use screw gun*

Insert soffit panels into channel trim and fasten to C purlins with #12-1" colored trim screws.

Cap outside edge of soffit panel with eave trim or soffit angle trim then gutter.

GABLE OVERHANG

GABLE OVERHANG W/ SOFFITT TRIM



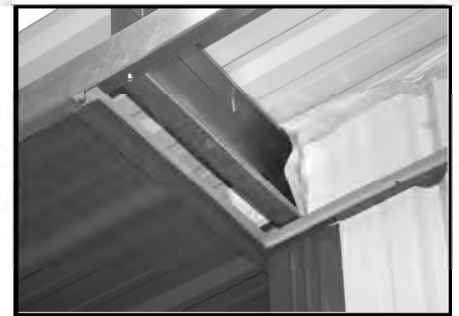
Cut endwall panels around C purlins. Fasten to rake block.

Place fillerstrip with glue on wall panel.

Install soffit channel trim against fillerstrip with glue.



Change from eave to rake overhang and at ridge with back to back soffit channels.

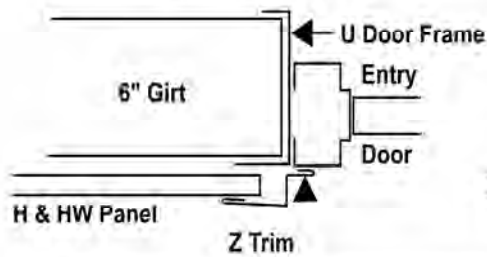


Insert soffit panels into channel trim and fasten to C purlins with #12-1" colored trim screws.

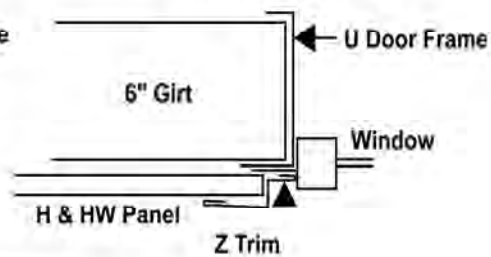
Cap outside edge of soffit panel with rake trim. Rake trim will over lap roof panel. Fasten with #12-1 1/2" w/washer colored screws.

ENTRY DOOR & WINDOW TRIM W/ HEADER GUTTER

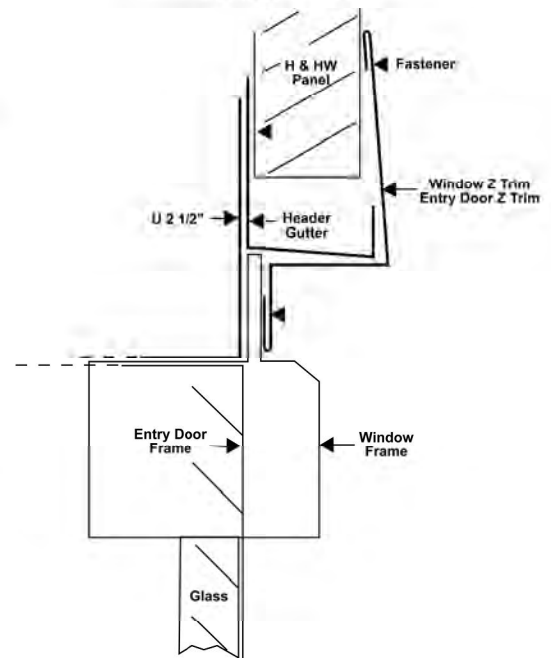
Entry Door Jamb Trim



Window Jamb Trim



Window & Entry Door Header Trim



1. Locate, measure and mark jamb Z trim on wall panel



2. Locate and mark header Z trim. Trim wall panel as needed.



3. Cut header gutter 1/2" wider than jamb trim and snip out 1/2" notch in wall panel.

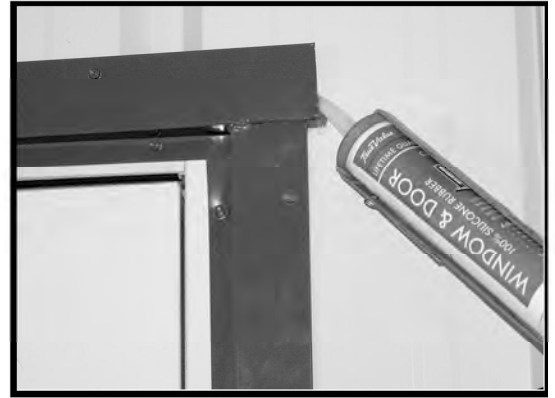


4. Place header gutter then header Z trim. Fasten with #12-1" colored trim screws.





5. Place jamb Z trim. Caulk inside notch between wall panel and header gutter as needed.



WINDOWS

Header trim installation follow steps 1-4. Then place window sill Z trim first and jamb Z trim second.

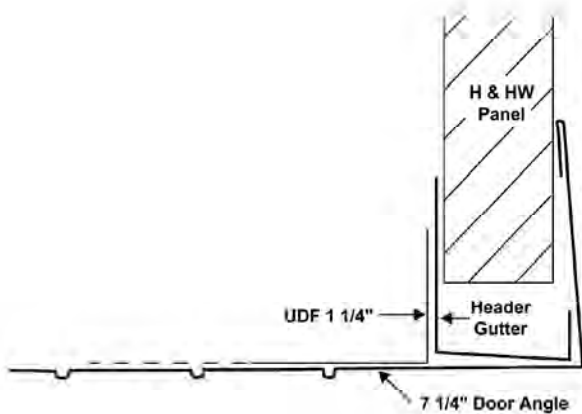


7. To seal, caulk header and sill as needed.



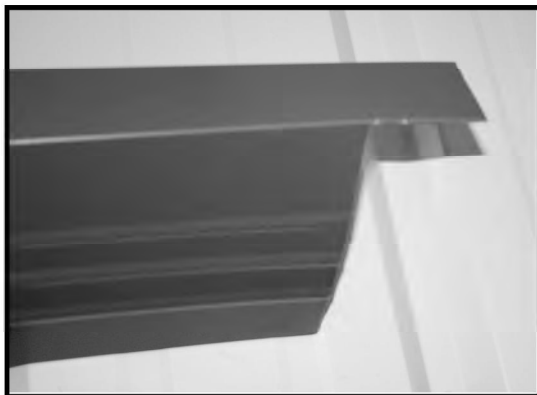
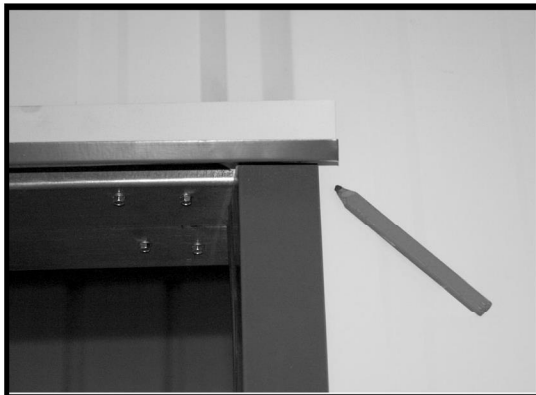
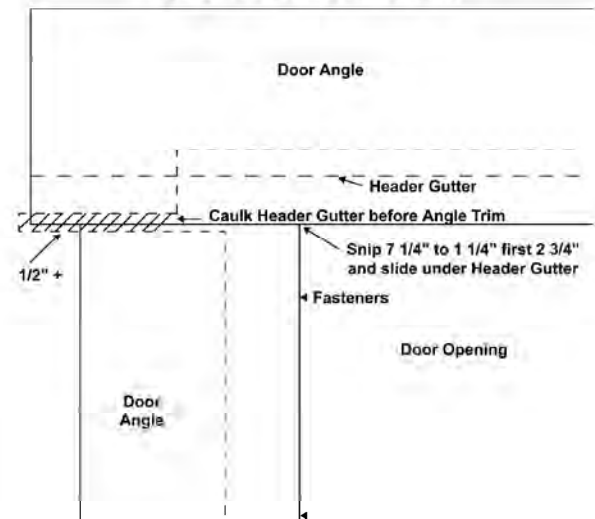
CURTAIN & OVERHEAD DOOR ANGLE TRIM
W/ HEADER GUTTER

TRIM
CURTAIN DOOR & OVERHEAD DOOR
Unique - Seal it then Trim it



1. Use entry door and window Z trim steps 1-4 to install header gutter

TRIM
CURTAIN DOOR & OVERHEAD DOOR
Unique - Seal it then trim it



2. Notch header door angle trim to cover header gutter. Fasten with #12-1" colored trim screws.

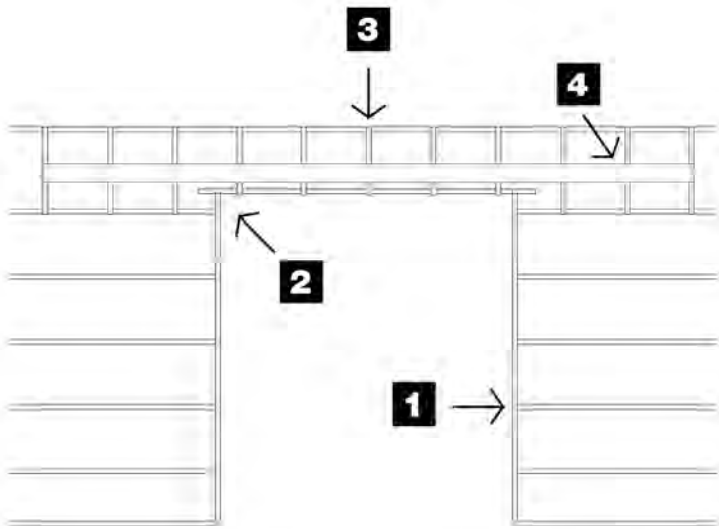


3. Install jamb trims. Fasten with #12-1" colored trim screws. Caulk header gutter and jamb trims.



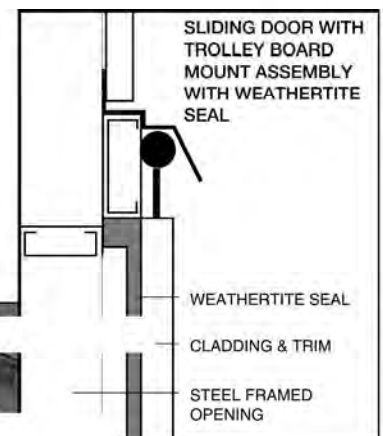
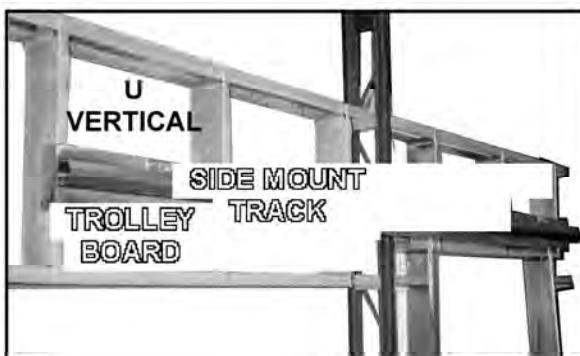
SLIDING DOORS

Sliding Door Steel Framed Opening Detail



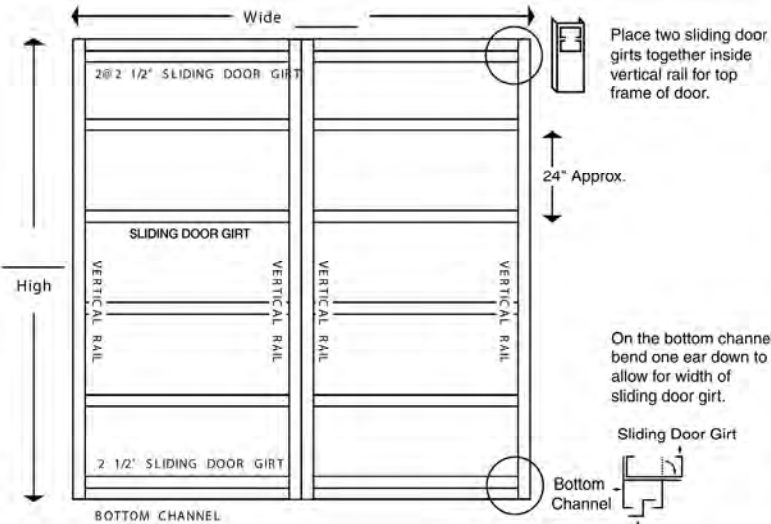
1 JAMB	2 HEADER
6" C GIRT STEEL TRACK	HEADER 6" C GIRT DFU Channel
3 HEADER	4 TRACK BOARD
Wall C Girt U Channel Wall C Girt	6" C Girt U Channel

1. Cut girts to door opening width and fasten to girt clips.
2. Using DFU for jamb, cut for door height. Notch DFU for girt header placement.
*Bottom of girt header should be at door height.
3. Cut girt header to extend 6" past each side of DFU jamb. Fasten girt header to notches in DFU with #12-3/4" screws. Double notch U verticals to attach between header and girts to make a mount for trolley board. Place on 2FT centers the length of trolley board.
4. For trolley board, place 6" cee girt with bottom flush to top of header girt. Cap trolley girt with U channel and fasten. Use small piece of U to cap end of trolley board. Install J trim on jambs, ends of trolley board and bottom of trolley board where it extends past framed opening. 2"x2" universal fillerstrip with glue seal attaches to outside of header under trolley board. 1"x1" universal fillerstrip with glue seal attaches to J trim on door jamb. Door panels should seal when door is shut and jamb latches locked.



SLIDING DOORS PANELS

HARDWARE LIST:
 GUIDE & STOP
 CENTER GUIDE
 CENTER LATCH
 DOOR PULLS
 JAMB LATCH
 SPLICE
 PAIR/S OF TROLLEYS
 PAIR OF ENDPLUGS
 TRACK COVER BRACKETS
 GUIDE RAIL BRACKETS
 5' OR 10' GUIDE RAILS
 PAIR/S OF VERTICAL RAILS
 SLIDING DOOR GIRTS
 BOTTOM CHANNEL
 SIDE MOUNT TRACK
 1"x1" & 2"x2" UNIVERSAL FILLERSTRIP SEAL W/GLUE



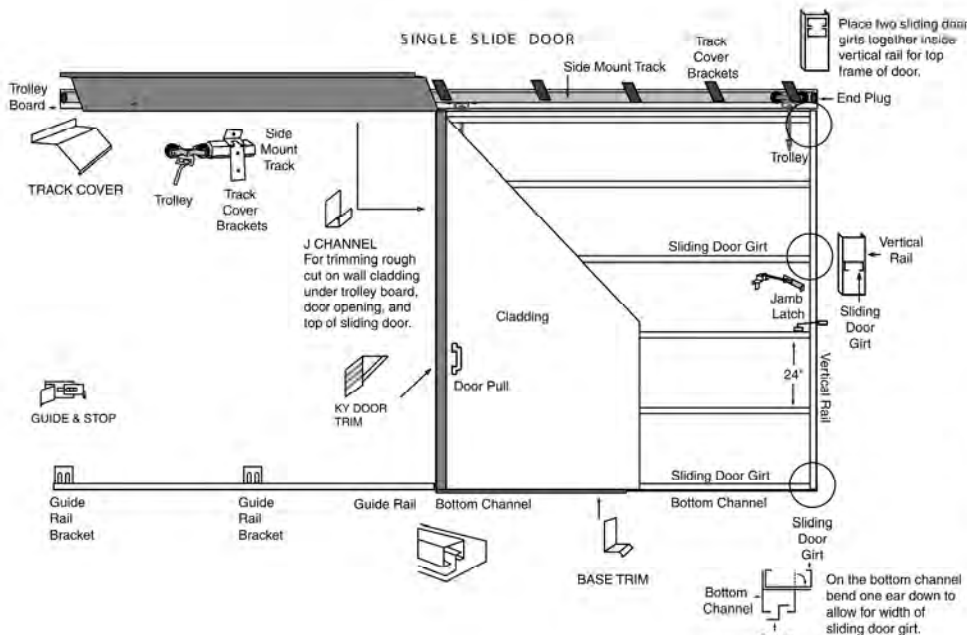
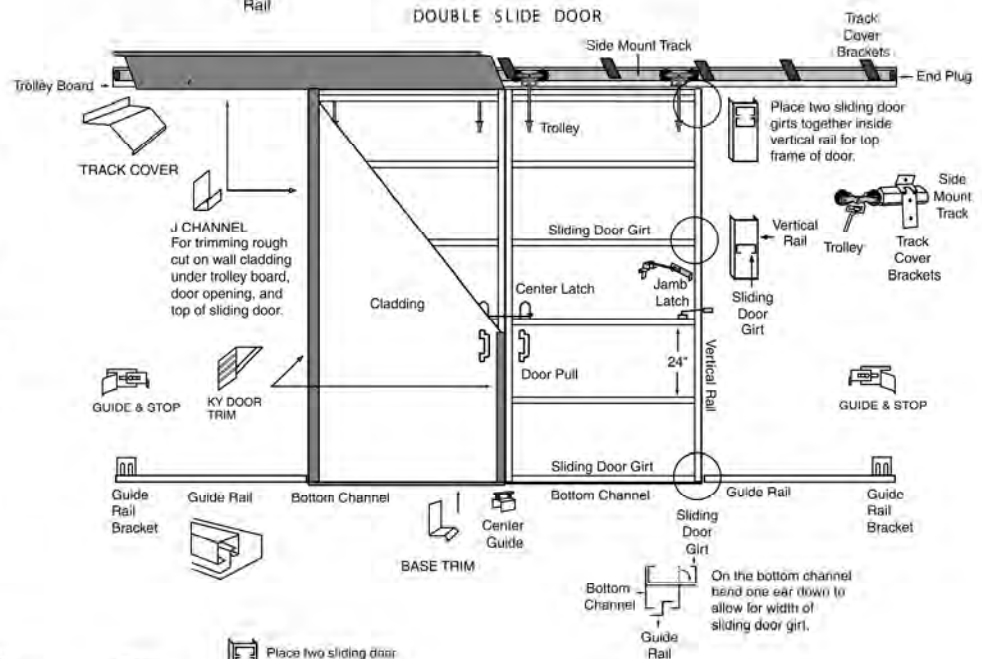
Sliding door panels are framed from 2 1/2" x door height vertical rail pairs and 2 1/2" x door width sliding door girts. Double slide doors are 2 panels. Each panel being half the doors width.

Place SD girts on 2FT centers into vertical rail pair. Square frame by measuring corner to corner. When diagonal measurements match, frame is square. Secure with #12-3/4" screws.

Install base and J trims to panel with 1" colored screws.

Cut door cladding from endwall sheets. *see Material Manual for sheet length and location. Cladding and insulation will fasten to panel frame with colored 1 1/2" w/ washer screws.

Install KY Door trim to panel sides.



See details for hardware installation locations.

Hang door by inserting trolleys into side mount track. Cap off side mount track with endplugs.

To avoid wind damage when door is open, fit bottom channel on door panel over guide rail.

To secure and seal door when closed, secure jamb latches and center latch (double slide).

KY TRUSS, INC. - WARRANTY/50

KY Truss, Inc. hereby warrant to _____ for a period of 50 years on the steel column & truss that it is free of defects in material & workmanship. Should any of the materials prove to be deficient or defective, KY Truss, Inc. will re-supply such parts free of charge at anytime within the warranted period allotted for such materials.

This warranty is in lieu of any other warranty or representation made or implied and shall not extend to defects beyond the control of the manufacturer and without limiting the generality of the foregoing, shall not include defects resulting from neglect, abuse, willful damage, faulty erection, faulty foundation, corrosive or aggressive atmospheric conditions or acts of God.

This warranty is the sole warranty given by KY Truss, Inc. and supercedes all or any statements verbal or otherwise.

[This warranty is for the benefit of original owner only and is not transferable in any way.]

This warranty is in addition to any warranties the customer has at law.

October 25, 2024

Development Department
City of Grove City
4035 Broadway Avenue
Grove City, OH 43123

RE: FDP Application #202410020047 Comment Response – 4371 Broadway Avenue

We are in receipt of your plan review letter dated 10/21/2024 for the above-reference project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each.

Site Plan

1. The zoning text requires that the fencing screening the storage area from Broadway be stained opaque wood fencing. Revise the material of the fence noted on the plans and provide stain color details for the wood fence.
Response: Fencing has been provided along the north side of the proposed storage warehouse. The updated fencing depicted in the plans has been discussed with staff and accepted.
2. The north building (45' x 200' Warehouse) should be located entirely behind the wooden fencing and screening along Broadway. Additionally, the overhead doors should be relocated to be within the fenced area and should not have direct access to Broadway.
Response: Per discussions with staff, one (1) overhead door will be allowed at the front facing Broadway for customer pickups. The other doors have been relocated further into the rear of the site, which will be for owner use.
3. The narrative states the buildings will be used for "cold storage". Provide additional information on the proposed uses of the buildings.
Response: The storage warehouses will be used for holding of supplies and orders, and for pickups by customers.
4. Provide a photometric plan along with light fixture details. Code requires all vehicular and pedestrian areas be illuminated to a minimum of 0.5 footcandles.
Response: Photometric plan provided, please refer to plan set, per comment.
5. Include a maneuverability plan with Jackson Township Fire Department apparatus specification. (Please see attached).
Response: Fire Truck route exhibit has been provided within the revised FDP set.
6. Label all 20 parking locations on the site plan as identified on page 1.
Response: Parking spaces have been labeled appropriately on the site plan, per comment.
7. Include adjacent property railroad owners on the revised plan.
Response: Adjacent owner information provided, per comment.
8. Clarify if the site is proposed to have a dumpster and note the location on the site plan. Please be advised if so, the dumpster will need to be contained in an enclosure made of brick or stone with supplemental landscaping around the perimeter in the form of 36" tall plantings at 5'0" maximum spacing.
Response: No dumpster enclosure is being proposed at this time.

Buildings

9. Provide detailed elevations for both buildings with the proposed color palette. Additionally, the door locations on the elevations provided do not match the door locations shown on the site plan for the rear building (westernmost).

Response: Revised Building materials have been provided. The building materials are still preliminary at this stage for the owner is comparing different metal building manufacturers. However, the final building will be very similar to what is proposed in the supplemental building items provided, as well as being very comparable to the surrounding properties adjacent to the site.

10. Provide clarification on any improvements or modifications to the existing buildings along Broadway. Please be advised that based on the scope of the project the site will be required to be in compliance with the 2018 International Property Maintenance Code (IPMC).

Response: No modifications to the existing buildings are proposed.

11. Provide a materials sheet listing all exterior finish materials, including product type, manufacturer, and color.

Response: Revised building supplemental items have been provided which shed light on some of these items. Please refer to resubmittal package.

Landscaping

12. The site is required to meet the 10- foot parking and drive aisle setback along the north property line with one 2" caliper tree and two 18" deciduous shrubs planted for every 40 lineal feet of the property line.

Response: Site layout has been revised per comment.

13. Two parking lot peninsulas are required to be installed, each containing a 2" caliper tree.

Response: Parking island has been provided on the north side of the site, per comment. The southern island was relocated inward to the site to allow for better access circulation for the use of the property. The required landscape island areas and tree requirements are proposed to be met.

14. Per the zoning text, six-foot-tall arborvitae shrubs, spaced a maximum of five feet on center, shall be installed along the entirety of the fence separating the storage area from Broadway, except in the location of access gates. Additional arborvitae are needed to meet this requirement.

Response: Arborvitae shrubs have been proposed along the front of the existing building facing Broadway, per comment.

15. Additional landscaping is required to meet the city's landscape code. 16 trees required and 19 landscape beds of 20 square feet of landscaping are required to meet the requirements in Section 1136.09(4)

Response: Revised landscaping provided, per comment, refer to landscape plan for details.

16. Provide separate landscape and preservation plans showing how trees will be protected during construction.

Response: Separate landscape plan has been provided, per comment.

17. Provide a tree inventory of all existing trees on site that are 6" dbh or larger. Identify on plans whether they are to be removed or protected.

Response: There are approximately (4) existing trees at the front of the site that will be protected in place to remain. These trees are on the owner's property and will be protected during construction to remain and count towards the total tree count for screening along Broadway.

18. Revise Landscape Note 3 on page 3.0. Turf areas will need to be replaced with sod.
Response: Noted revised, per comment.
19. Please note that contractors will need to work with the City of Grove City Urban Forester in the event of landscaping substitution, as noted in note 11 on page 3.0.
Response: Noted revised, per comment.
20. Update deciduous and evergreen tree staking typical. At least 50% of the burlap, twine, or wire basket is required to be removed per code.
Response: Staking notes have been revised, per comment.
21. Add a landscape note stating all service structures shall be screened per chapter 1136.08 of code.
Response: Noted added, per comment.

Engineering

22. Include right of way width for Broadway.
Response: Noted, right of way width labeled, per comment.
23. Include the EDA, pre- and Post-Impervious area information in a Site Data Table on the title sheet with the revised submittal.
Response: Site Data table updated per comment.
24. Provide a report/technical memo that summarizes the overall SWM approach, references OEPA General Construction Permit for previously developed areas and the reduction of impervious area and include exhibits that document the impervious area reduction.
Response: Technical Memo has been provided to further elaborate and breakdown the stormwater calculations and impervious reduction. Memo has been provided with resubmittal.

Additional Comments

Comments below are not required to be addressed with the development plan but will be required for the Site Improvement Plan (Final Engineering Plan).

25. For the construction plan submittal, show all easements, R/W limits, show and label all utilities (include diameter and record plan reference).
Response: Noted, will comply.
26. Include with the construction plans a sanitary lateral profile for note 4 on the utility plan.
Response: Noted, will provide on final construction drawings or review.
27. With the construction plans you will need to include an Erosion and Sediment Control plan and a separate SWP3 document
Response: Noted, will provide both items with final engineering submittal.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Jeffrey Lonchor
Senior Project Manager
lonchor@cesoinc.com
(440) 773-3461

October 25, 2024

Development Department
City of Grove City
4035 Broadway Avenue
Grove City, OH 43123

RE: Vic's Floors – 4371 Broadway Avenue – Final Development Plan

CESO, Inc. is representing Viktor Bedeshko of Vic's Floors for the proposed project located at 4371 Broadway Avenue. The project proposes the construction of (2) warehouse facilities for cold storage use. One warehouse will be ~10,000 SF, while the second warehouse will be ~9,750 SF. There is potential for 5,000 SF warehouse to be constructed in the future. The future warehouse is shown on the plans for depiction but is not anticipated to be constructed at this time. The proposed warehouse buildings will be metal, pole barn style storage facilities. The color will match the surrounding buildings in the area; the owner is open to a color that would be supported by staff. Each storage warehouse will have sliding doors for access and deliveries. The buildings are approximately 15' tall on the sides and will be approximately 18' tall at the Gable. The sliding delivery doors will be approximately 12' and are depicted approximately on the plans and renderings.

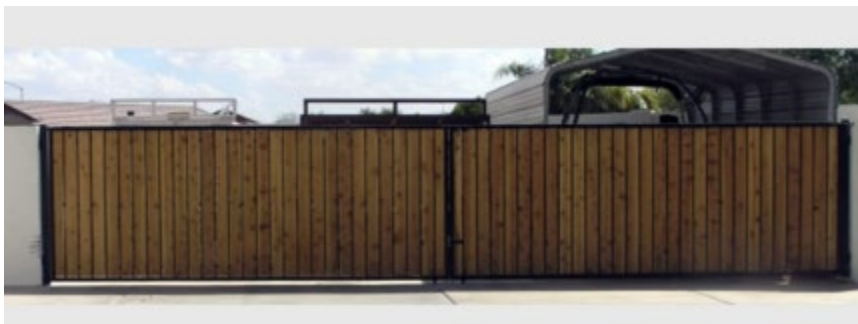
The proposed building along the front of the site will have water, sewer, and electric. While the proposed building at the back of the lot is only planned to have electric for storage only (no restrooms or faucets). All utilities and stormwater management will be approved by the proper agencies prior to construction start.

Fencing and landscaping is proposed to meet the PUD-I zoning text that was approved by the City. Both are depicted within the final development plans accordingly. The storage facilities will have the required 6' wooden opaque privacy fence to screen the building from the adjacent property to the north. There will be (2) metal security fence gates on the north and south sides of the site to allow for access to the rear of the property where the storage warehouses will be.

Respectfully,

Jeffrey Lonchor
Senior Project Manager

Proposed Fence Details







RESOLUTION NO. CR-44-23

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR 4371 BROADWAY

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

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

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

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

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



Ted A. Berry, President of Council

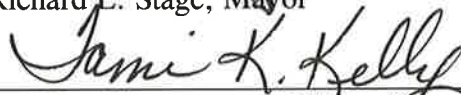


Richard L. Stage, Mayor

Passed: 11-20-2023

Effective: 11-20-2023

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Stephen J. Smith, Director of Law

Received By:
Grove City Development
10/31/23



ORDINANCE C-04-24

Received By:
Grove City Development
10/02/24

AN ORDINANCE FOR THE REZONING OF 4371 BROADWAY FROM SD-4 TO PUD-I WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on January 02, 2024; and

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

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

SECTION 1. The following described premises are rezoned from SD-4 to PUD-I:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 70.41 acres, more or less, conveyed to Henrietta Karl Farm by deed, as recorded in Official Records, Deed Book 923, page 464, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

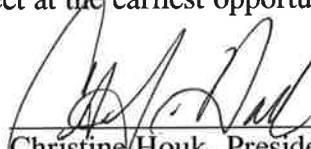
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

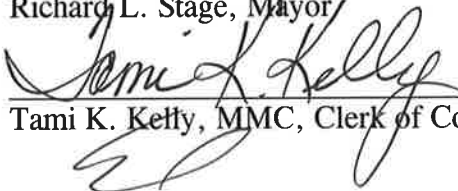
Passed: 02-20-24
Effective: 03-21-24

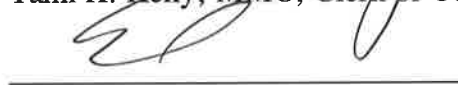
Attest:

I Certify that this ordinance
is correct as to form.


Christine Houk, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

C-11-24

EXHIBIT "A"

LEGAL DESCRIPTION

Received By:
Grove City Development
10/04/23

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Evans, Mechwart, Hambleton & Tilton, Inc.

Parcel Number 040-001205-00

**ALL OF:
(040)
001205**

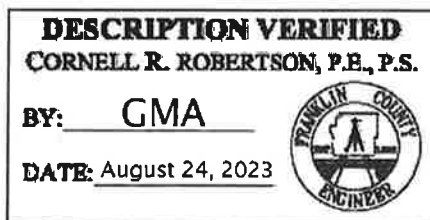
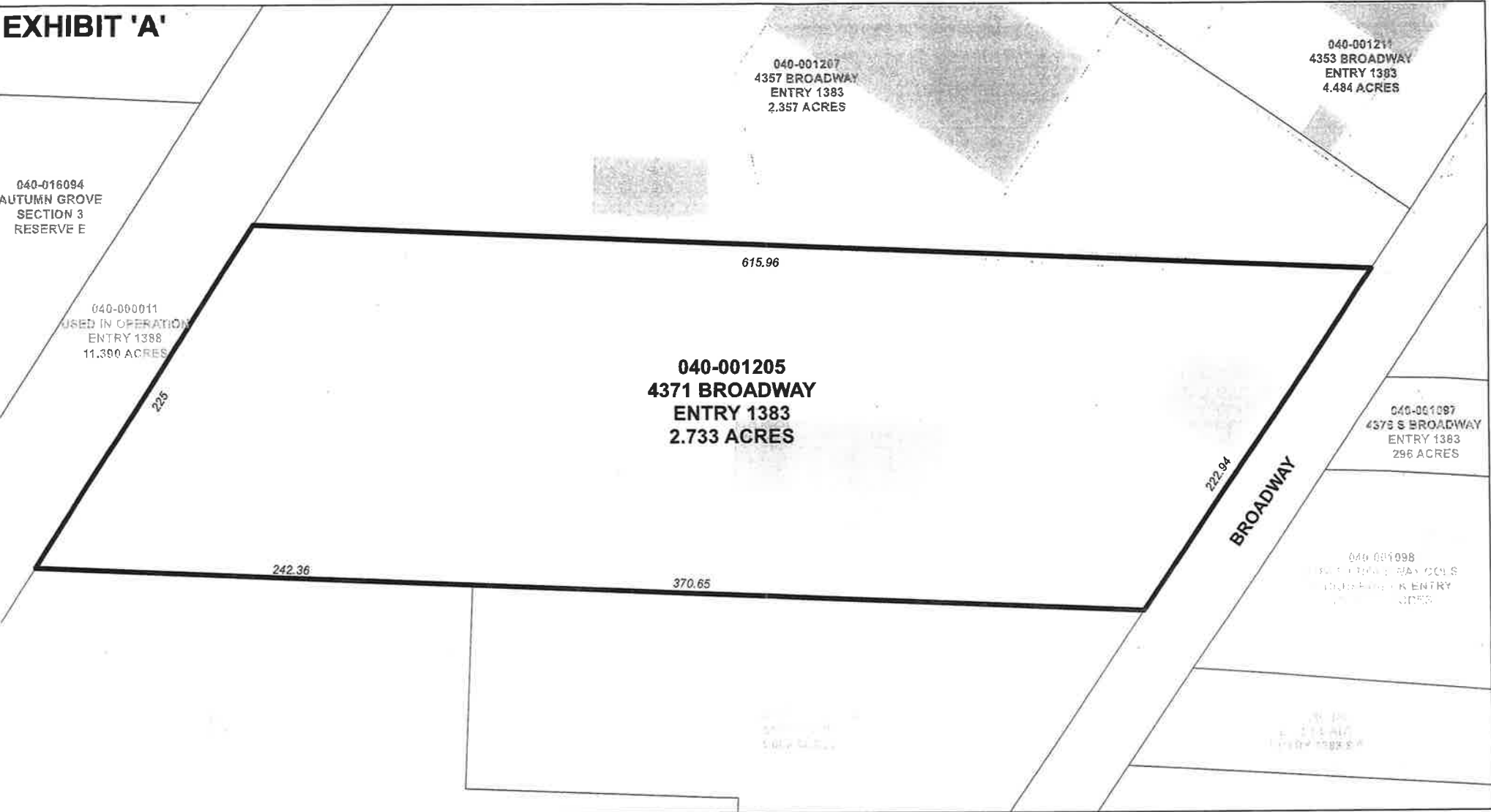
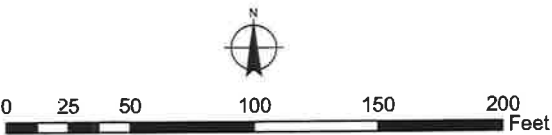


EXHIBIT 'A'



Disclaimer 4371 BROADWAY - SURVEY

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C-0424
4371 Broadway
±2.73 Acres, 040-001205
PLANNED UNIT DEVELOPMENT---Industrial (PUD-I)

ZONING TEXT & DEVELOPMENT STANDARDS

I. Introduction

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

II. Compatibility

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

III. Severability

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

IV. Applicability

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

V. General Requirements

A. Permitted Uses

1. Special trade contractors primarily engaged in the installation of tile, carpeting, linoleum, and other flooring materials.
2. Contractors engaged in repair, service, or construction related trades.
3. Retail and showroom space associated with specialty trade contractors.
4. Administrative, professional, business, and flex offices, and institutional uses including, but not limited to, medical and medical-related services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses.
5. Establishments primarily engaged in the retail sale of a general line of apparel, dry goods, hardware, housewares or home furnishings, groceries, and other lines in limited amounts.

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

B. Building Setbacks

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

C. General Development Standards

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

D. Parking and Drive Areas

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

E. Landscaping

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

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

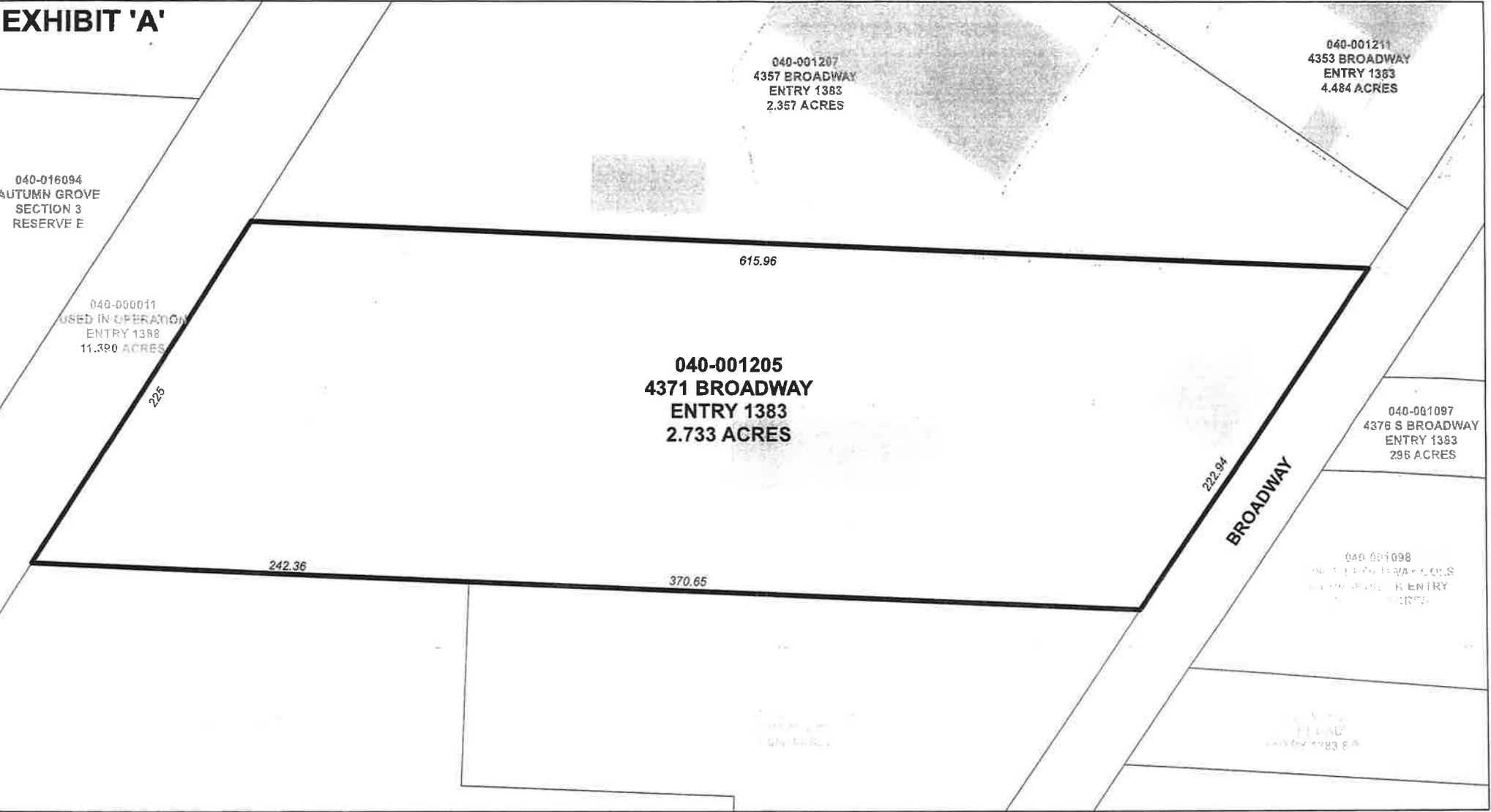
F. Fencing

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

G. Signage

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

EXHIBIT 'A'



Disclaimer **4371 BROADWAY - SURVEY**

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Disclaimer

4371 Broadway - Rezoning

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Stormwater Management Memo

Vic's Floors

4371 Broadway

Grove City, OH 43123

Date Prepared: 10/25/2024

On behalf of:

Vic's Floors

Contact:

Jeff Lonchor
lonchor@cesoinc.com
(614) 942-3017

CESO
2800 Corporate Exchange Dr.
Suite 400
Columbus, OH 43231

Engineer of Record:

Name, Signature & Seal

Existing Conditions

The site is currently a 2.73-acre parcel located at 4371 Broadway in Grove City, OH. The site contains two (2) 1-story buildings, paved drives and parking areas, and a gravel storage lot. There are railroad tracks located on the west side of the property. There is a wooded area between the main rail line and tracks that branch off the main line onto the property.

Proposed Conditions

Vic's Floors is proposing the addition of two (2) warehouse buildings and repaving a portion of the gravel lot. There is also space reserved for an additional future warehouse building. This future space has been accounted for as impervious area in the storm calculations. The railroad tracks located on site will be removed as part of this development. All other disturbed areas will be seeded or landscaped in accordance with the requirements of Grove City.

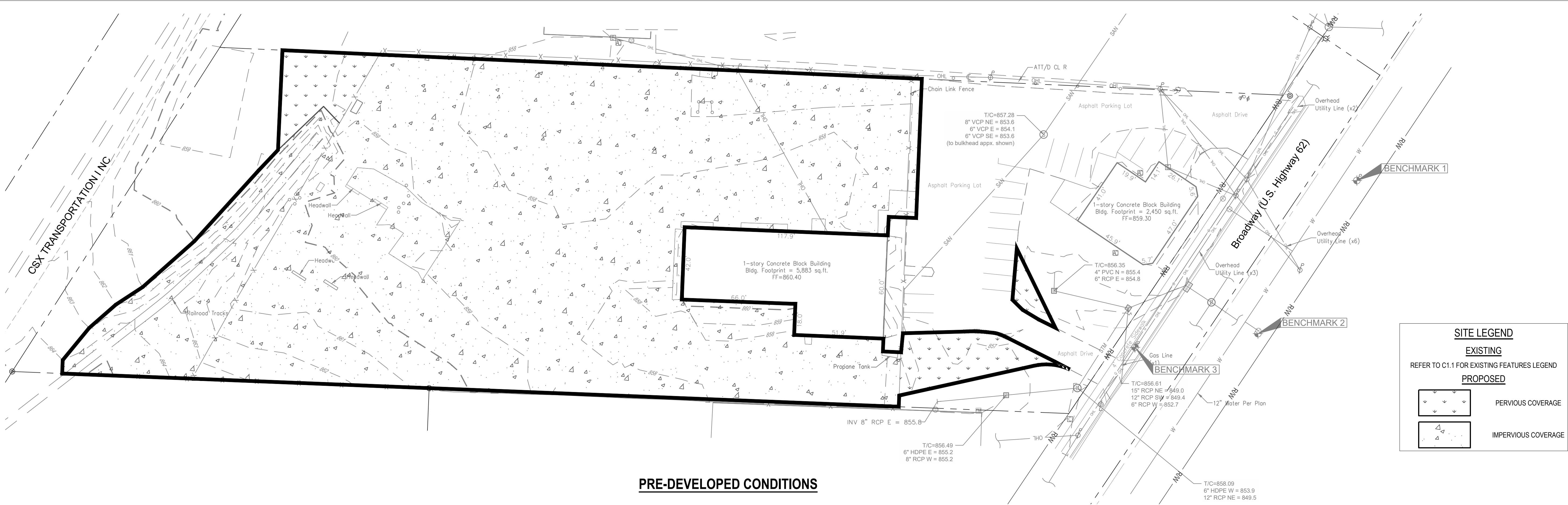
Stormwater Calculations

The total disturbed area for this proposed development is **1.719 acres**. Of that area, **1.634 acres** are covered by impervious area in the pre-developed conditions. Vic's Floors is proposing a post-developed impervious area of **1.220 acres**. This results in a reduction of **0.414 acres** of impervious area, or **24%**. Therefore, no stormwater management is required according to Grove City and Ohio EPA regulations.

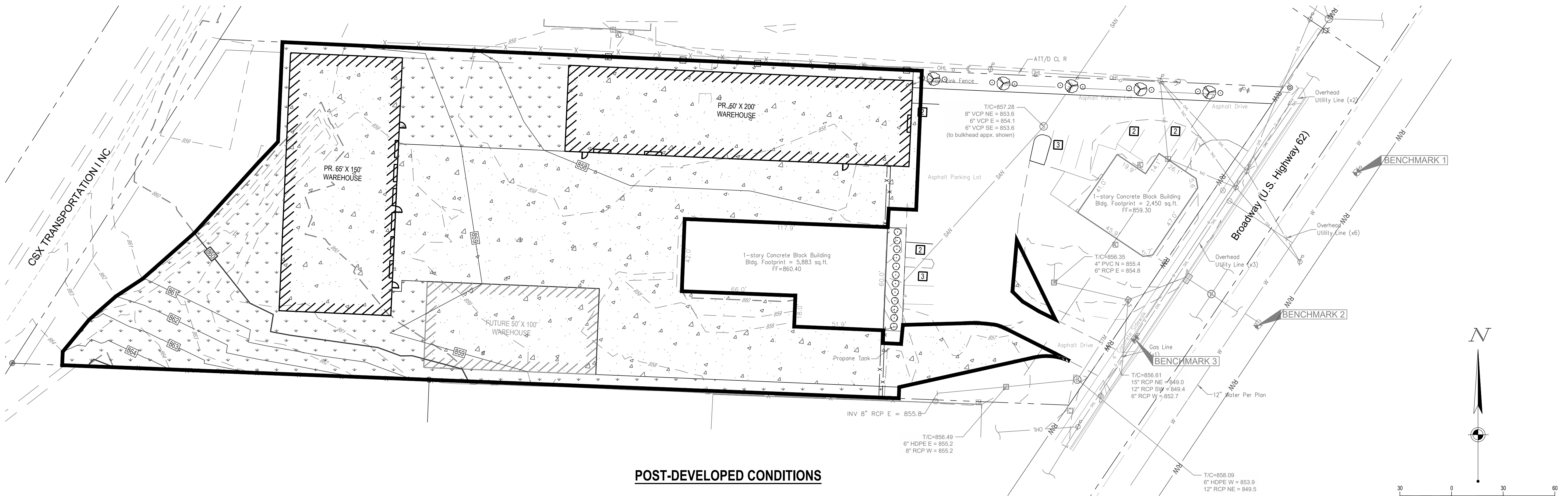
PRE / POST CALCULATIONS	
TOTAL DISTUBED AREA	1.719 AC.
PRE-DEVELOPED IMPERVIOUS AREA	1.634 AC.
POST-DEVELOPED IMPERVIOUS AREA	1.220 AC.
% REDUCTION	24%

Refer to the attached appendices for the Pre-Post Calculation Exhibit and OEPA Water Quality spreadsheet.

W:\PROJECTS\YAK Consulting LLC\764603_Vics Floors-4371 Broadway\03-Civil\DATA\ICTM\764603_DRAINAGE.dwg - 10/25/2024 - Brandon Dattilo



PRE-DEVELOPED CONDITIONS



POST-DEVELOPED CONDITIONS

PRE / POST CALCULATIONS	
TOTAL DISTURBED AREA	1.719 AC.
PRE-DEVELOPED IMPERVIOUS AREA	1.634 AC.
POST-DEVELOPED IMPERVIOUS AREA	1.220 AC.
% REDUCTION	24%

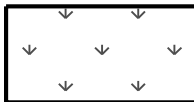
* WITH THE REDUCTION OF IMPERVIOUS COVERAGE NO STORMWATER QUANTITY OR QUALITY IS NECESSARY PER GROVE CITY AND OEPA REQUIREMENTS.

SITE LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

 PERVIOUS COVERAGE

 IMPERVIOUS COVERAGE





GRAPHIC SCALE (IN FEET)
1 in. = 30 ft.



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

VIC'S FLOORS

WAREHOUSE ADDITIONS

4371 BROADWAY
GROVE CITY, OH 43123

Revisions / Submissions

ID	Description	Date
1	FDP SUBMITTAL	2024/10/02
2	FDP SUBMITTAL	2024/10/25

© 2024 CESO, INC.

Project Number: 764603

Scale: 1" = 30'

Drawn By: BTB

Checked By: JMS

Date: 10/02/2024

Issue: NOT FOR CONSTRUCTION

Drawing Title:

**PRE - POST
CALCULATIONS**

EXHIBIT

Post-Construction Water Quality Volume As Required Under Ohio NPDES Construction General Permit No. OHC000006

version 1.2 2023-5-15

This spreadsheet calculates the Water Quality Volume required for both new development and redevelopment projects. Green boxes indicate user input for 1) the total area disturbed, 2) planned total impervious surface and, if redevelopment, 3) total existing impervious surface, each in acres. The user must select new or redevelopment from the dropdown menu to apply the proper equation. Use the separate BMP Compliance Spreadsheets to verify a designed practice or combination of practices meets the applicable requirements including the required Water Quality Volume calculated here. This spreadsheet does not account for factors that may affect the final practice design, including offsite run-on or sediment storage volume.

Project Details

Project Name:	Vic's Floors		
Project ID:	764603		
Project Location:	4371 Broadway Grove City, OH 43123		
Project Latitude:		Longitude:	
NPDES Permit Applicant:			
Submitted By:			
Date:			

Required Water Quality Volume Calculation

Total Disturbed Area, A = 1.719 acres

Type of Development: Redevelopment ▼

Water Quality Volume Equation: $WQvr = 0.90 \text{ in.} * A * [(Rv1 * 0.2) + (Rv2 - Rv1)] / 12$ [Equation 3]
where, $Rv = 0.05 + 0.9(i)$

PRE-CONSTRUCTION CONDITIONS

Ex. Impervious Surface = 1.634 acres
Ex. Impervious Fraction, i = 0.951
Rv1 = 0.905

PROPOSED POST-CONSTRUCTION CONDITIONS

Total Impervious Surface Area = 1.220 acres
Impervious Fraction, i = 0.710
Volumetric Runoff Coefficient, Rv2 = 0.689
 $\Delta Rv = -24 \%$

Water Quality Volume, WQv = _____ ac-ft = _____ cu. ft.

Message Center:

Rv decrease of 20% or greater is sufficient

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

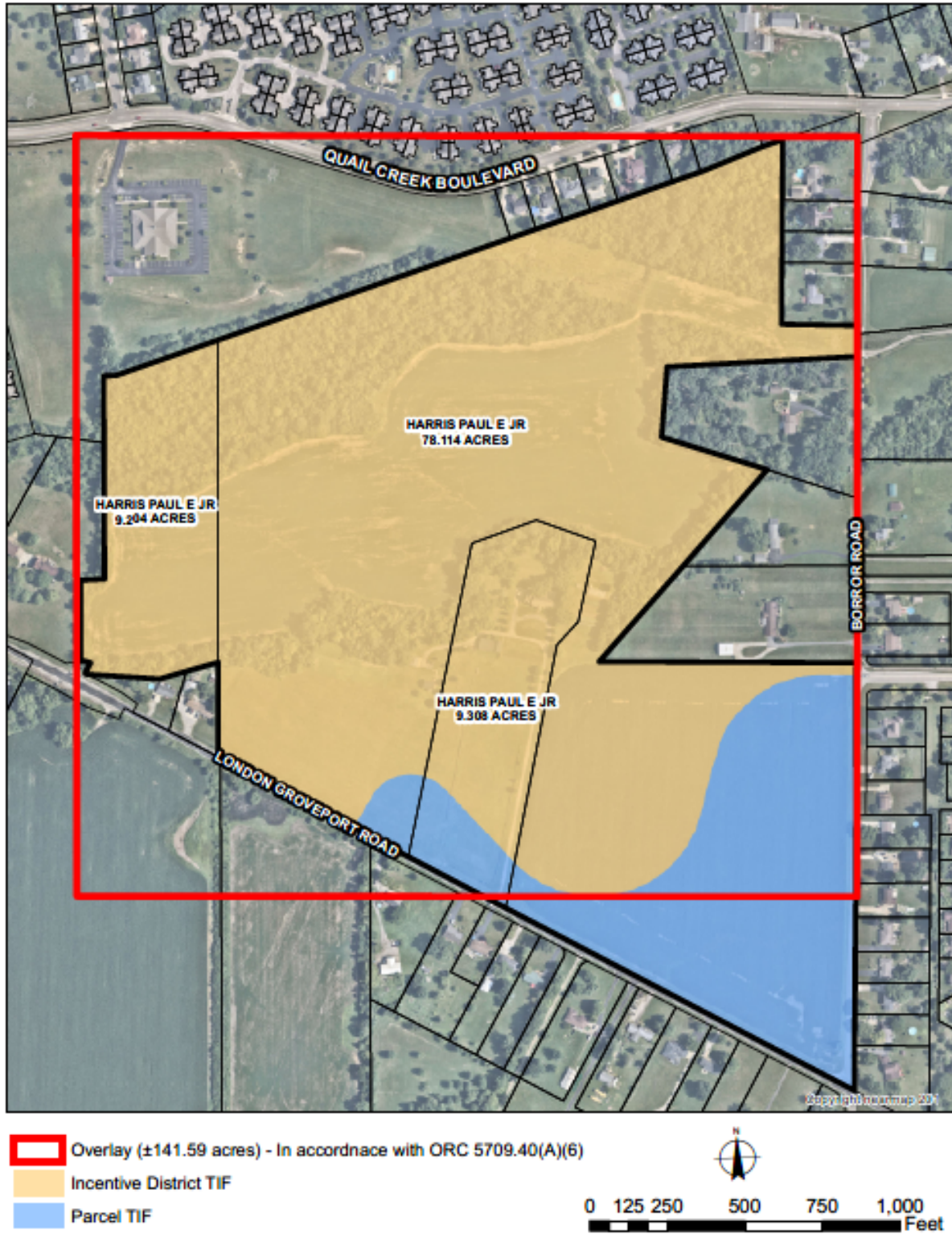


EXHIBIT B

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

Date: 11/12/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: _____
Current Expense: X

No.: C-55-24
1st Reading: 11/18/24
Public Notice: 11/29/24
2nd Reading: 12/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-55-24

AN ORDINANCE TO APPROPRIATE \$1,081,320.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF PROCESSING AN INCOME TAX REFUND

WHEREAS, Section 194 of the Grove City Codified Ordinances imposes a two percent income tax on the net profit of businesses operating in the City; and

WHEREAS, businesses routinely make estimated tax payments to the City in anticipation of incurring a future tax liability; and

WHEREAS, businesses are occasionally entitled to a refund of their estimated tax payments; and

WHEREAS, refunds are normally processed by the Regional Income Tax Agency and are paid using current city income tax collections from other sources; and

WHEREAS, the Ohio Department of Taxation processes a portion of Grove City business income tax accounts and has authorized and issued a refund payment in the amount of \$1,081,320.00; and

WHEREAS, the Ohio Department of Taxation requires payment from the City to reimburse the amount of this refund; and

WHEREAS, an appropriation of funds will allow for the payment.

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

SECTION 1. There is hereby appropriated \$1,081,320.00 from the unappropriated monies of the General Fund to be appropriated to account number 100040.593000 for the current expense of processing an income tax refund.

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

Date: 11-12-24
Introduced By: Mr. Berry
Committee: Parks
Originated By: Mr. Castle
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-56-24
1st Reading: 11/18/24
Public Notice: 11/19/24
2nd Reading: 12/02/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-56-24

AN ORDINANCE TO AMEND SECTION 903.05 OF THE GROVE CITY CODIFIED ORDINANCES TITLED *INTOXICATION* TO PERMIT ALCOHOL AT CERTAIN PAVILIONS WITH AUTHORIZATION FROM THE DIRECTOR OF PARKS AND RECREATION

WHEREAS, the City has various parks and facilities that residents and guests rent for parties and events; and

WHEREAS, under the current City Code, intoxicating liquors or alcoholic beverages are prohibited in or upon any park; and

WHEREAS, this amendment would allow alcoholic beverages at Eagle Pavilion and the Pavilion at Beulah with written authorization from the Director of Parks and Recreation and shall be in compliance with all applicable laws and Administrative Rules established by the Director of Parks and Recreation.

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

SECTION 1. Section 903.05 is hereby amended as follows:

903.05 ALCOHOLIC BEVERAGES PROHIBITED AND INTOXICATION

- (a) No person in a park shall be intoxicated or be under the influence of any intoxicating liquor or alcoholic beverage, pursuant to Section 529.01 of the Codified Ordinances.
- (b) No person shall possess, use, consume, carry or bring any intoxicating liquor, alcoholic beverage in or upon any park.
- (c) **Exemptions: Subsections (a) and (b) of this Section shall not apply to the following locations:**
 - (1) **Eagle Pavilion at Rotary Lake when the possession, sale and/or consumption of intoxicating liquors or alcoholic beverages is permitted by written authorization from the Director of Parks and Recreation.**
 - (2) **The Pavilion at Beulah when the possession, sale and/or consumption of intoxicating liquors or alcoholic beverages is permitted by written authorization from the Director of Parks and Recreation.**
- (d) **The possession, sale and/or consumption of intoxicating liquors or alcoholic beverages, when permitted by Subsection (c), shall be in compliance with all applicable laws pertaining thereto and with any Department of Parks and Recreation administrative rules. Failure to comply with any laws or administrative rules shall be sufficient grounds for immediate revocation of the permit.**

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