



GROVE CITY, OHIO - CITY COUNCIL Agenda

August 4, 2025

5:30 PM

Call to Order / Roll Call

Review Charter

Recess; Reconvene

Approval of Minutes/ Welcome & Reading of Agenda

LANDS:

- | | |
|----------------------------|---|
| <u>Ordinance C-28-25</u> | Accept the Annexation of 0.831± acres located at 2139 Sonora Drive. Second reading and public hearing. |
| <u>Ordinance C-29-25</u> | Accept the Plat of Autumn Grove, Section 6, Phase 2. Second reading and public hearing. |
| <u>Ordinance C-30-25</u> | Approve a Special Use Permit for an Antenna Tower for Parkway Centre Arcadia Tower located at 1620 Buckeye Place. Second reading and public hearing. |
| <u>Ordinance C-31-25</u> | Amend Section 1135.09(b)(12)F9(c) of the Codified Ordinances titled Retail Dispensing of Medical and Recreational Marijuana. Second reading and public hearing. |
| <u>Resolution CR-31-25</u> | Set forth the municipal services that can be furnished to a 26± acre parcel located at 4910 Hoover Rd. upon its annexation to the City of Grove City. |

SAFETY:

- | | |
|--------------------------|---|
| <u>Ordinance C-32-25</u> | Amend Section 331.44 of the Codified Ordinances titled Texting While Driving Prohibited. Second reading and public hearing. |
|--------------------------|---|

SERVICE:

- | | |
|--------------------------|--|
| <u>Ordinance C-33-25</u> | Declare the realignment of North Meadows Drive as a benefit to the Pinnacle Tax Increment Financing Development Area. First reading. |
|--------------------------|--|

PARKS:

- | | |
|----------------------------|--|
| <u>Resolution CR-32-25</u> | Approval by Council to invest Staff time and to expend Financial Resources at Brookpark Middle School. |
|----------------------------|--|

ON FILE

Minutes of: 07/21/25 Council

Date: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-28-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-28-25

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.831+ ACRES LOCATED AT 2139 SONORA DRIVE IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.831+ acres, more or less, in Jackson Township was duly filed by Ana Rose Properties LLC; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 29, 2025; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on May 09, 2025.

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

SECTION 1. The proposed annexation, as applied for in the petition of the Ana Rose Properties LLC, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on March 21, 2025 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on April 29, 2025, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 8231. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be C-2, Retail Commercial, as approved by Ord. C-25-25, and shall be placed in Ward 5. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. 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

**DESCRIPTION OF A 0.831 ACRE TRACT
FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City**

Situate in Virginia Military Survey No. 8231, Jackson Township, Franklin County, State of Ohio, and being Lot 12 of "ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT", of record in Plat Book 17, Page 284, being owned by Ana Rose Properties LLC, of record in Instrument No. 202411250124129. All references to records being on file in the Office of the Recorder, Franklin County, Ohio, said Lot 12 being further described as follows:

The **Point of Reference** being a half inch diameter solid iron bar found at the intersection of the westerly right of way of McDowell Road (50' wide), with the northerly right of way of Edwards Road (50' wide), and being the southeasterly corner of Lot 30 of said "ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT"; Thence North 08°22'54" West, along the westerly right of way of a portion of McDowell Road, being the easterly line of said Lot 30, a distance of 340.70 feet to a half inch diameter solid iron bar found at the northeasterly corner of said Lot 30, being the southeasterly corner of Lot 11 of said "ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT"; Thence North 83°10'35" West, along the northerly line of said Lot 30, the southerly line of said Lot 11, a distance of 134.10 feet to a half inch diameter solid iron bar found marking the common corner at the southeast corner of said Lot 11, the northwesterly corner of said Lot 30, the southeasterly corner of said Lot 12, and the northeasterly corner of Lot 29 and being **The True Place of Beginning** of the herein described Lot 12, being 0.831 acres described for Annexation purposes, and being on a line between the City of Grove City and Jackson Township, marking a southwesterly corner of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060 E-10, marking a northwesterly corner of lands Annexed to the City of Grove City by Ordinance No. C-6-98, of record in Inst. 199803120057946;

Thence North 83°10'35" West, along the northerly line of said Lot 29, being the southerly line of said Lot 12, a distance of 103.06 feet to an iron pipe set, at the southwesterly corner of said Lot 12, being the southeasterly corner of Lot 13, the northwesterly corner of Lot 29, being the northeasterly corner of Lot 28;

Thence North 08°05'22" West, along the westerly line of said Lot 12, being the easterly line of said Lot 13, a distance of 364.78 feet to an iron pipe set at the northwesterly corner of said Lot 12, being the northeasterly corner of said Lot 13, and being in the southerly right of way line of Sonora Drive (50' wide), and being on a line between the City of Grove City and Jackson Township, being a southerly line of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060 E-10;

Thence South 82°03'28" East, along the southerly right of way line of Sonora Drive (50' wide), being the northerly line of said Lot 12, and being on a line between the City of Grove City and Jackson Township, being a southerly line of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060 E-10, a distance of 103.46 to an iron pipe set at the northeasterly corner of Lot 12, being the northwesterly corner of said Lot 11;

Thence South 08°06'45" East, along the easterly line of said Lot 12, being the westerly line of said Lot 11, and being on a line between the City of Grove City and Jackson Township, being a westerly line of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060

E-10, a distance of 362.73 feet to the **True Place of Beginning**, containing 0.831 acre and being all out of Franklin County Auditor Parcel 060-000440-00.

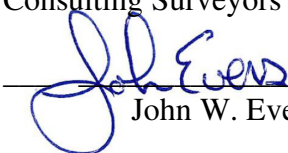
The total length of annexation perimeter is 934.03 feet, of which 466.19 feet is contiguous with the City of Grove City corporation lines, resulting in 50% perimeter contiguity.

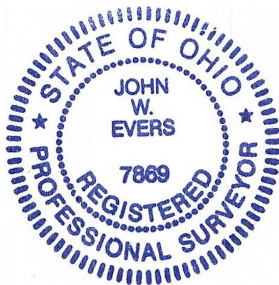
The above description was prepared by John W. Evers, P.S. 7869, of Precision Surveying Services, LLC, from an actual boundary survey performed in December of 2024. All iron pipes set are 3/4" inside diameter and 30" in length, with plastic cap stamped "PSS 7869".

Property Address: 2139 Sonora Drive, Grove City, Ohio 43123

For the purpose of this description, a bearing of North 08°22'54" West, was used on the westerly right of way of a portion of McDowell Road, depicted on the record plat of ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT, as recorded in Plat Book 17, Page 284, on file in the Office of the Recorder, Franklin County, Ohio, and is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011), epoch Jan 01, 2010.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers 01-07-2025
P.S. 7869





Number	Owner	Owner Mailing Address	Tax Mailing Address
1	COLUMBUS GROVE CITY LODGE NO 37 BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE USA	2140 SONORA DR GROVE CITY OH 43123	2140 SONORA DR GROVE CITY OH 43123
2	ANA ROSE PROPERTIES LLC	2121 SONORA DR GROVE CITY OH 43123	1458 EBER-LEA VISTA GROVE CITY OH 43123
3	MELNIK ANDREY MELNIK ANNA E	2172 EDWARDS RD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
4	GOMEZ CONSTRUCTION LLC	6797 N HIGH ST STE 304 WORTHINGTON OH 43085	2187 HOMEWOOD AVE COLUMBUS OH, 43223-1726
5	VELASCO OSWALDO MORAN REBOLLAR KAYLA	1966 WESTBRANCE RD GROVE CITY OH 43123	2128 EDWARDS RD GROVE CITY OH, 43123-2905
6	PAUCAR DEISY SANCHEZ SAMUEL	2141 SONORA DR GROVE CITY OH 43123	2141 SONORA DR GROVE CITY OH 43123

Date: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-29-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-29-25

AN ORDINANCE TO ACCEPT THE PLAT OF AUTUMN GROVE, SECTION 6, PHASE 2

WHEREAS, Autumn Grove, Section 6, Phase 2, a subdivision containing lots 262 – 286, 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 Autumn Grove, Section 6, Phase 2, 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, containing 9.079 acres of land, more or less. Said 9.079 acres being part of that tract of land conveyed to Autumn Grove, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

ITEM 2: 202501020002 – Autumn Grove Section 6 Phase 2 - Plat

Site Location

North of Rensch road, west of Harrisburg Pike (PID 040-012465).

Proposal

A Plat containing 25 lots

Current Zoning

Single Family Residential (R-1)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Autumn Grove, LLC

Property Incentives

None

Applicant/Representative

Todd Lipschultz, Maronda Homes

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Resolution CR-24-22 - Development Plan

Staff Recommendation

Approval as Submitted

Contents	Page
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4. Recommendation.....	4
5. Detailed History	4

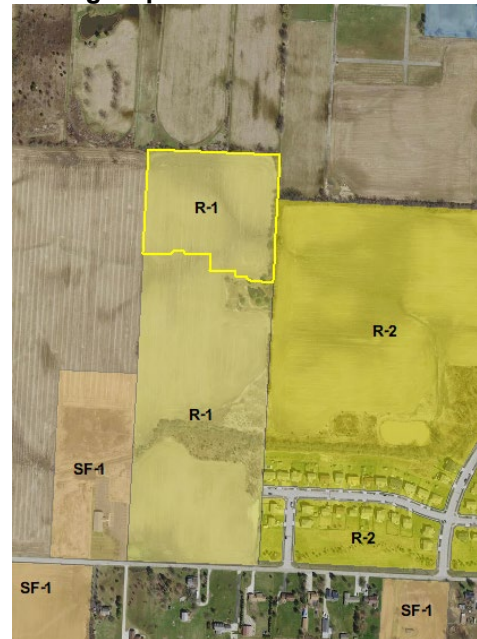
Case Manager

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

Summary

This proposed Plat for Autumn Grove Section 6 Phase 2 contains 25 lots and dedicated right-of-way for a new roadway and roadway extension on 9.079 acres.

Zoning Map

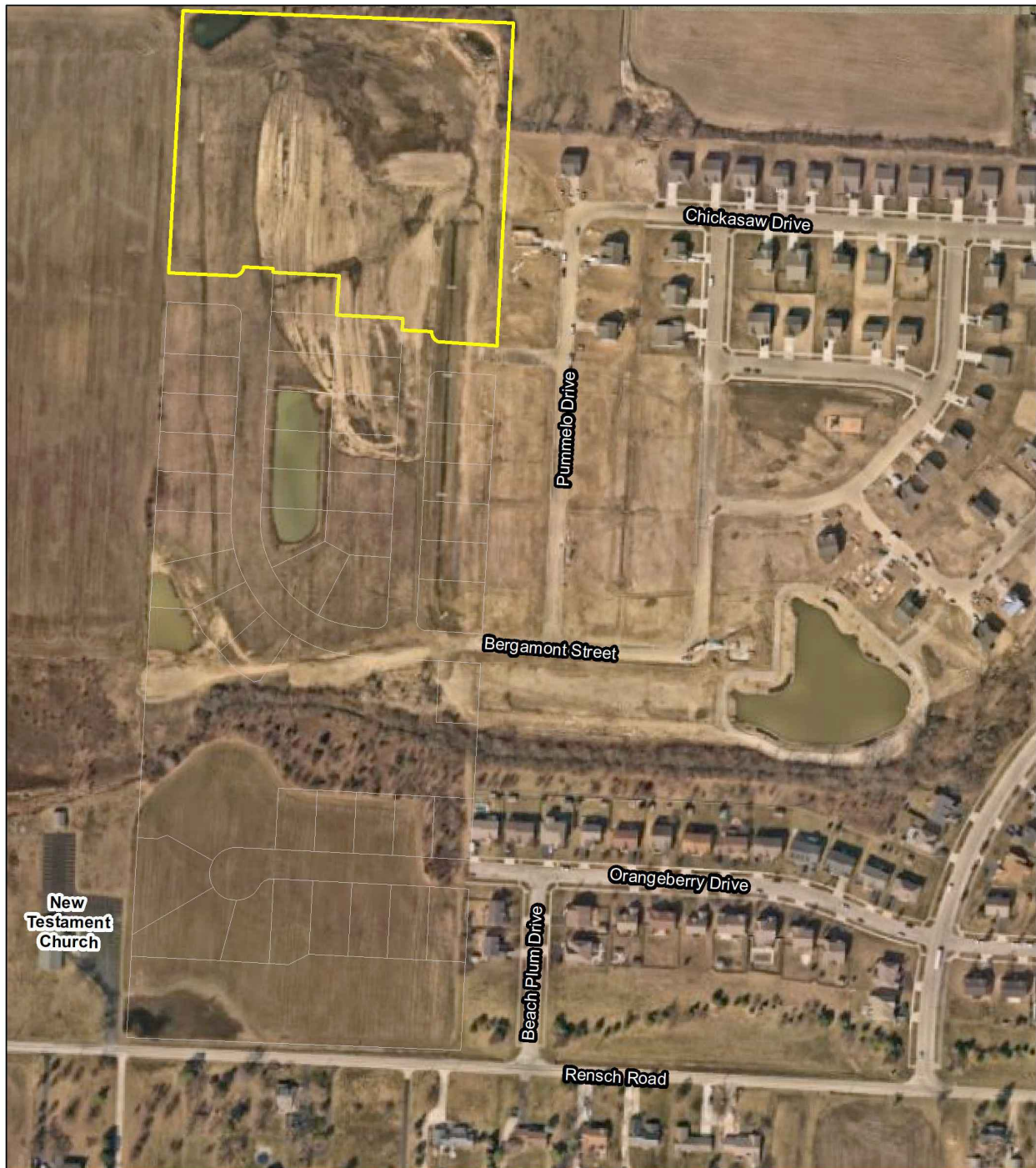


Next Steps

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

1. Context Map

The property is located within the Autumn Grove subdivision, North of Rensch Road, west of Harrisburg Pike (PID 040-012465).



202501020002
Autumn Grove Section 6 Phase 2
Plat
PID: 040-012465

0 60 120 240 360 480 600 Feet

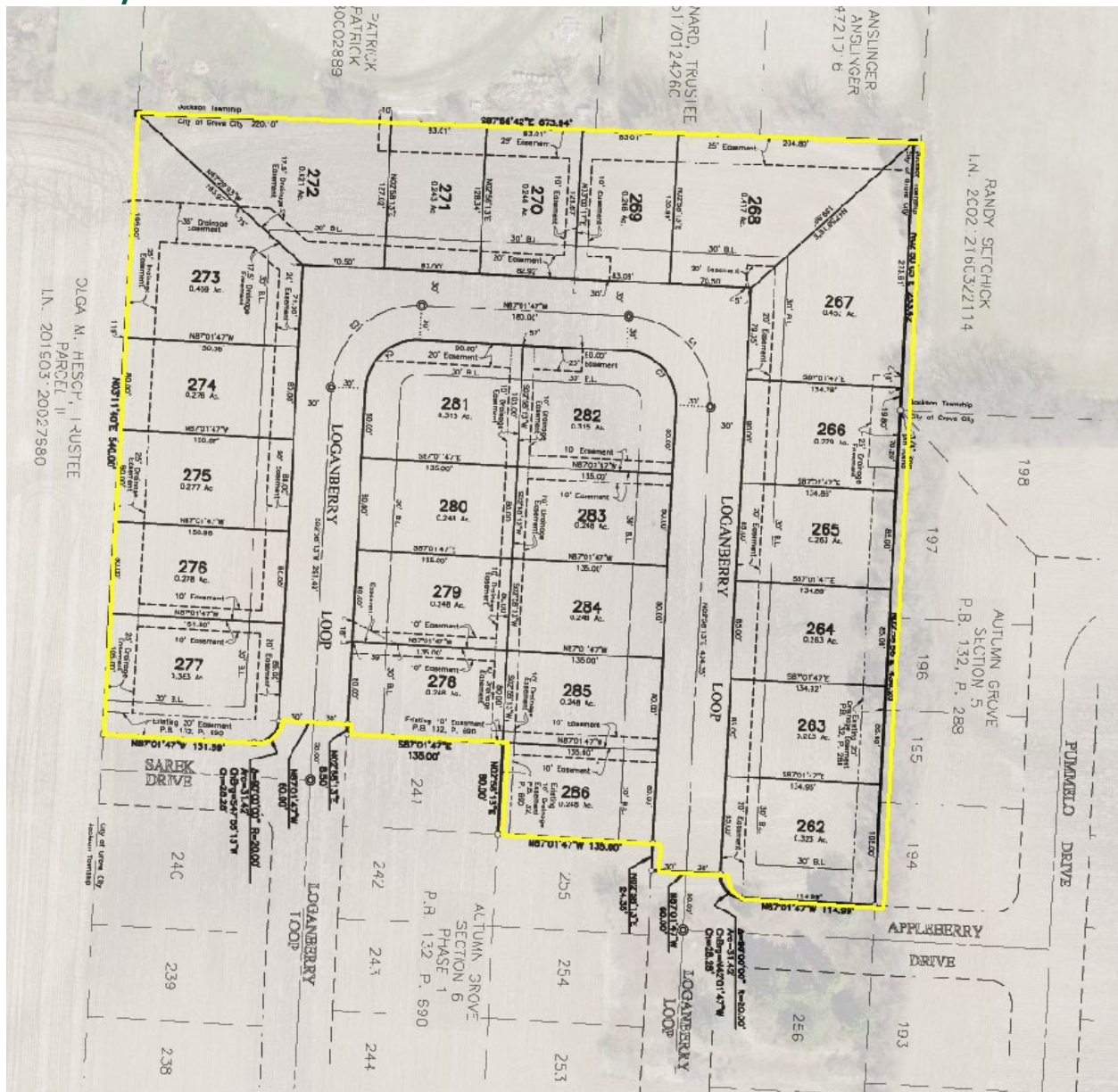


2. Analysis

The applicant is requesting approval of a plat for Autumn Grove Section 6 Phase 2, North of Rensch Road in the Autumn Grove Subdivision. City Council approved the Development Plan for the Autumn Grove Addition in April 2022 with Resolution CR-24-22, and this plat will formalize the right-of-way and parcels shown on the Site improvement Plan.

The plat includes 25 lots, and right-of-way dedication for new roads, Loganberry Loop on 9.079 acres. All proposed lots meet the lot size requirement established in the zoning code for the R-1 (Single Family Residence) zoning district. This is the final plat for the Autumn Grove Addition.

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

2022

City Council approved the development plan for the Autumn Grove Addition at the April 18th meeting with Ordinance C-24-22.



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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Autumn Grove Section 6 Phase 2

PROJECT LOCATION: North of Rensch Road, West of Harrisburg Pike

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-012465

ACREAGE AFFECTED BY THIS APPLICATION: 9.079

EXISTING ZONING: PUD-R

EXISTING LAND USE: Vacant

PROPOSED ZONING:

PROPOSED LAND USE: Single family homes

PROPERTY OWNER INFORMATION

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

Autumn Grove, LLC

5900 Wilcox Place

Dublin, Ohio, 43016

Name

Address

City, State, Zip

614-871-1900

Phone

Fax

Email

APPLICANT INFORMATION

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

Same as property owner

Name

Title

Company / Organization

Address

City, State, Zip

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:

1/2/2025

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

20250102 0002

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Autumn Grove Section 6 Phase 2

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

ACREAGE DISTURBED: 9.079 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 TEOD LIPSCHUTZ, the current property owner hereby authorize the applicant TEOD LIPSCHUTZ to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

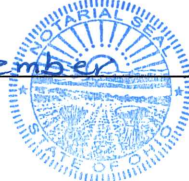
Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 12/10/24

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 10 day of December, 2024 Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2028
[Signature]
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: [Signature] Date: 12/10/24

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 10 day of December, 2024
[Signature]
Official Seal and Signature of Notary Public



Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2028

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:	\$	<u>1800.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1850.00</u>

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [Grove City 2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as 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.

AUTUMN GROVE SECTION 6 PHASE 2

1
2

Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1383, containing 9.079 acres of land, more or less, said 9.079 acres being a part of that tract of land conveyed to **AUTUMN GROVE, LLC** by deed of record in Instrument Number 200510270226656, Recorder's Office, Franklin County, Ohio.

The undersigned **AUTUMN GROVE, LLC** an Ohio limited liability company, by **TODD LIPSCHUTZ**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**AUTUMN GROVE SECTION 6 PHASE 2**", a subdivision containing Lots numbered 262 to 286, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Loganberry Loop shown hereon and not heretofore dedicated.

Easements within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, all quasi public utility companies, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private 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 constructing, using and maintaining storm water drainage swales and/or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of Autumn Grove Section 6 Phase 2, no above grade structures, fences, pools, 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, **TODD LIPSCHUTZ**, Vice President of **AUTUMN GROVE, LLC**, has hereunto set his hand this ____ day of ____, 20 ____.

Signed and Acknowledged
In the presence of:

AUTUMN GROVE, LLC

By
TODD LIPSCHUTZ,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TODD LIPSCHUTZ**, Vice President of **AUTUMN GROVE, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **AUTUMN GROVE, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20 ____.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ Day of ____
20 ____
Chairman, 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 this ____ Day of ____
20 ____
Mayor, Grove City, Ohio

Approved and accepted by Ordinance No. _____, passed this ____ day of _____, 20 ____, wherein all of Loganberry Loop shown dedicated hereon is accepted by the Council of the City of Grove City, Ohio.

In Witness Thereof I have hereunto
set my hand and affixed my seal this
____ day of _____, 20 ____.
Clerk of Council, Grove City, Ohio

Transferred this ____ day of _____,
20 ____.
Auditor, Franklin County, Ohio

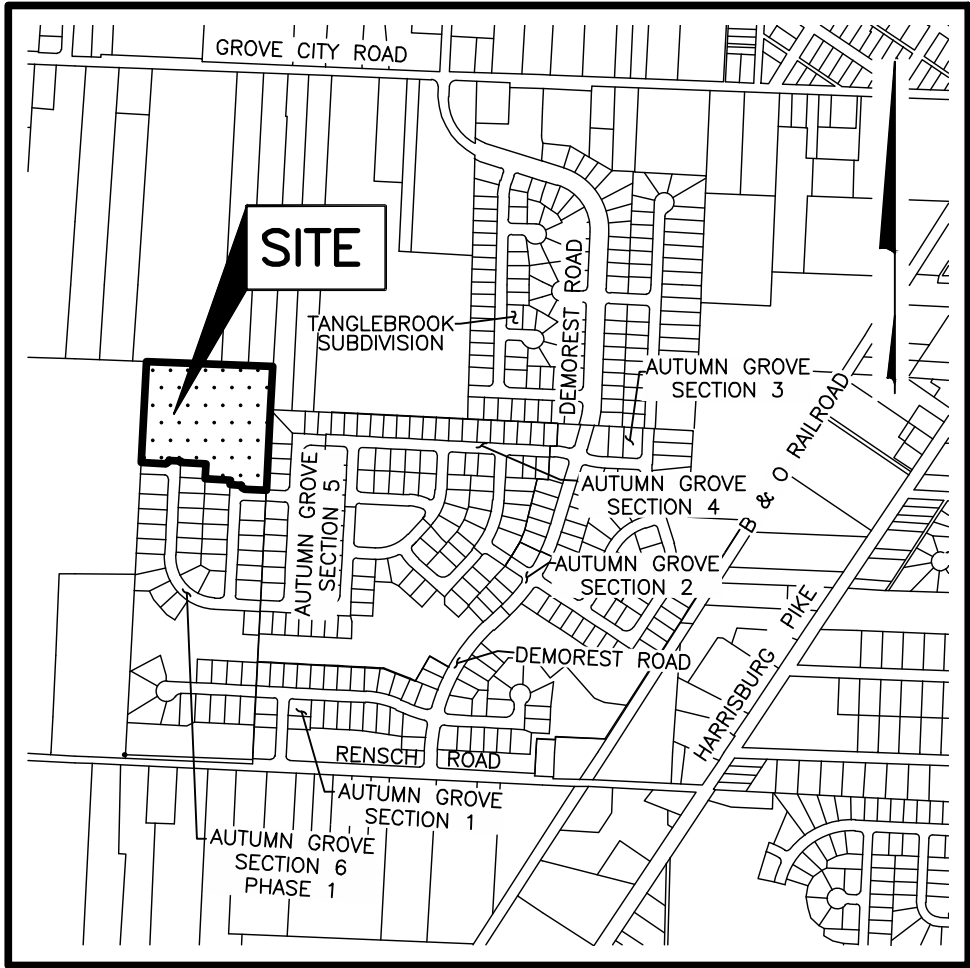
Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____,
20 __ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____,
20 ____.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments including FCGS 5507 and FGCS 1357 and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment) in which a portion of the centerline of Rensch Road has a calculated bearing of North 87°01'47" West.

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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



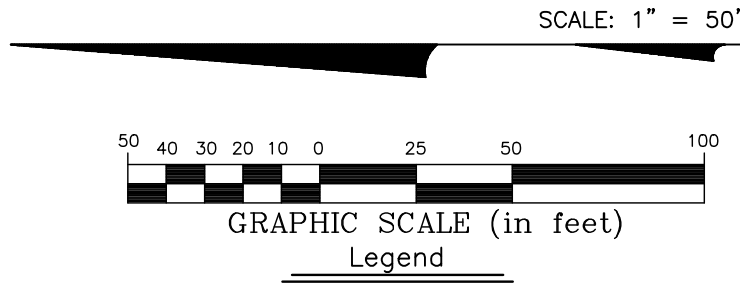
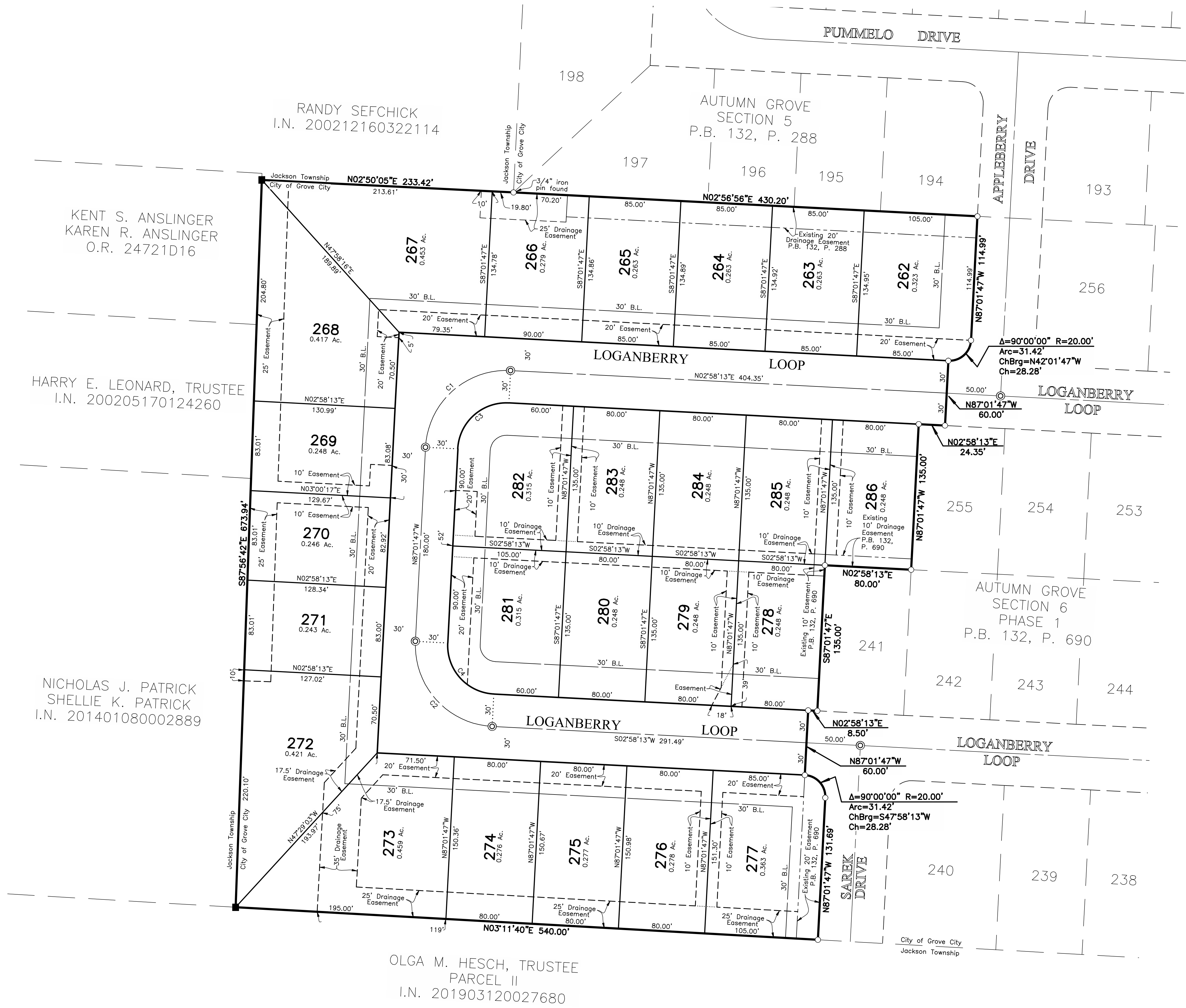
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- = Concrete Fence Post

By _____ Date _____
Professional Surveyor No. 7865

Date

AUTUMN GROVE SECTION 6 PHASE 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	N 42°01'47" W	106.07'
C2	90°00'00"	75.00'	117.81'	S 47°58'13" W	106.07'
C3	90°00'00"	45.00'	70.69'	N 42°01'47" W	63.64'
C4	90°00'00"	45.00'	70.69'	S 47°58'13" W	63.64'

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": Autumn Grove Section 6 Phase 2 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio and Incorporated areas map number 39049C0313K and 39049C0401K, with an effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: Autumn Grove Section 6 Phase 2 is out of the following Franklin County Parcel Number:

040-012465 9.079 Ac.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage: 9.079 Ac.
Acreage in rights-of-way: 1.640 Ac.
Acreage in remaining lots: 7.439 Ac.

NOTE "E": 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 Autumn Grove Section 6 Phase 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

Line Type Legend	
—	Existing Property Line
- - -	Existing R/W Line
- - - - -	Existing R/W Centerline
- - - - -	Existing Easement Line
—	Subdivision Boundary Line
—	Lot Line
—	R/W Line
- - -	R/W Centerline
- - - - -	Easement Line

The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

6/18/25

Matt Kirk, EMH&T
5500 New Albany Road.
Columbus, OH 43054

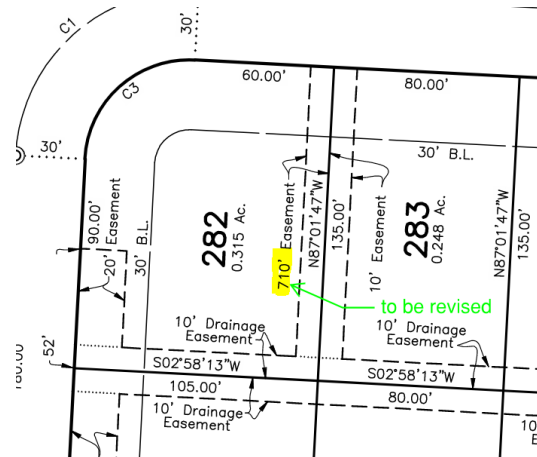
Via email: mkirk@emht.com

Dear Mr. Kirk,

Staff has reviewed your application for Autumn Grove Section 6 Phase 2 Plat, in Grove City, Ohio. The control number for this application is #202501020002 and should be referenced on any future correspondence concerning this matter.

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

1. Please revise the easement distance on Lot 282.
2. Label 25' easement on lot 266 as "drainage easement" as labeled on the construction drawings.
3. Label the existing 10' easement on lot 286 as "drainage easement" as indicated on the Phase 1 Plat.



Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on June 27th, 2025. This will allow us time to review the revisions prior to finalizing the agenda for the July Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the August Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, July 8th, 2025 at 1:30 p.m. in the Council Chambers of City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full size set of all plan sheets by July 1st** to remain on the June Planning Commission meeting agenda.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'TB', is positioned above a horizontal line.

Terry Barr, AICP
Development Planner

Date: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-30-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-30-25

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AN ANTENNA TOWER FOR PARKWAY CENTRE ARCADIA TOWER LOCATED AT 1620 BUCKEYE PLACE

WHEREAS, Parkway Centre Arcadia Tower, applicant, has submitted a request for a Special Use Permit for an Antenna Tower for cellular providers located at 1620 Buckeye Place; and

WHEREAS, on July 08, 2025, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. A variance shall be obtained from Section 1137.11 to allow for the driveway and turn-around area to be gravel instead of the required asphalt or concrete surfaces;
2. A variance shall be obtained from Section 1137.15(d)(1) to allow the cell tower to be located less than the required distance of 100% of the tower's height from all abutting property lines;
3. A variance shall be obtained from Section 1137.15(d)(4) to allow the cell tower to be located closer than the required distance of two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City;
4. A variance shall be obtained from Section 1137.15 to allow the alternative tree species around the cell tower fence area and not meet the requirements of two rows of evergreen trees in all areas, or the 25-foot required setback for the second row.

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

SECTION 1. A Special Use Permit, under Section 1137.15(b) is hereby issued to Parkway Centre Arcadia Tower for an Antenna Tower, located at 1620 Buckeye Place, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____

I Certify that this ordinance
is correct as to form.

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

ITEM 3: 202506160020 – Parkway Centre (Marlane) Arcadia Tower Site - Special Use Permit

Site Location

1620 Buckeye Place (PID 040-005957).

Proposal

Special Use Permit to allow for a new cell tower

Current Zoning

Planned Unit Development – Commercial (PUD-C)

Future Land Use

Commercial Center

Property Owner

JK&R Property Enterprises, LLC

Property Incentives

Stringtown Road TIF

Applicant/Representative

Stephen E. Carr, Arcadia Towers III c/o AT&T
Mobility

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- Zoning Code Section 1137.15
- Ordinance C-24-24

Staff Recommendation

Approval with four variances

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. Special Use Permit 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 application is for a Special Use Permit for a cell tower at 1620 Buckeye Place.

Zoning Map



Next Steps

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

1. Context Map

The property is located at 1620 Buckeye Place (PID 040-005957).



202506160020
Parkway Centre (Marlane)
Arcadia Tower Site
Special Use Permit
PID: 040-005957

0 60 120 240 360 480 600
Feet

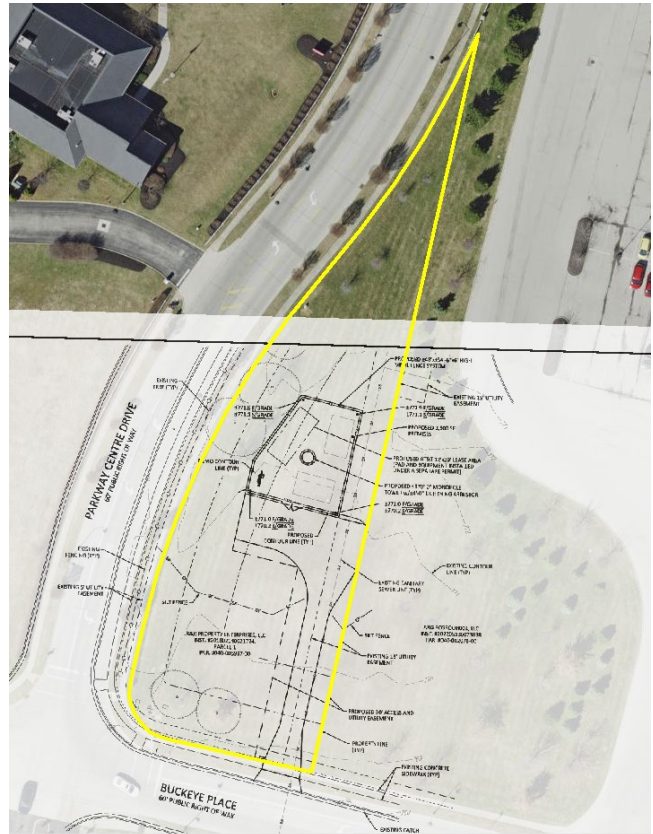


2. Analysis

The applicant is requesting a Special Use Permit to construct a cell tower at 1620 Buckeye Place. The property was rezoned from C-2 (Retail Commercial) and SF-1 (Single-Family Residential) to PUD-C (Planned Unit Development - Commercial) as part of Ordinance C-02-02 approved by City Council in 2002.

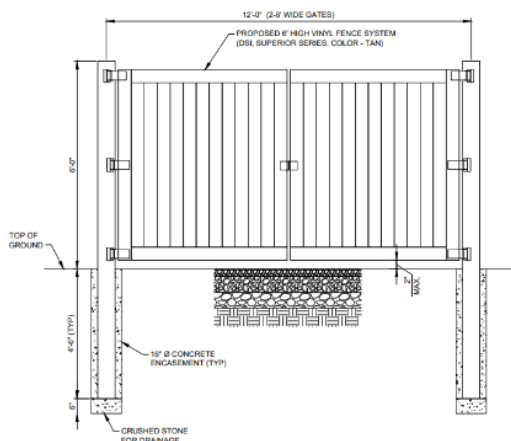
In 2023 City Council passed Ordinance C-36-23 to enter into an agreement with Arcadia Infrastructure I, LLC to perform an analysis of the City's cell tower coverage and market public properties to cell tower carriers to help fill the underserved coverage areas. This site has been selected based on findings from analysis performed as part of Ordinance C-36-23.

The property is zoned PUD-C and is surrounded by commercial zoned properties including PUD-C parcels to the north, east, and west and PUD-R (Planned Unit Development - Residential) property to the south across Buckeye Place. The GroveCity2050 Future Land Use and Character Map designates this site as a Commercial Center. Cell towers are a permitted use with an approved Special Use Permit in any zoning district as approved by Ordinance C-24-24.

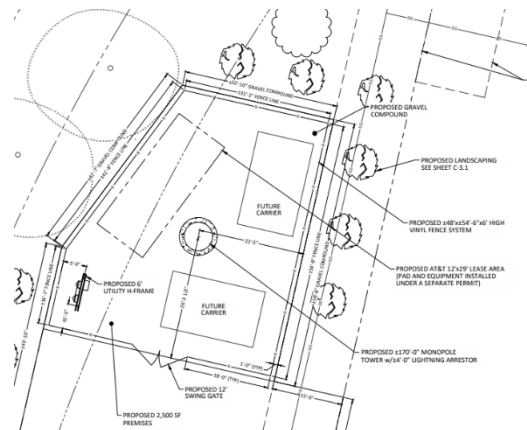


Site Plan

The proposed cell tower is located on a 0.808-acre parcel on the northeast corner of the Buckeye Place and Parkway Centre Drive intersection. The site will have access off Buckeye Place from a 12-foot-wide gravel driveway that leads to the tower enclosure and a gravel turnaround area. Gravel driveway and parking areas are not permitted by Section 1137.11(a). However, Staff is supportive of a variance to allow for a gravel drive and turnaround areas noting the low traffic volume of the site. A 2,500 square foot tower service area is located on the site enclosed by a 6-foot-high tan vinyl fence. A 12-foot-wide gate will provide access to the tower service area. The service area will have three pads for cellular carriers' equipment. Currently AT&T is the only proposed carrier, and the service area has two locations for future cell carriers.



Gate Detail



Service Area Detail

Antenna Tower

The proposed cellular antenna tower is located approximately 157 feet from Buckeye Place, 61 feet from Parkway Centre Drive and 37 feet from the property to the east. The tower is a 170-foot galvanized steel monopole finished in gray. A 4-foot lightning arrestor is located on the top of the monopole bringing the overall height to 174 feet. Additionally, the monopole has locations for antennas for current and future carriers.

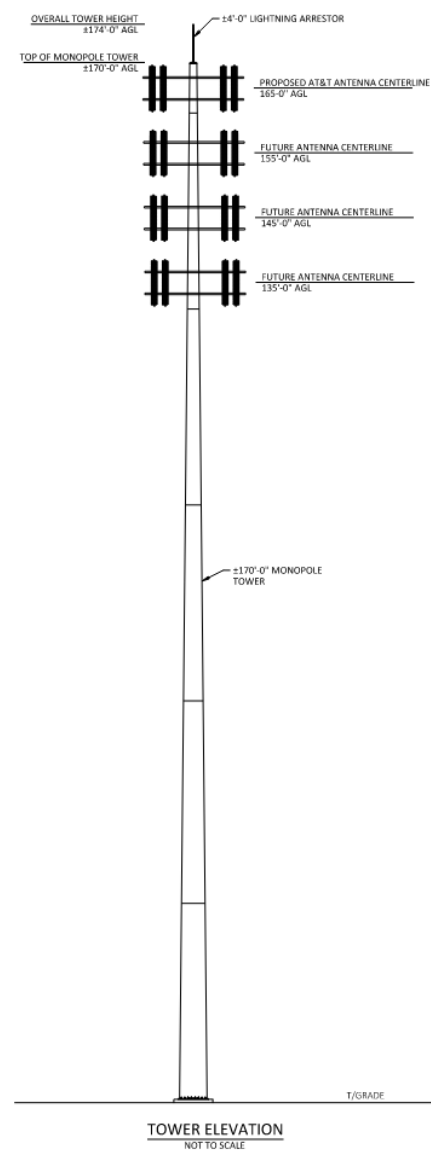
The proposed cellular antenna tower location does not meet the setback requirements as identified in Section 1137.15 of code.

- **Section 1137.15 (d(1))** - A new antenna tower is required to be setback from all abutting property lines by a distance not less than 100% of the towers height.
 - The tower setbacks required to all property lines is 174 feet. Plans show the tower with setbacks of 157 feet to the south, 61 feet to the west, and 37 feet to the east.
- **Section 1137.15 (d(4))** - New antenna towers shall not be located any closer than two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.
 - To meet this requirement, a distance of 348 feet is required between the tower and the residential properties to the south. Plans show a distance of approximately 217 feet from the tower to the residential properties south of Buckeye Place.

Staff is supportive of variances to these sections, noting the lot configuration makes it difficult to meet the setback standards of 100% of the tower height from all property lines and two times the tower height from residential properties. Additionally, the applicant provided a letter from the tower manufacturers stating the tower can withstand wind speeds of 108 mph without ice and 40 mph with up to 1-inch of ice. The letter states that if wind speeds were to exceed the above-mentioned limits, causing the monopole to fail, it would most likely fail within the shaft of the monopole, which is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. Materials state that this would effectively result in a 35' fall radius.

Landscaping

A landscape plan was provided showing proposed and existing landscaping on the site. The site has 15 blue spruce trees, and 6 flowering dogwood trees proposed around the fenced service area of the antenna tower. For antennas over 100 feet in height, the zoning code requires a row of evergreen trees or shrubs to be planted directly outside of the fencing surrounding the tower base and a second row of evergreen trees located within twenty-five feet of the fencing. The proposed flowering dogwood trees do not comply with the section of code that states both rows of trees need to be evergreen trees. Staff is supportive of a variance to the two evergreen tree rows as the proposed trees will still provide screening of the fenced area.



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

Standard is Met: The applicant indicated that the wireless communication facility does not create negative impact on the commercial zoned PUD-C and PUD-R districts. Additionally, it will improve the cell coverage and improve emergency response calls in the area.

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

Standard is Met: The site will be served by adequate existing utilities and will not impact the schools.

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

Standard is Met: The facility will not have an impact on traffic and will only be visited by technicians and other service vehicles as needed.

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

Standard is Met: The facility will help increase the cell coverage in an area that has been limited. Ordinance C-36-23 allowed for cell towers to be permitted within any zoning district with approval of a special use permit.

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

Standard is Not Met: The site has four standards that are not met in accordance with Section 1137 of code. These standards include setbacks from property lines and residential parcels, landscaping screening, and driveway material. Staff are supportive of variances to these standards, noting the site configuration makes it difficult to locate a tower with the required setbacks and the low number of expected trips to the site. The applicant provided a letter noting the fall distance is 35 feet in the case of tower failure which would not impact surrounding structures. Additionally, the landscape screening is being supplemented by existing trees that are remaining on the site.

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

Standard is Met: Radio and television antennas are permitted in any zoning district with approval of a special use permit.

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

Standard is Met: The applicant submitted a complete application by the submittal date.

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 site is providing an increase in cell coverage to a currently low service area, and will pose a minimal impact to the surrounding commercial and residential areas.

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

Finding is Met: The proposed development will have a 6-foot fence to screen the tower equipment along with new trees to screen the area from the road and surrounding properties. Existing trees will remain on the site to increase the screening of the facility.

- (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 increase cell coverage in the area while not adding an undue burden to the City's infrastructure.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit, with the following variances:

1. A variance shall be obtained from Section 1137.11 to allow for the driveway and turn around area to be gravel instead of the required asphalt or concrete surfaces.
2. A variance shall be obtained from Section 1137.15 (d (1)) to allow the cell tower to be located less than the required distance of 100% of the tower's height from all abutting property lines.
3. A variance shall be obtained from Section 1137.15 (d (4)) to allow the cell tower to be located closer than the required distance of two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.
4. A variance shall be obtained from Section 1137.15 (f (2)) to allow the alternative tree species around the cell tower fence area and not meet the requirements of two rows of evergreen trees in all areas.

6. Detailed History

2002

City Council approved the Rezoning to PUD-C and PUD-R and the zoning standards text for the area south of Stringtown Road, east of I-71 at the February 19th meeting with Ordinance C-02-02.

2023

City Council approved an agreement to enter into contract with Arcadia Infrastructure LLC at the September 5th meeting with Ordinance C-36-23.

2024

City Council approved an amendment to 1135.09(b) to allow for radio and television antennas to be located in any zoning district with approval of a Special Use Permit at the June 17th meeting with Ordinance C-24-24.

Grove City Planning Commission

Special Use Permit Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Parkway Centre (Marlane) Arcadia Tower Site

PROJECT LOCATION: 1620 Buckeye Place, Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005957-00 **ACREAGE AFFECTED BY THIS APPLICATION:** .17 acres

EXISTING ZONING: PUD-C **EXISTING LAND USE:** Commercial Development

PROPOSED ZONING: New Cell Tower **PROPOSED LAND USE:** PUD-C

PROPERTY OWNER INFORMATION

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

JK & R Property Enterprises LLC	4714 St. Andrews Drive	Westerville, OH 43082
Name	Address	City, State, Zip
1-614-357-1415	N/A	JKandR@protonmail.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Stephen E. Carr	Project Director	Arcadia Towers III c/o AT&T Mobility
Name	Title	Company / Organization
2894 Aldersgate Drive	Greenwood	IN 46143
Address	City	State, Zip
1-317-446-7747	N/A	scarr@stevecarr.hostpilot.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.

Stephen E. Carr	Project Director	Arcadia Towers III c/o AT&T Mobility
Name	Title	Company / Organization
2894 Aldersgate Drive	Greenwood	IN 46143
Address	City	State, Zip
1-317-446-7747	N/A	scarr@stevecarr.hostpilot.com
Phone	Fax	Email

Contractor

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Parkway Centre (Marlane) Arcadia Tower Site

DEVELOPMENT TYPE: Commercial Retail

Commercial Office ☐Residential ☐Industrial ☐Mixed ☐Other ☒ACREAGE DISTURBED: .17 AcresTOTAL FLOOR AREA: 7463.38NUMBER OF BUILDINGS: 1BUILDING HEIGHT: 174' total tower heightESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): unknownESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$140,000.00ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$50,000.00**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Ken Cook, the current property owner hereby authorize the applicant Stephen E. Carr Arcadia Towers III c/o AT&T Mobility to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Stephen E. Carr, 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: Stephen E Carr Date: 6/16/25

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 16 day of June, 2025

Official Seal and Signature of Notary Public



REVIEW FEES

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

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

GROVECITY2050 GUIDING PRINCIPLES

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

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



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

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

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

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

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

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

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

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

**Grove City Planning Commission
Meeting and Deadline Schedule
2025**

Planning Commission		City Council	
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*	
November 27, 2024	January 7, 2025	1st Reading	January 21, 2025
		2nd Reading	February 3, 2025
December 31, 2024	February 4, 2025	1st Reading	February 18, 2025
		2nd Reading	March 3, 2025
January 29, 2025	March 4, 2025	1st Reading	March 17, 2025
		2nd Reading	April 7, 2025
March 5, 2025	April 8, 2025	1st Reading	April 21, 2025
		2nd Reading	May 5, 2025
April 2, 2025	May 6, 2025	1st Reading	May 19, 2025
		2nd Reading	June 2, 2025
April 30, 2025	June 3, 2025	1st Reading	June 16, 2025
		2nd Reading	July 7, 2025
June 4, 2025	July 8, 2025	1st Reading	July 21, 2025
		2nd Reading	August 4, 2025
July 2, 2025	August 5, 2025	1st Reading	August 18, 2025
		2nd Reading	September 2, 2025
July 30, 2025	September 2, 2025	1st Reading	September 15, 2025
		2nd Reading	October 6, 2025
September 3, 2025	October 7, 2025	1st Reading	October 20, 2025
		2nd Reading	November 3, 2025
October 1, 2025	November 4, 2025	1st Reading	November 17, 2025
		2nd Reading	December 1, 2025
October 29, 2025	December 2, 2025	1st Reading	December 15, 2025
		2nd Reading	January 5, 2026

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

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

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet should be submitted no later than 4:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

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

Revised 3/25/2025

SHEET 1

S1

1

— LEASE AREA

S1

2

— TITLE NOTES

S1

3

— FLOOD ZONE DATA

S1

4

— VICINITY MAP

- COORDINATE POINT LOCATION

NAD 1983
LATITUDE: 39° 52' 33.10" N (39.875861)
LONGITUDE: 83° 02' 46.02" W (-83.046118)
NAVD 1988
ELEVATION: 771.2'
SOUTH STATE PLANE COORDINATE
(BLUE MARBLE GEOGRAPHIC
CALCULATOR VERSION 3.0)
NORTHING: 683695.803
EASTING: 1815226.429
- PROJECT BENCHMARK

NORTH: 683540.04
EAST: 1815198.49
ELEVATION: 768.70
LOCATION: BEING A MAG NAIL 135'
SOUTHEAST OF THE SOUTHWEST
CORNER OF THE LEASE AREA.

811

Know what's below.
Call before you dig.

The utility information shown on this plot,
prepared by FSTAN was obtained from
existing records and or by field locations.
It is the contractor's responsibility to verify
their existence and location, and to contact
the appropriate utility company for field locations.

SYMBOL LEGEND

WOOD POWER POLE

CONCRETE POWER POLE

METAL TRAFFIC POLE

LIGHT POLE

GUY POLE

TELEPHONE PEDESTAL

GUY ANCHOR

MANHOLE

WATER VALVE

WATER METER

FIRE HYDRANT

ELECTRIC BOX

G.W.P. GAS WARNING POST

SPOT ELEVATION

CALCULATED POINT

#5 REBAR CAPPED TO BE SET
AT TIME OF CONSTRUCTION

EXISTING IRON PIN
(UNLESS OTHERWISE NOTED)

EDGE OF GRAVEL

EDGE OF PAVEMENT

RIGHT OF WAY

CENTERLINE

REINFORCED CONCRETE PIPE

CONCRETE

CORRUGATED PLASTIC PIPE

CORRUGATED METAL PIPE

SUBJECT PROPERTY LINE

TOP OF CURB

BOTTOM OF CURB

POINT OF COMMENCING

POINT OF BEGINNING

IRON PIN CAPPED

ABBREVIATIONS

EG

EP

ROW

CL

RCP

CONC

CPP

CMP

PL

TC

BC

POC

POB

IPC

LINE LEGEND

OVERHEAD ELECTRIC

UNDERGROUND GAS LINE

UNDERGROUND WATER LINE

OVERHEAD ELECTRIC & TELEPHONE LINE

OVERHEAD TELEPHONE LINE

DRAINAGE/STORM SEWER LINE

EXISTING FENCE

PROPOSED FENCE

DITCH / SWALE

SUBJECT PROPERTY BOUNDARY

RIGHT OF WAY CENTERLINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY
APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE

GRID NORTH

TRUE NORTH

-0° 20' 47"

GRID NORTH BY G.P.S.
OBSERVATION, ±10 SECONDS

NORTH IS BASED ON THE SOUTH
STATE PLANE COORDINATE SYSTEM,
AND WAS DETERMINED
BY COMPUTATION FROM G.P.S.
OBSERVATION ON SEPTEMBER 19, 2024.

SURVEYORS NOTES

SOURCE OF BEARING AND ELEVATION IS A G.P.S. OBSERVATION ON
SEPTEMBER 19, 2024, FROM A GPS CONTINUOUSLY OPERATING REFERENCE
STATION DESIGNATION - COLUMBUS CORS ARP, CORS_ID - COLB, PID -
AJ7184.

SITE SHOWN SUBJECT TO RIGHT OF WAYS AND EASEMENTS SHOWN HEREON
OR NOT.

NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO
DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE
PARENT TRACT.

THERE ARE NO COUNTY DITCH EASEMENTS UNDER ORC 6137.12 WHICH
WOULD AFFECT THE SUBJECT LAND SPACE OR THE SUBJECT RIGHTS OF
WAY. NO DITCH PLOTTED HEREON IS INVOLVED IN A COUNTY DITCH
MAINTENANCE PROGRAM.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.

S1

1

S1

4

S1

3

0'

25'

50'

100'

SCALE: 1" = 50' (IN FEET)

S1

4

S1

3

VICINITY MAP SCALE: 1" = 2000'

OWN

INTERCHANGE 100

762 ROAD

770

WHITE

SITE

LOCATION DESCRIPTION

LOCATED ON THE PROPERTY CONVEYED TO JK&R
PROPERTY ENTERPRISES, LLC IN INSTRUMENT NUMBER
201802140021724, PARCEL 1, AND BEING A PART OF
THE VIRGINIA MILITARY SURVEY NUMBER 8231, GROVE
CITY, FRANKLIN COUNTY, OHIO

THIS SITE IS LOCATED ON THE SOUTHWEST
COLUMBUS OHIO USGS QUADRANGLE SHEET.

The horizontal datum (coordinates) is referenced to the
North American Datum 1983 (NAD 83) and is expressed in
terms of Latitude and Longitude in degrees, minutes,
seconds, and decimal parts thereof, and is accurate to
within 15 feet horizontally. The site vertical datum
(elevations and benchmark) is in terms of the North
American Vertical Datum of 1988 (NAVD 88) and is
accurate to within +/- 3 feet vertically.

SURVEYOR'S REVIEW OF "SPECIAL EXCEPTIONS"

NOTES CORRESPONDING TO THE TOWER AGENCY, LLC, "COMMITMENT FOR TITLE INSURANCE", COMMITMENT NUMBER:
ARC-188024-C AND ISSUING OFFICE NUMBER: ARC-188024-C, EFFECTIVE DATE: 09/16/2024.

10. Terms and conditions of an unrecorded agreement, as evidenced by a(n) Development and Restriction Agreement between
Stringtown Partners South LLC and Stringtown Partners North LLC, each an Ohio Limited Liability Company ("Collectively the
"Continental Entities") and Lucas State Street Stringtown Limited, an Ohio Limited Liability Company and Columbus Corporate
Center, Inc., an Ohio Corporation, dated September 24, 2001 and recorded October 25, 2001 in (instrument)
200110250246277, in Franklin County, Ohio. (NOT A SURVEY ISSUE)

11. Deed of Easement between Lucas State Street Stringtown Limited, an Ohio Limited Liability Company; and City of Grove
City, Ohio, an Ohio Municipal Corporation, dated October 17, 2002 and recorded October 25, 2002 in (instrument)
200210250269832, in Franklin County, Ohio. (DOES NOT AFFECT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT
SHOWN PER THIS SURVEY)

12. Terms and conditions contained in that Declaration of Covenants dated November 8, 2004 and recorded November 16,
2004 in (instrument) 200411160261969 in Franklin County, Ohio. (NOT A SURVEY ISSUE)

13. Terms and conditions contained in that Declaration of Covenants dated November 8, 2004 and recorded April 5, 2005 in
(instrument) 200504050062425 in Franklin County, Ohio. (NOT A SURVEY ISSUE)

14. Easement Deed between Lucas State Street Stringtown Limited, an Ohio Limited Liability Company; and Real Living -
Grove City Investment, LLC, an Ohio Limited Liability Company, dated January 5, 2007 and recorded January 16, 2007 in
(instrument) 200701160008979, in Franklin County, Ohio. (DOES NOT AFFECT THE LEASE AREA OR THE ACCESS & UTILITY
EASEMENT SHOWN PER THIS SURVEY)

15. Declaration of Easements and Restrictions for Shared Drive between Lucas State Street Stringtown Limited, an Ohio
Limited Liability Company; and Ascent Hospitality Inc, LLC, an Indiana Limited Liability Company, dated August 14, 2013 and
recorded August 20, 2013 in (instrument) 201308200142249, in Franklin County, Ohio. (DOES NOT AFFECT THE LEASE AREA
OR THE ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

16. Terms and conditions of an unrecorded lease, as evidenced by a(n) Memorandum of Option and Lease Agreement
between JK&R Property Enterprises LLC, a Ohio Limited Liability Company and Arcadia Infrastructure I, LLC, a Delaware
Limited Liability Company, dated July 19, 2024 and recorded July 31, 2024 in (instrument) 202407310076711, in Franklin
County, Ohio. (DOES AFFECT THE LEASE AREA AND THE ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

17. Any and all matters disclosed on the map entitled "Buckeye Parkway, Buckeye Place, Lamplighter Drive and Parkway
Central Drive Dedication and Easements" dated July 27, 2004 and recorded December 6, 2004 in (book) 105 (page) 69, in
Franklin County, Ohio. (DOES AFFECT THE LEASE AREA AND THE ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

LAND SURVEYOR'S CERTIFICATE

TYPE "A" SURVEY: UNAJUSTED TRAVERSE CLOSURE BETTER THAN 1 IN 10,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
I hereby certify that this plat and survey were made under my
supervision, and that the angular and linear measurements,
as witnessed by monuments shown hereon, are true and correct
to the best of my knowledge and belief.
This survey and plat meets or exceeds the minimum standards
of the governing authorities.
This property is subject to any recorded easements or right
of ways not shown hereon.

PERRY CLOYD

OH. Reg. No. 7255

"WIRELESS COMMUNICATION SITE SURVEY"

OWNER APPROVAL: _____ DATE: _____

TENANT APPROVAL: _____ DATE: _____

S1

3

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM)
MAP NO. 39049C0318K DATED 06-17-2008 AND THE LEASE
AREA DOES NOT APPEAR TO BE IN A FLOOD PRONE
AREA. THE LEASE AREA IS LOCATED IN ZONE "X".

PREPARED FOR:

Arcadia Towers

BURGESS & NIPLE

PERRY CLOYD

FOR:

FSTAN

1012 S 4th Street, Suite 101
Louisville, Ky 40203
Phone: (502) 636-5111
Fax: (502) 636-5263

SITE NUMBER:

SITE NAME:
MARLAND GROVE CITY

SITE ADDRESS:
BUCKEYE PLACE
GROVE CITY, OH 43123

LEASE AREA:
2,500.00 SQ.FT.

PROPERTY OWNER:
JK&R PROPERTY ENTERPRISES, LLC
4714 ST ANDREWS DRIVE
WESTERVILLE, OH 43082

PARCEL NUMBER:
040-005957-00

SOURCE OF TITLE:
INST. #201802140021724, PARCEL 1

DWG BY: SNS FIELD DATE: DRAFT DATE:

CHKD BY: PC 09.20.24 09.24.24

FSTAN PROJECT NO.:

24-12148

SHEET 1 OF 2

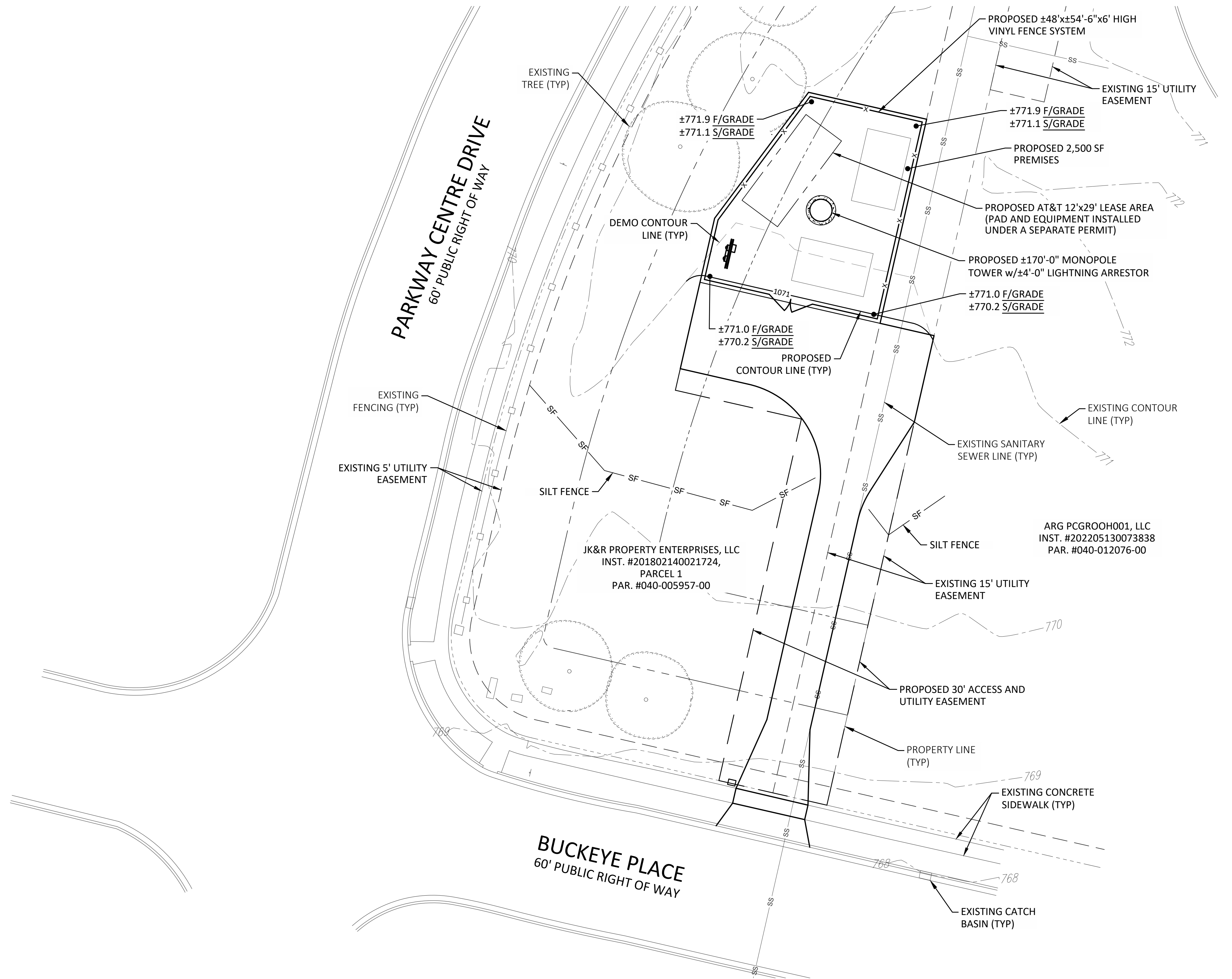
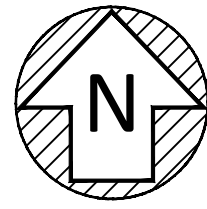
REVISIONS:

ADD LEGAL DESC - 10.23.24

DIST TO PL - 06.20.20

RAWLAND

Page 38 of 89



0 16' 32'

1"=16'

-

EOP

PROPOSED CONTOURS 1071

EXISTING CONTOURS 1071

PROPOSED DRAINAGE FLOW ARROWS

PROPOSED STONE BAG SILT CHECK

PROPOSED SILT FENCE SF SF SF

PROPOSED PREMISES

PROPOSED EASEMENT

EXISTING PROPERTY LINE

EXISTING LOT LINE

EXISTING DITCH

EXISTING UNDERGROUND TELEPHONE UGT UGT

EXISTING UNDERGROUND ELECTRIC UGE UGE

Arcadia Towers

[illegible]

GD-1

EROSION AND SEDIMENT CONTROL

- THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) (LATEST EDITION) AND AS SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL BE CONSIDERED THE DEVELOPER OF THE STORMWATER DISCHARGE.
2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE WATER LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS, WHETHER SPECIFICALLY SHOWN ON THE PLANS OR NOT.
3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT FILTERS, SILT FILTER FENCE, ROCK CHECK DAMS, AND TEMPORARY GROUND COVER.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
5. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 14 DAYS OR MORE SHALL BE SEEDED WITHIN 7 CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
6. ALL DENUDED AREAS, INCLUDING STOCKPILED TOPSOIL AND EXCAVATED MATERIAL, ARE TO BE PROTECTED THROUGH THE USE OF TEMPORARY SEEDING, OR COVERED WITH ANCHORED STRAW MULCH.
7. FINAL GRADING WILL BE CONSISTENT WITH PRE-CONSTRUCTION TOPOGRAPHY TO MAINTAIN DRAINAGE AND AESTHETICS.
8. REMOVE ONLY THE TREES, SHRUBS, AND GRASSES THAT MUST BE REMOVED TO PERMIT ACTUAL CONSTRUCTION. PROTECT THE REMAINING TO PRESERVE THEIR AESTHETIC AND EROSION CONTROL VALUE.
9. BACKFILL TRENCHES IMMEDIATELY AFTER USE. SEED AND MULCH THE TRENCH AREA WITHIN 1 WEEK AFTER AREA OR SECTION HAS BEEN OPENED.
10. SETTLING FACILITIES, SEDIMENT FILTERS, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING OR CONSTRUCTION AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.
11. WORKING IN OR CROSSING STREAMS - STREAMS INCLUDING BED AND BANKS SHALL BE RE-STABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED, INTERRUPTED, OR STOPPED. TO THE EXTENT PRACTICABLE, CONSTRUCTION VEHICLES SHALL BE KEPT OUT OF STREAMS. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. WHERE A STREAM MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY CULVERT SHALL BE PROVIDED.
12. CONSTRUCTION ACCESS ROUTES - MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS ELIMINATED.
13. SLOUGHING AND DUMPING - NO SOIL, ROCK, DEBRIS, OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO A WATER RESOURCE OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP, OR ERODE INTO A WATER RESOURCE UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE GOVERNING JURISDICTION. UNSTABLE SOILS PRONE TO SLIPPING OR LAND SLIDING SHALL NOT BE GRADED, EXCAVATED, FILLED, OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS DONE IN ACCORDANCE WITH A QUALIFIED PROFESSIONAL ENGINEER'S RECOMMENDATIONS TO CORRECT, ELIMINATE, OR ADEQUATELY ADDRESS THE PROBLEMS.
14. MAINTENANCE AND INSPECTION - ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE MAINTENANCE REQUIREMENTS. THEY SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND INSPECTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES REQUIRED BY THE GOVERNING JURISDICTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE INSPECTOR, ONCE EVERY 7 CALENDAR DAYS AND/OR WITHIN 24 HOURS AFTER A RAIN EVENT OF GREATER THAN 0.5 INCHES IN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL IDENTIFY AREAS CONTRIBUTING TO STORMWATER DISCHARGES ASSOCIATED WITH THE PROJECT; EVALUATE THE ADEQUACY, IMPLEMENTATION, AND MAINTENANCE OF EXISTING AND EXISTING EROSION AND SEDIMENTATION MEASURES; AND DETERMINE WHETHER ADDITIONAL MEASURES ARE REQUIRED. ACCEPTABLE INSPECTION REPORTS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE GOVERNING JURISDICTION WITHIN 48 HOURS OF INSPECTION COMPLETION. THE REPORT SHALL CONTAIN THE RESULTS OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE PLAN, AND IDENTIFYING ANY INCIDENTS OF NONCOMPLIANCE.
15. OUTFLOWS FROM DEWATERING OPERATIONS - ALL WATER PRODUCED FROM CLEANING AND DEWATERING OPERATIONS, WHETHER SPECIFICALLY FROM TRENCH DEWATERING OPERATIONS OR FROM MORE EXTENSIVE DEWATERING OPERATIONS, SHALL BE DISCHARGED IN SUCH A MANNER AS TO ELIMINATE EROSION FROM SUCH DISCHARGE.
16. ADDITIONAL CONTROLS - THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENTS ARE TRACKED OFF-SITE BY CONSTRUCTION EQUIPMENT, VEHICLES, AND WORKERS. THE CONTRACTOR SHALL ALSO ENSURE THAT NO SOLID OR LIQUID WASTE IS DISCHARGED INTO ANY STORMWATER FLOW.
17. TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AVAILABILITY AND UPDATES - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE THE IMMEDIATE AVAILABILITY OF THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN ON-SITE. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE TO PERFORM ALL UPDATES AND ADJUSTMENTS TO THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN.

FILTER FABRIC/SILT FENCE

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 8 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE (FILTER FABRIC/SILT FENCE)

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
5. THIS WORK SHALL BE PAID AT THE UNIT PRICE BID PER LINEAL FOOT FOR "FILTER FABRIC FENCE".

TEMPORARY ROCK CHECK DAM

1. TEMPORARY ROCK CHECK DAMS SHALL CONSIST OF STONE WITHOUT FILTER, PER ODNr CHAPTER 5, AND PLACED TO THE DIMENSIONS SHOWN ON THE DETAIL.

MAINTENANCE (TEMPORARY ROCK CHECK DAM)

1. THE DAM SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE DAM RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DAM DESIGN HEIGHT. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA NOT SUBJECT TO EROSION.
2. DAMS SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
3. PAYMENT WILL BE MADE AT THE UNIT PRICE BID FOR ITEM SPECIAL-TEMPORARY ROCK CHECK DAM; INCLUDING MATERIAL, PLACEMENT, MAINTENANCE, AND REMOVAL.

PREPARED BY:

BURGESS & NIPLE
Engineers ■ Architects ■ Planners

330 RUSH ALLEY,
SUITE 700
COLUMBUS, OH 43215
614-459-2050

PREPARED FOR:

Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:
TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH

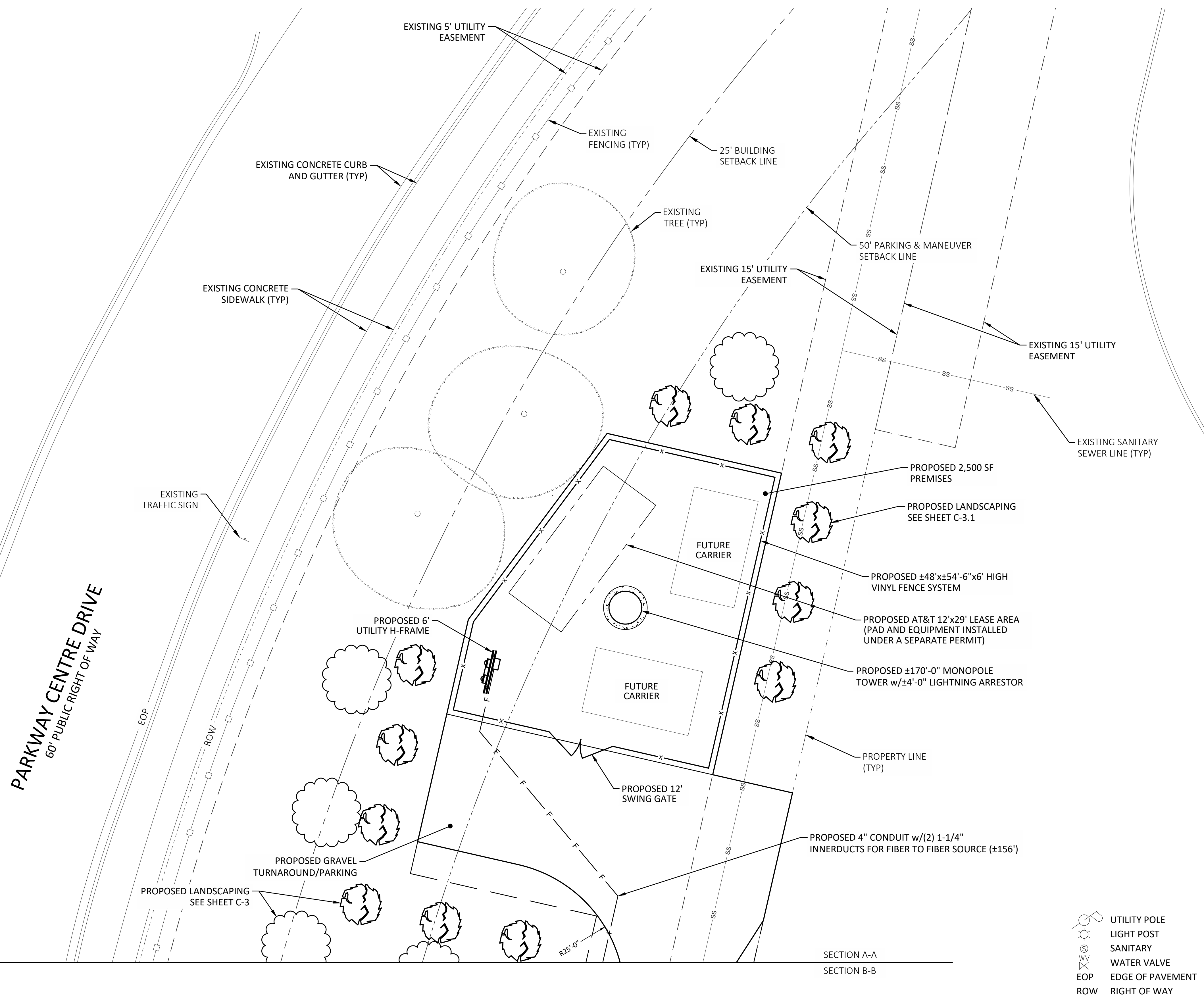
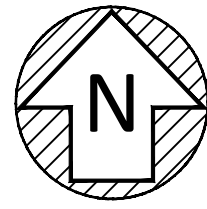
DRAWN BY: GSH

DATE: 06/27/2025

SHEET TITLE:

EROSION
CONTROL NOTES

SHEET NUMBER:
GD-3



0 10' 20'

1'' = 10'

- | | |
|---|------------------|
|  | UTILITY POLE |
|  | LIGHT POST |
|  | SANITARY |
|  | WATER VALVE |
| EOP | EDGE OF PAVEMENT |
| ROW | RIGHT OF WAY |

LEGEND

- PROPOSED PREMISES
PROPOSED EASEMENT
PROPOSED UNDERGROUND ELECTRIC CONDUIT
PROPOSED UNDERGROUND FIBER CONDUIT
EXISTING PROPERTY LINE
EXISTING LOT LINE
EXISTING DITCH
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRIC

Diagram illustrating a 3D structure, likely a DNA molecule, showing a double helix with a central core. The core is composed of alternating E and F segments. The E segments are connected by horizontal lines, and the F segments are connected by horizontal lines. The E and F segments are also connected by vertical lines. The diagram is labeled with 'E' and 'F' at the top and bottom, and 'UGT' and 'UGE' on the sides.

PREPARED FOR:



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

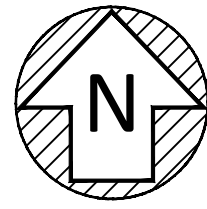
SITE NUMBER:
TBD

A&E NUMBER:	PR62544
DESIGNED BY:	GSH
DRAWN BY:	GSH
DATE:	06/27/2025

SHEET TITLE:

OVERALL SITE LAYOUT

SHEET NUMBER:
C-1.1



EXISTING CONCRETE CURB
AND GUTTER (TYP)

BUCKEYE PLACE
60' PUBLIC RIGHT OF WAY

SECTION A-A
SECTION B-B

PROPOSED LANDSCAPING —
SEE SHEET C-3.1

50' PARKING & MANEUVER
SETBACK LINE

EXISTING
FENCING (TYP)

EXISTING 5' UTILITY
EASEMENT

25' BUILDING
SETBACK LINE

PROPOSED 4" CONDUIT w/(2) 1-1/4"
INNERDUCTS FOR FIBER TO FIBER SOURCE (±156')

— EXISTING
TREE (TYP)

— PROPERTY LINE
(TYP)

CONCRETE APRON/SIDEWALK CODED NOTES:

1. CONTRACTOR TO SAWCUT THE EXISTING CURB A LENGTH OF $\pm 26'$ AND DISPOSE OF OFF SITE
2. CONTRACTOR TO PROVIDE AND INSTALL A CONCRETE APRON AND SIDEWALK PER THE CITY OF GROVE CITY STANDARD CONSTRUCTION DRAWING C-GC-42A (AREA = ± 243 SF) (FOR ADDITIONAL INFORMATION, SEE SHEET C-1.3)

14 PROPOSED
HAND HOLE

EXISTING CONCRETE
SIDEWALK (TYP)

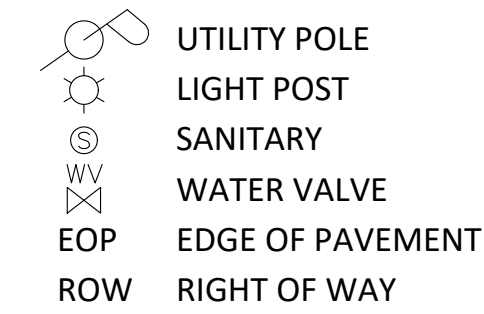
ROW

EXISTING CA
BASIN (TYP)

— EXISTING SANITARY
SEWER LINE (TYP)

0 10' 20

1''=10'



PROPOSED PREMISES
PROPOSED EASEMENT
PROPOSED UNDERGROUND ELECTRIC CONDUIT
PROPOSED UNDERGROUND FIBER CONDUIT
EXISTING PROPERTY LINE
EXISTING LOT LINE
EXISTING DITCH
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRIC

LEGEND

Ohio Utilities Protection Service
Call 811
before you dig

PREPARED BY:

BURGESS & NIPLE
Engineers ■ Architects ■ Planners

330 RUSH ALLEY,
SUITE 700
COLUMBUS, OH 43215
614-459-2050

PREPARED FOR:



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

PARKWAY CENTRE
(MARLANE)

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:

TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH
DRAWN BY: GSH
DATE: 06/27/2025

SHEET TITLE:

OVERALL SITE LAYOUT

SHEET NUMBER:

C-1.2



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:
TBD

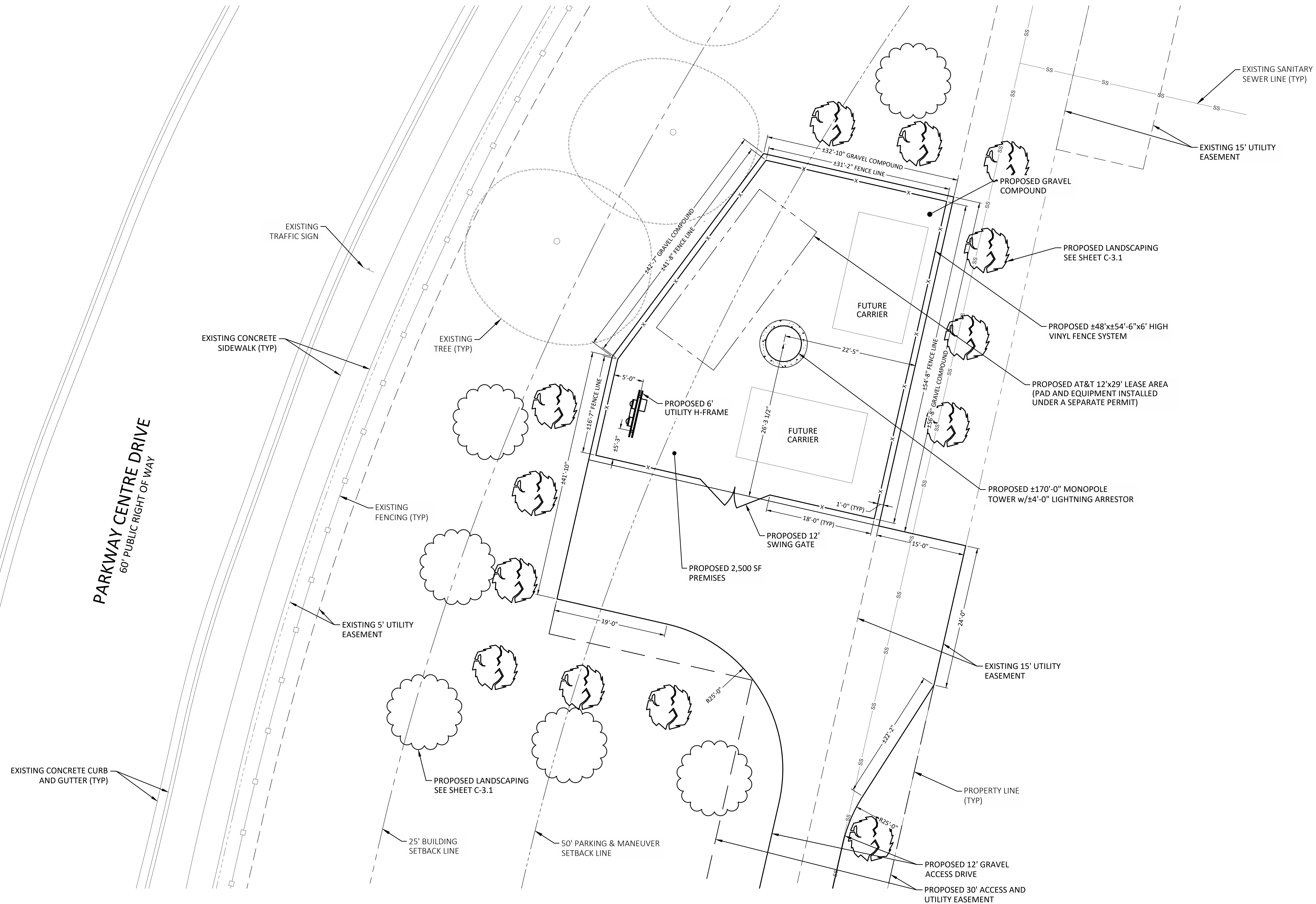
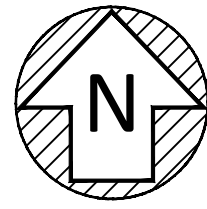
A&E NUMBER:	PR62544
DESIGNED BY:	GSH
DRAWN BY:	GSH
DATE:	06/27/2025

SHEET TITLE:

OVERALL SITE LAYOUT

SHEET NUMBER:

C-1.3



Arcadia Towers

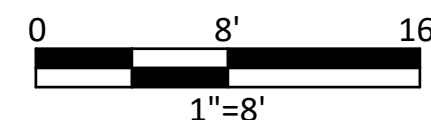


CONSTRUCTION DRAWINGS

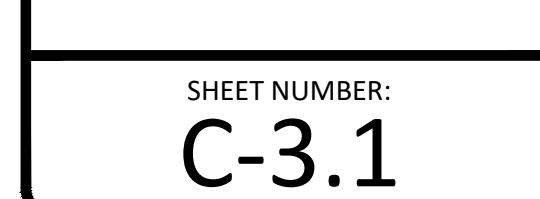
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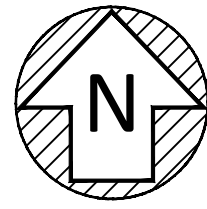
C-2

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORCULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM. REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.

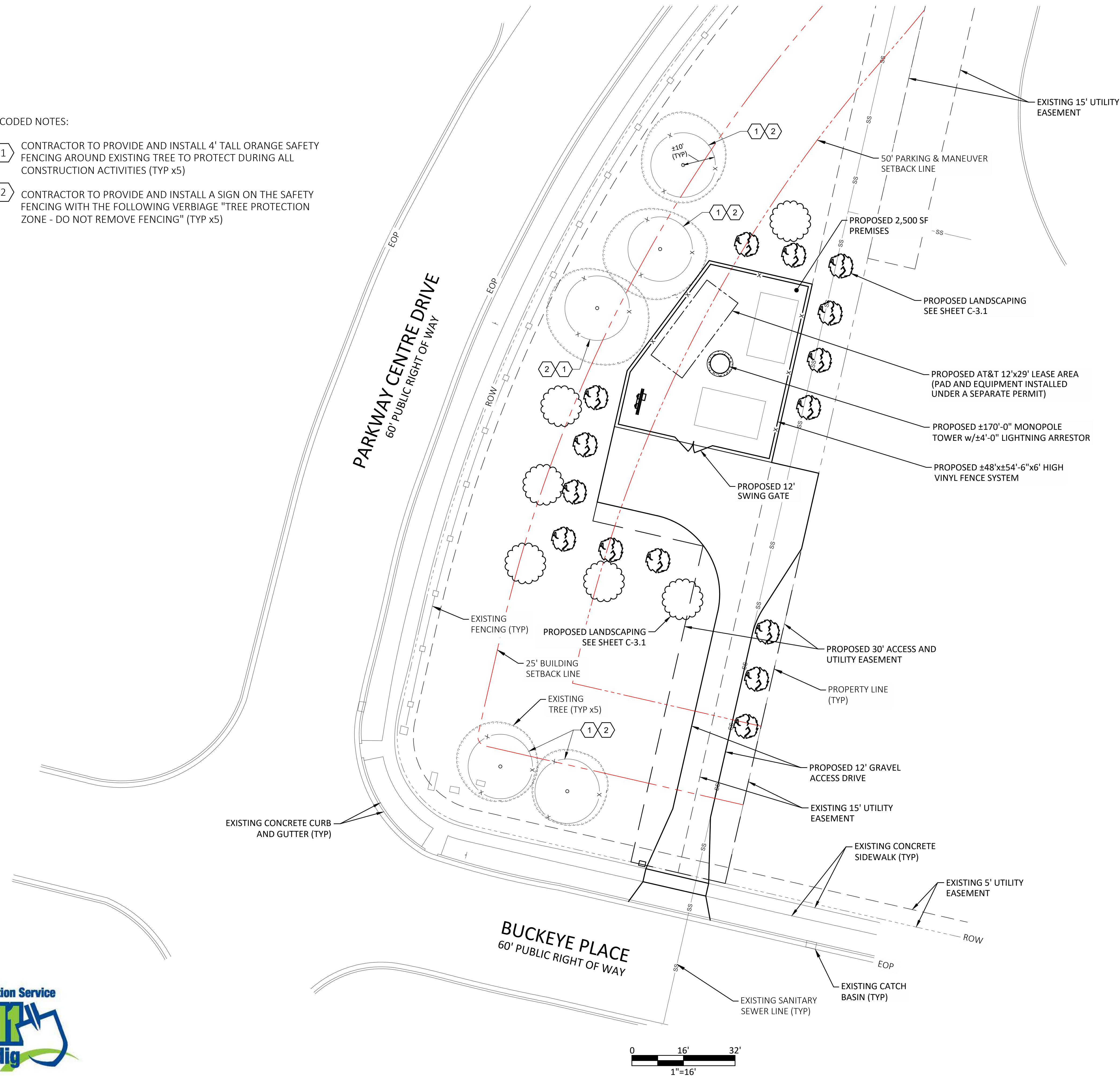


SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/HEIGHT	COMMENTS
BS	PICEA PUNGENS	BLUE SPRUCE	15	6'-0" (MIN)	BALLED AND BURLAPPED
FD	CORNUS FLORIDA	FLOWERING DOGWOOD	6	2" CALIBER (MIN) (6" ABOVE GRADE)	BALLED AND BURLAPPED





1	CONTRACTOR TO PROVIDE AND INSTALL 4' TALL ORANGE SAFETY FENCING AROUND EXISTING TREE TO PROTECT DURING ALL CONSTRUCTION ACTIVITIES (TYP x5)
2	CONTRACTOR TO PROVIDE AND INSTALL A SIGN ON THE SAFETY FENCING WITH THE FOLLOWING VERBIAGE "TREE PROTECTION ZONE - DO NOT REMOVE FENCING" (TYP x5)



Arcadia Towers

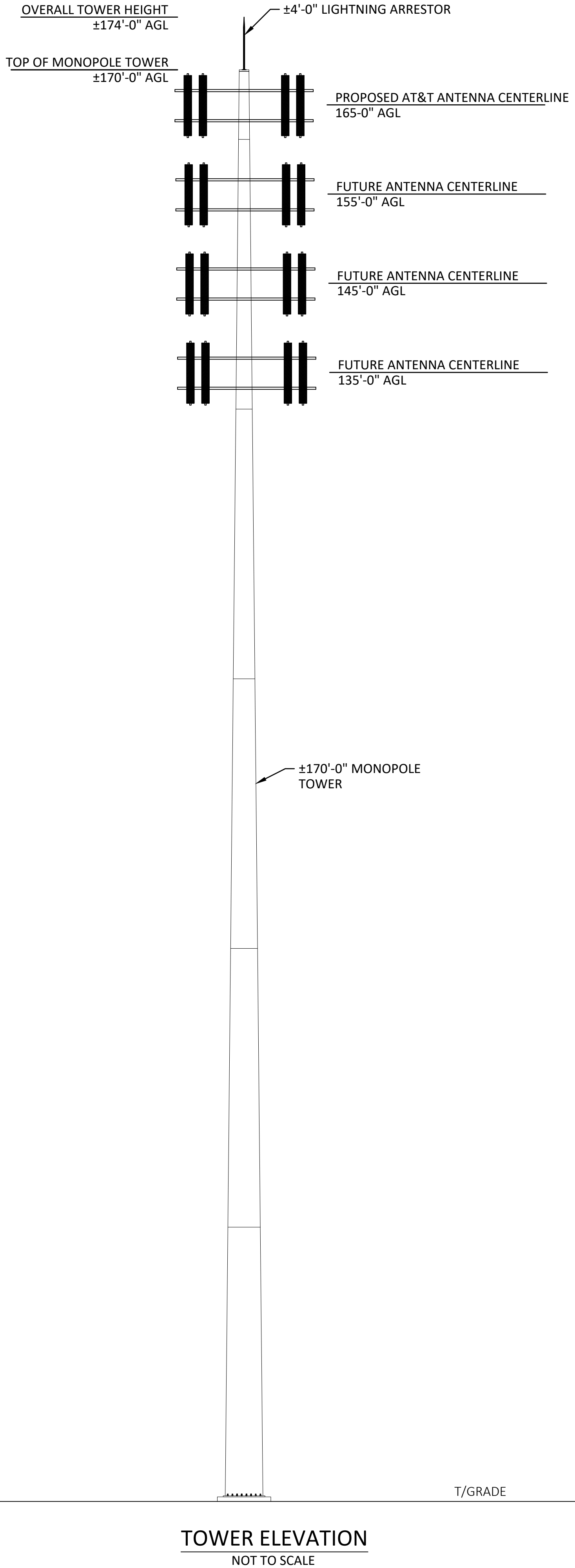


CONSTRUCTION DRAWINGS

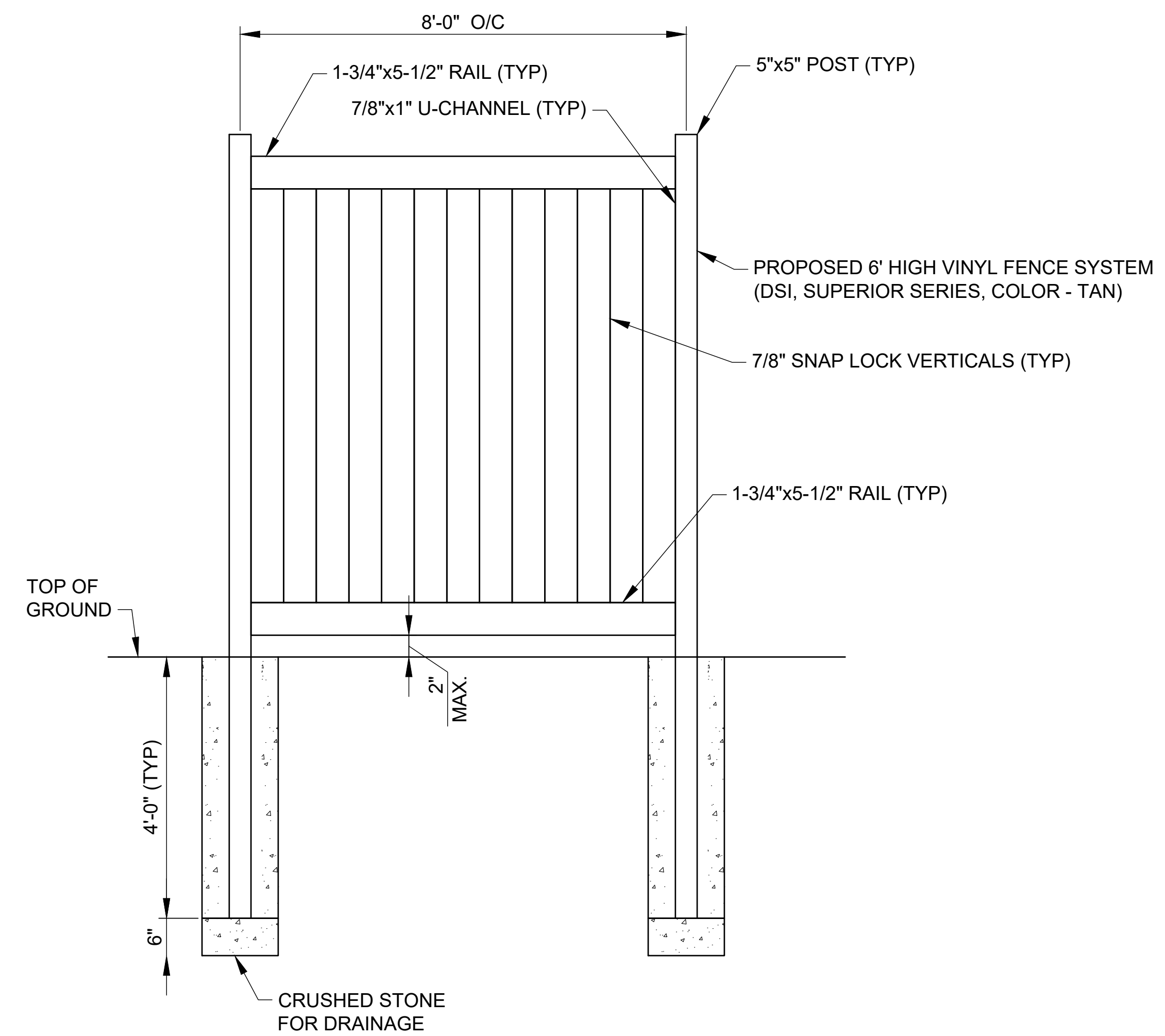
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C-3.2

1. THE TOWER WILL BE GALVANIZED COATED PRODUCING A NON-CONTRASTING GRAY COLOR TO MINIMIZE IT'S VISIBILITY
2. THE TOWER WILL BE EQUIPPED WITH AN ANTI-CLIMBING DEVICE/SYSTEM
3. THE TOWER WILL NOT BE LIT EXCEPT AS REQUIRED BY THE FAA



SHEET NUMBER:
C-4



NOTES:

1. THE DIGGER SPECIALTIES, INC. (DSI) FENCE SYSTEM (SUPERIOR SERIES) SHALL BE INSTALLED PER MANUFACTURES SPECIFICATION.

DSI (www.diggerspecialties.com/products/fencing/superior-privacy-fence/)
2. THE COLOR OF THE DSI FENCE SHALL BE WHITE.
3. THE BOTTOM OF CONCRETE BASE SHALL BE SET BELOW FROST LINE (SEE LOCAL CODE). CONCRETE BASE IS RECOMMENDED AND SHOULD BE REDESIGNED FOR CONDITIONS WHERE SOIL IS POOR. PROVIDE CONCRETE WITH 28 DAY STRENGTH OF 4000 PSI (MIN).
4. ALL POST SHALL BE INSTALLED IN FOOTER AS SPECIFIED. WHERE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
5. CONTRACTOR SHALL PROVIDE HOLD OPEN STOPS/DEVICES FOR ALL GATES.
6. GATES SHALL SWING FREELY AND UNOBSTRUCTED IN THE DIRECTION SHOWN ON THE CONSTRUCTION DRAWINGS (SEE SHEET C-2).
7. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 2" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISHED GRADE.

SHEET NUMBER:
C-5

1. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. PRIOR TO THE SUBMISSION OF THE BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE VERIZON WIRELESS CONSTRUCTION MANAGER.
3. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
6. THE CONTRACTOR SHALL ACQUIRE SURVEYOR SERVICES TO PROVIDE CONSTRUCTION STAKING PRIOR TO START OF CONSTRUCTION. CONSTRUCTION STAKING SHALL IDENTIFY EASEMENT BOUNDARIES, LEASE BOUNDARIES, TOWER FOUNDATION CENTERS/BOUNDARIES, EQUIPMENT PAD CORNERS, FENCE CORNERS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CONSTRUCTION STAKING.
7. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
9. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE OWNER AFTER COMPLETION OF THE JOB.
10. MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND PLACEMENT OF FORMS AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STATE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION.
12. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
13. ALL DIRT WILL BE DISPOSED OF OFFSITE BY THE CONTRACTOR.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
15. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
16. EXISTING UTILITIES, IF ANY, ARE SHOWN AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATING ANYWHERE ON THE SITE.
17. ALL ADDENDA, IF ANY, MUST BE ACKNOWLEDGED WITH THE BID.
18. THE CONTRACTOR SHALL FOLLOW THE GENERAL CONTRACTOR RESPONSIBILITIES LISTED IN THE ARCADIA TOWERS CONSTRUCTION INSTALLATION STANDARDS.
19. THE CONTRACTOR SHALL POST ALL SIGNAGE REQUIRED PER ARCADIA TOWERS CONSTRUCTION INSTALLATION STANDARDS.

1. THE OWNER HAS REQUESTED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE. COPIES OF THE REPORT ARE AVAILABLE TO THE CONTRACTOR FOR REFERENCE ONLY, NEITHER THE OWNER OR THE ENGINEER GUARANTEE THE ACCURACY OR THE VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTORS USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN. THE CONTRACTOR SHOULD FAMILIARIZE HIMSELF WITH THE CONTENTS OF THE ABOVE REFERENCED REPORT PRIOR TO THE SUBMITTAL OF HIS BIDS.
2. REFER TO GEOTECHNICAL REPORT PROVIDED BY THE OWNER. FOUNDATION SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE AS STATED IN THE GEOTECHNICAL REPORT.
3. FOUNDATIONS SHALL BE BACKFILLED EVENLY AND BE ADEQUATELY BRACED ON ALL SIDES BY THE CONTRACTOR UNTIL IT HAS CURED FOR 72 HOURS (MINIMUM).
4. EXPANSIVE SOILS (CLAY) MAY REQUIRE SPECIAL CARE AT POINTS WHERE RIGID CONNECTIONS ARE MADE TO THE FOUNDATIONS (IE UNDERGROUND CONDUIT FEEDS, RIGID WAVEGUIDE BRIDGES ETC). ALLOWING FOR ADEQUATE DRAINAGE WILL LESSEN THIS EFFECT.
5. REMOVE ALL SOILS CONTAINING TOPSOIL, ORGANIC MATERIALS AND OR FILL MATERIALS FROM WITHIN THE AREA OF THE FOUNDATIONS.
6. PROOF ROLL RESULTING SUB-GRADE WITH A HEAVILY LOADED SINGLE AXLE DUMP TRUCK OR SIMILAR VEHICLE (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL (COMPACTED MATERIAL) ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOF ROLLING AS DIRECTED BY THE TESTING AGENCY.
7. BACKFILL AND COMPACT THE AREA WITHIN THE FOUNDATIONS WITH GRANULAR MATERIALS.
8. THE CONTRACTOR SHALL EXCAVATE 8" BELOW GRADE AND SPRAY WITH WEED CONTROL AND PLACE GEOTEXTILE FABRIC, CLASS LL AGGREGATE BASE AND CLEAN ROCK AROUND THE ENTIRE FENCE AREA.
9. ENGINEERED FILL SHOULD CONSIST OF ENVIRONMENTALLY CLEAN APPROVED MATERIAL, FREE OF LUMPS, FROZEN SOIL, TOPSOIL OR OTHER DELETERIOUS MATERIAL.
10. ALL FILL MATERIALS REQUIRING COMPACTION SHALL BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D 1557 (MODIFIED PROCTOR) FILL MATERIALS NOT REQUIRING COMPACTION SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES.
11. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND SPACING FOR THE EXCAVATION WORK IN ACCORDANCE WITH THE APPLICABLE SAFETY ORDINANCES.
12. LOOSE MATERIAL SHALL BE REMOVED FROM THE BOTTOM OF THE EXCAVATION AREA PRIOR TO PLACEMENT OF THE CONCRETE.
13. CONTRACTOR IS RESPONSIBLE FOR ALL COLD WEATHER EQUIPMENT SUCH AS GROUND THAWING EQUIPMENT AND FROST TEETH EQUIPPED TRENCHERS TO AVOID COLD WEATHER DELAYS, THESE SHALL BE INCLUDED IN THE ORIGINAL BID FOR THIS PROJECT. CHANGE ORDER REQUESTS AFTER CONSTRUCTION HAS STARTED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR IS RESPONSIBLE FOR ALL DE-WATERING COSTS ASSOCIATED WITH THIS PROJECT, WHETHER WATER IS SHOWN AS BEING PRESENT ON THE SOIL REPORT OR NOT. DE-WATERING COSTS MUST BE INCLUDED IN THE ORIGINAL BID FOR THIS PROJECT. CHANGE ORDERS SUBMITTED FOR DE-WATERING COSTS AFTER CONSTRUCTION HAS STARTED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.

1. ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL ACHIEVE A COMPRESSIVE STRENGTH, $FC = 4000$ PSI AT 7 DAYS, UNLESS NOTED OTHERWISE. CEMENT SHALL CONFORM TO ASTM C150 TYPE II. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
2. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED $3/4"$.
3. SLUMP OF CONCRETE SHALL BE 2" TO 5".
4. NO ADMIXTURES SHALL BE USED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER.
5. ALL CONSTRUCTION AND EXPANSION JOINTS SHALL BE INSTALLED PER THE DRAWINGS.
6. ALL EXPOSED CORNERS OF CONCRETE WORK SHALL BE CHAMFERED $3/4"$ UNLESS NOTED OTHERWISE.
7. CURING OF CONCRETE SHALL BE PER ACI 308_89, STANDARD PRACTICE FOR CURING CONCRETE.
8. PLACE CONCRETE IN ACCORDANCE WITH ACI 304_89.
9. HOT WEATHER CONCRETE SHALL BE PER ACI 305R_89, COLD WEATHER CONCRETING SHALL BE PER ACI 306R_89.
10. PRIOR TO THE PLACEMENT OF THE CONCRETE. THE CONTRACTOR SHALL PROVIDE A MINIMUM 24 HOUR WRITTEN NOTICE TO THE OWNERS REPRESENTATIVE AND THE TESTING AGENCY.
11. PROVIDE TEST CYLINDERS AS FOLLOWS:
A. EQUIPMENT PAD FOUNDATION: (1)CYLINDER @ 7 DAYS, (1) CYLINDER @ 28 DAYS.
B. TOWER FOUNDATION (IF APPLICABLE): (1)CYLINDER @ 7 DAYS, (1) CYLINDER @ 28 DAYS.
12. REINFORCED STEEL SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
13. ALL WELDED WIRE FABRIC MUST CONFORM TO ASTM A 185.
14. UNLESS NOTED OTHERWISE ALL REINFORCING STEEL SHALL BE LAPPED PER ACI CODE - 318.
15. ALL FORM WORK SHALL BE RIGID, TIGHT, LEVEL, PLUMB AND SUFFICIENTLY SHORED TO RESIST CONSTRUCTION LOAD CONDITIONS.
16. WELDING OF REINFORCING STEEL IS PROHIBITED.
17. ALL REBAR SPLICES SHALL BE CLASS "C", NO WELDING WILL BE ALLOWED.
18. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM-A184 AND ASTM-A185 FOR CAST IN PLACE CONCRETE.

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:	
TBD	
A&E NUMBER:	PR62544
DESIGNED BY:	GSH
DRAWN BY:	GSH
DATE:	06/27/2025

SHEET TITLE:

GENERAL
NOTES

SHEET NUMBER:

C-6

PREPARED BY:

BURGESS & NIPLÉ
Engineers ■ Architects ■ Planners

330 RUSH ALLEY,
SUITE 700
COLUMBUS, OH 43215
614-459-2050

PREPARED FOR:

Arcadia Towers



6127125

- ① 4" SCH 40 PVC CONDUIT FOR FIBER SERVICE FROM UTILITY H-FRAME TO FIBER SOURCE WITH (2) 1-1/4" SMOOTH WALL INTERDUCTS (±156')
- ② (2) 4" SCH 40 PVC CONDUITS FOR ELECTRIC SERVICE FROM UTILITY H-FRAME TO ELECTRIC SOURCE (±xx')
- ③ NEMA 3R, 200 AMP METER SOCKET
- ④ NEMA 3R, 600 AMP, SERVICE DISCONNECT (3-GANG METER)
- ⑤ 24"x24"x12" NEMA 3R FIBER BOX w/RUBBER SEAL & LOCKING KNOB ENTRY LATCH
- ⑥ 6' UTILITY H-FRAME
- ⑦ FIBER HAND HOLE

THE GENERAL NOTES AND ACCOMPANYING DRAWINGS ARE TO INDICATE THE PROVISIONS AND REQUIREMENTS BY THE ELECTRICAL CONTRACTOR OF ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. THE INSTALLATION, PROVISIONS, AND CONNECTION OF A GROUND ROD (ELECTRODE) SYSTEM AS INDICATED IN THE DRAWINGS.
2. THE INSTALLATION AND PROVISION OF AN ELECTRICAL SERVICE (OVERHEAD OR UNDERGROUND) AND ALL CONDUIT AND WIRE ASSOCIATED WITH IT AS INDICATED AND/OR REQUIRED ON PLANS.
3. THE INSTALLATION, PROVISION OF CONDUIT AND CONNECTIONS FOR LOCAL FIBER SERVICE.
4. UNDERGROUND CONDUITS SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
5. ALL PULL STRINGS SHALL BE LEFT IN CONDUITS (PVC) FOR FUTURE USE.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUIT AND METER SOCKET AND MAKE THE NECESSARY CONNECTION TO THE SERVICE EQUIPMENT WITHIN THE CABINETS.

PRIOR TO THE SUBMISSION OF BIDS, THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL DETAILS AND SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE OWNER, FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION, CHECK STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, BEAMS, DOOR SWINGS, WINDOWS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO THE OWNER BEFORE SUBMITTING BID.

UNLESS OTHERWISE NOTED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. FOR ALL EQUIPMENT FURNISHED BY OTHERS (FBO). ALL ASSOCIATED EQUIPMENT SHALL BE INSTALLED AND COMPLETELY WIRED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICT.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND SECURING ALL REQUIRED PERMITS, LICENSES, INSPECTIONS. APPROVALS, AND PAYMENT OF ALL FEES.
2. THE INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE: STATE, LOCAL, AND NATIONAL CODES AS WELL AS THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:

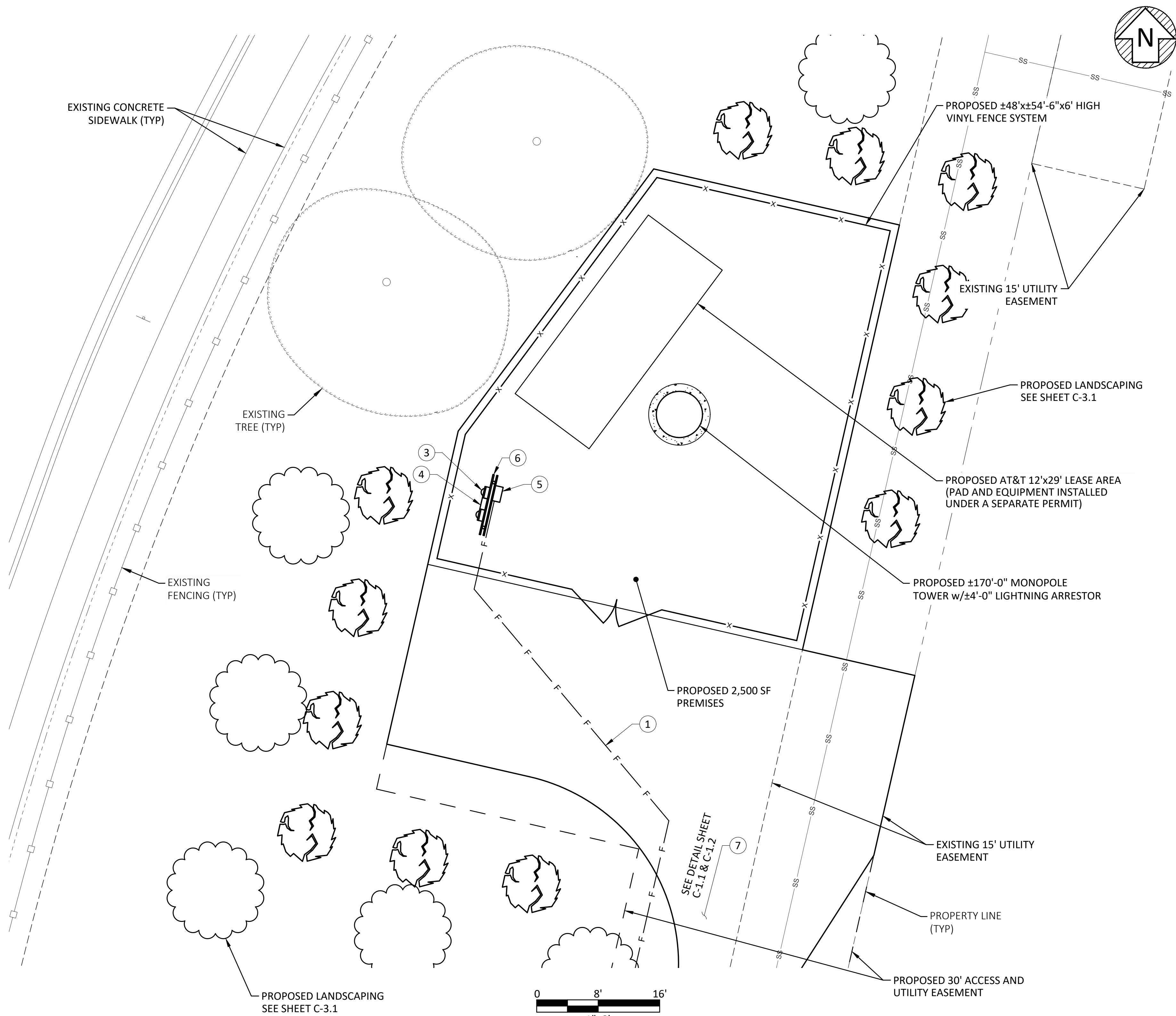
NEC	NATIONAL ELECTRIC CODE
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
UL	UNDERWRITERS LABORATORY, INC.
3. PRIOR TO COMMENCING WORK, THE ELECTRICAL CONTRACTOR SHALL CONFORM TO THE LOCAL UTILITY COMPANY'S REGULATIONS.

AEP OHIO
STREET ADDRESS
CITY, STATE, ZIP
PHONE: (7888 710-4237)
CONTACT: TBD
EMAIL: TBD
WORK ORDER NO. TBD
ACCOUNT NO. TBD

THE FOLLOWING INFORMATION WAS OBTAINED PER THE ELECTRIC UTILITY WALK ON xx/xx/2024.

- XXXX
- AEP TO MAKE ALL FINAL CONNECTIONS

● XXXX



1. CONDUCTOR OVERCURRENT PROTECTION DEVICES ARE SELECTED IN ACCORDANCE WITH 2023 NEC (ARTICLE 240-3).
2. CONDUCTOR SIZING IS SELECTED FROM 2023 NEC (ARTICLE 215-2).
3. ALL LUGS THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR MULTI-BARRELL CONNECTIONS.
4. ALL CONDUCTORS SHALL BE COPPER.
5. LABEL SERVICE DISCONNECT WITH A RED TAG.
6. ALL ENDS OF CONDUIT SHALL BE SEALED WITH A FOAM SEALANT AFTER WIRES AND CABLES ARE INSTALLED.

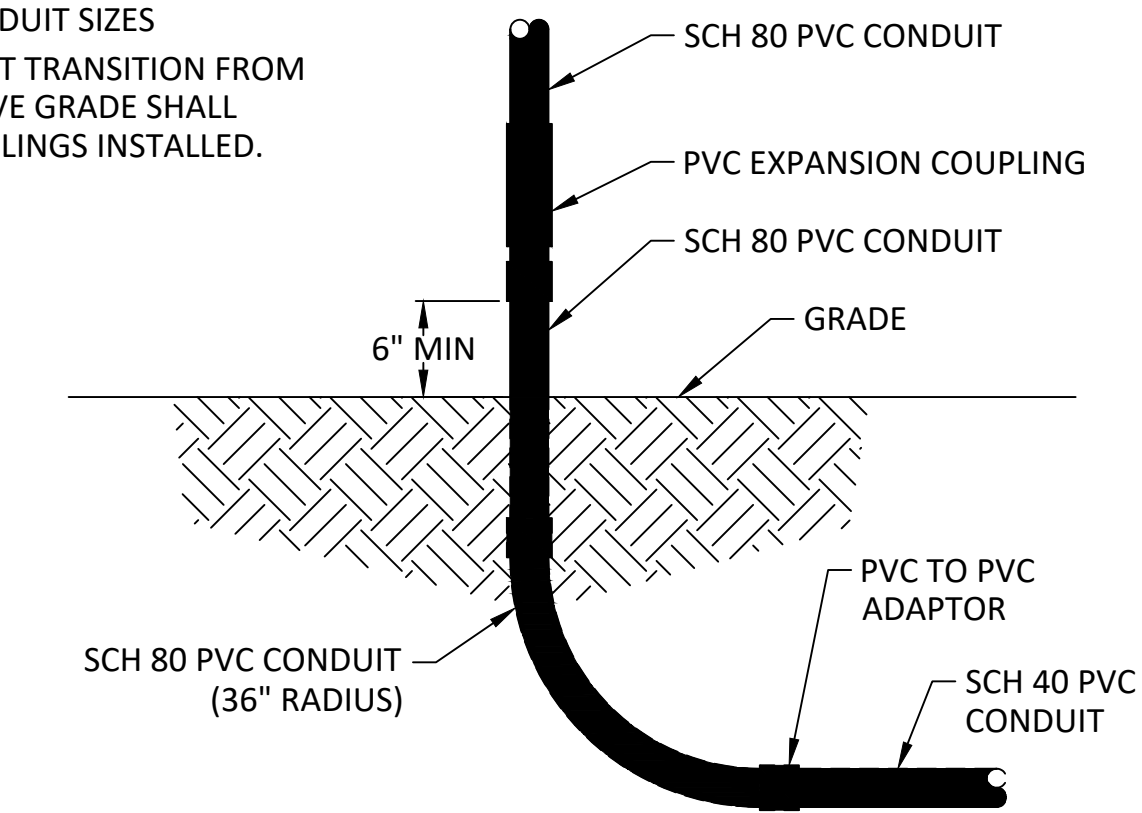
E-1

1. ALL PVC 18" BELOW GRADE SHALL BE MINIMUM SCHEDULE 40.
2. ALL PVC ABOVE GRADE (INCLUDING ELBOW) SHALL BE SCHEDULE 80.
3. FOR ANY POWER RUN GREATER THAN 300', THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR UPGRADED CONDUCTOR SIZE.



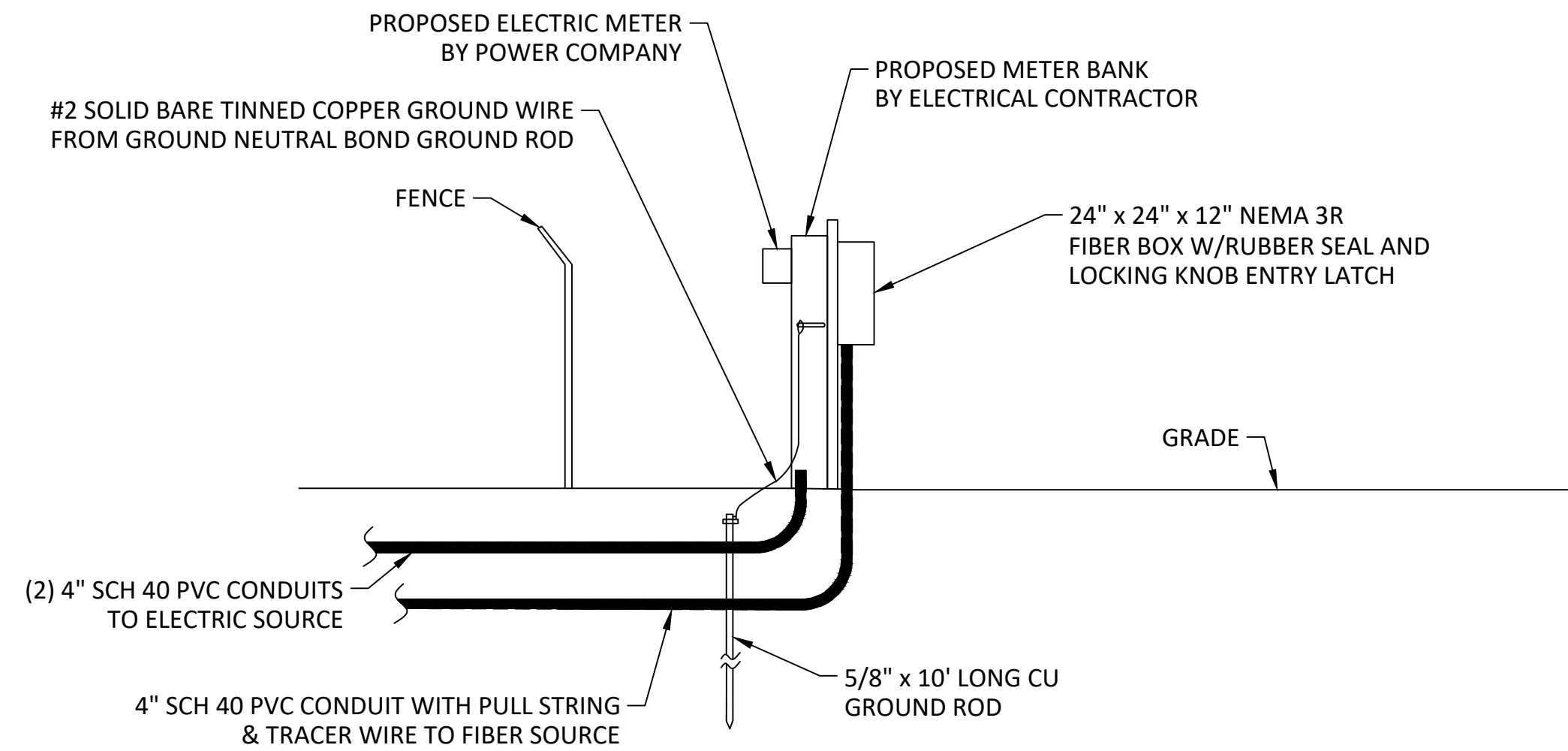
E-2

1. SEE E-1 SHEET FOR CONDUIT SIZES
2. ALL PVC CONDUITS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE SHALL HAVE EXPANSION COUPLINGS INSTALLED.



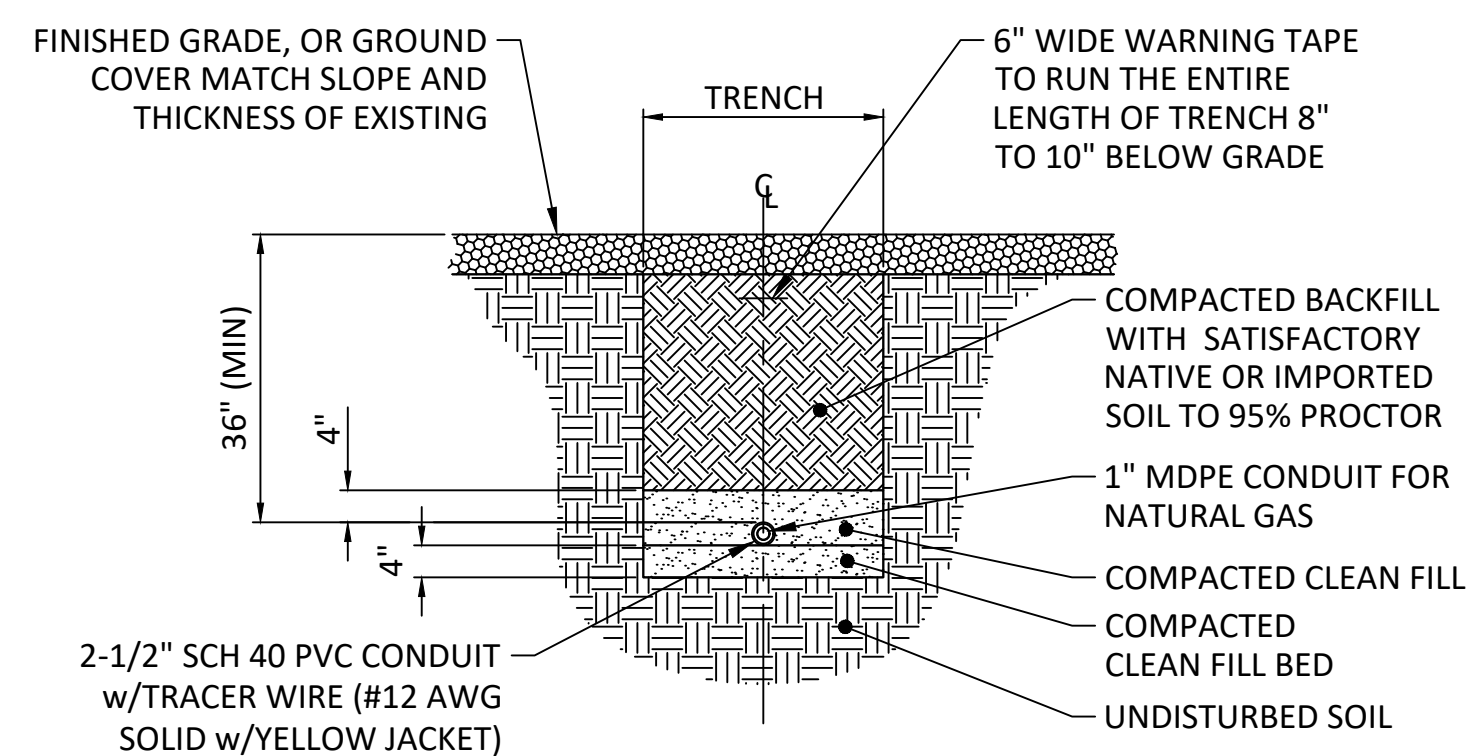
UNDERGROUND CONDUIT STUB-UP DETAIL

NOT TO SCALE

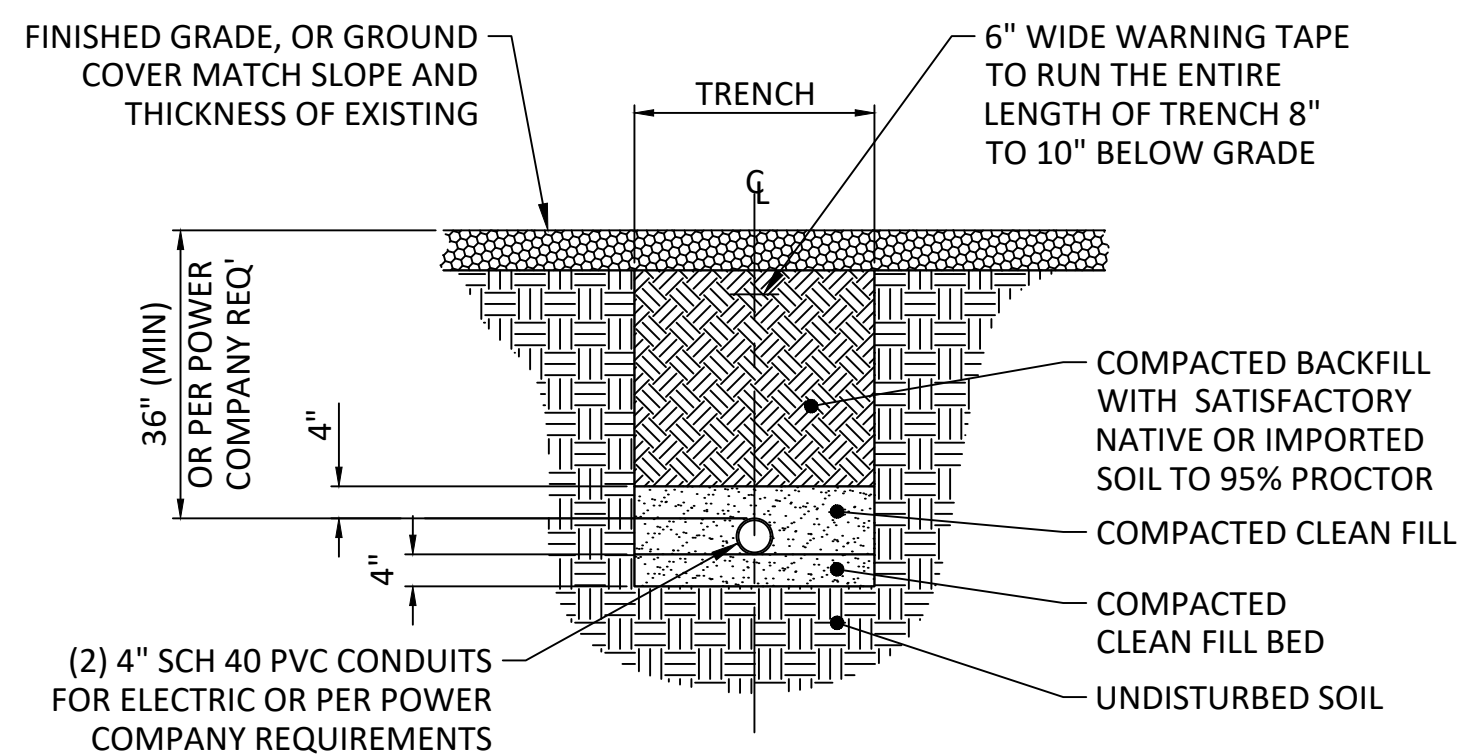


TYPICAL ELECTRICAL RISER DIAGRAM

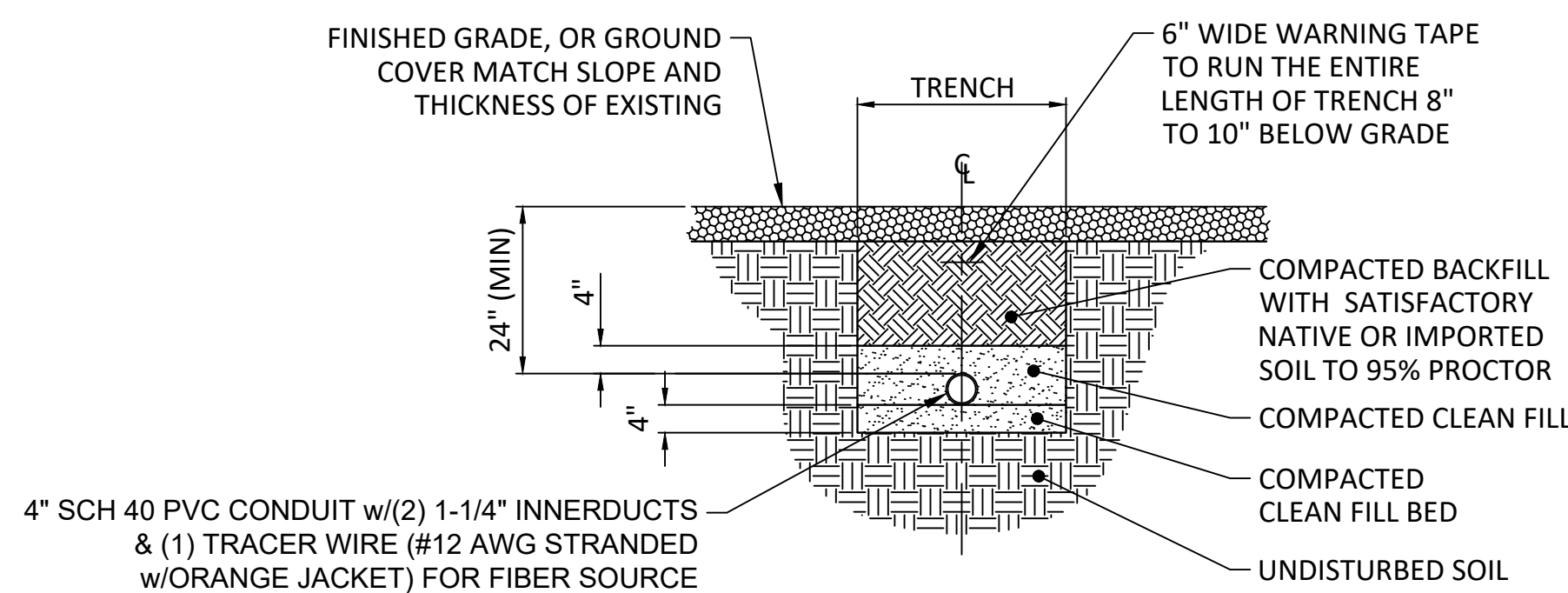
NOT TO SCALE



NATURAL GAS TRENCH DETAIL
(TO EQUIPMENT PAD)
NOT TO SCALE



ELECTRIC TRENCH DETAIL
(SOURCE)
NOT TO SCALE



FIBER TRENCH DETAIL
(SOURCE)
NOT TO SCALE

1. CONDUIT SIZE, TYPE, QUANTITY, AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY.
2. ALL UTILITY TRENCHES WITHIN THE FENCED COMPOUND OR UNDER ANY PORTION OF A GRAVEL DRIVE AND/OR ROADWAY SHALL BE BACKFILLED WITH ODOT #57 COMPACTED AGGREGATE.
3. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING.
4. ALL CONDUITS THAT ARE TO BE USED FOR FIBER/ALARM SHALL BE INSTALLED WITH A TRACER WIRE (#12 AWG STRANDED w/ORANGE JACKET).
5. ALL CONDUITS THAT ARE TO BE USED FOR NG/LPG SHALL BE INSTALLED WITH A TRACER WIRE (#12 AWG SOLID w/YELLOW JACKET).
6. ALL CONDUITS SHALL BE CLEAN INSIDE WITH NO DIRT OR ANY OTHER OBSTRUCTIONS.
7. ALL BENDS MUST SWEEP 36" RADIUS AND MAXIMUM OF 3 SWEEPS. ANY ADDITIONAL SWEEPS MUST BE APPROVED BY THE POWER COMPANY.
8. THE CONTRACTOR SHALL VERIFY AND FOLLOW THE POWER COMPANY SPECIFICATIONS FOR INSTALLATIONS INVOLVING PAD MOUNTED TRANSFORMERS, UTILITY POLE, ETC...

E-3



- ① ±170'-0" MONOPOLE TOWER
- ② PROPOSED AT&T LEASE AREA (12'x29') - PAD AND EQUIPMENT INSTALLED UNDER A SEPARATE PERMIT
- ③ TOWER GROUND RING 24" FROM SLAB, #2 SOLID BARE TINNED COPPER GROUND WIRE BELOW FROST DEPTH
- ④ CADWELD CONNECTION: PARALLEL TAP CONNECTION, PCC-1T1T FOR #2 TO #2, #65 SHOT
- ⑤ PER NSTD46 SECTION 4.14.3, UFER GROUNDING IS REQUIRED FOR TOWER FOUNDATIONS (SEE 'TOWER GROUNDING DETAIL' ON SHEET G-2)
- ⑥ GROUND RODS, 5/8" x 10' COPPER CLAD, SPACED AT 10' TO 20' O.C., CADWELD CONNECTION TO GROUND ROD, GTC-181T FOR #2, #90 SHOT
- ⑦ GROUND TOWER TO TOWER GROUND RING w/#2 SOLID BARE TINNED COPPER GROUND WIRE (SEE 'TOWER GROUNDING DETAIL' ON SHEET G-2) TYP x2 PER LEG, TOTAL 6
- ⑧ PROPOSED 6' UTILITY H-FRAME
- ⑨ PROPOSED UTILITY H-FRAME POST (TYP x2)
- ⑩ GROUND H-FRAME POST TO TOWER GROUND LEAD w/#2 SOLID BARE TINNED COPPER GROUND WIRE (TYP x2)
- ⑪ 24"x24"x12" NEMA 3R FIBER BOX w/RUBBER SEAL & LOCKING KNOB ENTRY LATCH
- ⑫ NEMA 3R, 200 AMP METER SOCKET (OR APPROVED EQUAL)
- ⑬ NEMA 3R, 600 AMP SERVICE DISCONNECT (3-GANG METER)
- ⑭ GROUND FIBER BOX TO TOWER GROUND RING w/#2 SOLID BARE TINNED COPPER GROUND WIRE
- ⑮ GROUND SERVICE DISCONNECT w/#2 SOLID BARE TINNED COPPER GROUND WIRE TO (2) GROUND RODS PLACED MIN 6' APART BEFORE GROUNDING TO GROUND LEAD (PER NEC 250.53 (A) REQUIREMENTS)

 5/8" x 10' COPPER CLAD GROUND ROD
 SPACED AT 10' TO 20' O.C.:

- GTC-181T FOR #2, #90 SHOT

 CADWELD CONNECTION
 PARALLEL TAP CONNECTION:

- PCC-1T1T FOR #2 TO #2, #65 SHOT

 VERTICAL PIPE CONNECTION w/WIRE @45° DOWN:

- VSC-1T-V3C FOR #2 TO PIPE 1-1/2" TO 4" Ø, #45 SHOT
- VSC-1T FOR #2 TO PIPE LARGER THAN 32" Ø, #45 SHOT

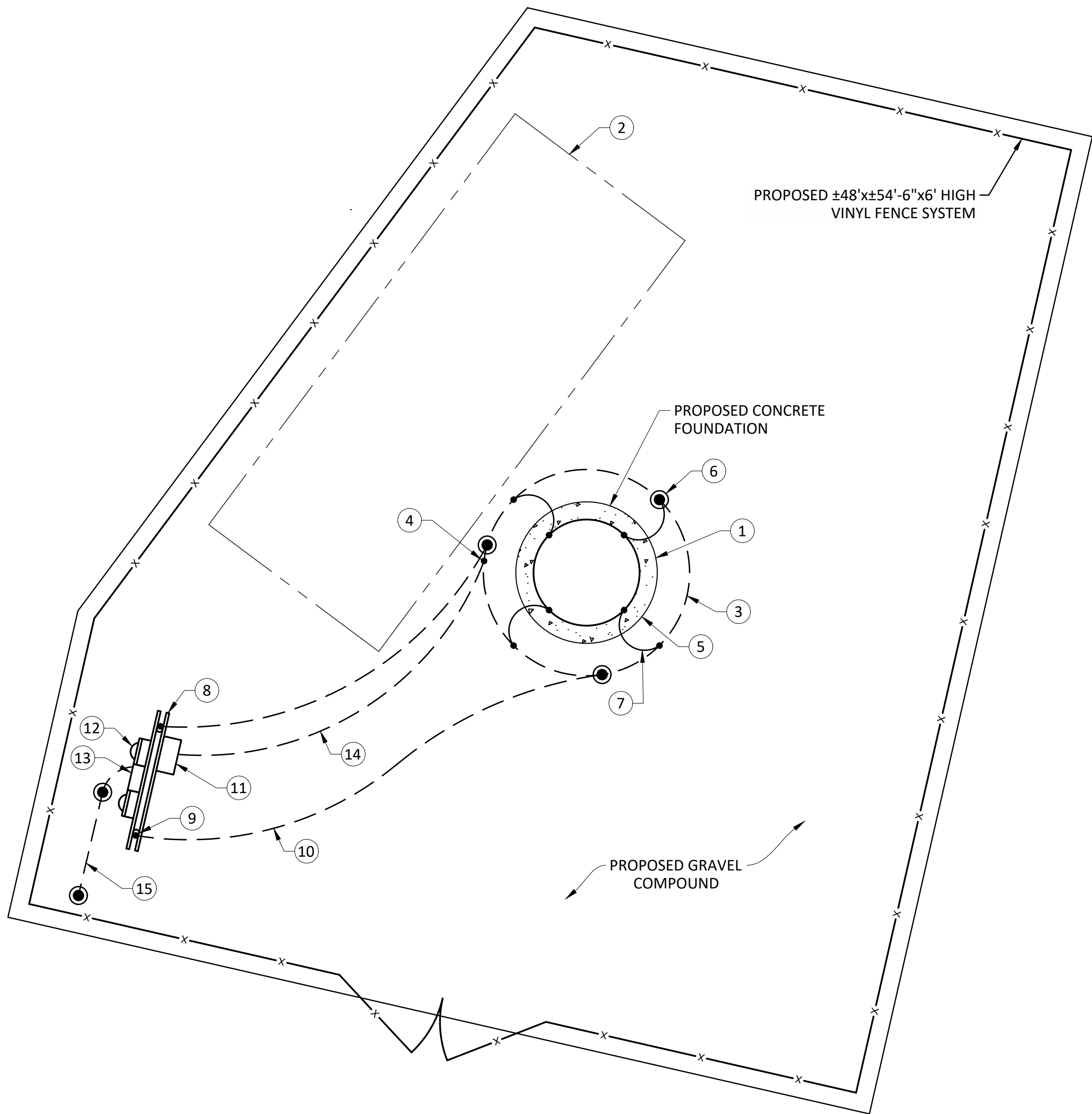
 VERTICAL FLAT STEEL CONNECTION w/WIRE 45° DOWN:

- VSC-1T FOR #2, #45 SHOT

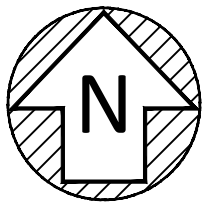
 "ELECTRIC MOTION" FENCE GROUND CLAMP
 (SEE 'FENCE GROUND CLAMP DETAIL' ON SHEET G-2)

 "ELECTRIC MOTION" GATE GROUND ASSEMBLY
 (SEE 'GATE GROUND ASSEMBLY' ON SHEET G-2)

1. UTILITY H-FRAME BUS BAR (IF REQUIRED) WILL BE AN ELECTRIC MOTION TINNED COPPER BUS BAR ON RED SEAL INSULATORS & STAINLESS STEEL BRACKET. COAT WITH ELECTRIC MOTION ANTI-THEFT COMPOUND.
2. CONTACT CONSTRUCTION MANAGER PRIOR TO BACKFILLING GROUNDING INSTALLATION.
3. ALL BELOW GRADE GROUND LEADS ARE REQUIRED TO BE SEALED USING SEALTITE TO 18" BELOW GRADE. SEALTITE SHOULD EXTEND AS CLOSE AS POSSIBLE TO THE FINAL TERMINATION POINT AND FILL OPENINGS WITH SILICONE CAULKING.
4. ALL GROUND LEVEL BUS BARS NEED TO USE ANTI-THEFT MOUNTING HARDWARE.



NOTE:
"NO-OX-ID" SANCHEM INC. IS THE
APPROVED GROUNDING COMPOUND



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:
TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH

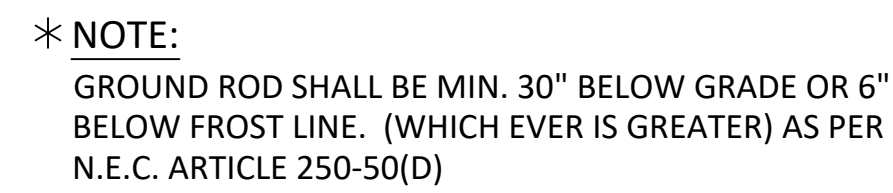
DRAWN BY: GSH

DATE: 06/27/2025

SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER:



PRIOR TO POURING FOUNDATION, VERIFY GROUNDING PROCEDURE WITH TOWER MANUFACTURER & VERIZON WIRELESS CONSTRUCTION MANAGER

- MONOPOLE OR SELF-SUPPORT TOWER LEG
- #2 SOLID BARE TINNED COPPER GROUND WIRE ENCASED IN 3/4" SEALTITE LFNC-B, EXTEND SEALTITE 18" BELOW GRADE W/ EXOTHERMIC CONNECTIONS BONDING THE TOWER TO THE TOWER GROUND RING (MONOPOLE TYP X4) (SELF-SUPPORT LEG TYP X2)
- CONDUCTOR TO BE PROTECTED AT ALL TRANSITIONS BETWEEN CONCRETE AND SOIL WITH HEAT SHRINK TUBING OR TAPE
- #2 CONDUCTOR WITH EXOTHERMIC CONNECTIONS BONDING THE J-BOLT TO THE TOWER GROUND RING
- CONDUCTOR TO BE PROTECTED AT ALL TRANSITIONS BETWEEN CONCRETE AND SOIL WITH HEAT SHRINK TUBING OR TAPE
- #2 CONDUCTOR WITH EXOTHERMIC CONNECTIONS BONDING THE REBAR MESH / CAGE TO THE TOWER GROUND RING
- J-BOLT
- REBAR MESH / CAGE

Diagram illustrating the grounding details for an H-frame post. The diagram shows two vertical H-frame posts (TYP) standing on a base of crushed stone. The top of the crushed stone is indicated by a horizontal line labeled "TOP OF CRUSHED STONE".

Key components and labels:

- GROUND THE H-FRAME POST TO THE EQUIPMENT PAD GROUND RING W/#2 SOLID BARE TINNED COPPER GROUND WIRE (TYP)**: Points to the connection between the post and the ground wire.
- USE VSC-1T-V3C VERTICAL CADWELD MOLD (TYP)**: Points to the vertical connection point.
- #2 SOLID BARE TINNED COPPER GROUND WIRE**: Points to the ground wire running along the post.
- 45° EXIT OUT SLEEVED IN 3/4" SEALTITE TO 18" BELOW GRADE. ALL GROUND LEADS GOING BELOW GRADE NEED SLEEVED**: Points to the exit point of the ground wire below the grade.
- (EQUIPMENT ON H-FRAME NOT SHOWN FOR CLARITY)**: Points to the top of the H-frame post.
- H-FRAME POST (TYP)**: Points to the vertical post.
- NOTE: ALL H-FRAME POST CONCRETE TO BE FLUSH WITH FINISH GRADE AND CROWN TOP**: Points to the top of the post.

PREPARED FOR:



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

PARKWAY CENTRE
(MARLANE)

1620 BUCKEYE PLACE
GROVE CITY, OH 43123
FRANKLIN COUNTY

SITE NUMBER:

TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH
DRAWN BY: GSH
DATE: 06/27/2025

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

G-2



MAIN GROUND BUS BAR

NOT TO SCALE





**Department of
Transportation**
transportation.ohio.gov

Mike DeWine, Governor
Jon Husted, Lt. Governor
Jack Marchbanks, Ph.D., Director

November 22, 2024

Arcadia Infrastructure I, LLC
Attn: Sam Johnston
101 Main Street
Milford, OH 45150

Proposal: Monopole
Lat: 39° 52' 33.1" N
Lon: 83° 2' 46.02" W
Height: 174 ft AGL 945 ft AMSL

Subject: APPLICATION FOR CONSTRUCTION/ALTERATION PERMIT
Aeronautical Study Number: 2024-DOT-2552-OE (2024-AGL-14527-OE)

To Whom It May Concern,

In response to the application concerning the proposed construction/alteration described above, an independent study has been conducted under provisions of Ohio Revised Code Chapters 119 and 4561 to determine whether the proposed construction/alteration would be an obstruction to air navigation. The findings of that study are as follows:

The proposed construction/alteration falls outside the limits set forth in Section 4561.32 of the Ohio Revised Code and does not require a permit from this office. However, this does not exempt you from coordinating with local zoning authorities regarding compliance with established zoning ordinances. This also does not exempt you from your requirement to obtain a building/construction permit from the local/state building permit authority having jurisdiction.

If you have any questions, please call (614) 466-6804 or Toll Free (855) 867-1852.

Respectfully,

ODOT Office of Aviation
2829 W Dublin-Granville Road
Columbus, OH 43235

July 1, 2025

Sam Johnston
President
Arcadia Towers Group, LLC
101 Main Street 3rd Floor
Milford, OH 45150

RE: Proposed 170' extendable to 185' Sabre Monopole for Parkway Center – Grove City, OH

Dear Mr. Johnston,

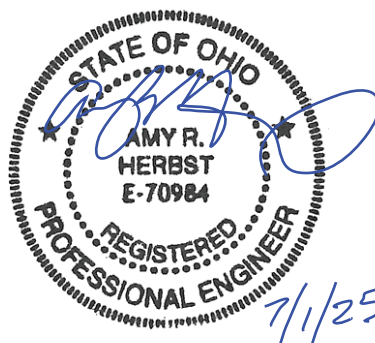
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 108 mph without ice and 40 mph + 1" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas". The monopole will be designed to support four (4) carriers each with 30,000 sq in wind load.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a 35' fall radius. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer





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June 25, 2025

City of Grove City
Attn: Terry Barr, AICP
4035 Broadway
Grove City, OH 43123

RE: Parkway Centre (Marlane) Arcadia Tower III Special Use Permit Application

Dear Mr. Barr,

I am in receipt of your letter dated June 18, 2025, in reference to Special Use Permit application #202506160020. I have attached a set of revised construction plans that address all your requested changes to the site plan drawings associated with the proposed wireless communication facility that will be located at 1620 Buckeye Place, Parcel #040-005957-00. Listed below are some of the items requested in the letter.

1. Please add an additional Blue Spruce along the east side of the gravel drive south of the fenced area. ***The additional Blue Spruce has been added to the plans see attached C-3.1 in the construction plans showing the additional Blue Spruce.***
2. A Tree Preservation Plan should be submitted showing fencing and signage locations around the existing trees on the site to be preserved. ***I have attached a revised page of the plans listed as Tree Preservation Plan C-3.2 in the construction plans showing the tree preservation program.***
3. The landscape plan should be amended to note that 50% of the burlap and wire cage are to be removed from the root ball of all trees. ***I have attached a revised page of the plans under tree planting detail where this provision is listed in the construction drawings on page C-3.1.***
4. The City's Urban Forester recommends replacing the proposed Redbuds with a different species, as Redbuds do not do well with full sun exposure. ***On page C-3.1 we have revised the species from Redbud to a Flowering Dogwood.***



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5. The landscape plan should be updated to note that evergreen trees will be 6 feet in height and that deciduous trees will be 2-inch minimum caliper at time of installation. ***Landscaping plans have been updated to reflect the above request. See attached the revised plans.***
6. Please provide a copy of the application signed and notarized by the property owner for a complete application. ***Property owner has provided a signed application see attached copy of the signed version.***

The remainder of my response to the letter dated June 18, 2025, will address the additional provisions of the Grove City Zoning Code; as it relates to the placement of a wireless communications facility at 1620 Buckeye Place:

1137.15 RADIO AND TELEVISION ANTENNAS AND/OR ANTENNA TOWERS.

(a) (1) Application of regulations. The provisions of this section are applicable to antennas and antenna towers used for the following purposes:

The proposed wireless communication facility falls under section E Cellular Telephones. Therefore Arcadia Towers is required to obtain of Special Use Permit to the allow the placement of the facility of the subject property. The proposed wireless communication facility is designed to improve wireless communication coverage and data coverage for this area of Grove City, Ohio.

Whenever a new antenna is proposed, the property owner, developer or their agent shall submit the following material, in addition to the other information required for a Special Use Permit, as required in Section 1135.09(b)(12)E.

- (1) A site plan or plans drawn to scale and identifying the site boundary; tower(s); guy wire anchors; existing and proposed structures; vehicular parking and access; existing vegetation to be retained, removed or replaced; and uses, structures, and land-use designations on the site and abutting parcels;
 - a.) ***See attached a detailed set of plans addressing the above information.***



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- (2) A plan drawn to scale showing proposed fencing and landscaping, including plant species type, size, spacing and other features;

a. See attached a detailed set of plans addressing the above information.

- (3) A report from a professional engineer. The report shall:

A. Describe the tower and the technical reasons for the tower design.

The tower is designed to improve cellular phone coverage and data coverage for AT&T Mobility. I have attached coverage maps from the AT&T Mobility radio frequency engineers showing the need for the tower based on the lack of coverage and dead coverage area that AT&T Mobility is experiencing in this area of Grove City.

B. Demonstrate that the tower complies with the City Building Code:

The proposed tower will be built to follow both the City of Grove City building standards and the standards for the State of Ohio as it pertains to steel erection.

C. Describe the capacity of the tower, including the number and type of future antennas that it could accommodate.

The proposed tower will be built to support AT&T Mobility and three additional wireless communication providers. See attached the vertical profile of the tower on page C-4 of the drawings showing four antenna centerlines that will support up to twelve antennas.

- (4) Information on conditions determining shared use of facilities pursuant to Section 1137.14(c).

The proposed facility will have enough ground space within the fenced compound to accommodate AT&T Mobility and



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three future collocators. Arcadia Towers III agrees to follow the requirements as laid out in Section 1137.14(c)

- (5). Other information as may be required by the Service Director to determine compliance with the provisions of this Zoning Code.

Arcadia Towers III is open to providing any additional information need by the Service Director of Grove City, Ohio, upon request.

- (C) The use of existing facilities for the placement of antennas is encouraged. Prior to the approval of an application for a new antenna tower the applicant shall document that existing tower within the areas of the range of the proposed equipment have been surveyed, and shall demonstrate that one or more of the following conditions exists:

- (1) Planned equipment would exceed the structural capacity of exiting and approved towers;

There are no existing towers within the service gap that AT&T Mobility can collocate on to improve coverage in this area. Therefore no existing towers to investigate the structural capacity.

- (2) Planned equipment will cause RF interference with other existing or proposed equipment for that tower, and that interference cannot be prevented at a reasonable cost;

There are no existing towers within the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate any possible interference issues within the service gap area.



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- (3) Existing towers do not have space on which to function in parity with similar equipment in the area;

There are no existing towers within the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate for parity issues with similar equipment in the area.

- (4) The fees and/or costs for shared use are unreasonable;

There are no existing tower within the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate for unreasonable business terms associated with a possible collocation.

- (5) Other conditions exist that render the placement of proposed equipment on an existing tower impracticable.

There are no existing towers withing the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate for possible impracticable issues for collocating on.

- (d) New antenna towers shall be located on a site of sufficient size so as to contain on-site substantially all ice-fall or debris from tower failure and preserve the privacy of abutting properties. The specific setback requirements are as follows.

- (1) The base of the antenna tower shall be set back from all abutting property (including public streets) by a distance of not less than one hundred percent (100%) of the height of the tower.

The proposed tower site will be a 170' monopole facility with a 4' lightning rod at the top of the tower. Arcadia Towers III is requesting relief of this requirement in order to allow placement of this wireless communication facility on the property. Towers are not engineered to fall over from the base of the tower to the top. The tower is designed to collapse within itself, Therefore Arcadia is requesting relief of this



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provision of the code to allow the setback distances of the following to be granted.

Front Setback: 157' requested relief of 17'

Side Setback: 61' requested relief of 111'

Side Setback: 37' requested relief of 137'

Rear Setback: 278' no relief requested

I will also provide a letter from the tower manufacturer in the structural integrity of the tower and the manure in which it collapses within itself.

- (2) Guy wire anchors shall be set back from all abutting property not less than twenty-five feet.

The proposed wireless communication facility does not have any guy anchors associated with it.

- (3) Accessory buildings shall be set back from all abutting property not less than the required rear yard setback for the zoning district in which the antenna is located.

The proposed ground equipment will meet the setback requirements of the zoning district the site is located in. The ground equipment is the size of a refrigerator.

- (4) New antenna towers shall not be located any closer than two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.

The proposed tower will be located 217' from the platted condominium subdivision to the south, therefore Aracdia Towers is requesting relief of 123' to allow the placement of this wireless communication facility. The wireless communication facility does not create smoke, dust, particulate matter, glare, or noise pollution. The proposed site



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will be visited less than a single family home and will not place any undue harm to the surrounding properties in the area.

- (e) The design and construction of the antenna and antenna tower shall meet the standards of the Building Department, as well as any applicable requirements of the Federal Aviation Administration (FAA).
(Ord. C69-89. Passed 10-16-89.)

The tower will be built to meet the standards of the building department. I have also attached the FAA approval that Arcadia has received for the placement of this wireless communication facility.

- (f) A landscape and fencing buffer shall be required at the antenna tower site, according to the following requirements:

I have attached a detailed landscaping plan and also provided some revisions to the plan based on comments made by staff.

- (1) The antenna tower base and accessory structure and each guy wire anchor location shall be separately enclosed by fencing of such type to prevent illegitimate access. Such fencing shall be not less than six feet in height.

I have attached drawings which show the type of fencing that will surround the ground equipment and will also be 6' in height.

- (2) Antenna 100 feet or less in height. A row of evergreen trees or shrubs shall be planted directly outside of the fencing surrounding the tower base and accessory building and each guy wire anchor point location. Such trees or shrubs shall be planted not more than fifteen feet apart, and be not less than five feet high at time of planting. A second landscape buffer shall consist of a planting of evergreen trees or shrubs, to be located within ten feet outside of the first row of trees or shrubs. This buffer shall be six feet high at time of planting. Earth mounding of three feet in height or less may be used to achieve the required overall height of six feet. Vegetation shall have a minimum year-round opaqueness of eighty percent (80%) when viewed from two to five feet from the ground.



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The tower will exceed 100' in height, therefore Arcadia Towers will follow the standards listed in item #3 below.

- (3) Antennas more than 100 feet in height All requirements of subsection (f)(2) hereof shall be met, except that the second row of evergreen trees shall be located within twenty-five feet of the outside of the fencing. At least one row of deciduous trees, not less than one and one-half inches in caliper diameter six inches (6") above grade and spaced not more than twenty feet apart, shall be planted within ten feet from the outside of the first row.

I have attached a detailed set of plans showing that Arcadia Towers will meet the provisions of the landscaping code.

Upon reviewing the Grove City zoning standards for a wireless communication facility being located in a PUD-C zoned district, Arcadia is requesting relief from the setback standards from abutting properties, and the setback standards from a residentially zoned district. Listed below are the responses to the findings of fact associated with the Arcadia Towers Special Exception request.

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

The proposed wireless communication facility does not create smoke, dust, odor, particulate matter, noise pollution or undue hardship on the infrastructure that supports this heavy commercial zoned PUD-C district. Therefore the proposed site will be in harmony with the existing or intended character of the district and will not change the essential character of the district.

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

The proposed wireless communication facility does not create smoke, dust, odor, particulate matter, noise pollution or undue hardship on the infrastructure. The adjoining property owners can continue to use their adjacent property and the



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granted of this special exception will not affect the use of the adjacent property.

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

The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The site will benefit the health and safety of residents in the community by improving cell phone coverage in an area that lacks adequate and reliable coverage for this area of Grove City. Providing improved cell phone service further improves residents to place E911 calls in the area without interruption.

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

The proposed facility will be adequately served by public facilities and services.

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

The proposed facility will be visited less than a single family home and will not affect traffic patterns in this area at all.

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

The proposed use will be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code by creating a much needed improvement of wireless communication services in this heavy commercial developed area of Grove City.



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

The proposed use complies with the applicable specific provisions of the code and with the granting of this request will allow wireless communication services to be improved in this area of Grove City.

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

The proposed use meets the definition and intent of a use specifically listed as a special use under the Grove City Zoning Code requirements.

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

The proposed application is being submitted to the Department of Development by the approved submittal dates.

Based on the information provided in the above requirements and the revisions that Arcadia Towers made to the application after staffs review, I respectfully request the granting of a special exception to allow the placement of this wireless communication facility as identified in the application requirements. If you have any questions or need additional information please contact Stephen E. Carr at 1-317-446-7747 or email me at scarr@stevecarr.hostpilot.com

Sincerely

PBM Wireless Services
Stephen E. Carr (Agent for Arcadia Towers)
Project Director

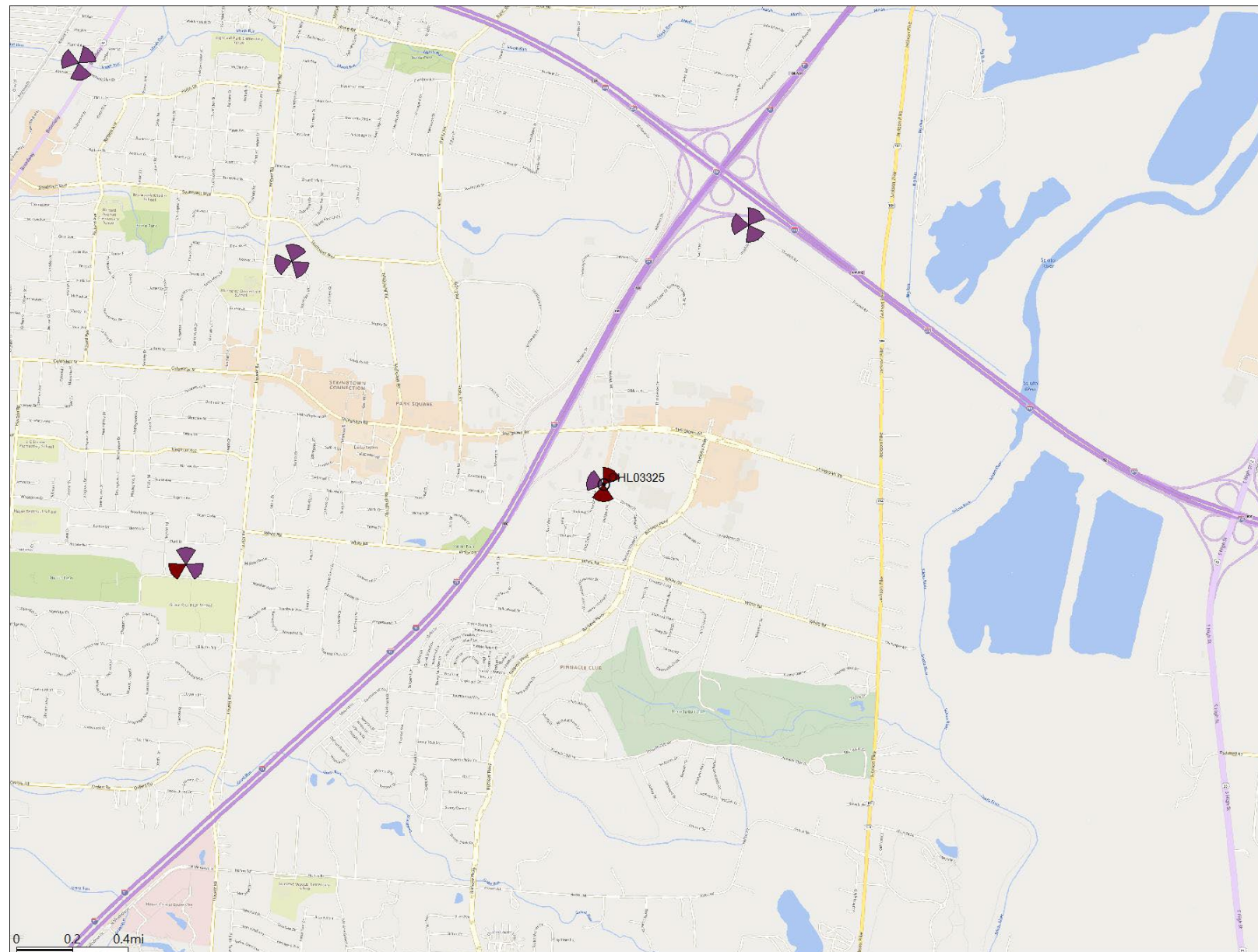
enclosure

OHL03325 Coverage Maps

AT&T RF Design 05/28/2025



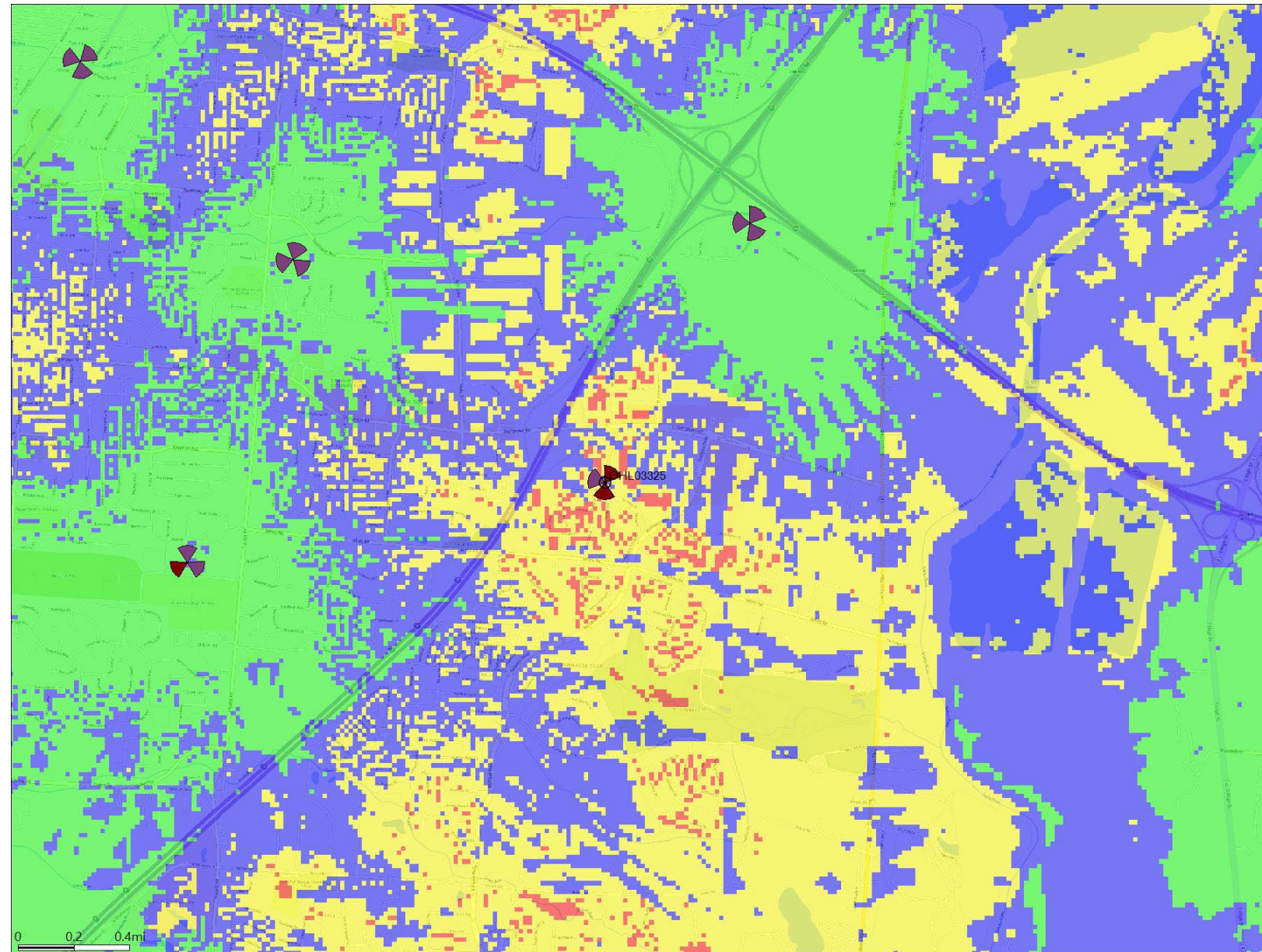
ATT existing sites around proposed OHL03325



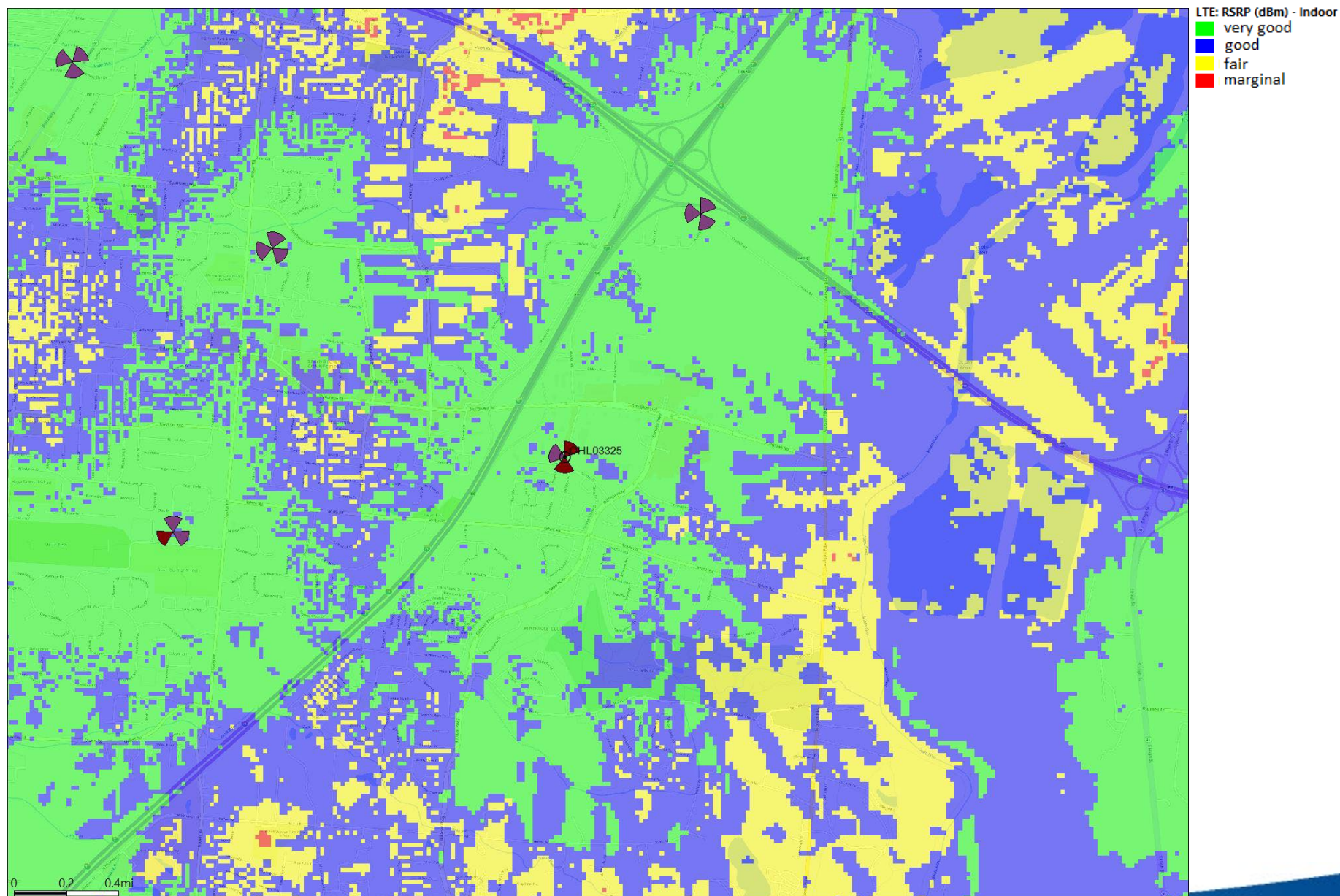
Existing Coverage

LTE: RSRP (dBm) - Indoor

- very good
- good
- fair
- marginal



Coverage with new Site OHL03325 at Proposed Location 165ft Center Line



ORDINANCE C-31-25

AN ORDINANCE TO AMEND SECTION 1135.09(b)(12)F9(c) OF THE CODIFIED ORDINANCES TITLED RETAIL DISPENSING OF MEDICAL AND RECREATIONAL MARIJUANA

WHEREAS, in 2024 the City enacted rules and regulations for new medical and recreational marijuana retail establishments; and

WHEREAS, the provisions of the Ohio Administrative Code that set forth the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility differ from the manner of determining the distance between a medical or recreational marijuana retail establishment set forth in the city's rules and regulations; and

WHEREAS, to better align the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility set forth in the Ohio Administrative Code with the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility set forth in the city's rules and regulations, it is necessary to amend the rules and regulations previously enacted by the City.

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

SECTION 1. Section 1135.09(b)(12)F9(c) is hereby amended as follows:

9. Retail Dispensing of Medical and Recreational Marijuana. In addition to the provisions found in B. of this Section, the following regulations shall apply:
 - c. No medical and/or recreational marijuana retailer shall be located within 500 feet, measured from ~~the boundaries of~~ **the shortest distance between the parcel line of the prohibited facility and the physical structure under the control of the marijuana facility**, of an opioid treatment center, residential use, church, public library, public playground, public park, school, or child care facility

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/24/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-31-25
1st Reading: 08/04/2025
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-31-25

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN
BE FURNISHED TO 26+ ACRES LOCATED AT 4910 HOOVER ROAD IN
JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 26+ acres located at 4910 Hoover Rd, in Jackson Township to the City of Grove City, Ohio, and signed by Grove City Church of the Nazarene, was filed with the Board of County Commissioners of Franklin County, Ohio; and

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

WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 26+ acres located at 4910 Hoover Road, proposed for annexation by Grove City Church of the Nazarene will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a

Zoning:

publicly bid contract for solid waste and recycling services.

In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

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



DESCRIPTION OF A 26.742± ACRE TRACT FOR ANNEXATION PURPOSES

From: Jackson Township, To: Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 6840, and being part of a 26.904-acre tract as conveyed to Grove City Church of the Nazarene by Official Record 20662 Page J04, and part of a 0.284-acre tract as conveyed to Grove City Church of the Nazarene by Official Record 34023 Page B17, and of the Recorder's Office, Franklin County, Ohio and being more particularly described for annexation purposes as follows:

Commencing at the centerline intersection of Hoover Crossing Way (60 feet wide) and Hoover Road (Width Varies);

Thence along the centerline of Hoover Road, South 03°54'07" West for a distance of 261 feet to a point being the southwesterly corner of a 0.302 acre tract conveyed to the City of Grove City, Ohio by Instrument Number 200306240190486 and being the northwesterly corner of a 0.092 acre tract as known as Parcel 3-WD, conveyed to the City of Grove City by Instrument Number 200309160294446;

Thence along the northerly line of a said 0.092 acre tract Parcel 3-WD and being the northerly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518 and being the southerly line of a 11.724 acre tract conveyed to Grove City Church of the Nazarene by Official Record 1045 Page B02 and being the southerly line of the existing City of Grove City corporation line established by Ordinance C-2-72 and in Miscellaneous Record 155 Page 27, North 85°59'42" East for a distance of 187 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly and southerly lines and the southerly line of said existing City of Grove City corporation line, South 85°59'42" East for a distance of 934.98 feet to a point being the northwesterly corner of a 9.762 acre tract conveyed to the State of Ohio by Deed Book 2922 Page 221;

Thence along the westerly line of said 9.762 acre tract, South 04°06'27" West for a distance of 975.67 feet to a point on the westerly line of a Highway Easement also known as Parcel No. 29-LA, conveyed to the State of Ohio by Deed Book 2090 Page 73 and being the northerly limited access right of way line of Interstate 71;

Thence along the westerly line of said Highway Easement and northerly limited access right of way line of Interstate 71, South 46°50'48" West for a distance of 287.09 feet to a point being the northeasterly corner of a 5.511 acre tract conveyed to HSL Hoover LLC by Instrument Number 201812210172513 and being on the northerly line of the existing City of Grove City corporation line established by Ordinance C-74-95 and in Official Record 30954E18;

Thence along the northerly line of said 5.511 acre tract and the northerly line of said existing City of Grove City corporation line, North 87°11'27" West for a distance of 876.88 feet to a point being the northeasterly corner of Highway Easement conveyed to Franklin County Commissioner by Official Record 20044C13 and being the southeasterly corner of a Highway Easement also known as Parcel No. 29 conveyed to the State of Ohio by Deed Book 2090 Page 73, said point being on the easterly existing right of way line of Hoover Road and being the easterly line of the existing City of Grove City corporation line established by Ordinance C-88-2015 and in Instrument Number 201601150005804;

Thence along said easterly existing right of way line and across said 26.904 acre tract and being the easterly line of the City of Grove City corporation line, North 02°40'16" West for a distance of 151.00 feet to a point on the southerly line of a 0.115 acre tract conveyed to the City of Grove City, Ohio by Instrument Number 200310230339960;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the southerly line of said 0.115 acre tract, South 86°01'15" East for a distance of 20.00 feet to a point being the southeasterly corner of said 0.115 acre tract;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the easterly line of said 0.115 acre tract, North 03°58'11" East for a distance of 100.04 feet to a point being the northeasterly corner of said 0.115 acre tract;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the northerly line of said 0.115 acre tract, North 86°04'24" West for a distance of 20.00 feet to a point;

Thence continuing along said easterly existing right of way line and said easterly corporation line and across said 26.904 acre tract, North 03°58'11" East for a distance of 228.10 feet to a point on the southerly line of a 0.092 acre tract conveyed to City of Grove City by Instrument Number 200310280344238;

Thence leaving said easterly existing right of way line and said easterly corporation line, and along the southerly line of said 0.092 acre tract and the southerly line of a tract of land conveyed to Keith R. Bradshaw, Trustee of The Keith R. Bradshaw Revocable Living Trust by Instrument Number 201912050163719, South 86°07'12" East for a distance of 176.00 feet to a point being the southeasterly corner of said Bradshaw tract;

Thence along the easterly line of said Bradshaw tract and being the easterly line of 0.832 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202310100106270, North 03°58'11" East for a distance of 415.96 feet (passing the northeasterly corner of said Bradshaw tract and the southeasterly corner of said 0.832 acre tract



at 205.97 feet) to a point being the northeast corner of said 0.832 acre tract and being the southeasterly corner of a 0.284 acre tract conveyed to Grove City Church of the Nazarene by Official Record 34023 Page B17 ;

Thence along the northerly line of said 0.832 acre tract and the southerly line of said 0.284 acre tract, **North 86°07'03" West** for a distance of **166.00 feet** to the northwesterly corner of said 0.832 acre tract, the southwesterly corner of the remainder of said 0.284 acre tract and being the southeasterly corner of a 0.055 acre tract conveyed to The City of Grove City, Ohio by Instrument Number 200306240190486 and being on the easterly line of the existing City of Grove City corporation line established by Ordinance C-88-2015 and in Instrument Number 201601150005804;

Thence along the westerly line of the remainder of said 0.284 acre tract and the easterly line of said 0.055 acre tract and the easterly line of said existing City of Grove City corporation line, **North 03°58'11" East** for a distance of **60.00 feet** to the northwesterly corner of said remainder of the said 0.284 acre tract, the northeasterly corner of said 0.055 acre tract, and being the southeasterly corner of a 0.138 acre tract conveyed to the City of Grove City by Instrument Number 200309160294447 and the southwesterly corner of a tract of land conveyed to Jack Ward by Instrument Number 201709190130159, also being on the southerly line of the existing City of Grove City corporation line established by Ordinance C-16-89 and in Official Record 13654H07 ;

Thence along the northerly line of the remainder of said 0.284 acre tract, the southerly line of said Ward tract, and the southerly line of said existing City of Grove City corporation line, **South 86°07'03" East** for a distance of **147.11 feet** to the southeasterly corner of said Ward tract;

Thence continuing along said corporation line and the easterly line of said Ward tract and the easterly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518, **North 03°54'57" East** of a distance of **250.07 feet** (passing the northeasterly corner of said Ward tract and the southeasterly corner of said 0.338 acre tract at 150.00 feet) to the **TRUE POINT OF BEGINNING** and containing **26.742± Acres**, of which 0.000 acres are within the right of way of Hoover Road.

The total length of the annexation perimeter is 4819.08± feet, of which 2788.18± feet is contiguous with existing City of Grove City corporation lines, resulting in 58% perimeter contiguity.

Bearings are based on the centerline of Hoover Road being North 03°58'11" East as referenced to the Ohio State Plane Coordinate System (South Zone), NAD 83, with the 2011 NSRS adjustment (Epoch 2010.0)

This description was prepared by David R. Himmelman, Ohio Professional Surveyor Number 8862, from an actual field survey performed in August 2023 and publicly available records. The above description is not valid for the transfer of real property and is not to be utilized in place of a boundary survey as defined by the OAC 4733-37.

Property Address: 4910 Hoover Road, Grove City, OH 43123

Franklin County Auditor Parcel No.: 160-000824 & 160-001395

David R. Himmelman, P.S.8862
Korda-Nemeth Engineering Inc.

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

fasante

06/10/2025 10:08:45 AM

PENDING ORIGINALS

*Submitted via digital format



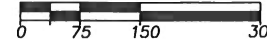
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

***Pending Originals for
Final Approval***

ANNEXATION PLAT

PROPOSED ANNEXATION OF 26.742± ACRES IN VMS NO. 6840 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Scale 1" = 150 feet



Existing City of Grove City Corporation Line
Proposed City of Grove City Corporation Line



HOOVER CROSSING WAY
(60 Feet Wide)
(PB 74, PG 99)

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.

fasante
06/10/2025 10:07:45 AM
PENDING ORIGINALS
Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

Pending Originals for Final Approval

City of Grove City Corp. Line
Ordinance C-88-2015
Inst. 201601150005804

HOOVER ROAD
(Width Varies)

City of Grove City Corp. Line
Ordinance C-88-2015
Inst. 201601150005804

City of Grove City Corp. Line
Ordinance C-88-2015
Inst. 201601150005804

The total length of the annexation perimeter is 4819.08± feet, of which 2788.18± feet is contiguous with existing City of Grove City corporation lines, resulting in 58% perimeter contiguity.

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

06/09/2025

REGISTERED SURVEYOR NO. 8862

DATE

ANNEXATION PLAT



Korda/Nemeth Engineering, Inc. - Consulting Engineers
1800 Walnut Street, Suite 200 - Columbus, Ohio 43216-7910
TEL 614-487-1000 FAX 614-487-0801 WEB www.korda.com

DATE: May 19, 2025
REVISION: 2025-1807
DWG: DRW
CHK'D: DRH
TWN: TWM



- 1 Grove City Church of the Nazarene
PID: 040-007128
Inst. 202403210027518
0.338 Acres
- 2 Jack Ward
PID: 040-007127
Inst. 201709190130159
- 3 Grove City Church of the Nazarene
PID: 160-001395
OR 34023 PG B17
0.284 Acres (Deed)
- 4 The City of Grove City, Ohio
Inst. 200306240190486
0.055 Acres (Deed)
- 5 City of Grove City
"Parcel No. 5-WD"
0.193 Acres (Deed)
Inst. 200310280344239
- 6 City of Grove City
"Parcel No. 6-WD"
0.092 Acres (Deed)
Inst. 200310280344238
- 7 The City of Grove City, Ohio
Inst. 200310230333960
0.115 Acres
- 8 Grove City Church of the Nazarene
PID: 160-001626
Inst. 202310100106270
0.832 Acres
- 9 Keith R. Bradshaw, Trustee of
The Keith R. Bradshaw Revocable
Living Trust
PID: 160-001058
Inst. 201912030163719
- 10 City of Grove City
"Parcel No. 3-WD"
Inst. 200309160294446
0.092 Acres (Deed)
- 11 City of Grove City
"Parcel No. 4-WD"
Inst. 200309160294447
0.138 Acres (Deed)
- 12 City of Grove City, Ohio
Inst. 200306240190486
0.302 Acres (Deed)
- 13 Highway Easement
State of Ohio
Parcel No. 29
D.B. 2090 Pg. 73
- 14 Highway Easement
Franklin County Commissioners
O.R. 20044 Pg. C13

POINT OF BEGINNING

POINT OF COMMENCEMENT

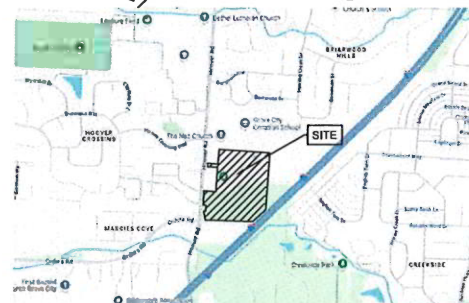
Grove City Church of the Nazarene
PID: 040-002138
OR 1045, Pg B02
11.724 Acres

City of Grove City Corp. Line
Ordinance C-2-72
MISC155 Pg 27

State of Ohio
PID: 160-002186
D.B. 2922, Pg. 221
9.762 Acres

Grove City Church of the Nazarene
PID: 160-000824
OR 20662 Pg. J04
26.904 Acres

INTERSTATE 71
Highway Easement
State of Ohio
Parcel No. 29-LA
D.B. 2090, Pg. 73



**Grove City Church of the Nazarene Expedited Type 2 Annexation
List of Adjacent Owners**

Grove City Church of the Nazarene
4770 Hoover Road
Grove City, OH 43123
Parcel IDs 160-001626; 040-007126; 160-001395; 040-002136

State of Ohio
ODOT, District 6
400 E William Street
Delaware OH, 43015-2199
Parcel ID 160-002186

HSL Hoover LLC
369 East Livingston Ave
Columbus, OH 43215
Parcel ID 040-009224

Rick Gibson
Shelley Gibson
6210 Borrer Rd.
Grove City, OH 43123
Parcel ID 040-009223

Keith Bradshaw, Trustee of the Keith R. Bradshaw Revocable Living Trust
4900 Hoover Road
Grove City, OH 43123
Parcel ID 160-001058

Jack Ward
4820 Hoover Rd.
Grove City, OH 43123
Parcel ID 040-007127

Courtyards on Hoover Condominium Association
K&C SERVICE CORPORATION
8101 North High Street, Suite 370
Columbus OH 43235

Date: 07/15/25
Introduced By: Ms. Anderson
Committee: Safety
Originated By: Mayor Stage
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-32-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-32-25

AN ORDINANCE TO AMEND SECTION 331.44 OF THE CODIFIED ORDINANCES TITLED TEXTING WHILE DRIVING PROHIBITED

WHEREAS; in 2023 the City’s Codified Ordinances were amended to update the texting while driving restrictions to be consistent with Ohio law; and

WHEREAS; the restrictions are broader than just restricting texting while driving, they regulate the use of electronic communication devices while driving; and

WHEREAS; the title “Texting While Driving” does not accurately reflect the extent of the restrictions and has created confusion for defendants and the courts; and

WHEREAS; this amendment changes the title to more accurately reflect what is prohibited.

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

SECTION 1. Section 331.44, titled Texting While Driving Prohibited, is hereby amended as follows:

331.44 **ELECTRONIC WIRELESS COMMUNICATIONS DEVICE REGULATIONS**
TEXTING WHILE DRIVING PROHIBITED.

SECTION 2. Section 331.44(f)(1) is hereby amended as follows:

(f) As used in this section:

(1) “Electronic wireless communications device” includes any of the following:

A. A wireless telephone **including, but not limited to, a telephone that is physically attached to the vehicle via a charging cable or otherwise;**

SECTION 3. 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

Date: 07-23-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Ms. Fitz.
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-33-25
1st Reading: 08/04/25
Public Notice: 08/05/25
2nd Reading: 08/18/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-33-25

AN ORDINANCE TO DECLARE THE REALIGNMENT OF NORTH MEADOWS DRIVE AS A BENEFIT TO THE PINNACLE TAX INCREMENT FINANCING DEVELOPMENT AREA

WHEREAS, the City of Grove City has been working on a realignment of the North Meadows Drive project, that would help facilitate the future development of the Southwest Regional Medical & Innovation Gateway; and

WHEREAS, on August 21, 2023, this Council authorized the City Administrator to apply for financial assistance for the Project; and

WHEREAS, the City was awarded approximately \$4,000,000 in loans and grants from the Ohio Public Works Commission for the Project; and

WHEREAS, the City has appropriated \$3,100,000 from the 2024 and 2025 Capital Improvement Fund for the Project; and

WHEREAS, the City has also appropriated \$3,000,000 in the Pinnacle Tax Increment Financing Fund for Hoover Road Bridge Improvements that will not be used in 2025; and

WHEREAS, the City is authorized to use Pinnacle Tax Increment Financing Revenue for public infrastructure improvements that benefit the Development Area; and

WHEREAS, this Project will benefit the Development Areas and Council, for and on behalf of the Pinnacle Tax Increment Financing Development Area, desires to fund the North Meadows Drive Realignment; and

WHEREAS, this Project will serve to expand the supporting infrastructure needed for the future development of the Southwest Regional Medical & Innovation Gateway.

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

SECTION 1. This Council hereby determines the proposed infrastructure improvements benefit the Pinnacle Tax Increment Financing Development Area.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 07-21-25
Introduced By: Mr. Berry
Committee: Parks
Originated By: Mayor Stage
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-32-25
1st Reading: 08/04/25
Public Notice: 0 / /25
2nd Reading: 0 / /25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-32-25

A RESOLUTION OF APPROVAL BY COUNCIL TO INVEST STAFF TIME AND TO EXPEND FINANCIAL RESOURCES AT BROOKPARK MIDDLE SCHOOL

WHEREAS, per Section 1 of Ordinance C-22-25 “The City Council hereby requires no further investment of staff time and financial resources at the Brookpark Middle School location outside of required utility bills or other contractual obligations without the approval of Council” and

WHEREAS, in order to reduce citizens from wait lists for programs and to meet the demands of the public to provide a wide variety of programs and services, the Parks and Recreation Department is seeking additional programming space; and

WHEREAS, it has become evident that the Grove City Division of Police is in need of additional training facilities and space; and

WHEREAS, the Administration does not intend to make any major modifications or relocate any operational components to Brookpark without Council approval; and

WHEREAS, the Administration is committed to finding short-term (3-5) years solutions to the lack of available programming space until a Multi-generational Community Center is operational.

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

SECTION 1. The City Council hereby approves the items requested in the Brookpark Facility – Initial Activation Plan, prepared by the Parks & Recreation Director, dated July 15, 2025 and attached hereto as Exhibit A.

SECTION 2. The City Council hereby agrees to the use of Brookpark Middle School for training and other activities approved by the Safety Director for the benefit of the Grove City Division of Police.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

I certify that this
resolution is correct as to form.

Attest:

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Exhibit A: CR-32-25

Brookpark Facility – Initial Activation Plan

Facility Access

- 4 Classrooms (Evenings/Weekends Only): Available after 5 PM on weekdays and all day on weekends
- 4 Classrooms (Full Access): Available 24/7 for departmental use.
- Gymnasium: 2 pickleball courts, basketball, volleyball, and open gym activities
- **Currently only have access to two 600 sq foot rooms and one small gym space. Brookpark facility would increase the total number of spaces available from 3 to 9.**

Proposed Programs

- Classrooms: Early childhood programs, youth and adult enrichment classes, and adaptive programs
- Gymnasium: Pickleball, youth clinics, adult leagues, open gym
- Facility-Wide: ESL, cooking, financial literacy, STEM, crafts, wellness, social clubs and meeting rooms
- **Classroom size at Brookpark facility would reduce most current wait list registrations – increasing participation for same classes.**
- **In addition to proposed programs, the need for more storage space for Programming use would be eliminated with the use of the Brookpark facility.**

Staffing & Operations

- 2–3 part-time staff onsite during all hours of operation – **included in current operating budget.**
- Roles include front desk, room setup, program support, supervision, and building monitoring
- Custodial services provided by Grove City Parks Building Maintenance
- **Important to note: Staffing and operations would be captured in overall operating budgets for fiscal year 2025 and 2026 – Cost estimates below do not include staffing and operations**

Technology & Communication:

- 2 Computers (CivicRec and City access)
- 1 Desk Phone, 1 Cell Phone
- 4 Radios for staff communication
- 1 Printer

Cooling:

- 8 Waterless Portable Air Conditioning Units (for rooms up to 800–1200 sq. ft.)

Furnishings:

- Shelving and lockable storage cabinets (tables and chairs are on site)

Signage & Branding:

- Exterior directional signage to guide the public to the rear entrance
- Large outdoor building sign with Parks & Recreation branding
- Window graphics and interior branding at the entrance

Next Steps

- Prepare facility for November 2025 programming launch
- Install signage and portable cooling units
- Equip technology, storage, and communication systems
- Assign staff schedules and training
- Maintain exclusive use for departmental programming
- Initial funding will be required for equipment, signage, cooling units, and technology to ensure a successful launch

Estimated Startup Breakdown

Category	Item	Estimated Cost
Technology	2 Desktop Computers	\$3,000
Technology	1 Desk Phone	\$250
Technology	1 Cell Phone (device only)	\$500
Technology	1 printer	\$400
Technology	4 Staff Radios	\$1200
Cooling \$8,000	8 Portable Waterless AC Units	\$8,000
Signage & Branding \$2,500	Parking Lot Directional Signage	\$2,500
Signage & Branding	Large Exterior Building Sign	\$5,000
Signage & Branding	Window Graphics + interior Branding	\$1,500
Furnishings	Shelving and Lockable Storage Cabinets	\$3,000
Contingency	Misc	\$2,000
Total Estimated Setup Cost		\$27,850** in current operating budget

Future Expansion & 2026 Planning

- A studio-grade kiln will be needed to support pottery and ceramics classes. Estimated costs are as follows:

- Medium Studio Kiln: \$4,500
- Ventilation System: \$1,000
- Startup Kit & Tools: \$750
- Electrical Work & Installation: \$1,500
- An estimated **\$40,000 in more funding** is needed in 2026 to expand programming, increase community offerings, and buy new equipment to meet growing demand.

2026 Funding in total would be \$47,750