



GROVE CITY, OHIO - CITY COUNCIL Agenda

October 20, 2025

5:30 PM

Regular Meeting

Call to Order - Roll Call

Review of proposed Charter Changes

Review of Community Center Finance Committee Report

Recess; Reconvene; Approval of Minutes; Welcome & Reading of Agenda

LANDS:

Ordinance C-36-25 Rezone 3612 - 3614 Hoover Road from PSO (Professional Services/Offices) to C-2 (Retail-Commercial). Second reading and public hearing.

Ordinance C-37-25 Rezone 3472 Grant Ave. from R-2 (single-family residential) to D-1 (Doubles/Twin Singles). Second reading and public hearing.

Ordinance C-39-25 Approve a Special Use Permit for a Marijuana Dispensary for ACT Investments located at 3989 Jackpot Road. First reading.

Resolution CR-44-25 Approve a Preliminary Development Plan for Patrick Properties located south of Grove City Road and west of Demorest Road.

Resolution CR-45-25 Approve a Preliminary Development Plan for Green Oaks of Grove City located at the southeast corner of Big Run and Holt Roads.

Resolution CR-46-25 Amend Resolution CR-35-24 to permit the installation of a Temporary Mural located at 3500 Southwest Blvd. in celebration of America 250-Ohio.

SAFETY:

Resolution CR-47-25 Support Issue 36 - Jackson Township Fire Renewal Levy on the November 04, 2025 Ballot.

FINANCE:

Ordinance C-38-25 Amend Exhibit "A" of Ordinance C-09-25 creating the "Grove City CARES" Healthcare Grant Pilot Program. Second reading and public hearing.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 10-06-25 Council; 10-07-25 Plan. Comm.

Date: 09/09/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-36-25
1st Reading: 09/15/25
Public Notice: 9/16/26
2nd Reading: 10/20/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-36-25

AN ORDINANCE FOR THE REZONING OF 3612 – 3614 HOOVER ROAD FROM PSO TO C-2

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

WHEREAS, the Planning Commission recommended approval of the rezoning on September 02, 2025; and

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

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

SECTION 1. The following described premises are rezoned from PSO (professional services/offices) to C-2 (retail commercial):

Situated in the State of Ohio, County of Franklin, City of Grove City and being part of Virginia Military Survey #6839, *as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

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

C-36-25

EXHIBIT A

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

Being part of survey number 6839, Virginia Military Lands, bounded and described as follows: Beginning at a point in the centerline of Hoover Road, said point being on a line South 5°00' West 1021.58 feet from the Northwest corner of Carl Zimer's 87.57 acre tract; thence from said point of beginning in an easterly direction South 86°45' East passing over an iron pipe at 25.00 feet and continuing on said line 150.00 feet to an iron pipe; thence in a southerly direction and parallel to the centerline of Hoover Road South 5°00' West 135.00 feet to an iron pipe; thence in a westerly direction North 86°45' West 150.00 feet to an iron pipe and continuing on said line 25.00 feet to the centerline of Hoover Road; thence in a northerly direction along the centerline of Hoover Road North 5°00' East 135.00 feet to the place of beginning, containing .54 acre, more or less.

Tax Id. No. 040-008063-00

Address: 3612 - 14 Hoover Road, Grove City, Ohio 43123

040-003888
3595 Hoover Rd
Lot 62 & 4FT Off WS LT 63 Brook Park
0.23 ACRES

040-003887
3605 Hoover Rd
Brook Park Lot 61
0.26 ACRES

040-004021
2516 Southwest Blvd
AC 703 BrookPark RED A Hoover Road
0.70 ACRES

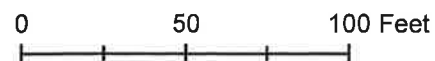
040-004022
3675 Hoover Rd
Brook Park PT RES B
0.68 ACRES

040-010163
3590 Hoover Rd
Hoover RD JEN-ARL Estate 9
0.46 ACRES



040-008066
3650 Hoover Rd
George Hoover Rd
6.915 ACRES

3612-3614 Hoover Rd



Disclaimer

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



Date: 09/09/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-37-25
1st Reading: 09/15/25
Public Notice: 9/16/26
2nd Reading: 10/20/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-37-25

AN ORDINANCE FOR THE REZONING OF 3472 GRANT AVENUE FROM R-2 TO D-1

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

WHEREAS, the Planning Commission recommended Denial of the rezoning on September 02, 2025; and

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

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

SECTION 1. The following described premises are rezoned from R-2 (single-family residential) to D-1 (Doubles/Twin Singles):

Situated in the State of Ohio, County of Franklin, City of Grove City and being *all of Lot 33 of Grant's Addition to Beulah, as recorded in Official Records, Plat Book 5, page 130, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance

is correct as to form.

Stephen J. Smith, Director of Law

ITEM 2: 202505020016 – Beulah Duplex Addition- Rezoning

Site Location

3466-3472 Grant Avenue, (PID 040-000776).

Proposal

Rezone 0.17 acres at 3472 Grant Avenue

Current Zoning

Single Family Residence (R-2) and Retail Commercial (C-2)

Future Land Use

Town Center Core/ Town Center Core Neighborhood

Property Owner

The Laser Foundry, LLC

Property Incentives

CRA 3, Town Center Commercial Revitalization (TCCR)

Applicant/Representative

Chris Zelich

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- GroveCity2050 Community Plan

Staff Recommendation

Approval as Submitted

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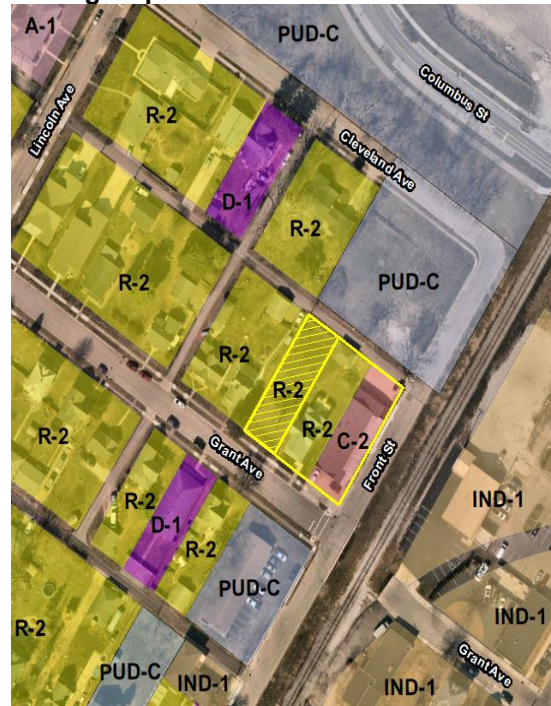
Case Manager

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

Summary

This application is to rezone 0.17 acres at 3472 Grant Avenue from R-2 (Single-Family Residence) to D-1 (Doubles and Twin Singles and Duplex).

Zoning Map



Next Steps

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

1. Context Map

The property is located at 3466-3472 Grant Avenue (PID 040-000776).



202505020016
Beulah Duplex Addition
Rezoning
PID# 040-000776

0 50 100 200
Feet

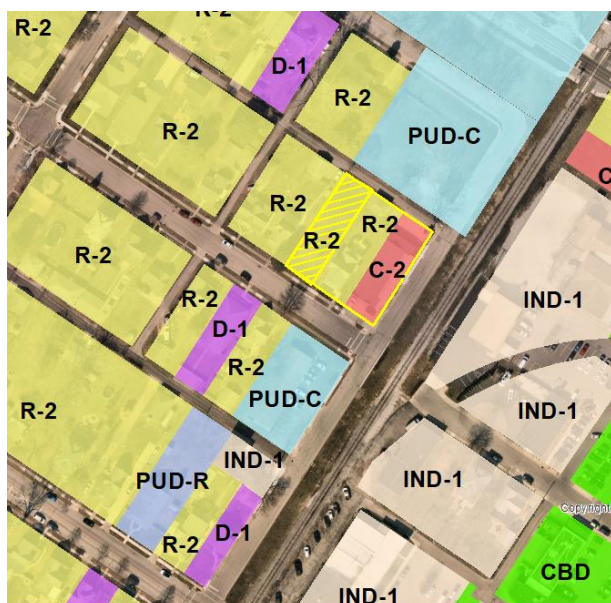


2. Analysis

The applicant is requesting approval to rezone 0.165 acres of a 0.50-acre parcel at 3466-3472 Grant Avenue from Single Family Residence (R-2) to Doubles and Twin Singles and Duplex (D-1). The D-1 zoning district permits doubles, twin Singles and Duplex residential development. The property is surrounded by several different zoning districts, including R-2 (Single Family Residential), C-2 (Retail Commercial), PUD-C (Planned Unit Development Commercial) and D-1 (Doubles, Twins, Duplexes). The GroveCity2050 Future Land Use and Character Map designates this site as a Town Center Core Neighborhood, which is characterized as a mix of housing types with walkable proximity to the Town Center. The primary uses in this area are single family and multi-family residential.

The proposed rezoning is associated with a lot split at 3466-3742 Grant Avenue. The lot split is for a 0.165 acres section of 3466-3742 Grant Avenue that is currently undeveloped. The area being split and rezoned will meet the original lot configuration as platted in 1892. While the lot dimensions proposed will not meet the current zoning code requirements for lot size, staff is supportive of the rezoning to D-1 as it aligns with the primary use of the Town Center Core Neighborhood Future Land Use and the area being rezoned meets the lot dimensions of the original plat. Additionally, there are multiple lots located near the proposed rezoning and throughout the historic Beulah subdivision that are zoned D-1 on similar size lots to what is proposed.

This application only examines the change in zoning, no physical improvements to the site are reviewed as part of this application.



Current Zoning



GroveCity2050 Future Land Use

3. GroveCity2050 Analysis

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

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

Finding Can Be Met: The proposed rezoning would allow for future residential development on the 0.165 acre parcel, providing additional housing in Grove City. It should be noted that any future development will need to receive the necessary approvals.

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

Finding Not Applicable: This application examines the change in zoning, and no physical improvements are proposed with this application.

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

Finding is Met: No changes are proposed to the street network, as this application only examines land use and no physical improvements are proposed at this time.

- (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: This application proposes no changes to the site other than the zoning, and this rezoning will not affect the City's natural and built character.

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

Finding Can Be Met: The proposed rezoning would not add an undue burden on city services and would allow for future development on this currently vacant parcel, creating new housing in the Town Center area.

4. Recommendation

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

5. Detailed History

2023

City Council approved the development plan for a 2-story building located at 4372 Grant Avenue at the August 8th meeting with Resolution CR-33-23.

Grove City Planning Commission Method of Rezoning Application

TYPE OF REQUEST

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

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Beulah Duplex Addition.
PROJECT LOCATION: 3472 Grant Avenue
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-000777 ACREAGE AFFECTED BY THIS APPLICATION: .2 Acre
EXISTING ZONING: R-2 EXISTING LAND USE: Vacant Lot
PROPOSED ZONING: D-1 PROPOSED LAND USE: Duplex
FUTURE LAND USE DESIGNATION: _____

PROPERTY OWNER INFORMATION

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

Christopher G. Zelch 5997 Tonibroke Ct GC, OH 43123
Name Address City, State, Zip
6143740647 czelch01@hotmail.com
Phone Fax Email

APPLICANT INFORMATION

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

Same
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: <u>5/2/2025</u>	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>202505020016</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Beulah Duplex Addition

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

ACREAGE DISTURBED: 12 TOTAL FLOOR AREA: 2,000 sq ft.

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 27'

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$200k+ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$250k+

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

I Christopher Zelich, the current property owner hereby authorize the applicant Christopher Zelich 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: 5.2.25

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 2nd day of May, 2025.

[Signature]
Official Seal and Signature of Notary Public



Olivia Piper
Notary Public, State of Ohio
My Commission Expires 01-26-30

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Christopher Zelich, 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: 5.2.25

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 _____ day of _____, 20____.

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 engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

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

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [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: METHOD OF REZONING



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

ALL APPLICATIONS

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

PUD REZONING

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

ZONING UPON ANNEXATION

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

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

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



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

August 4, 2025

0.165 Acres

Situate in the State of Ohio, County of Franklin, City of Grove City, being all of Lot 33 of Grant's Addition to Beulah as is numbered and delineated on the recorded plat thereof, of record in Plat Book 5, Page 130, as conveyed to The Laser Foundry LLC in Instrument Number 202208260123607, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING at a set Mag nail at the southeast corner of Lot 31 of said Grant's Addition to Beulah, also being the intersection of the north line of Grant Avenue, 60 feet wide (Plat Book 5, Page 130) and the west line of Front Street, 40 feet wide (Plat Book 5, Page 130);

Thence, along the south lines of said Lot 31 and Lot 32 of said Grant's Addition to Beulah and along the north line of Grant Avenue, North 55 degrees 00 minutes 00 seconds West, 96.00 feet to a set iron pipe at the southwest corner of said Lot 32, the southeast corner of said Lot 33 and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence, along the south line of said Lot 33 and the north line of Grant Avenue, North 55 degrees 00 minutes 00 seconds West, 48.00 feet to a found 1" iron pipe at the southwest corner of said Lot 33 and the southeast corner of Lot 34 of said Grant's Addition to Beulah;

Thence, along the west line of said Lot 33 and along the east line of said Lot 34, North 33 degrees 52 minutes 41 seconds East, 150.25 feet to a found 1" iron pipe at the northwest corner of said Lot 33, the northeast corner of said Lot 34 and in the south line of a 20 foot wide alley (Plat Book 5, Page 130);

Thence, along the north line of said Lot 33 and along the south line of said alley, South 54 degrees 45 minutes 50 seconds East, 48.00 feet to the northeast corner of said Lot 33 and the northwest corner of said Lot 32;

Thence, along the east line of said Lot 33 and along the west line of said Lot 32, South 33 degrees 52 minutes 41 seconds West, 150.06 feet to the **TRUE POINT OF BEGINNING, CONTAINING 0.165 ACRES**. Subject however to all legal highways, easements, agreements, leases, restrictions of record and of records in the respective utility offices.

Basis of bearings is assumed to be North 55 degrees 00 minutes 00 seconds West on the north line of Grant Avenue. Iron pipes set are 1" O.D. x 30" long with an orange plastic cap inscribed "MYERS PS 6579". This description is based on a field survey by Myers Surveying Company, in July, 2025.

Myers Surveying Company, Inc.

Paul T. Dinan 8-4-2025
Paul T. Dinan, Professional Surveyor 7312
PTD/ptd (305302025GrantAve)



split (0.165 acres)
48.00 ft NW - on East line
48.00 ft Southwest
off of North West H.
out of
(0.40)
776

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

BY: *ADF*

DATE: 08 Aug 25



* Beulah at Lot 33 *ADF* Page 17 of 290

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559
Email: info@myerssurveying.com

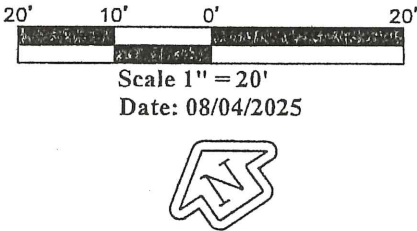
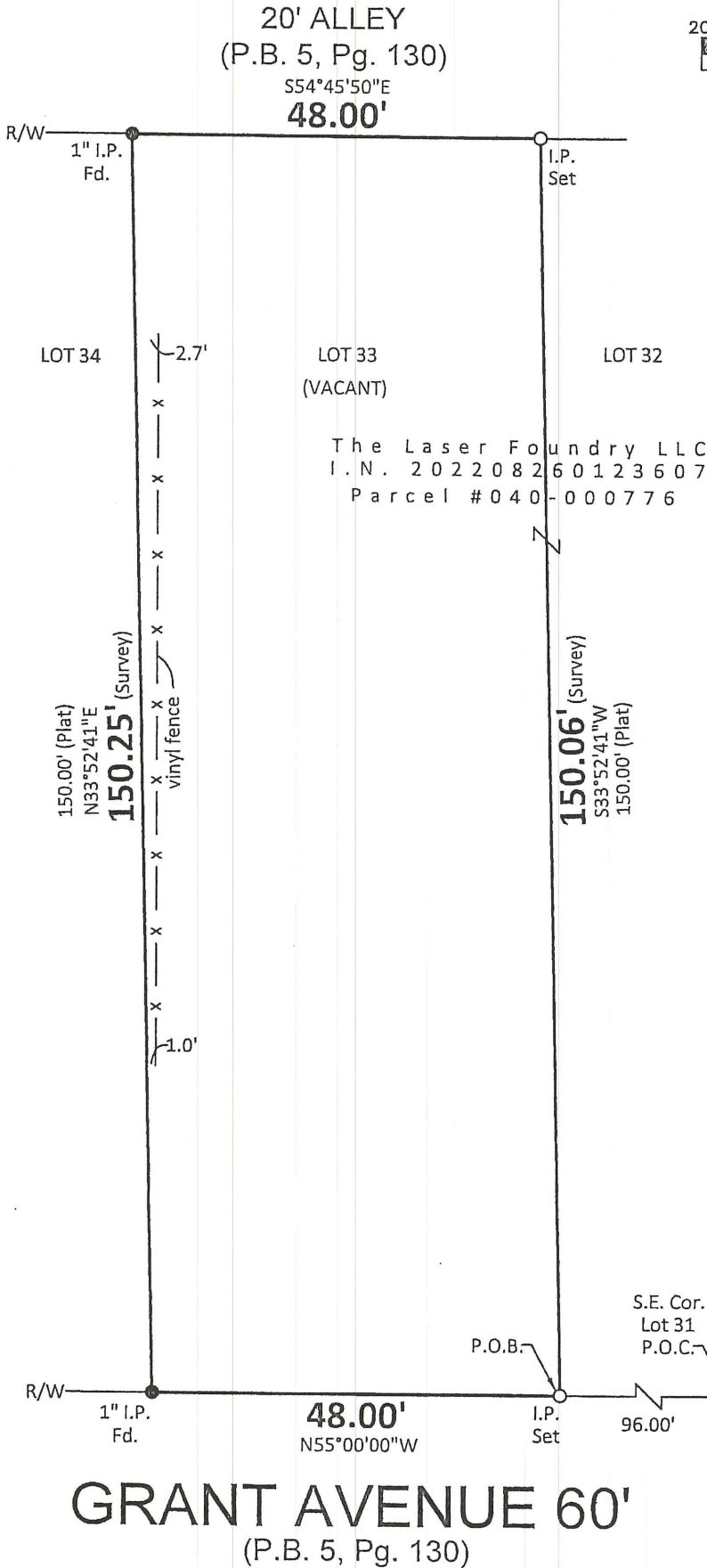
A Boundary Survey prepared for and certified to:

The Laser Foundry LLC

Legal Description: Situated in The State of Ohio, County of Franklin, City of Grove City, Being Lot 33, Grants Addition to Beulah, Plat Book 5, Page 130

Applicant:

Posted Address: Grant Avenue, Grove City, Ohio



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is assumed to be N55°00'00"W on the north line of Grant Avenue.

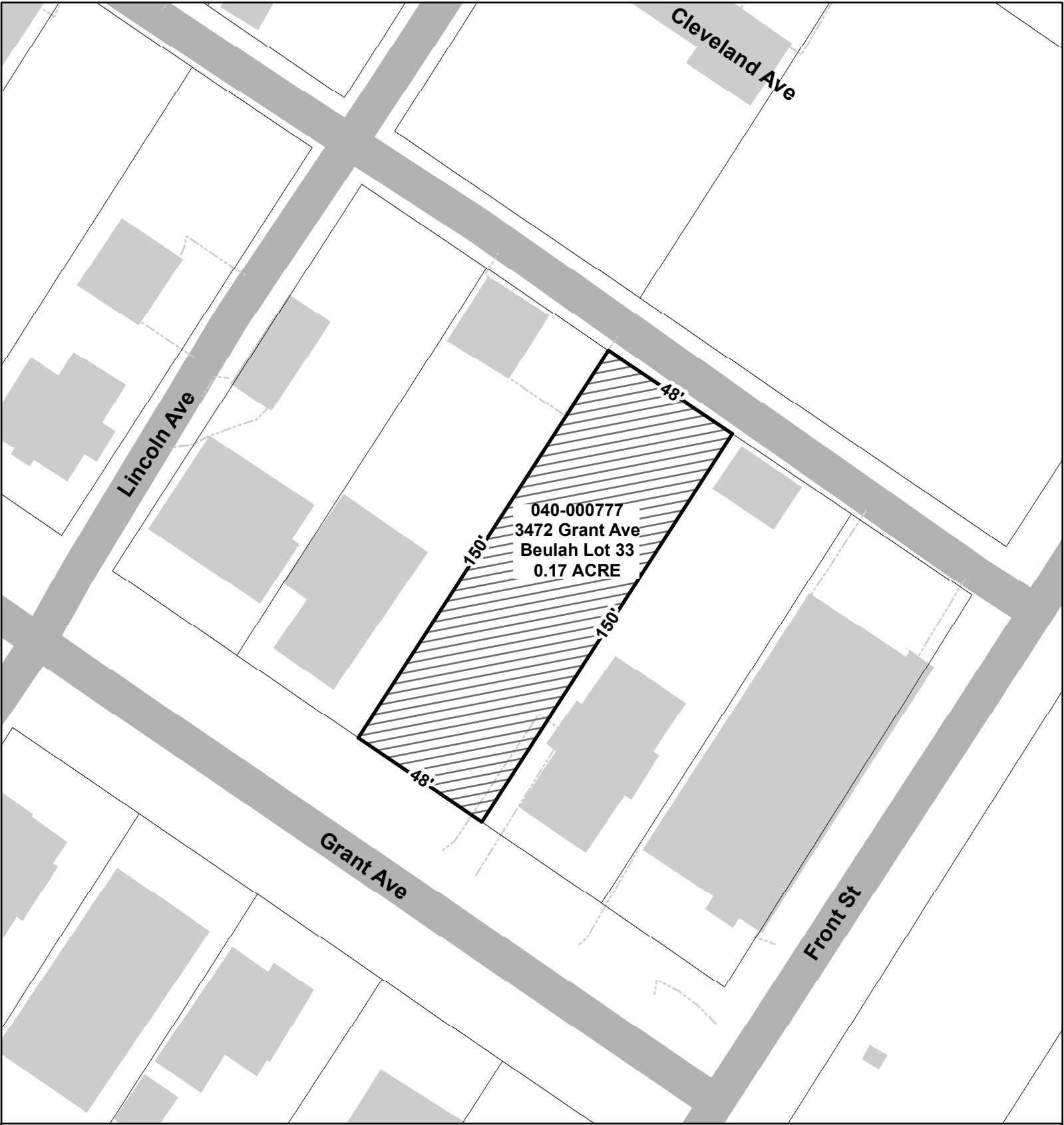
Myers Surveying Co., Inc

By *Paul T. Dinan*
8-4-2025
Professional Surveyor

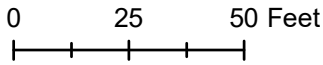
Myers Order No.-3-05/30/2025

Rec. Field DWG. Ltr. Ck.

Adjacent Property Owners			
Parcel ID	Owner Name	Owner Address	Tax Mailing Address
040-000127	MORRIS VICTORIA D MORRIS WAYNE E	3484 GRANT AVE GROVE CITY OH 43123	LERETA 901 CORPORATE CENTER DR POMONA CA, 91768-2642
040-000443	BP CROSSING LLC	250 E BROAD ST STE 1100 COLUMBUS OH 43215	BP CROSSING LLC 250 E BROAD ST STE 1100 COLUMBUS OH, 43215-3721
040-000758	SHOAF VERA E TR	1640 CHESTNUTS FARMS LP GROVE CITY, OH 43123	VERA C SHOAF TR 1640 CHESTNUT FARMS LOOP GROVE CITY OH, 43123-7919
040-000015	SHOAF VERA E TR	1640 CHESTNUTS FARMS LP GROVE CITY, OH 43123	VERA C SHOAF TR 1640 CHESTNUT FARMS LOOP GROVE CITY OH, 43123-7919
040-000267	BRENNER JACOB ALAN BRENNER STACI E	3483 GRANT AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
040-000793	CREATIVE HOUSING INC	2233 CITYGATE DR COLUMBUS OH 43219	CREATIVE HOUSING INC 2233 CITYGATE DRIVE COLUMBUS OH, 43219-3564
040-000433	BISHOP BRIAN S BISHOP MELISSA A	3495 GRANT AVE GROVE CITY OH 43123	BRIAN S BISHOP 3495 GRANT AVE GROVE CITY OH, 43123-2514
040-000446	FUCHS MATTHEW J FUCHS DIANE S	3471 CLEVELAND AVE GROVE CITY OH 43123	MATTHEW FUCHS 2633 GEYERWOOD CT GROVE CITY OH, 43123-3612
040-000064	BRAUN WOLFGANG PENNEL NANCY	3490 GRANT AVE GROVE CITY OH 43123	WOLFGANG BRAUN 3490 GRANT AVE GROVE CITY OH, 43123-2515



3472 Broadway



Disclaimer

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



Date: 10/14/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-39-25
1st Reading: 10/20/25
Public Notice: 10/21/25
2nd Reading: 11/03/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-39-25

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A MARIJUANA DISPENSARY FOR ACT INVESTMENTS LOCATED AT 3989 JACKPOT ROAD

WHEREAS, ACT Investments, applicant, has submitted a request for a Special Use Permit for a Marijuana Dispensary located at 3989 Jackpot Road; and

WHEREAS, on October 07, 2025, the Planning Commission of the City of Grove City recommended the *denial* of a Special Use Permit at this location with the following stipulations:

1. All outstanding property maintenance violations shall be addressed prior to the dispensary opening;
2. The site shall be brought into compliance with the landscaping requirements outlined in Chapter 1136 of the City Code;
3. The existing nonconforming sign at the western edge of the property shall be removed.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A It is hereby issued to ACT Investments for a marijuana dispensary, located at 3989 Jackpot Road, 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: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

ITEM 1: 202508180026- ACT Investments Jackpot Road – Special Use Permit (Retail Dispensing of Medical and Recreational Marijuana)

Site Location

3989 Jackpot Road (PID 040-014757)

Proposal

A special use permit to allow for retail dispensing of marijuana.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

3989 JACKPOT RD LLC

Property Incentives

CRA #2

Applicant/Representative

Chris Welch, ACT Investments

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- Ordinance C-34-24

Public Input

Attached at the end of the report.

Staff Recommendation

Approval with three stipulations.

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7. Public Input.....	10

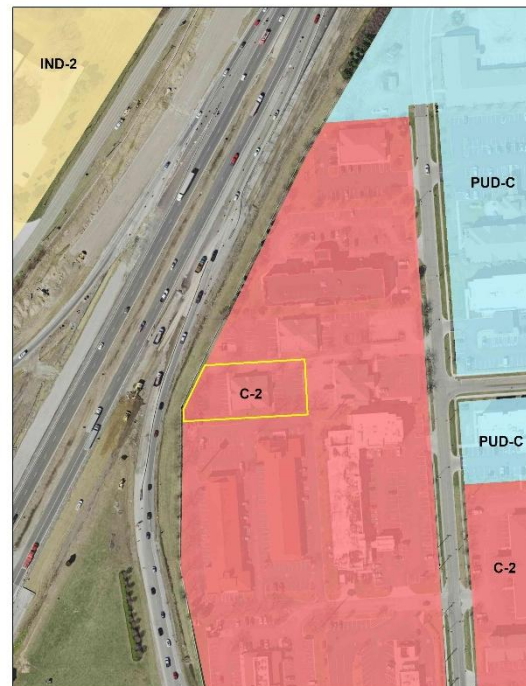
Case Manager

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

Summary

This application is a special use permit to allow for the retail dispensing of marijuana at 3989 Jackpot Road.

Zoning Map

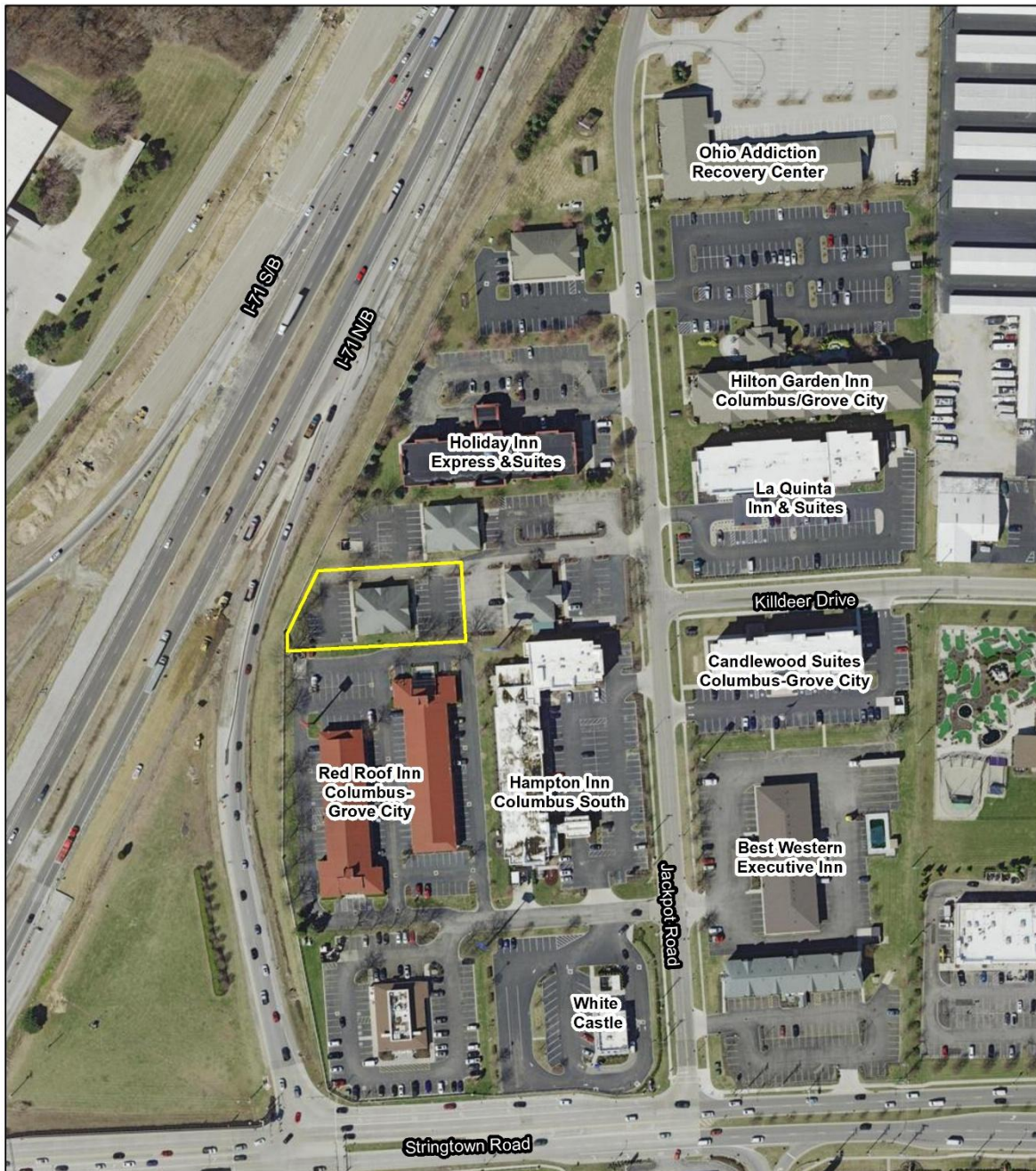


Next Steps

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

1. Context Map

This property is located at 3989 Jackpot Road (PID 040-014757).



202508180028
ACT Investments Jackpot Road
Special Use Permit
PID: 040-014757

0 50 100 200 300 400 Feet



2. Analysis

The applicant requests approval of a special use permit to operate a recreational cannabis dispensary at 3989 Jackpot Road. The proposed site is zoned C-2 (Retail Commercial), which allows for the retail dispensing of marijuana with an approved special use permit.

City Council passed Ordinance C-32-24 in August 2024, establishing the special use permit process for evaluating and reviewing proposed dispensary uses. Additions and modifications to these regulations were approved in 2025 with C-08-25 instating an annual review by the Safety Director for all retail marijuana sales locations against State and City rules and regulations, and C-31-25 modifying how the distance is measured between dispensary locations and sensitive land uses noted in Code.

The use requirements outlined in code state that no medical and/or recreational marijuana retailer shall be located within 500 feet, measured from 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. The proposed site is located near a treatment facility, and the applicant has provided an exhibit stamped by a registered surveyor verifying that the proposed dispensary is in compliance with the 500-foot requirement by code, with 508.9' between the building of the proposed dispensary and the property line of the treatment facility.

Proposed hours of operation are 10:00 a.m. to 8:00 p.m., Monday through Sunday, with peak hours anticipated to be between 3:00 p.m. and 6:00 p.m. The project materials state that no more than 740 customers and no more than 673 cars are expected daily. The business is expected to have 18 employees, with seven employees working during a shift. Materials state further that no more than 20 customers will be allowed to enter the building at once, and customers are expected to spend between 12 and 17 minutes inside the building.

Materials state that the proposed use will occupy the existing 4,284 square foot building and will undergo renovations to conform with the Division of Cannabis Control safety and security requirements, including mechanical and electrical repairs and building security enhancements, including new locks and surveillance systems. Materials state approximately 40% of the building will be used for retail, 25% for a customer waiting area, and 35% for employee-only areas, including storage and breakrooms, with specific areas of the building secured based on job function.



Site pictures taken on September 18th, 2025.

Section 1136.05 (c) of code requires that sites be brought into compliance with the provisions of the landscaping code when a change of use occurs. Since the proposed application will establish a new use for the property, all existing structures must be brought into compliance with the applicable sections of

Chapter 1136. Additionally, several other landscaping issues were noted during an inspection of the site, including overgrown shrubs, dead branches in trees that require pruning, and exposed weed fabric in mulch beds. In addition to the site landscaping issues, the Building Division issued a notice of property maintenance violation on August 22nd. The violation noted the accumulation of rubbish and garbage on the site and broken curbs around the site, creating a hazard. Staff believe that, in order to create a safe and appealing site, all outstanding property maintenance violations should be addressed before the proposed dispensary begins operation.

Code Section 1145.20 indicates that any sign that is nonconforming to the requirements of Chapter 1145 (Signs) shall be brought into compliance when there is a change in use of the business. The existing pole sign along the west edge of the property does not meet the required 10-foot setback from the lot line. As such, the Building Division issued a violation for this sign and noted that the sign must be removed. Any new proposed signage will require sign permits through the Building Division and comply with code requirements.

3. Special Use Permit Analysis

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

The submitted materials indicate that many of the supplementary requirements for a special use permit for retail dispensing of medical and recreational marijuana will be met; however, the materials are not specific to how the operator plans to address those standards and requirements to ensure compliance. Ohio Revised Code (ORC) 1301:1808-02 Section (D) requires licensed premises to conform with all relevant local ordinances, zoning and planning requirements, and fire codes. Staff's analysis below is based on the premise that the use will operate in compliance with any and all pertinent regulations contained within the Ohio Administrative Code (OAC) and further, that the applicant's responses reflect their commitment to ensure total compliance, even when specific measures are not noted in the submitted materials.

General special use permit standards and requirements

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

Standard is Met: The GroveCity2050 Future Land Use and Character Map recommends this site and much of the surrounding area as Commercial Center, which lists commercial as a primary use. Materials indicate that the proposed use will comply with the supplementary use requirements established by Ordinance C-32-24 and modified by C-31-25 for such a use, which would reduce impacts on the surrounding area.

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

Standard is Met: The applicant has submitted materials illustrating that the use can comply with the code requirements established by Ordinance C-32-24 and modified by C-31-25 to ensure that the proposed use do not adversely impact surrounding properties.

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

Standard is Met: The application materials outline security measures, including restricted access through doors locked at all times with access controlled by staff and a 24-hour fixed-camera video surveillance system, designed to comply with local and state requirements for the proposed use.

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

Standard is Met: Public utilities currently serve the site, including water and sanitary service, and no significant site redevelopment is proposed as part of this application; however, the applicant has indicated the building will be renovated to conform with Division of Cannabis Control safety and security measures to comply with safety and other standards of the OAC and ORC for the proposed use.

- 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 Can Be Met: The site is zoned C-2 (Retail Commercial), which allows for a wide range of commercial activities. The submitted materials state that the dispensary anticipates no more than 740 customers and 673 cars per day.

- 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 site is zoned C-2 (Retail Commercial), which allows for the retail dispensing of medicinal and recreational marijuana with approval of a special use permit, and the proposed use can comply with the supplemental requirements for the use, as approved under Ordinance C-32-24 and modified by C-31-25.

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

Standard is Met: Based on the information provided in the application materials, the use can comply with the supplemental requirements for such a use established by Ordinances C-32-24 and modified by C-31-25.

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

Standard is Met: The site is in a C-2 district, which permits the retail dispensing of medical and recreational marijuana, with the approval of a special use permit.

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

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

Supplementary requirements per section 1135.09(b)(12)(G)(9) of code

- 10) Any retailer of medical and/or recreational marijuana shall be required to obtain all necessary permits and/or licenses from the State of Ohio Department of Commerce.**

Standard Can Be Met: The materials state that the proposed operator, Ohio Clean Leaf, received a certificate of operation from the Ohio Department of Commerce in 2018, and the Ohio Division of Cannabis Control awarded the operator a 10(B) license in 2024. Materials also state that prior to the site being awarded a license to operate by the Division of Cannabis Control, state agents will inspect the site and building to ensure state requirements for such a use have been met.

- 11) A special use permit for medical and/or recreational marijuana shall only be permitted in the following zoning districts: C-1, C-2, IND-1, IND-2, IND-3, PUD-C, or PUD-I. A special use permit for medical and/or recreational marijuana shall not be permitted in Central Business District.**

Standard is Met: The proposed use is located within a C-2 zoning district, which allows for a special use permit application for medical and/or recreational marijuana.

- 12) No medical and/or recreational marijuana retailer shall be located within 500 feet, measured from 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.**

Standard is Met: The applicant provided an exhibit stamped by a certified professional surveyor certifying that this requirement was met and that the parcel line of the nearest prohibited facility is 508.9 feet from the structure proposed for a dispensary.

- 13) There shall be no outdoor sales or storage of any kind associated with the marijuana business.**

Standard is Met: The materials state that no outdoor sales or storage will be allowed.

- 14) The use of marijuana products shall be prohibited on the premises.**

Standard is Met: The materials state that the use of marijuana products will be prohibited on the premises.

- 15) No free samples may be given out by the retailer.**

Standard is Met: The materials state that no free samples will be provided by the dispensary.

- 16) A medical and/or recreational marijuana retailer shall not be permitted to use amplified music that is audible outside of the primary structure.**

Standard is Met: The materials state that no outdoor speakers will be installed.

- 17) Food trucks are prohibited on the premises.**

Standard is Met: The materials state that no food trucks will be allowed to be in use at the dispensary.

- 18) No merchandise or pictures of products shall be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the primary structure.**

Standard is Met: The materials state that no merchandise or pictures of products will be visible from the outside of the dispensary.

- 19) Exterior signage shall be limited to words only and no depictions of marijuana or any of its derivative related products. Multi-light and flashing signs are also prohibited.**

Standard is Met: The materials state that exterior signage will not depict marijuana, multi-lights, or flashing lights.

- 20) No colored or flashing interior lights.**

Standard is Met: Materials state that the dispensary will not use colored or flashing lights.

- 21) Loading areas and loading docks shall be located on the side or rear of the lot, and shall be screened by solid, decorative walls.**

Standard Can Be Met: The application materials state that loading areas for the proposed dispensary will be conducted on the side or rear of the lot and screened. However, the application materials did not identify specific areas and means of screening the loading areas to comply with this requirement. The building does not currently have a loading zone, and the applicant has stated in discussion with staff that no new loading zone is proposed, and deliveries will use the existing doors on the building.

- 22) Hours of operation shall be limited to the hours between 7:00 am and 9:00 pm.**

Standard is Met: The materials state that the proposed hours of operation for the proposed use would be 10:00 a.m. to 8:00 p.m., Monday through Sunday, which complies with the hours of operation outlined in Grove City Code.

- 23) All entrances to the premises shall be locked at all times with entry controlled by the permittee's managers and staff. All points of ingress and egress to a premises shall ensure the use of commercial-grade, nonresidential door and/or window locks.**

Standard is Met: The materials state that all entrances will be locked at all times and controlled by permitted staff, and all points of ingress and egress will use commercial-grade nonresidential doors and/or window locks.

- 24) No loitering signs shall be posted on the exterior of the premises.**

Standard is Met: The materials state that "no loitering" signs will be posted on the exterior of the building.

- 25) The premises shall be equipped with a functional audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows.**

Standard is Met: The materials state that the building will be equipped with functional, audible interior and exterior security alarms at entry points and perimeter windows.

- 26) 24-hour fixed-camera video surveillance shall be required at all commercial marijuana facilities and digital storage in the cloud or other off-site method of recordings shall be available for 30 days after recording. Further, that recording is of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area, excluding rest**

rooms or other areas with an expectation of privacy, and room and adjacent perimeter areas within a minimum of 50 feet.

Standard is Met: The materials state that the dispensary will have 24-hour fixed-camera video surveillance that meets storage, quality, coverage, and privacy requirements.

- 27) Drive-in, drive-through or walk-up window where retail sales of marijuana or marijuana products are sold to persons or persons within or about a motor vehicle are prohibited.**

Standard is Met: A drive-thru is not proposed with the proposed application, and materials state that the dispensary will not install a drive-in, drive-thru, or walk-up window.

- 28) No person under the age of 21 shall be permitted to purchase marijuana related products, work or volunteer at an establishment.**

Standard is Met: Materials state that the dispensary will not sell recreational marijuana-related products to anyone under 21, medical marijuana transactions will follow Ohio Revised Code age-related requirements, and employees will be over 21.

- 29) Special Use Permits for retail marijuana sales shall be limited to two (2) within the corporate limits of the city and shall be valid for one year from the date of issue and may be renewed.**

Standard is Met: No special use permits have been issued for retail marijuana sales within Grove City's corporate limits. If this special use permit is approved, the applicant will need to come back before the City within one year of issuance for renewal. The materials state that the applicant recognizes this requirement.

- 30) Retailers shall post in a conspicuous place a marijuana use safety notice to include, but not limited to: how to report an overdose, prevention tips on illicit drug use, and keeping marijuana and other drugs away from minors**

Standard is Met: Materials state that the dispensary will conspicuously post signage detailing the information required by this requirement.

- 31) Individuals between 18 - 21 are permitted to enter and purchase medical marijuana with an Ohio State Driver's License or State ID and a State issued Ohio Medical Marijuana Card.**

Standard is Met: The materials state that the dispensary will require proper state identification to access the retail area and that customers will present proper state identification for all purchases.

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.**

Not Applicable: The applicant has provided materials that comply with or can demonstrate compliance with the criteria established in Ordinance C-32-24 and modified by C-31-25. In staff's opinion, by showing compliance with local and state regulations, in addition to the limited scale of the proposed facility, the use is not anticipated to significantly impact the community.

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

Not Applicable: This application examines the appropriateness of the use, and future applications for building modifications or site improvements will require separate review and approval. Section 1136.05(c) requires that non-complying parking lots and structures comply with applicable sections of Chapter 1136 when a change of use occurs for single-use structures. The applicant has been made aware of outstanding property maintenance violations, and the submitted materials indicate that the violations will be addressed.

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

Not Applicable: This application examines the appropriateness of the use proposed to utilize an existing structure on a C-2 zoned property. Sidewalks currently exist adjacent to the structure and along Jackpot Road to provide safe access to public transportation and other transportation options throughout the community.

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

Not Applicable: The scope of the development is limited in applicability to this principle, as the proposed use will be located in an existing building within an established commercial area.

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

Not Applicable: Cannabis sales in Ohio are subject to a 10% excise tax. Of this tax, 36% of the revenue would be distributed to the state's Host Community Fund, which could provide the city with additional income. However, it is unclear how substantial this revenue would be, as distributions to host communities are based on the percentage of adult use tax generated by each municipality, and discussions regarding changes to the taxation and distribution of funds continue at the state level.

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 stipulations:

1. All outstanding property maintenance violations shall be addressed prior to the dispensary opening.
2. The site shall be brought into compliance with the landscaping requirements outlined in Chapter 1136 of code.
3. The existing nonconforming sign at the western edge of the property shall be removed.

6. Detailed History

1996

The existing building on site was constructed.

2010

The current parcel was created through an approved lot split, which subdivided a 1.93-acre parcel into three parcels with a cross-access agreement.

2024

City Council passed Ordinance C-32-24 in August 2024, establishing the special use permit process for evaluating and reviewing proposed dispensary uses

2025

City Council passed Ordinance C-08-25 in March, which amended section 1135.09(b)(12)G9t of code, titled retail dispensing of medical and recreational marijuana, establishes requirements for the annual review of special use permits to ensure compliance with state and city rules and regulations. The revision also included provisions for the revocation of such special use permits.

City Council passed Ordinance C-31-25 in August, which amended section 1135.09(b)(12)F9(c) of code, which outlines the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility.

7. Public Input

As of the time this report was issued, Staff has received two emails regarding the proposed application, which are attached.

From: Jim Hale <jhale45@gmail.com>
Sent: Thursday, September 11, 2025 11:20 AM
To: Rauch, Kyle <krauch@grovecityohio.gov>
Subject: Comment on Marijuana Dispensary

Sept. 11, 2025

Grove City Planning Commission

I have serious reservations about the proposed marijuana dispensary planned for 3989 Jackpot Road. While I am not opposed to a marijuana dispensary in Grove City, I feel the Jackpot location will create problems when hotel guests compete with dispensary traffic on Jackpot.

That area is already heavily congested and the potential for a backup of traffic on Stringtown is very likely. Tourism dollars are important to Grove City and we shouldn't do anything that might impact travel and tourism in our hotel corridor.

JAMES F. HALE
4215 Arbutus Avenue
Grove City, OH 43123
614-875-9560

--

JAMES F. HALE

Grove City, OH 43123

"Maybe we should spend a little less time talking and saying things which aren't really intended and more time saying what we do mean." Robert J. Tamasy, Aug. 4, 1977

From: I0660 <I0660@RedRoof.com>
Sent: Sunday, September 14, 2025 9:23 PM
To: Development Department <development@grovecityohio.gov>
Cc: Nash Patel <nash.patel@ynjmanagement.com>
Subject: RE : Regarding Proposed Marijuana Dispensary at 3989 Jackpot Road

Dear Members of the Grove City Planning Commission,

Please find attached a letter on behalf of the Red Roof Inn – Grove City, expressing our concerns regarding the proposed marijuana dispensary at 3989 Jackpot Road.

We respectfully request the Commission's consideration of the impact this location may have on Grove City's hospitality industry, guest safety, and overall tourism economy.

Thank you for your time and attention to this matter.

Red Roof Inn – Grove Cit

P 614.871.9617 | F 614.871.0740

Red Roof Inn 4055 Jackpot Rd. Grove City, Ohio 43123

i0660@redroof.com | redroof.com | redrooflovescountry.com

Red Roof Inn
Columbus - Grove City
P 614.871.9617
4055 Jackpot Road
Grove City, Ohio 43123
I0660@RedRoof.com | RedRoof.com



Confidentiality Notice:

This electronic mail transmission is privileged and confidential and is intended solely for the party to whom it is addressed

Nash Patel
Chief Executive Officer
YNJ Management, LLC
Red Roof Inn – Grove City
Tel: 614-394-2687 | Fax: 614-871-0740
Email: ynjmanagement@yahoo.com

Grove City Planning Commission
4035 Broadway
Grove City, OH 43123

Dear Members of the Planning Commission,

On behalf of the Red Roof Inn in Grove City, I am writing to express our concerns regarding the proposed marijuana dispensary at 3989 Jackpot Road, directly north of the Hampton Inn.

While we respect the right of licensed businesses to operate in Grove City, we believe this location is not appropriate for a dispensary. The property sits in the middle of our city's main hospitality corridor, serving thousands of guests annually. Increased traffic congestion and the potential for safety and security concerns present significant risks to both hotel patrons and employees.

Our hotels host families, business travelers, and out-of-town visitors who expect convenient and safe access to their accommodations. The added congestion from dispensary traffic on Jackpot Road will directly interfere with this access, diminishing the overall guest experience and potentially harming Grove City's reputation as a welcoming destination.

We urge the Planning Commission and City Council to carefully weigh the impact this proposal will have on Grove City's hospitality industry and tourism economy. While we do not oppose dispensaries in principle, we respectfully request that this particular location be denied in favor of a more suitable site.

Thank you for your consideration.

Sincerely,

Nash Patel
Chief Executive Officer



4035 Broadway
Grove City, OH 43123
614-277-3004
grovecityohio.gov

Received By:
Grove City Development
9/29/25

Grove City Planning Commission Special Use Permit Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: ACT Investments Jackpot Road

PROJECT LOCATION: 3989 Jackpot Road

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-014757

ACREAGE AFFECTED BY THIS APPLICATION: .546

EXISTING ZONING: C- Commercial

EXISTING LAND USE: 442- Medical Clinics and Offices

PROPOSED ZONING:

PROPOSED LAND USE:

PROPERTY OWNER INFORMATION

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

3989 JACKPOT RD LLC (Todd Gongwer- Rep) 777 Manor Park Dr Columbus, OH 43228

Name	Address	City, State, Zip
614-955-8259		ToddGongwer@gmail.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Robert Landis	Owner	ACT Investments
Name	Title	Company / Organization
3939 Reynoldsburg Balt Rd	Baltimore	OH 43105
Address	City	State, Zip
740-503-3979		Robert@ohiocleanleaf.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.

Chris Welsh	Owner's Representative	ACT Investments
Name	Title	Company / Organization
3560 Dolson Ct STE P	Carroll	OH 43112
Address	City	State, Zip
740-808-1205		cwelsch@cmhday.com
Phone	Fax	Email
Consultant		

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:		

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

GROVE CITY 2050 GUIDING PRINCIPLES

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

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



ADDITIONAL PROJECT INFORMATIONPROJECT NAME: ACT Investments Jackpot RoadDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: .546 TOTAL FLOOR AREA: 4284NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 12ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 25ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$300,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$50,000**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, TODD GONGWER ^{Director} 3709 JACKPOT RD LLC, the current property owner hereby authorize the applicant Act Investments 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: 6/4/2025STATE OF North Carolina Brunswick
~~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 4th day of June, 2025
Christina Tiffany Beck
Official Seal and Signature of Notary Public

CHRISTINA TIFFANY BECK
NOTARY PUBLIC
Brunswick County
State of North Carolina
My Comm. Expires Jan. 31, 2029

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Chris Welsh, 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: 5/30/25

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 30 day of May, 2025
Jessica R Baumann
Official Seal and Signature of Notary Public
Revised 3/25/2025



Jessica R Baumann, Notary Public
In and For the State of Ohio
My Commission Expires
March 19, 2030
Commission # - 2025-RE-888250

**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

ACT Investments
3560 Dolson Ct., STE P
Carroll, OH 43112

9/25/25

Dash Logan
The City of Grove City
4035 Broadway
Grove City, OH 43123

RE: Special Use Permit (Control # 202508180026)

Dear Mr. Logan.

Please find the response to your information request and corrections for the Special Use Permit Application (Control # 2025081180026).

1. 500' Survey request- Attached.
2. C-32-24 Ordinance criteria:
 - a. Ohio Clean Leaf was awarded a 10(B) License by The State of Ohio Division of Cannabis Control. Pursuant to the rules of obtaining final licensure to operate, Ohio Clean Leaf will obtain all necessary permits and licenses required by The State of Ohio Division of Cannabis Control and Department of Commerce.
 - b. The property is zoned commercial C-2.
 - c. The location meets the 500' requirement.
 - d. No outdoor sales or storage will be allowed.
 - e. The use of marijuana products will be prohibited on the premises.
 - f. No free samples will be provided by the dispensary.
 - g. No outdoor music will be played by the dispensary.
 - h. No food trucks will be allowed to be in use at the dispensary.
 - i. No merchandise or pictures of product will be visible from the outside of the dispensary.
 - j. No depictions of marijuana, multi-light, or flashing lights will be used on exterior signage.
 - k. The dispensary will not use colored or flashing lights.
 - l. Loading will be conducted on the side or rear of lot and be screened.

- m. Hours of operation are planned between 10AM and 8PM, and the dispensary commits to limit hours to 7AM and 9PM.
 - n. All entrances will be locked at all times controlled by permitted staff, and all points of ingress and egress will use commercial-grade nonresidential doors and/or window locks.
 - o. No loitering signs will be posted on the exterior of the dispensary.
 - p. The building will be equipped with functional audible interior and exterior security alarms at entry points and perimeter windows.
 - q. The dispensary will have 24-hour fixed-camera video surveillance meeting storage, quality, coverage, and privacy requirements.
 - r. The dispensary will not install a drive-in, drive-through, or walk-up window.
 - s. The dispensary will not sell recreational marijuana related products to anyone under 21. Medical marijuana transactions will follow Ohio Revised Code age related requirements. Employees will be over the age of 21.
 - t. The dispensary recognizes the need to renew the Special Use Permit annually.
 - u. The dispensary will conspicuously post signage detailing information regarding:
 - i. How to report an overdose.
 - ii. Prevention tips on illicit drug use.
 - iii. Keeping marijuana away from minors.
 - v. The dispensary will require proper state identification in order to access the retail area of the dispensary. Purchases will require customers to present proper state identification.
3. Sales volume information:
- a. The dispensary anticipates no more than 740 customers daily.
 - b. The dispensary anticipates peak hours to occur between 3PM and 6PM.
 - c. The dispensary anticipates no more than 673 cars per day.
 - d. Employee Information:
 - i. # of Employees- 18
 - ii. # of Employees per Shift- 7
 - e. Customer Information:
 - i. # of customers allowed to enter the building at one time- Less than 20
 - ii. Expected time customers will spend in the building- 12-17 Minutes
4. If the Special Use Permit is approved, the dispensary will comply with the provisions of chapter 1136 and submit plans to the planning commission for approval including appropriately screening the AC units and electrical meter.

5. The dispensary will ensure that the landscaping issues will be addressed with the current property owners including:
 - a. Pruning the taxus shrubs.
 - b. Pruning and removing deadwood from the honey locust trees.
 - c. Removing landscaping fabric in the island planting beds and replacing with mulch.
6. Interior breakdown:
 - a. Retail- 40%
 - b. Customer waiting area- 25%
 - c. Employee-only restricted areas including storage and breakrooms- 35%
7. The dispensary will ensure that the maintenance violations will be addressed with the current property owners including:
 - a. Removal of trash and rubbish.
 - b. If the Special Use Permit is approved, the dispensary will comply with driveway, parking lot, curb, and sidewalk surface requirements.
8. The dispensary will ensure that the existing illegal sign will be addressed with the current owner, and any future signage will follow Grove City code requirements.

Special Use Permit Application- ACT Investments LLC

Location- 3989 Jackpot Road

Intended Use- Dual Use Medical/Adult Use Marijuana Dispensary licensed with The State of Ohio

Project Narrative

ACT Investments, LLC is a commercial real estate company based in Ohio in Good Standing with the Secretary of State of Ohio. Ohio Clean Leaf, LLC is a state licensed "Dual Use" Medical Marijuana and Adult Use Marijuana cultivation company located in Dayton, Ohio. Ohio Clean Leaf was established in 2017 and received a Certificate of Operation by The Ohio Department of Commerce in 2018. In 2024 Ohio Clean Leaf was awarded a 10(B) Dispensary Location by The Ohio Division of Cannabis Control. Ohio Clean Leaf plans to select 3989 Jackpot Road in Grove City, Ohio as the location for the dispensary after all local (Grove City) and State conditions have been met for licensure and operation. ACT Investments will own the building and land. Ohio Clean Leaf will lease the property from ACT Investments.

Prior to the site being awarded a license to operate by The Ohio Division of Cannabis Control, the site and building will be inspected by state agents to ensure state requirements have been met by the applicant in order to safely dispense marijuana.

Additional Information Requested by Senior Planner:

Pursuant to the rules of obtaining final licensure to operate, Ohio Clean Leaf will obtain all necessary permits and licenses required by The State of Ohio Division of Cannabis Control and Department of Commerce.

Location Information:

3989 Jackpot Road sits on .546 acres of land with an existing brick building of 4,284 square feet which will be used as the dispensary. The building was built in 1996. State Law and local law require the dispensary building to be 500 feet away from a parcel of any prohibited facility (an opioid treatment center, residential use, church, public library, public playground, public park, school, or child care facility). The site meets both local and state law requirements.

The site is currently zoned Commercial (C-2) and has existing adequate parking for the intended use. The parcel and building sit at the end of dead-end Jackpot Road.

Additional Information Requested by Senior Planner:

A stamped survey by a licensed surveyor demonstrating required distance from parcel 040-005972 is attached.

Building and site improvements:

The existing building will not require significant exterior modifications. There will be no additions or structural changes to the exterior of the building. The building will undergo replacement renovations including roofing and gutter work. Beautification work will be done such as painting, cleaning, and minor millwork on the exterior of the building as well as landscaping and sidewalk/parking lot repair.

The interior of the building will undergo code compliance updates, and minor renovations to conform with Division of Cannabis Control safety and security requirements including- any MEP code or comfort repairs or replacement, building locking security, inventory and display case placement and security, extensive surveillance, fire, and intrusion detection installation, minor millwork repair and replacement, and other items as needed.

Floorplans are approved by the Ohio Division of Cannabis Control, and any future modifications of the floor plan must be approved before modifications are made. Areas of the dispensary are "compartmentalized based upon function". Only authorized individuals may enter the dispensary and specific areas of the dispensary will be secured based on job function or customer type.

Additional Information Requested by Senior Planner:

No outdoor speakers will be installed.

No depictions of marijuana, multi-light, or flashing lights will be used on exterior signage.

The dispensary will not use colored or flashing lights.

Loading will be conducted on the side or rear of lot and be screened.

All entrances will be locked at all times controlled by permitted staff, and all points of ingress and egress will use commercial-grade nonresidential doors and/or window locks.

No loitering signs will be posted on the exterior of the dispensary.

The building will be equipped with functional audible interior and exterior security alarms at entry points and perimeter windows.

The dispensary will have 24-hour fixed-camera video surveillance meeting storage, quality, coverage, and privacy requirements.

The dispensary will not install a drive-in, drive-through, or walk-up window.

The dispensary will conspicuously post signage detailing information regarding:

"How to report an overdose", "Prevention tips on illicit drug use", and "Keeping marijuana away from minors".

Interior breakdown-

Retail- 40%,

Customer waiting area- 25%,

Employee-only restricted areas including storage and breakrooms- 35%

Hours of Operation:

Monday through Sunday- 10AM through 8PM

Customer Traffic:

The location at the end of Jackpot Road is appropriate for a dispensary and conforms well to surrounding businesses. State law requires extensive security and surveillance to maintain safety for employees, customers, and citizens. State law also forbids loitering outside of dispensary locations. In order to access the sales floor of the dispensary customers must be 21 years of age or older, 18 years old and hold a valid patient identification card, or if a registered patient under 18 years old, be a valid patient identification card holder and accompanied by a registered caregiver.

All employees, owners, and any individual with controlling interest in the dispensary are required by state law to be registered with the Division of Cannabis Control, and must pass a background check with the Ohio Bureau of Criminal Identification. By state law any sale of marijuana must be done by a registered dispensary employee and all transactions must the age requirements of Ohio Revised Code.

Additional Information Requested by Senior Planner:

Sales volume information:

- a. The dispensary anticipates no more than 740 customers daily.
- b. The dispensary anticipates peak hours to occur between 3PM and 6PM.
- c. The dispensary anticipates no more than 673 cars per day.
- d. Employee Information:
 - i. # of Employees- 18
 - ii. # of Employees per Shift- 7
- e. Customer Information:
 - i. # of customers allowed to enter the building at one time- Less than 20
 - ii. Expected time customers will spend in the building- 12-17 Minutes

Dispensary Operating Procedures:

As per ORC 1301:18-8-02 Section (D)

“(D) Each dispensary shall ensure the licensed premises:

- (1) Conforms with all relevant local ordinances, zoning and planning requirements, and fire codes;
- (2) Does not exceed maximum building capacity and prevents the presence of individuals not engaged in activities authorized pursuant to these rules;
- (3) Prominently displays its certificate of operation and license seal issued by the division;
- (4) Maintains proper cleanliness, ventilation, temperature control, and sanitation to ensure safe and consistent inventory;
- (5) Contains sufficient lighting to ensure visibility, security, and proper surveillance;
- (6) A dispensary licensed as a dual-use facility pursuant to these rules shall ensure the facility:
 - (a) Serves and accommodates medical patients and caregivers and adult-use consumers alike;
 - (b) Maintains ongoing inventory sufficient to maintain an adequate supply of medical cannabis to meet the current demand and projected patient and caregiver population;

- (c) Provides accommodations to medical cannabis patients and caregivers that may include, but is not limited to:
- (i) Dedicated hours of operation limited to medical-only patients and caregivers during which adult-use consumers are precluded from the facility.
 - (ii) Expanded options for medical cannabis delivery and online ordering.
 - (iii) Efficient point-of-sale accommodations that similarly and expeditiously serve medical patients and caregivers and adult-use consumers."

Additional Information Requested by Senior Planner:

No outdoor sales or storage will be allowed.

The use of marijuana products will be prohibited on the premises.

No free samples will be provided by the dispensary.

No food trucks will be allowed to be in use at the dispensary.

No merchandise or pictures of product will be visible from the outside of the dispensary.

The dispensary will not sell recreational marijuana related products to anyone under 21. Medical marijuana transactions will follow Ohio Revised Code age related requirements. Employees will be over the age of 21.

The dispensary recognizes the need to renew the Special Use Permit annually.

The dispensary will require proper state identification in order to access the retail area of the dispensary.

Purchases will require customers to present proper state identification.

Site Code:

The applicant recognizes the code compliance concerns. The purchase of the site is contingent on successfully obtaining the Special Use Permit and Grove City site approval. We have shared the city's request for code compliance with the current owner.

If the Special Use Permit is approved: The dispensary will comply with the provisions of chapter 1136 and submit plans to the planning commission for approval including appropriately screening the AC units and electrical meter, The dispensary will comply with driveway, parking lot, curb, and sidewalk surface requirements, and The dispensary will ensure that the existing illegal sign will be addressed with the current owner, and any future signage will follow Grove City code requirements.

The dispensary will ensure that the landscaping issues will be addressed with the current property owners including: Pruning the taxus shrubs, Pruning and removing deadwood from the honey locust trees, and Removing landscaping fabric in the island planting beds and replacing with mulch. The dispensary will ensure that the maintenance violations will be addressed with the current property owners including the removal of trash and rubbish.

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced June 6, 2025

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2018 LIDAR Collection

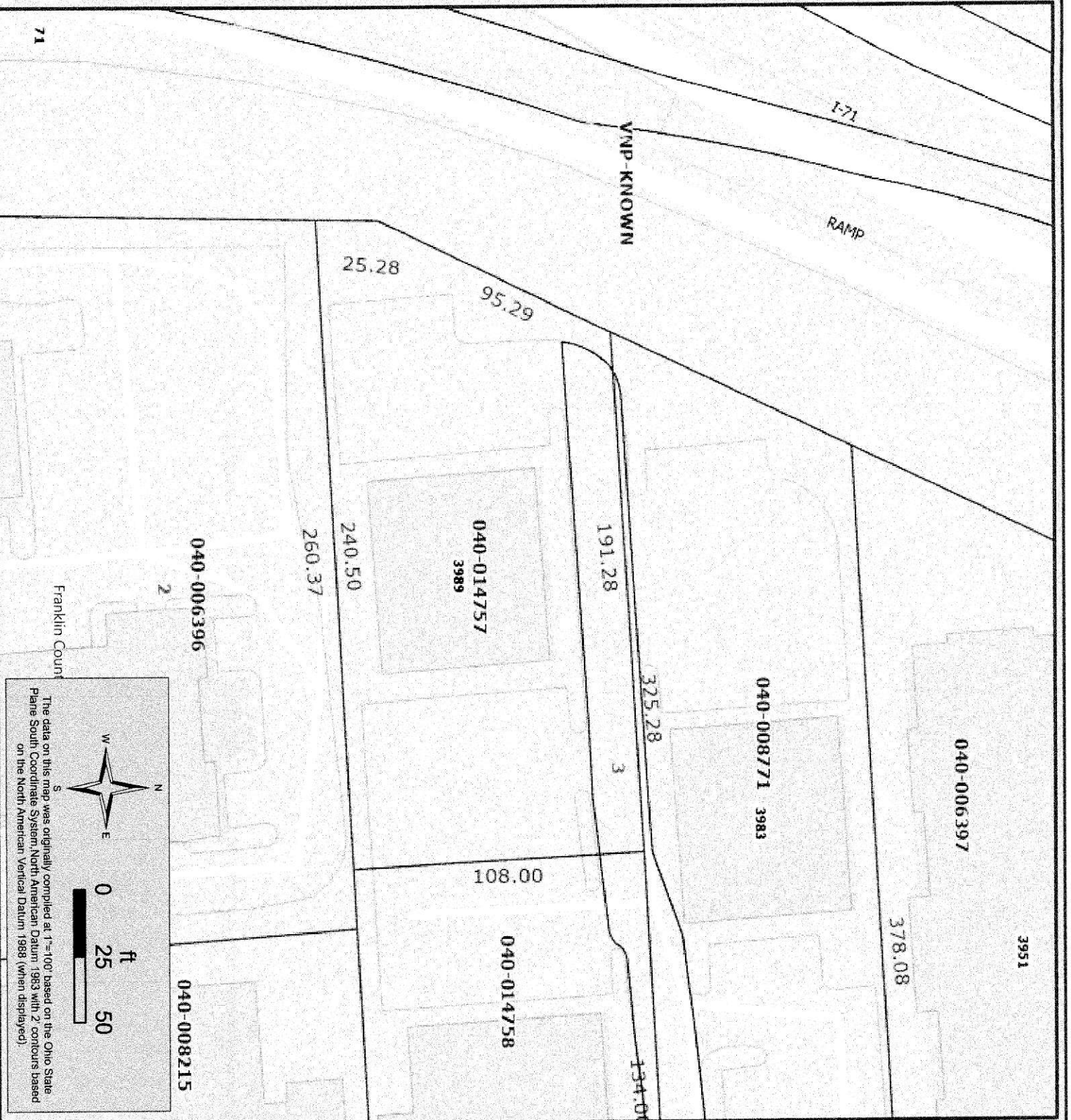
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.





**Franklin County
Auditor's Office
Auditor
Michael Stinziano**

Map Produced June 6, 2025

Planimetric Legend

Source: 2021 Aerial Photography

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Topographic Legend

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The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

SITUATE

Situated in the State of Ohio, County of Franklin, Virginia Military Survey No. 8231, City of Grove City, Ohio, and being a part of Lot No. 3 of Bob Evans Farms Subdivision of record in Plat Book 64 page 74, at the Franklin County Recorders Office, Franklin County, Ohio, and being 0.564 acres, 0.546 acres, and 0.786 acres of land entirely out of a 1.926 acre tract of land belonging to Robinson Evans Robinson Group III LTD. of record in Instrument No. 199807160178549 at said Recorders Office:

Basis of bearing being the westerly right-of-way line of Jackpot Road (60 feet wide) being S 00° 32' 55" E as recorded in Instrument No. 199807160178549 at the Franklin County Recorders Office, Franklin County, Ohio.

Note: Iron pins set are 30" X 1" O.D. with yellow plastic caps inscribed 6065 and are in excellent condition.

COLUMBUS LODGING ASSOCIATES LLP.
1.502 ACRES
INST. NO. 199807140176078

N 89° 27' 05" E 276.29'

0.564 ACRES

N 89° 27' 05" W 325.28'

N 89° 27' 05" E 191.28'

0.546 ACRES

S 89° 27' 05" W 240.50'

DHANLAXMI LLC.
2.352 ACRES
INST. NO. 200406140136735

SGB MANAGEMENT, INC.
PARCEL ONE - 1.727 ACRES
INST. NO. 200301070005222

3977 JACKPOT ROAD
GROVE CITY, OHIO 43123
BOUNDARY SURVEY
LOT SPLIT

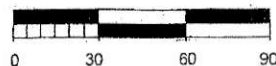
CITY OF GROVE CITY

SCALE: 1" = 30'	APPROVED BY	DRAWN BY
DATE: AUG. 5, 2010		R.P. ARNOLD
FRANKLIN COUNTY, OHIO		DRAWING NUMBER
		1043

ARNOLD SURVEY COMPANY

3911 BROADWAY STREET, GROVE CITY, OHIO 43123
TELEPHONE (614) 875-7684 FAX: (614) 875-9017

PROFESSIONAL SURVEYOR NO. 6065



BAR SCALE

STATE
R.O.W. CONC. MONUMENT
(FOUND) IN POOR CONDITION
LOCATED 0.81' EAST OF P.K. NAIL

IRON PIN (FOUND)
E.M.H.T. EXCELLENT CONDITION

INTERSTATE 71
REID M. CLUTTER
D.B. 2782 PGS. 72-73

IRON PIN (SET)
N 29° 07' 00" E 95.29'

P.K. NAIL (SET)
N 29° 07' 00" E 95.29'

IRON PIN (SET)
N 29° 07' 00" E 98.98'

IRON PIN (FOUND)
EXCELLENT CONDITION
1" O.D.

POINT OF BEGINNING OF 0.564 ACRE TRACT
IRON PIN (SET)

N.E. COR. LOT NO. 3

S 00° 32' 55" E 370.33'

REFERENCE POINT OF BEGINNING OF 0.564 ACRE TRACT
IRON PIN (FOUND)
EXCELLENT CONDITION
O.H. L.S. #7398

JACKPOT ROAD 60'
P.B. 39 PG. 105

POINT OF BEGINNING OF 0.786 ACRE TRACT
REFERENCE POINT OF BEGINNING OF 0.546 ACRE TRACT
IRON PIN (SET)



LEGEND

- | | |
|---|---------------------------|
|  | RAILROAD SPIKE (FOUND) |
|  | RAILROAD SPIKE (SET) |
|  | IRON ROD OR PIPE (FOUND) |
|  | IRON ROD (SET) |
|  | MAG NAIL (FOUND) |
|  | MAG NAIL (SET) |
|  | DRILL HOLE (FOUND) |
|  | DRILL HOLE (SET) |
|  | CONCRETE MONUMENT (FOUND) |
|  | AXLE (FOUND) |
|  | STONE (FOUND) |

Received By:
Grove City Development
9/29/25

NOTES:

1. THE BUILDING AT 3989 JACKPOT RD. AND THE BOUNDARY MONUMENTS WERE FIELD LOCATED BY A SURVEY CONDUCTED IN SEPTEMBER 2025. THE OTHER IMPROVEMENTS SHOWN WERE TAKEN FROM COUNTY GIS INFORMATION. THE BOUNDARY FOR 3880 JACKPOT RD. WAS DETERMINED FROM FOUND BOUNDARY MONUMENTS, RECORD SURVEYS, DEEDS, PLATS, AND RIGHT OF WAY PLANS.

2. BASIS OF BEARINGS
THE BEARINGS SHOWN ON THIS EXHIBIT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE PORTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 71, HAVING A BEARING OF N 25°45'33" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS EXHIBIT.



CERTIFICATION:

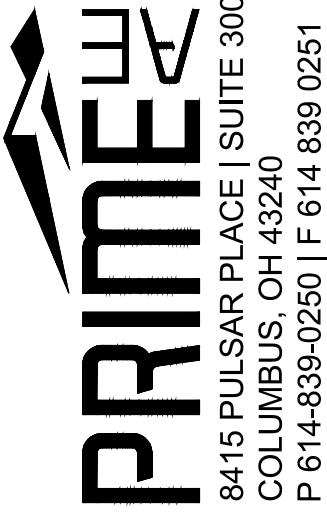
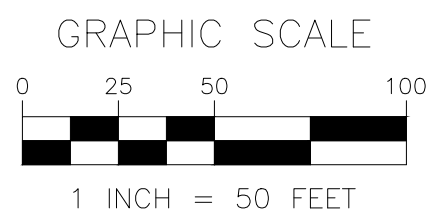
THE UNDERSIGNED, HEREBY CERTIFY THAT PRIME AE GROUP, INC., SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS EXHIBIT AND THAT SAID EXHIBIT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

RAYMOND J. WOOD, P.S. 7745

9/26/2025

BOUNDARY REFERENCES:

COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
SURVEYS ON FILE WITH THE COUNTY
FIELD SURVEY-SEPTEMBER 2025



ACT Investments
3560 Dolson Ct., STE P
Carroll, OH 43112

FRANKLIN COUNTY, OH
ZONING EXHIBIT
FOR
3989 JACKPOT RD.
GROVE CITY, OH
PROJECT NUMBER 250781

[illegible]

DRAWN BY:
RJW

CHECKED BY:
RJW

SCALE:

$$1'' = 50'$$

DATE: _____

09-25-2025

SHEET NO.

Date: 10/14/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-44-25
1st Reading: 10/20/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-44-25

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR PATRICK PROPERTIES LOCATED SOUTH OF GROVE CITY ROAD AND WEST OF DEMOREST

WHEREAS, on October 07, 2025, the Planning Commission recommended *approval* of the preliminary development plan for Patrick Properties, located south of Grove City Road and West of Demorest Road, as submitted.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Patrick Properties, located south of Grove City Road and West of Demorest Road, as submitted.

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

ITEM 2: 202507310024 – Patrick Property- Preliminary Development Plan

Site Location

4515 Grove City Road (PID 160-001089, 160-002540, 160-001090, 160-001075, 160-002830, 160-001072, 160-001318, 160-002356).

Proposal

A preliminary development plan for a 143-lot residential community

Current Zoning

SR (Semi-Residential) – Jackson Township

Future Land Use

Edge Living

Property Owners

Nicholas Patrick, Vadim Babyak, Harry E Leonard Trust, Kent Anslinger, Randy Sefchick, Thomas E Sefchick

Property Incentives

None

Applicant/Representative

Hillary Laffin, Grand Communities LLC by Fischer Homes

Applicable Plans, Policies, and Code Section(s)

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

Public Input

Attached at the end of the report.

Staff Recommendation

Approval as submitted.

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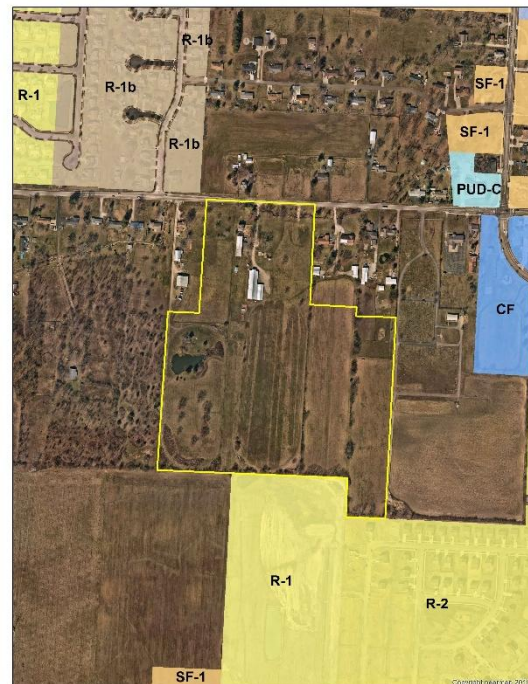
Case Manager

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

Summary

This proposal is a preliminary development plan for a residential development consisting of 93 single-family homes and 50 paired patio homes on 39.4 acres south of Grove City Road and west of Demorest Road.

Zoning Map



Next Steps

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

1. Context Map

This property is located at 4515 Grove City Road (PID 160-001089, 160-002540, 160-001090, 160-001075, 160-002830, 160-001072, 160-001318, 160-002356).



2. Analysis

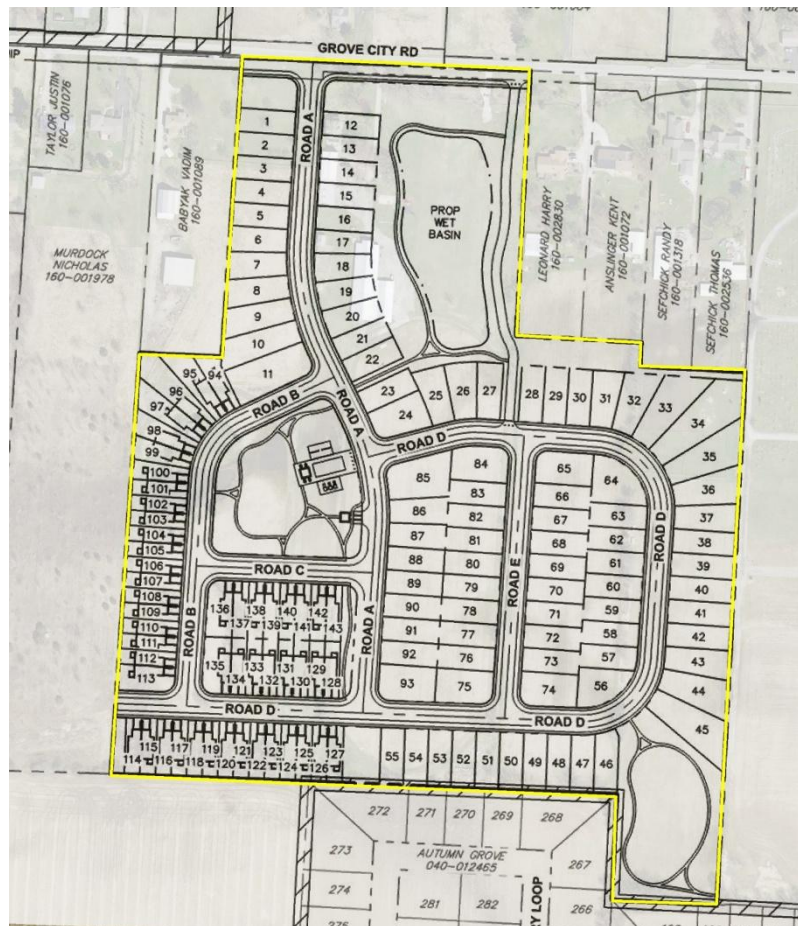
The applicant is requesting approval of a preliminary development plan for a new residential development consisting of 93 single-family homes and 50 paired patio homes on 39.4 acres south of Grove City Road and west of Demorest Road. This application was postponed at the September 2nd Planning Commission meeting at the request of the applicant. Since that time, the applicant has revised the plans to reflect feedback received by Planning Commission and Staff, including reducing the number of units and reconfiguring the open space on site to make it more accessible and usable open space.

The site is comprised of multiple parcels, all of which are currently in Jackson Township and will need to be annexed into the City. The preliminary development plan is the first step in the Planned Unit Development (PUD-R) process and is intended to assess if the proposed use of a site and basic layout are appropriate for the area. The GroveCity2050 Community Plan Future Land Use and Character Map identifies the site as Edge Living, which is characterized as areas comprised of large-lot residential properties along rural corridors, with single-family residential listed as the primary use.

Site Plan

The site will be accessed off Grove City Road, approximately 1,500 feet west of Demorest Road. The development is proposed to offer two types of housing – single-family and attached (paired) patio homes for a total of 146 homes on the site. Each home will be on its own lot, and proposed lot widths are 52 feet for the single-family homes and 34 feet for the paired patio homes. Staff believe the proposed lot widths and housing options are appropriate, noting that many recent residential developments (Farmstead, Trail View Run, Pinnacle Quarry, Harris Farm, Beulah Park) have included a mix of housing styles as well as smaller lot sizes, which reflect changing housing preferences.

The internal roadway network is well-connected and does not contain any cul-de-sacs. Materials state that all roadways will be public and measure 28 feet in width, allowing on-street parking on one side. Plans show sidewalks on both sides of all roadways throughout the development.



Plans show that Road D will be stubbed to the west property line, which provides access to the last four homes on the street, allowing for future connectivity should the parcel to the west develop. An emergency access drive is proposed off Grove City Road, connecting internally to Road D to provide secondary access in the event of an emergency. Plans note that the access point will include removeable bollards to keep non-emergency vehicles from using it.

Open Space and Trails

Based on the open space calculation requirements of code, a total of 7.21 acres of open space are required to be provided, and plan sheets indicate that 8.34 acres of net open space are provided. Materials state that Reserve "D" will be a centralized community park that includes a picnic shelter, tot lot, activity lawn, cluster mailbox units and off-street parking spaces (3 total). Reserve F, which is located along the southern property line, will be used as a separation between product types and will be used as open passive space with landscaping, per the draft zoning text.

Plans show 5-foot-wide sidewalks are proposed throughout the open space areas, which loop back to the internal roadways on site. Staff have recommended the applicant discuss the possibility of a trail easement with the Cemetery association to the east, which would allow for a trail to connect though to the Tanglebrook subdivision, and the applicant has indicated that they are in continuing discussions regarding an easement to allow for this trail connection.



Illustrative Open Space Plan

Elevations

Sample elevations were submitted for both the detached single-family housing units as well as the paired patio homes for preliminary review. While architectural standards and requirements will be established during the rezoning process, other recent developments in Grove City have been required to finish 30% of all elevations visible from a public roadway with brick, stone, or masonry, and the Autumn Grove development to the south was required to finish 40% of all front facades with brick or stone. Staff expect the proposed development to have similar architectural standards, which will be established during a future review of the zoning text for the site.

The elevations submitted for the attached units show a single-story paired patio and a two-story paired townhome model. Each includes style variations, options for exterior finishes, and several color palettes. While the two-story paired townhome elevations include roofline and material variations to help break up the front facade, Staff believe modifications should be made or new elevations should be proposed to de-emphasize the garages on the single-story paired patio elevations.

Fourteen different single-story and two-story detached single-family models were submitted, each offering multiple variations in appearance and finish. Samples of submitted elevations are displayed below.

Paired Patio Sample Elevations



Single Family (Maple Street) Sample Elevations



Landscaping

While landscaping standards will be established during the rezoning process to address landscaping for each unit, buffering requirements, street trees, entry features and other landscaping associated with the development, preliminary landscaping details were provided. The landscape plan shows street trees along the roadways, throughout reserve areas and the proposed basins, and an evergreen buffer within Reserve "C" to screen the proposed development from the existing homes along Grove City Road. However, this is the only area where such screening is shown, and further discussion is needed to establish tree preservation and screening areas along the other property lines. Specific details related to proposed plantings will need to be provided along with the Final Development Plan, and include the species, sizes, and spacing requirements. Materials indicate that the existing trees along the site's Grove City Road frontage will be preserved.

The proposed stormwater basin will need to comply with the design and planting requirements outlined in the City's Stormwater design manual, and if visible from Grove City Road, be designed to meet the type 1 basin requirements.

Utilities

Preliminary utility information was provided showing how the site is proposed to be serviced by public utilities in the area, including the extension of public mains. The site proposes to connect to an existing water main on Grove City Road and extend sanitary sewer from a manhole to the east in Autumn Grove

through the Grove City Cemetery West. Proposed site utilities will need to be examined in detail with subsequent applications to ensure that capacity and sizing is sufficient to serve both the proposed development and other potential future area development.

3. PUD Analysis

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

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

Finding is Met: The site is designated as residential within the GroveCity2050 Community Plan, which aligns with the applicant's proposed use of the site. Additionally, the smaller lot sizes proposed by the development could not be achieved under any other district and are not out of character with other recently approved residential projects adjacent to the Edge Living future land use classification. Although the proposed development exhibits a higher density than other area developments, staff believe the increased density is offset by the amount of usable community open space and potential future trail connection, which could serve as benefits to existing and future area residents.

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

Finding is Met: The proposed development does not meet code requirements for lot width for a single-family lot (70') or an attached double (35'). However, Staff believe that an exception from the zoning code is warranted, noting that the proposed development includes well-designed open space which provides a community benefit, and staff have supported narrower lot widths and increased density in exchange for open space that acts as a public benefit, such as in the Pinnacle Quarry, Trail View Run, and Beulah Park developments.

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

Finding Can be Met: The proposed development includes a stub road at the west property line, allowing this public road to be extended should the adjacent property develop as well as the extension of a sanitary main through the site that could also serve future development to the west. Other adjoining properties include the Grove City Cemetery West and the Autumn Grove subdivision, which were not designed for the proposed property to connect with and limit the proposed project's ability to show coordination with surrounding land; however, staff has encouraged the applicant to continue coordination with the Cemetery Association regarding the possibility of a shared use path to connect the proposed Reserve E at the southeast corner of the proposed project into the Tanglebrook subdivision at the terminus of Rimrock Avenue.

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

Finding is Met: The general use intent for the area is identified in the GroveCity2050 Community Plan as residential (Edge Living). Staff believe that the proposed development has been redesigned from the plans shared at the September 2, 2025 Planning Commission to better integrate into the existing community in terms of site layout, amenities, and open space, which helps offset the higher density of the proposed development compared to existing area developments.

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

Finding Can Be Met: A traffic impact study will need to be conducted along with the rezoning application to assess impacts on roadways and inform any improvements that would be required to accommodate the proposed development. The applicant has indicated that they have begun working on their traffic study and are waiting for growth rates from the Mid-Ohio Regional Planning Commission that are needed to move forward with this required study.

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

Finding Can Be Met: The applicant has provided general utility information for the proposed development. However, the proposed site utilities will need to be examined in detail with subsequent applications to ensure that capacity and sizing are sufficient to service the proposed project and future developments.

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

Finding is Met: Standards including site landscaping and utilities, will be finalized during the rezoning and final development plan processes to ensure the proposed project will contribute to a desirable and stable environment, similar to the standards within other new developments across the City and those approved for existing area developments.

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

Finding is Met: The proposed project, including buildings, roadways, landscaping, and utilities, can be completely developed within seven years.

4. GroveCity2050 Analysis

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

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

Finding is Met: The proposed development will bring additional residences into the community, which will help meet the increasing need for housing in the Central Ohio region, and has been designed to maximize accessible and usable open space, which will provide a community benefit. However, Staff have recommended the applicant discuss the possibility of a trail easement with the Cemetery association to the east, which would allow for a trail to connect though to the Tanglebrook subdivision, which would provide a regional benefit and enhance connectivity.

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

Finding Can Be Met: While specific architectural standards will be established during the rezoning process, staff expects that standards will be similar to those seen in other recent developments across Grove City, including integrating brick, stone, or masonry into front facades. Additionally, discussions will need to take place to determine appropriate ways to reduce the prominence of the garages on the paired patio home elevations.

(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 Can Be Met: The proposed development includes a stub street for future connections to the property to the west should it develop in the future, and sidewalks are shown throughout the development's roadways and open spaces. Further, a traffic study is underway, to be finalized with the rezoning application, to identify any warranted improvements to the existing roadway network based on the traffic generated by the proposed project. While the site has limited ability to connect to area trails due to adjacent land uses and its location off a roadway outside Grove City's jurisdiction, staff have encouraged the applicant to continue conversations with the Cemetery Association to potentially connect a trail through the cemetery to connect the site to the Tanglebrook subdivision to the east.

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

Finding is Met: The site exceeds the open space acreage requirements of code based on the number of units proposed. Plans have been modified since those reviewed at the September 2, 2025, Planning Commission to make the open space more accessible and useable by residents. Materials also indicate that the centralized open space will include amenities to activate it and serve as a community park.

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

Finding Can Be Met: While residential development does not generally provide the City with a net fiscal benefit, the proposed development will raise the property's value, and the new residents of the development bring the potential to support the City's growing commercial tax and employment base.

5. Recommendation

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

6. Detailed History

The site is currently not within Grove City's corporation limits and has no annexation history.

2025

The application was postponed at the September 2nd Planning Commission meeting at the request of the applicant.

7. Public Input

As of the time this report was issued, Staff had received two letters regarding the proposed application, which are attached. Two area residents spoke at the September 2nd Planning Commission meeting; their comments are included in the meeting minutes.

Grove City Planning Commission Preliminary Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Patrick Properties

PROJECT LOCATION: 1200 feet southwest of the intersection of Grove City Road and Demorest Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 160-001089, 160-002540, 160-001090, 160-001075, 160-002830, 160-001072, 160-001311 **ACREAGE AFFECTED BY THIS APPLICATION:** 39.44

EXISTING ZONING: Semi-Reisidential (SR) **EXISTING LAND USE:** Single-Family Residential

PROPOSED ZONING: PUD **PROPOSED LAND USE:** Mixed Residential

FUTURE LAND USE DESIGNATION: Residential

PROPERTY OWNER INFORMATION

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

Nicholas Patrick	4515 Grove City Road	Grove City, Ohio, 43123
Name	Address	City, State, Zip
Phone	Fax	Email

APPLICANT INFORMATION

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

Hillary Laffin	Planning + Entitlements Manager	Grand Communities, LLC by Fischer Homes
Name	Title	Company / Organization
3940 Olympic Boulevard	Erlanger, KY, 41018	
Address	City, State, Zip	
859-341-4709	N/A	hlaffin@fischerhomes.com
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

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

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Patrick PropertiesDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 30.42 TOTAL FLOOR AREA: N/ANUMBER OF BUILDINGS: 121 BUILDING HEIGHT: N/AESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A

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

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

I, Nicholas Patrick, the current property owner hereby authorize the applicant Hillary Laffin, Grand Communities, LLC, to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: _____

Date: 7/23/25

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 23 day of July, 2025

Jared Taffel
Notary Public, State of Ohio
My Commission Expires
April 24, 2029

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Hillary Laffin, Grand Communities, LLC, 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: Hillary LaffinDate: 7.28.25

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 28th day of July, 2025

Official Seal and Signature of Notary Public



CARLA C. ZELL
Notary Public, Kentucky
State At Large
My Commission Expires
October 05, 2028
Notary ID# KYNP16377

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Patrick PropertiesDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 30.42 TOTAL FLOOR AREA: N/ANUMBER OF BUILDINGS: 121 BUILDING HEIGHT: N/AESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A

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

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

I, Randy Sefchick, the current property owner hereby authorize the applicant Hillary Laffin, Grand Communities, LLC to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: Randy Sefchick Date: 7-10-25

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 10 day of July, 2025.
 Notary Public, State of Ohio
 My Commission Expires: April 24, 2029
 Signature of Notary Public: [Signature]

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Hillary Laffin, Grand Communities, LLC, 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: Hillary Laffin Date: 7.28.25

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 28th day of July, 2025.

Official Seal and Signature of Notary Public



CARLA C. ZELL
 Notary Public, Kentucky
 State At Large
 My Commission Expires
 October 05, 2028
 Notary ID# KYNP16377

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

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

I, Harry Leonard, the current property owner hereby authorize the applicant Hillary Laffin, Grand Communities, LLC to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: [Signature] Date: 7/10/25

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 10 day of July, 2025.
 Jared Rajfel
 Notary Public, State of Ohio
 My Commission Expires: April 24, 2029
 Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Hillary Laffin, Grand Communities, LLC, 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: 7.28.25

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 28th day of July, 2025.

[Signature]
 Official Seal and Signature of Notary Public



CARLA C. ZELL
 Notary Public, Kentucky
 State At Large
 My Commission Expires
 October 05, 2028
 Notary ID# KYNP16377

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Patrick Properties

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

ACREAGE DISTURBED: 30.42 N/A TOTAL FLOOR AREA: N/A

NUMBER OF BUILDINGS: 121 BUILDING HEIGHT: N/A

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, Vadim Babyak, the current property owner hereby authorize the applicant Hillary Laffin / Grand Communities LLC by Evelyn Houser to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: Vadim Babyak Date: 7/14/2025

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 July, 20 25.

Cassidy Lynn
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Hillary Laffin, Grand Communities, LLC, 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: Hillary Laffin Date: 7.28.25

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 28th day of July, 20 25.

Carla C. Zell
Official Seal and Signature of Notary Public



CARLA C. ZELL
Notary Public, Kentucky
State At Large
My Commission Expires
October 05, 2028
Notary ID# KYNP16377

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

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

I, Kent Anslinger, the current property owner hereby authorize the applicant Hillary Laffin, Grand Communities, LLC. by Fischer Homes to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: *Kent Anslinger* Date: 7/14/25

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 14 day of July, 2025.
 Notary Public, State of Ohio
 My Commission Expires:
 April 24, 2029
[Signature]
 Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Hillary Laffin, Grand Communities, LLC. by Fischer Homes, 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: *Hillary Laffin* Date: 7.28.25

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 28th day of July, 2025.

Official Seal and Signature of Notary Public



CARLA C. ZELL
 Notary Public, Kentucky
 State At Large
 My Commission Expires
 October 05, 2028
 Notary ID# KYNP16377

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Patrick PropertiesDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 30.42 TOTAL FLOOR AREA: N/ANUMBER OF BUILDINGS: 121 BUILDING HEIGHT: N/AESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A

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

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

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

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

Signature of Current Property Owner: Thomas Sefchick Date: 7/10/25

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 10 day of July, 2025.
 Notary Public, State of Ohio
 My Commission Expires: April 24, 2029
 Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Hilary Luffin, Grand Communities, LLC, 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: Hilary Luffin Date: 7.28.25

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 28th day of July, 2025.

Official Seal and Signature of Notary Public



CARLA C. ZELL
 Notary Public, Kentucky
 State At Large
 My Commission Expires
 October 05, 2028
 Notary ID# KYNP16377

REVIEW FEES

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

Application Processing Fee:	\$ 150.00
Engineering Review Fee:	\$ 3485.00
Planning Review Fee:	\$
Total Submittal Fee:	\$ 3635.00

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.



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

- ☒ One signed and notarized application
- ☒ Appropriate fee (\$150 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey of the property, stamped by a certified surveyor
- ☒ A proposed Development Standards Text (if applicable)
- ☒ If applicable, scaled plans showing:
 - a. Cover Page
 - b. Site Plan
 - c. Landscape Plan
 - d. Utility and Stormwater
- ☒ If applicable, preliminary signage details - location, type (wall, ground, projecting or window), materials and total signage area
- ☒ If applicable, architectural elevations – **in color**, with proposed colors and finish materials noted
- ☒ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☒ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

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

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department website 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

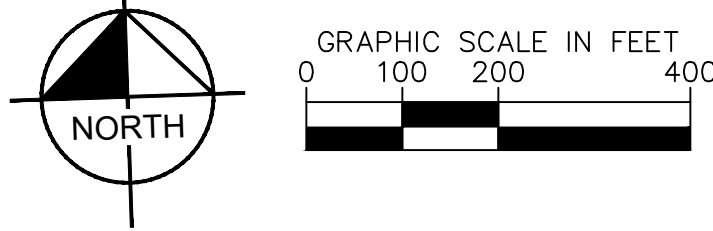
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SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	SITE PLAN
5	UTILITY PLAN
6	UTILITY PLAN
7	FIRE TRUCK ACCESSIBILITY
8	ILLUSTRATIVE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES

Received By:
Grove City Development
9/25/25

PRELIMINARY DEVELOPMENT PLAN FOR PATRICK'S HOLLOW GROVE CITY, FRANKLIN COUNTY, OHIO



SITE STATISTICS

CURRENT ZONING:	SF-1
PROPOSED ZONING:	PUD
TOTAL SITE AREA:	±39.65 AC
NEAREST CROSS STREET:	GROVE CITY RD NORTH SOUTH EAST
TOTAL DISTURBED AREA:	±38.9 AC
PRE-DEVELOPED IMPERVIOUS:	±1.0 AC
POST-DEVELOPED IMPERVIOUS:	±7.37 AC
REQUIRED OPEN SPACE:	±8.14 AC
GROSS OPEN SPACE:	±9.31 AC
NET OPEN SPACE:	±8.34 AC

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AREA DESIGNATED AS ZONE X (ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, MAP NUMBERS 39049C0313K WITH EFFECTIVE DATE JUNE 17, 2008.

APPLICANT

GRAND COMMUNITIES, LLC BY FISCHER HOMES
3940 OLYMPIC BOULEVARD
ERLANGER, KY 41018
TEL: (859) 341-4709
EMAIL: HLAFFIN@FISCHERHOMES.COM
CONTACT: HILLARY LAFFIN

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 472-8546
EMAIL: MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

PARCEL OWNERS

VADIM & OLESYA BABYAK
4565 GROVE CITY RD
GROVE CITY, OH 43123

NICHOLAS J PATRICK
4515 GROVE CITY RD
GROVE CITY, OH 43123

HARRY E LEONARD
4465 GROVE CITY RD
GROVE CITY, OH 43123

KENT & KAREN ANSLINGER
4449 GROVE CITY RD
GROVE CITY, OH 43123

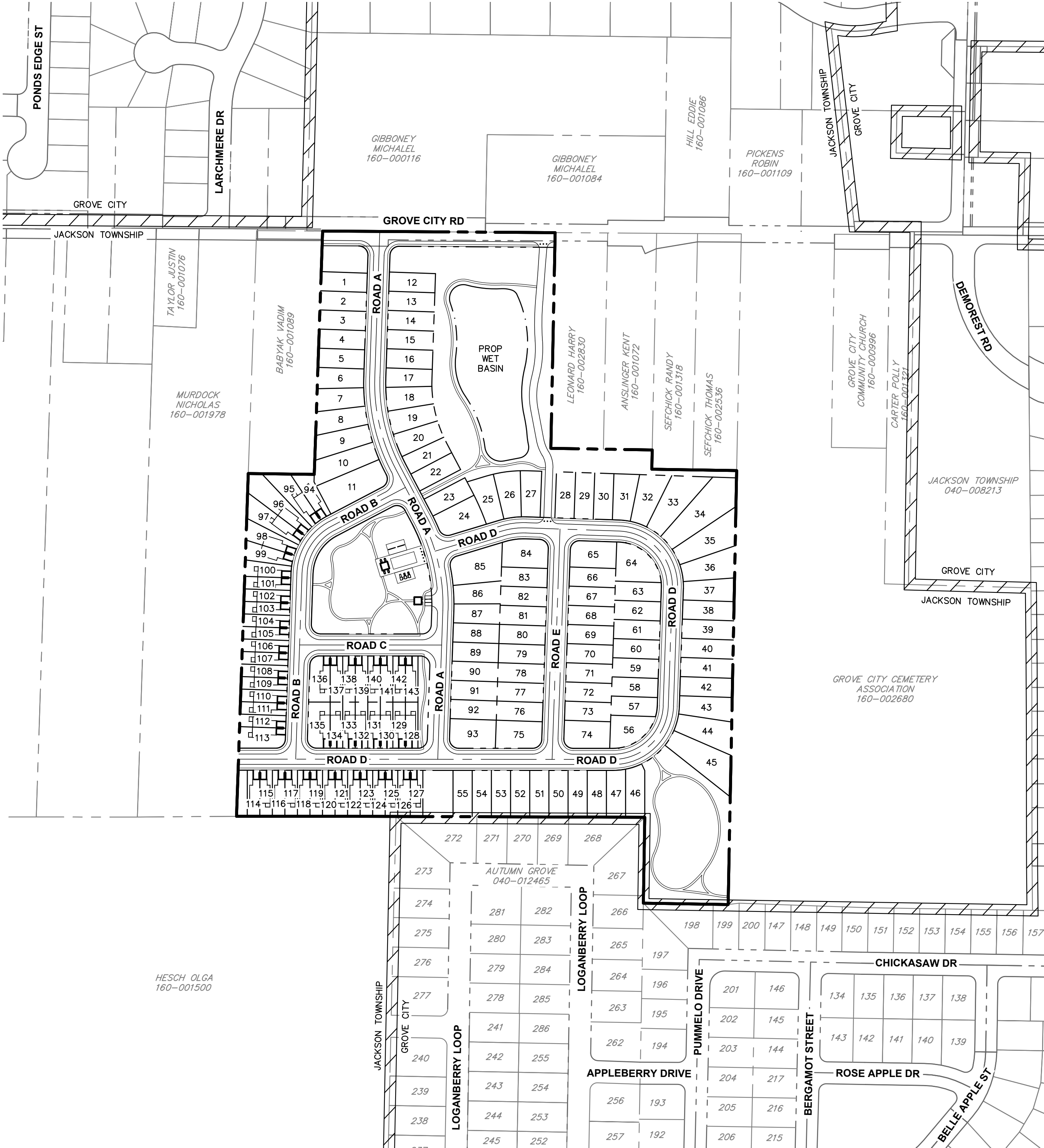
RANDY SEFCHICK
4435 GROVE CITY RD
GROVE CITY, OH 43123

THOMAS & CHERYL SEFCHICK
4565 GROVE CITY RD
GROVE CITY, OH 43123

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

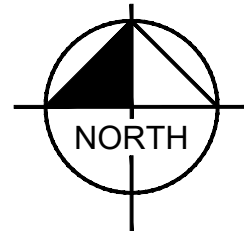
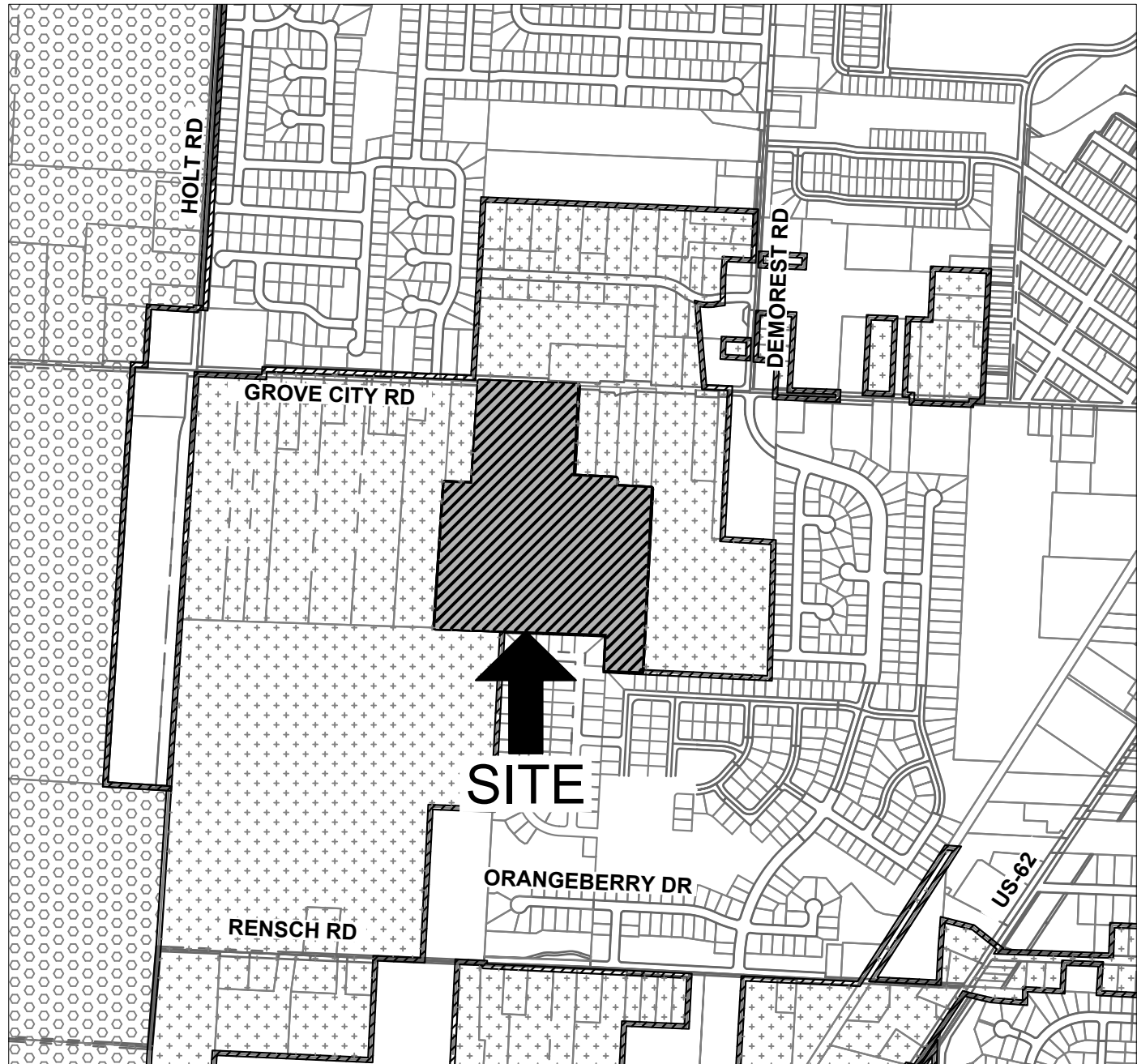
OHIO811.org
Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non members must be called directly)



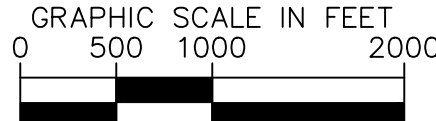
INDEX MAP

SCALE: 1"=200'



VICINITY MAP

SCALE: 1"=1000'



APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ADMINISTRATOR	_____
DIRECTOR OF PUBLIC SERVICE	_____
REVIEW FOR THE CITY OF GROVE CITY	_____
JACKSON TOWNSHIP FIRE DEPARTMENT	_____

PROFESSIONAL ENGINEER'S CERTIFICATION

I, MICHAEL C. REEVES, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF CIMANELLO LAND COMPANY BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, 2025.

OHIO LICENSED PROFESSIONAL ENGINEER E-75300
MY LICENSE EXPIRES ON 12/31/2023

DATE

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-8699
WWW.KIMLEY-HORN.COM

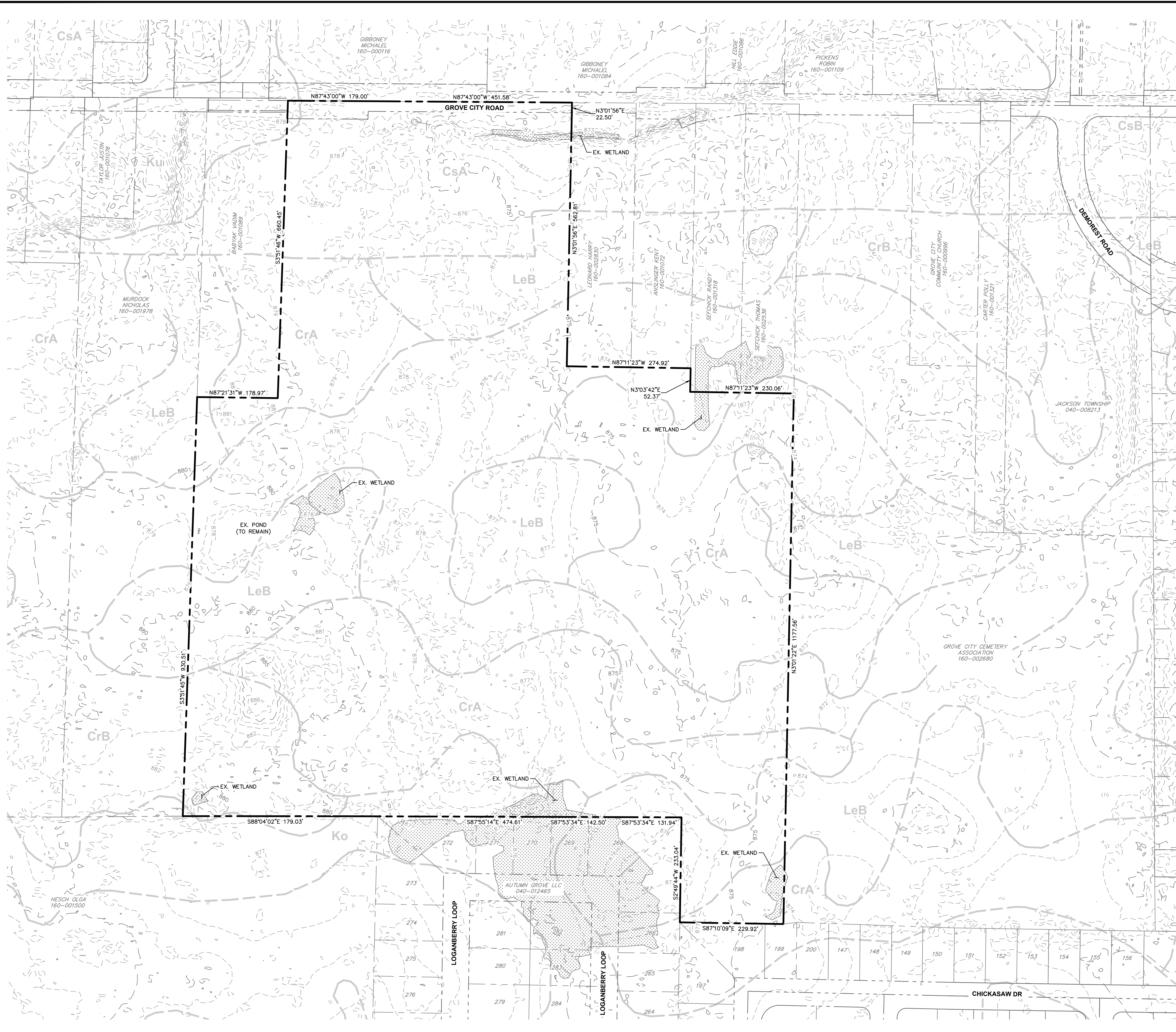
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DESIGNED BY: NSS
DRAWN BY: BBD
CHECKED BY: WCR

TITLE SHEET

PATRICK'S HOLLOW
PRELIMINARY DEVELOPMENT
PLAN
GROVE CITY ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
9/25/2025
KHA PROJECT NO.
190223002
SHEET NUMBER
1
OF 11

No. DATE BY APR DATE APR BY



- | | |
|--|-------------------------------|
| | EXISTING SITE BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING PAVEMENT |
| | EXISTING BUILDING |
| | EXISTING STREAM |
| | EXISTING SOIL BOUNDARY |
| | 100-YR FLOODPLAIN |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | EXISTING OVERHEAD POWER LINES |
| | EXISTING STORM PIPE |
| | EXISTING WATER MAIN |
| | EXISTING SANITARY PIPE |

SOIL LEGEND

- CeB - CELINA SILT LOAM, 2 TO 6 PERCENT SLOPES
C7A - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
C7B - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPES
C8A - CROSBY-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
C8B - CROSBY-URBAN LAND COMPLEX 2 TO 6 PERCENT SLOPES
Kc - KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
Ku - KOKOMO-URBAN LAND COMPLEX
LeB - LEWISBURG-CROSBY COMPLEX, 2 TO 6 PERCENT SLOPES

2
OF 11

Drawing name: C:\ACAD\2025\Kimley-Horn\190223002_Patrick's Hollow_Preliminary Development_Plan\Site PLAN.dwg Layout1 Sep 25, 2025 10:50am by Jacob Wentz
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LEGEND

	EXISTING SITE BOUNDARY		PROPOSED BASIN
	EXISTING PROPERTY LINE		PROPOSED FACE OF CURB
	EXISTING RIGHT-OF-WAY		PROPOSED SIDEWALK
	EXISTING PAVEMENT		PROPOSED CENTERLINE
	EXISTING BUILDING		
	EXISTING STREAM		
	PROPOSED SETBACK		
	PROPOSED BUILDING		
	PROPOSED FENCE		

SETBACK SUMMARY

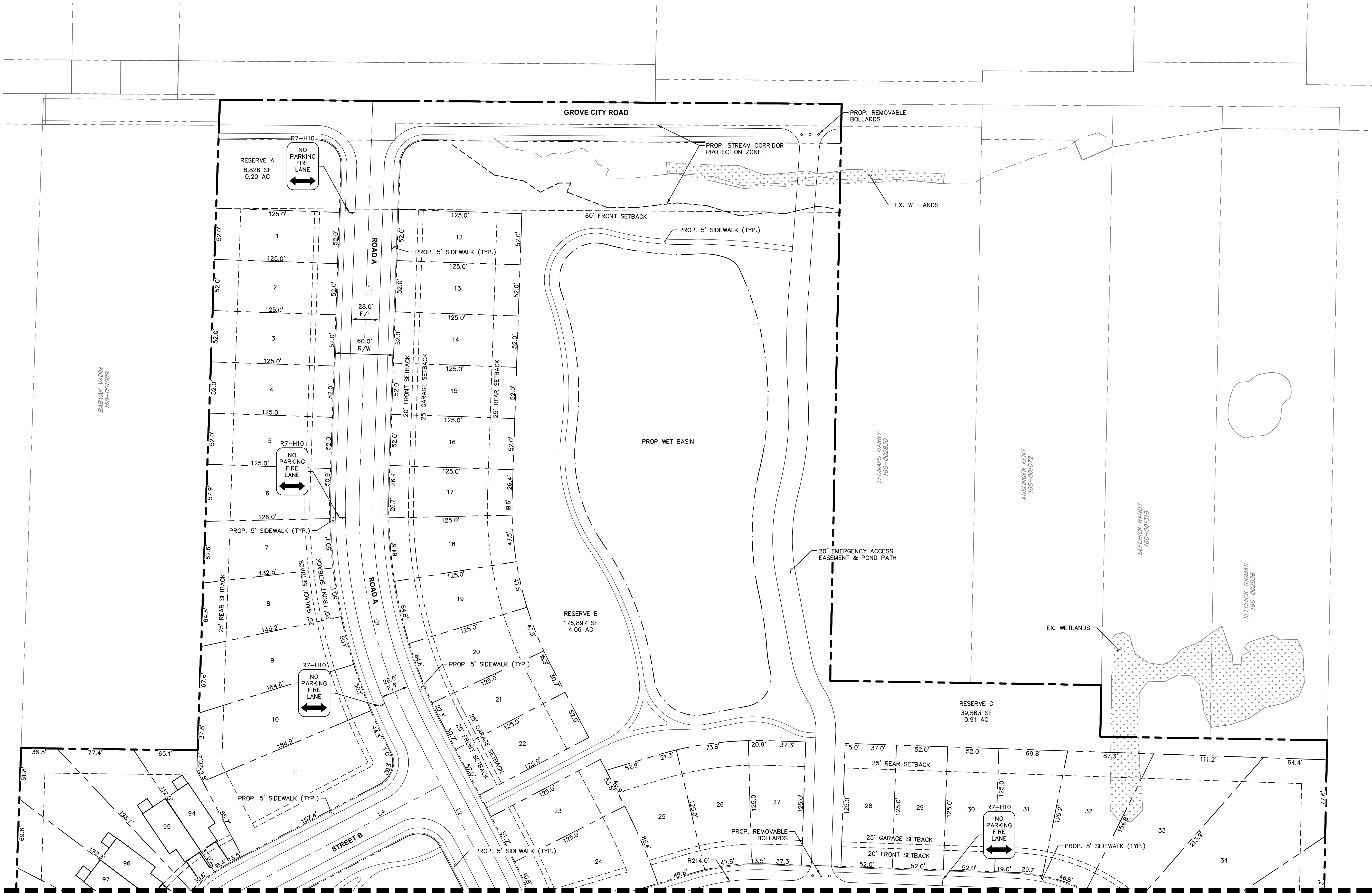
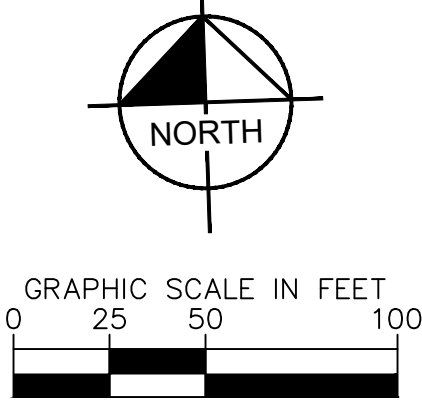
FRONT BUILDING: 20'
GARAGE: 25'
SIDE YARD: 6'
REAR YARD: 25'
PERIMETER: 25'

NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	395.60	S3°51'45.59"W
L2	151.70	S25°47'42.60"E
L4	225.98	N64°12'17.40"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	258.81'	S10°57'59"E	255.93'	29°39'28"	132.38'



MATCHLINE - SEE SHEET 4

Kimley»Horn

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7985 N. HIGH STREET, SUITE 200
CINCINNATI, OH 45245
PHONE: 614-644-6899
WWW.KIMLEY-HORN.COM

DESIGNED BY: NSS

DRAWN BY: BBD

CHECKED BY: WCR

PATRICK'S HOLLOW

PRELIMINARY DEVELOPMENT

PLAN

GROVE CITY ROAD

GROVE CITY, OH 43123

ORIGINAL ISSUE:

9/25/2025

KHA PROJECT NO.

190223002

SHEET NUMBER

3

OF 11

SCALE: 1"=50'

DESIGNED BY: NSS

DRAWN BY: BBD

CHECKED BY: WCR

DATE

BY

APR DATE

APR BY

Page 74 of 290

Drawing name: C:\ACD\ACD2023\Kimley-Horn\190223002_Patrick's Hollow_Prelim\Drawings\Site Plan.dwg Layout2 Sep 25, 2025 10:35am by Jack Wenzel
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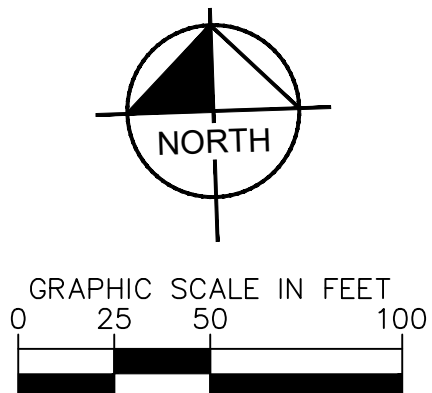
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---	EXISTING RIGHT-OF-WAY
---	EXISTING PAVEMENT
---	EXISTING BUILDING
---	EXISTING STREAM
---	PROPOSED SETBACK
---	PROPOSED BUILDING
---	PROPOSED FENCE
---	PROPOSED BASIN
---	PROPOSED FACE OF CURB
---	PROPOSED SIDEWALK
---	PROPOSED CENTERLINE

SETBACK SUMMARY

FRONT BUILDING: 20'
GARAGE: 25'
SIDE YARD: 6'
REAR YARD: 25'
PERIMETER: 25'

NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.



MATCHLINE - SEE SHEET 3

LINE TABLE

LINE	LENGTH	BEARING
L3	403.51	S3°51'45.12"W
L5	504.88	N3°51'45.12"E
L6	385.22	S88°04'02.43"E
L7	190.07	S75°07'57.27"W
L8	252.26	N86°08'14.88"W
L9	319.76	N3°51'45.12"E
L10	1015.63	S88°04'02.43"E
L11	625.24	S3°51'45.12"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	500.00'	258.81'	S10°57'59"E	255.93'	29°39'28"	132.38'
C3	150.00'	157.98'	N34°02'01"E	150.78'	60°20'32"	87.20'
C4	200.00'	65.38'	S84°29'51"W	65.09'	18°43'48"	32.98'
C5	150.00'	235.62'	N41°08'15"W	212.13'	90°00'00"	150.00'
C6	150.00'	230.57'	N47°53'51"E	208.53'	88°04'12"	145.03'

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PHONE: 614-444-6699
WWW.KIMLEY-HORN.COM

SCALE: 1"=50'

DESIGNED BY: NSS

DRAWN BY: BBD

CHECKED BY: MCR

SITE PLAN

**PATRICK'S HOLLOW
PRELIMINARY DEVELOPMENT
PLAN**

GROVE CITY ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
9/25/2025

KHA PROJECT NO.
190223002

SHEET NUMBER

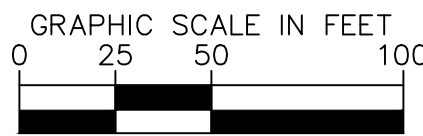
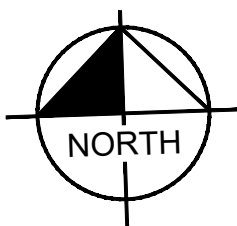
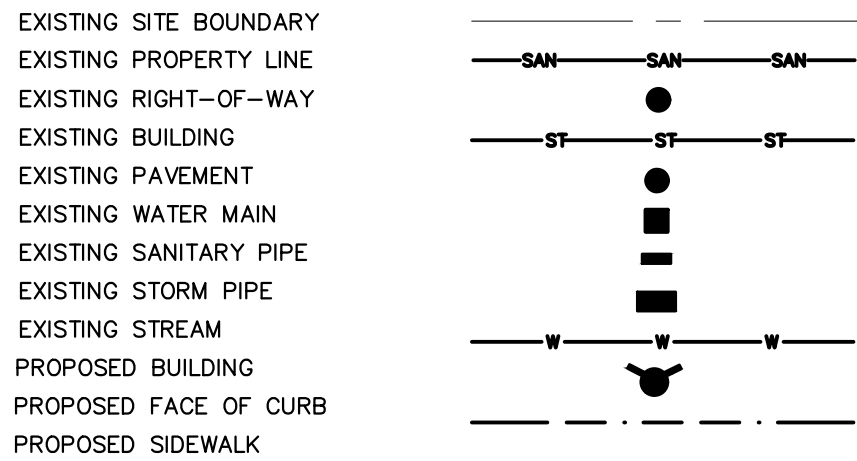
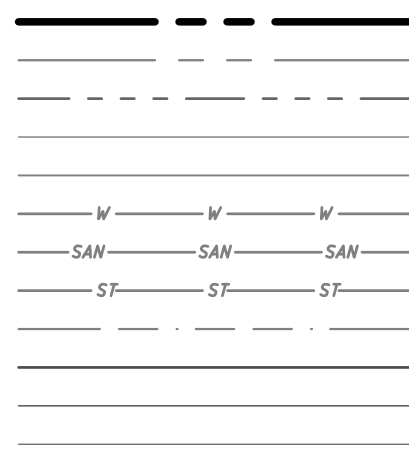
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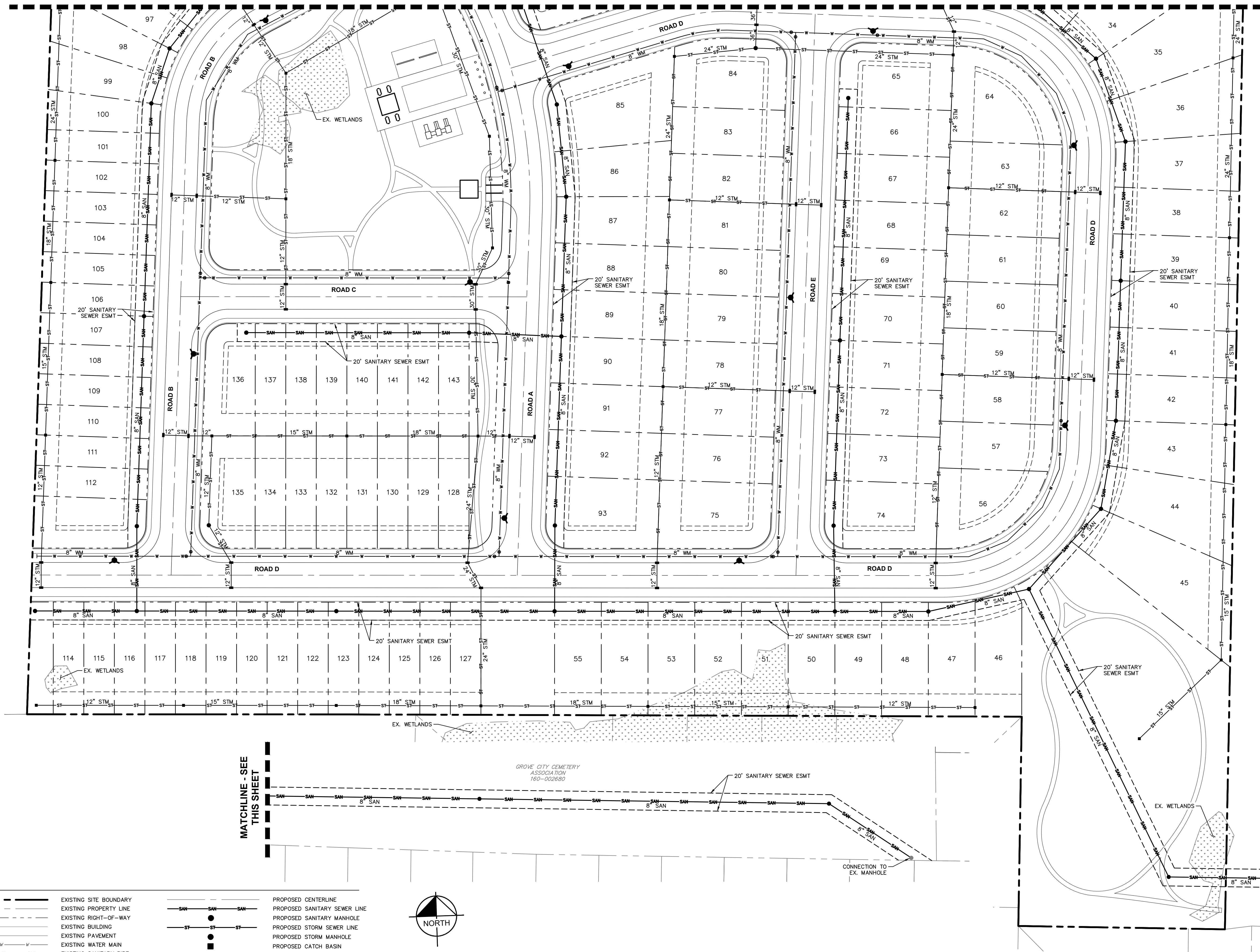
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LEGEND



MATCHLINE - SEE SHEET 5



MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

UTILITY PLAN

PATRICK'S HOLLOW
PRELIMINARY DEVELOPMENT
PLAN
GROVE CITY ROAD
GROVE CITY, OH 43123

ORIGINAL ISSUE:
9/25/2025
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190223002
SHEET NUMBER

6

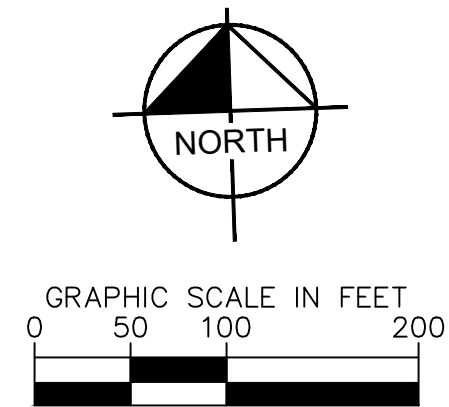
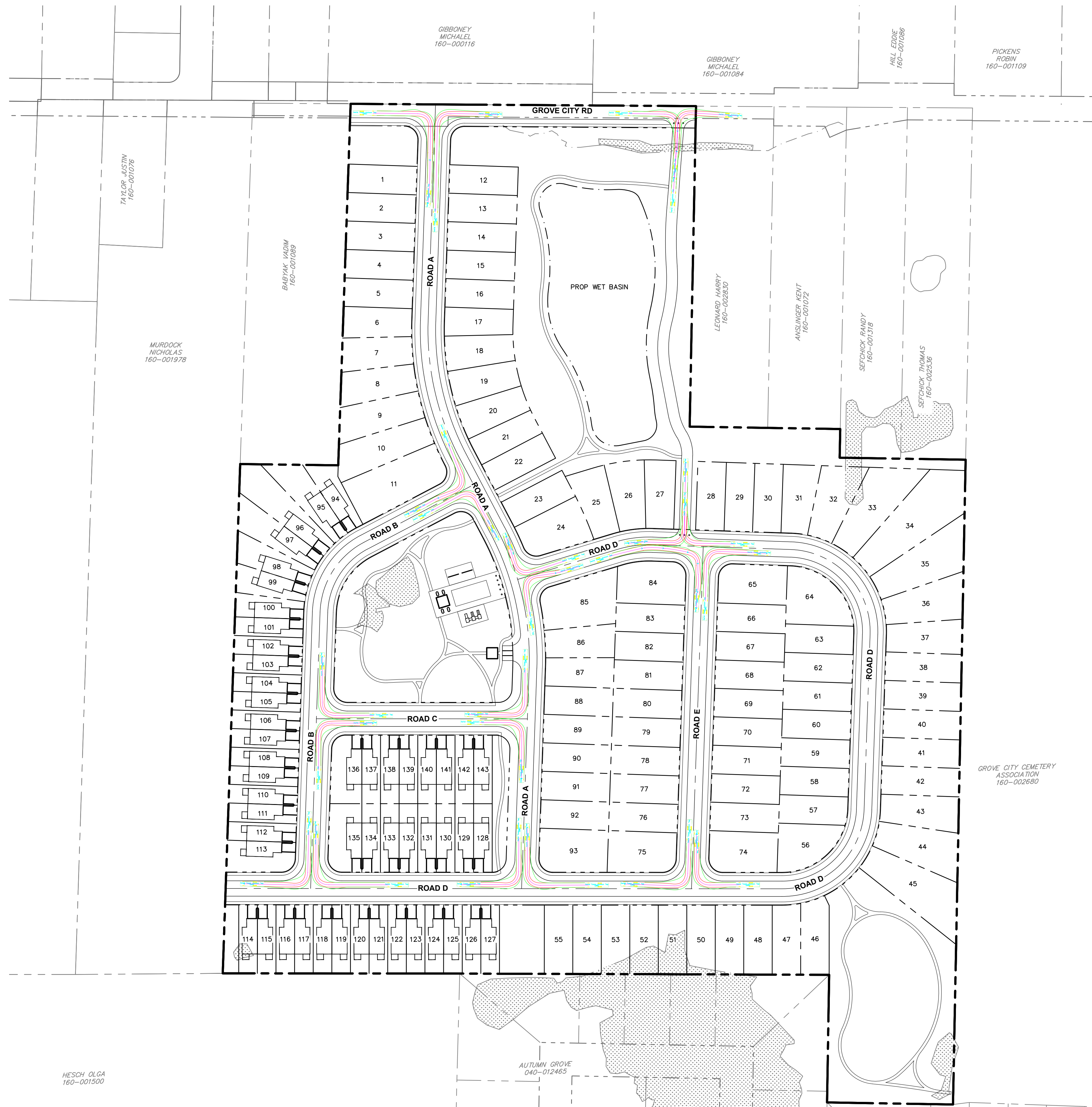
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CINCINNATI, OH 45245
PHONE 614-644-6699
WWW.KIMLEY-HORN.COM

DESIGNED BY: NSS
DRAWN BY: BBD
CHECKED BY: MCR

REVISIONS	DATE	BY	APR DATE	APR BY
No.				

Drawing name: C:\VACC\Access\Kinley-Horn\190223002-Fischer Homes_Parrick_GroveCity_OH\Project_Files\2 Design\CAD\PlanSheets\Preliminary Development Plan\TRUCK TURNING Layout1 Sep 25, 2025 10:50am by: Jacob Wentz



LEGEND	
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	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	100-YR FLOODPLAIN
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED BACK OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE

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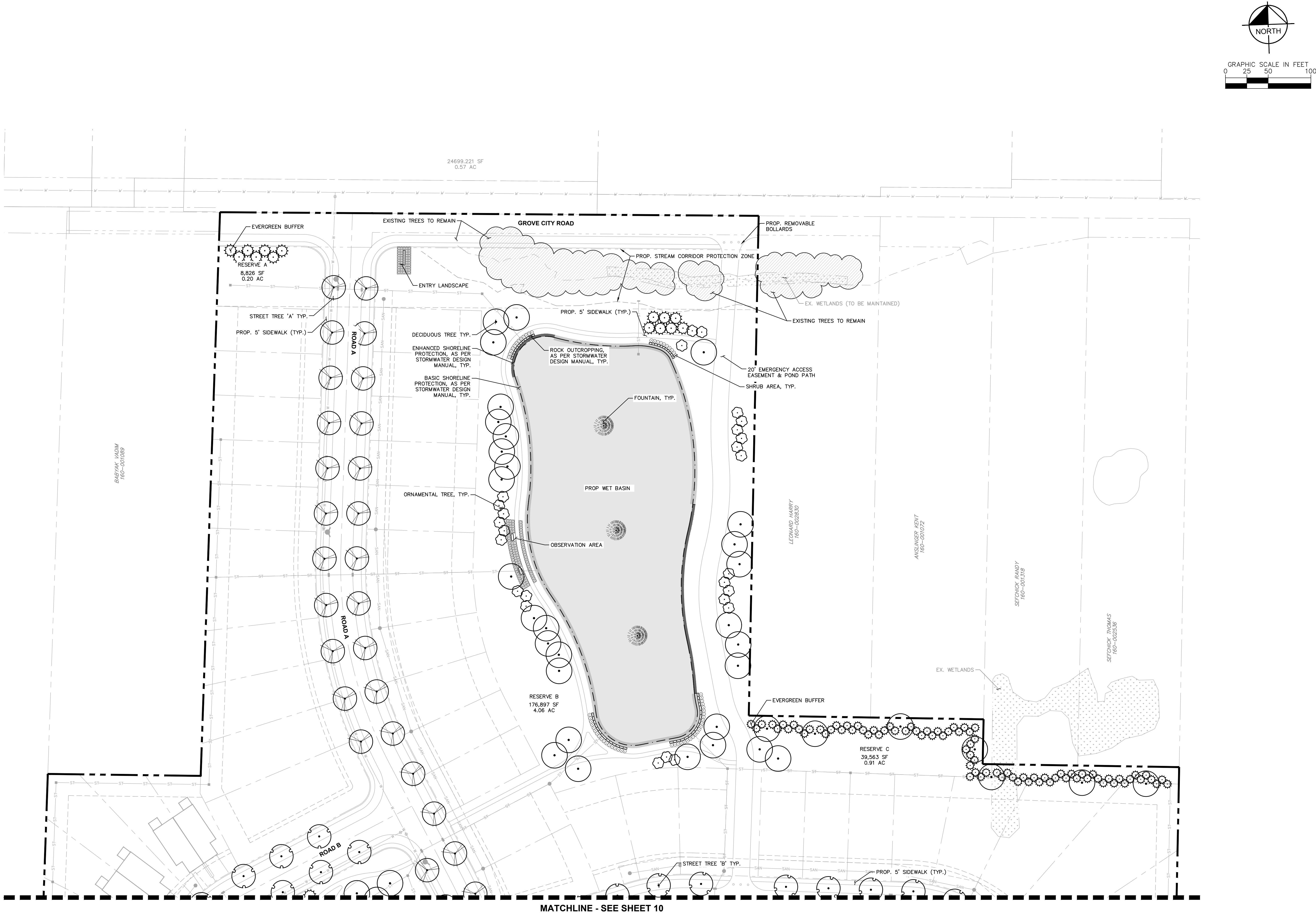
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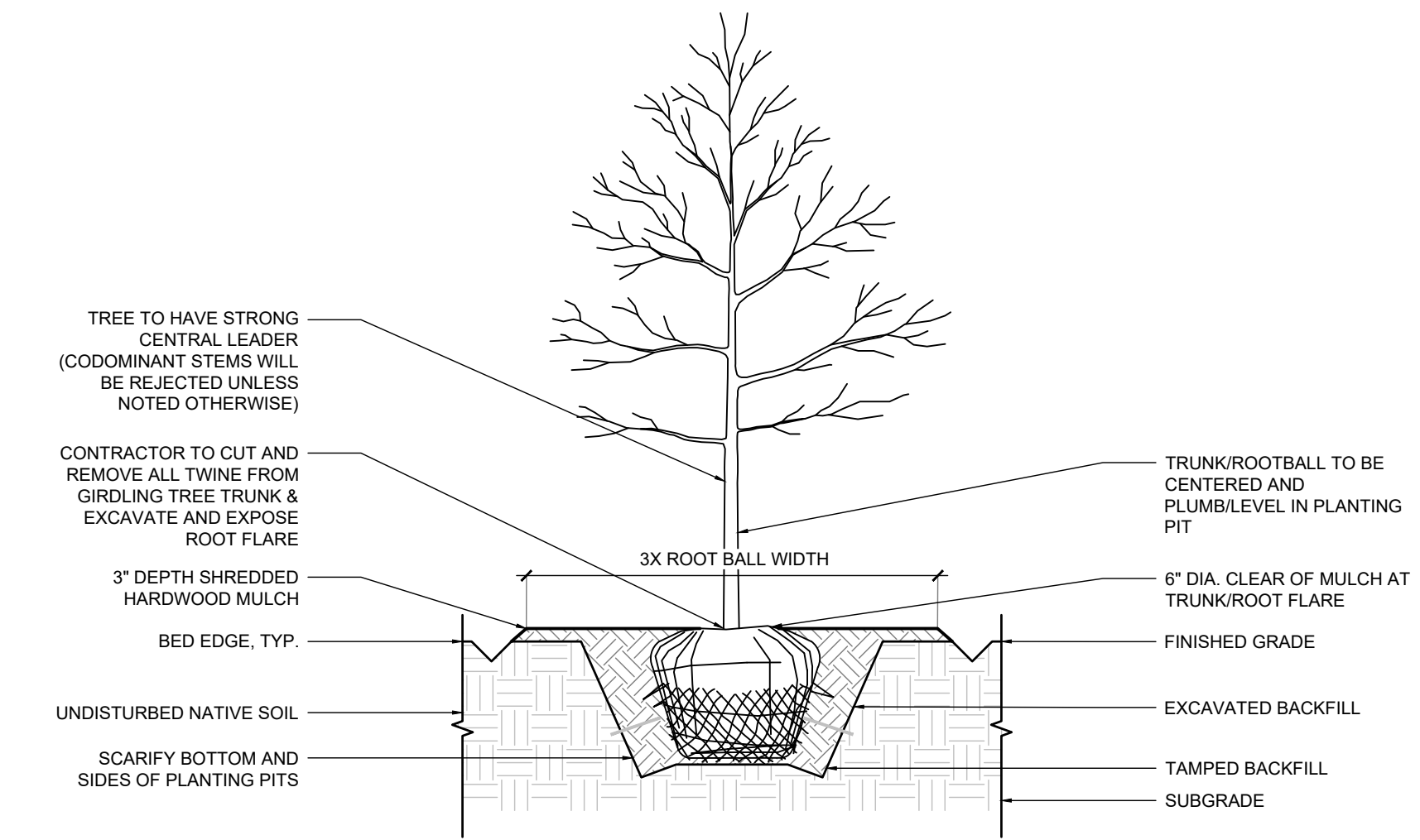
PATRICK'S HOLLOW PRELIMINARY DEVELOPMENT PLAN GROVE CITY ROAD GROVE CITY, OH 43123		ILLUSTRATIVE PLAN		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 (614) 885-1100 WWW.KIMLEY-HORN.COM		No.	REVISIONS	DATE	BY	APR. DATE	APR. BY
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KHA PROJECT NO. 190223002		DRAWN BY: BBD									
SHEET NUMBER 8 OF 11		CHECKED BY: MCR									

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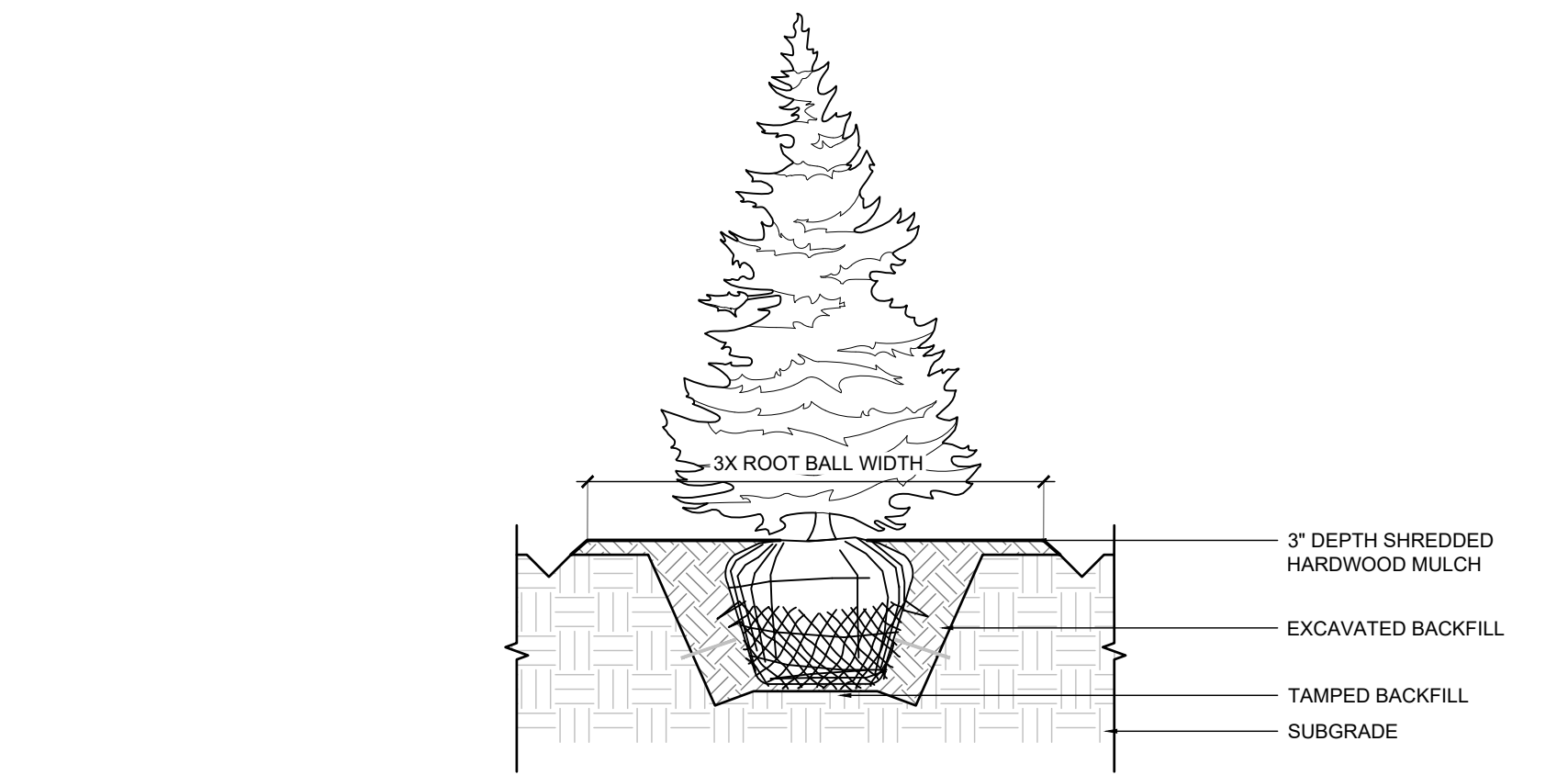


PATRICK'S HOLLOW PRELIMINARY DEVELOPMENT PLAN GROVE CITY ROAD GROVE CITY, OH 43123		LANDSCAPE PLAN		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 (614) 444-4444 WWW.KIMLEY-HORN.COM		No.	REVISIONS	DATE	BY	APR DATE	APR BY
ORIGINAL ISSUE: 9/25/2025		DESIGNED BY: NS		SCALE: 1"=50'		DRAWN BY: BBD		CHECKED BY: MCR		DESIGNED BY: NS	
KHA PROJECT NO. 190223002		DRAWN BY: BBD		CHECKED BY: MCR		DESIGNED BY: NS		DRAWN BY: BBD		CHECKED BY: MCR	
SHEET NUMBER 9		DRAWN BY: BBD		CHECKED BY: MCR		DESIGNED BY: NS		DRAWN BY: BBD		CHECKED BY: MCR	
OF 11		DRAWN BY: BBD		CHECKED BY: MCR		DESIGNED BY: NS		DRAWN BY: BBD		CHECKED BY: MCR	

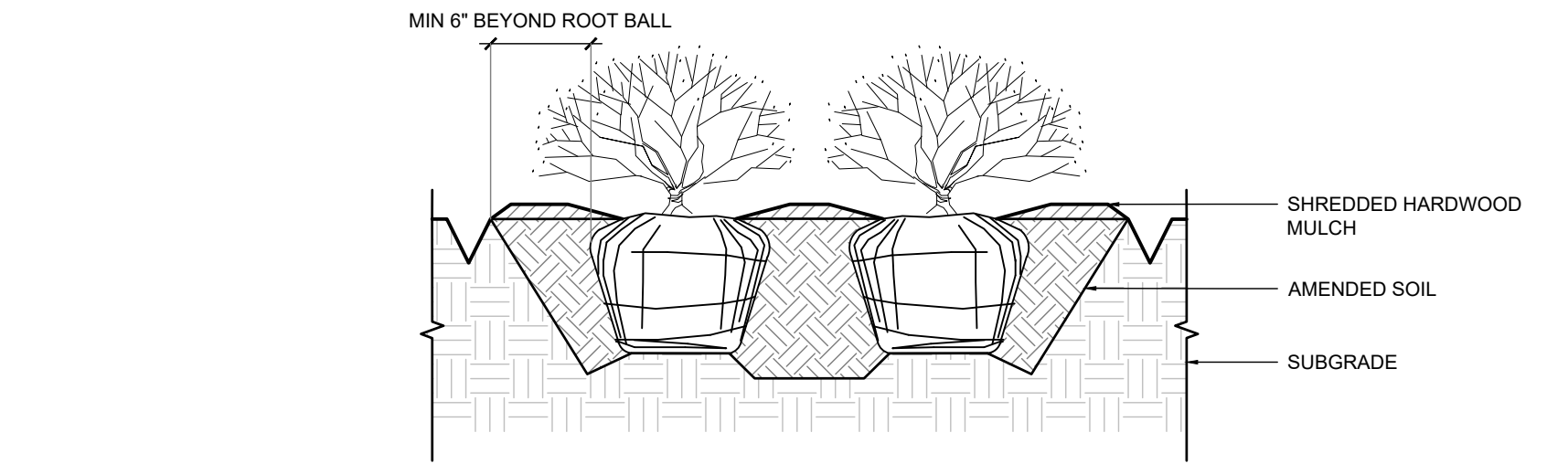
Drawing name: C:\ACD\ACDdocs\Kimley-Horn\190223002_Patrick_Hollow_Preliminary Development Plan\LANDSCAPE PLAN.dwg 11 Sep 25, 2025 10:50am by Jacob Wentz
This document, together with the concepts and designs presented herein, is an instrument of service, and its use is limited to the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



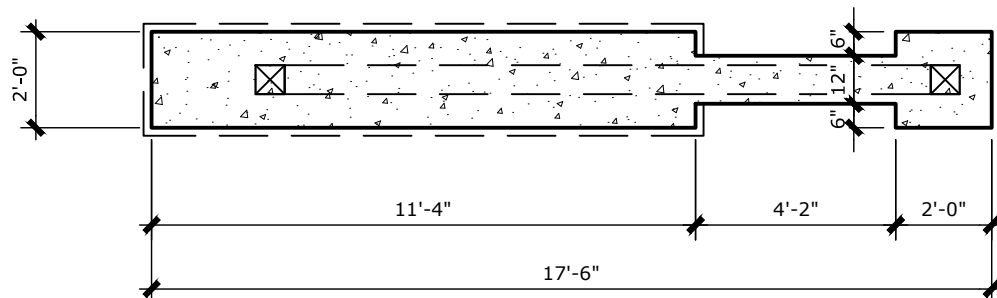
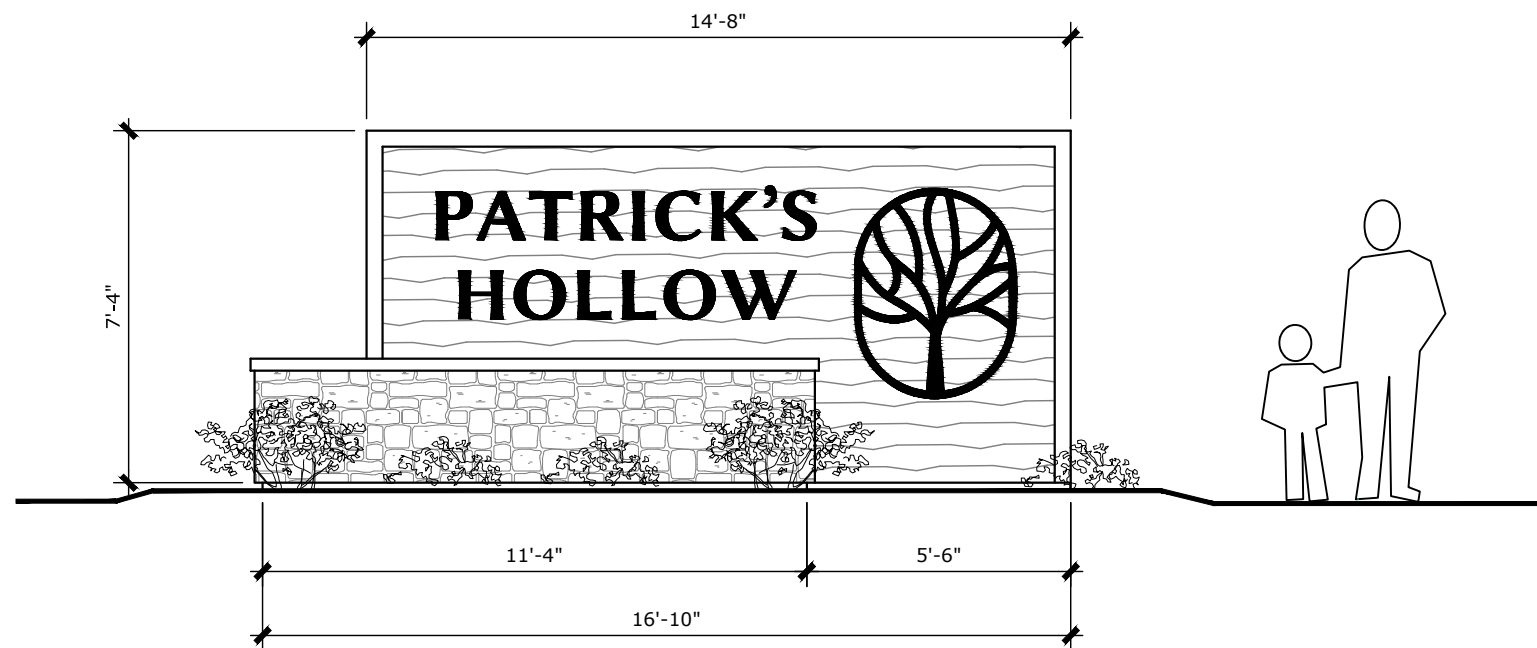
1 DECIDUOUS TREE PLANTING
1' 0" 1' 1" 1' 2" 1' 4" TYPICAL SECTION



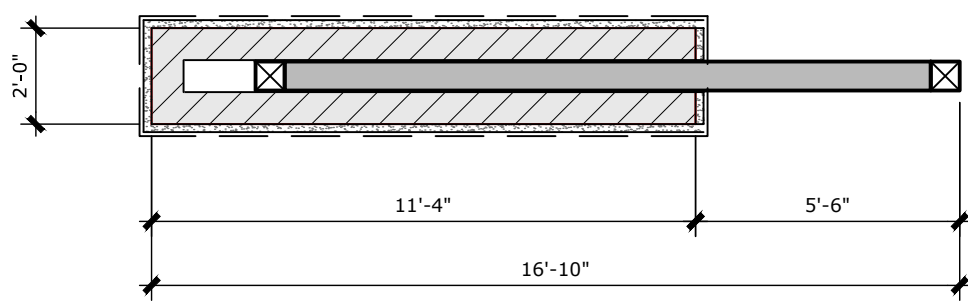
2 EVERGREEN TREE PLANTING
1' 0" 1' 1" 1' 2" 1' 4" TYPICAL SECTION



3 SHRUB PLANTING
1' 0" 1' 1" 1' 2" 1' 4" TYPICAL SECTION



FOUNDATION PLAN



BASE PLAN

4 MONUMENT SIGN
1' 0" 1' 2" 1' 4" 1' 8" TYPICAL SECTION

GROVE CITY CODE LANDSCAPE REQUIREMENTS		
ZONE: PUDR (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)		
ZONING ORDINANCE	REQUIRED	PROPOSED
1136.09 Other Planting Requirements		
(a)(1) Residential and PUD Districts - There shall be a minimum of three trees planted per single family residence, doubles, twins, or duplexes.	143 Lots = 143*3 = 429 Trees Required	429 Trees Provided
All residential subdivisions containing at least fifty lots or five acres ... shall construct prominent entry features of at least 500 square feet at all major points of ingress and egress to such subdivisions and complexes [and] shall consist of landscaping or a combination of landscaping and hardscape materials	Minimum 500 sq. ft. Landscaped area at entry sign required	Provided
Grove City Stormwater Design Manual 6.7.2 - Landscape		
(Table 6-2) Type 2 Basin Slope Protection Requirements Basic Protection minimum: 80% of Basin Edge Enhanced Protection maximum: 20% of Basin Edge	Wet Basin = 1211 LF of Basin Edge 1224*80% = 969' Basic Protection Required 1224*20% = 242' Enhanced Protection Req'd	Provided
(Table 6-4) Basin Landscaping Requirements (Plantings per lineal foot of basin edge) for Type 2 Basin: - 1 Shrub per 12 LF of basin edge and - 1 Deciduous Shade Tree per 100 LF of basin edge	Wet Basin = 1211 LF of Basin Edge 1224/12 = 101 Shrubs Required 1224/100 = 12.11 = 13 Trees Required	Provided
(Table 6-5) Basin Observation Area Requirements (Observation Area Quantity based on basin surface area) - 1 Observation Area for 1-3 Acres for Type 2 Basin	Wet Basin = 1.74 Acres = 1 Observation Area Required	Provided
(Table 6-6) Fountain and Aerator Requirements (Quantity based on basin surface area) - 3 Fountains for Basin with an area of 1.5-2.25 Acres	Wet Basin = 1.74 Acres = 3 Fountains Required	Provided
(Appendix A; p.3) - Stone Slab Outcroppings on slopes equal to a minimum of 5% of basin edge (Type 2 Basin)	Wet Basin = 1211 LF of Basin Edge 1224 * 5% = 60.5 LF Outcropping Required	Provided

5 CODE TABLE

SYMBOL LEGEND	
	Proposed Shrub Area
	Proposed Evergreen Tree
	Proposed Deciduous Tree
	Proposed 'Street A' Tree Type 'A'
	Proposed 'Street B' Tree Type 'B'
	Proposed 'Street C' Tree Type 'C'
	Proposed Ornamental Tree
	Proposed Basin Fountain

6 SYMBOL LEGEND

Kimley»Horn
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7985 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
(614) 444-1111
WWW.KIMLEY-HORN.COM

SCALE: 1"=50'
DESIGNED BY: NS
DRAWN BY: BBD
CHECKED BY: MCR

LANDSCAPE NOTES

PATRICK'S HOLLOW
PRELIMINARY DEVELOPMENT
PLAN
GROVE CITY, OH 43123

ORIGINAL ISSUE:
9/25/2025
KHA PROJECT NO.
190223002
SHEET NUMBER

11
OF 11

Paired Patio and Townhome Site Limitations

Wembley | Paired Patio

Received By:
Grove City Development
8/25/25



Coastal Cottage Elevation
Orientation Standard

Site Limitation 401
Site Limitation 403



Western Craftsman Elevation
Orientation Standard

Site Limitation 402
Site Limitation 403



Coastal Cottage Elevation
Orientation Reversed

Site Limitation 401
Site Limitation 404



Western Craftsman Elevation
Orientation Reversed

Site Limitation 402
Site Limitation 404

Hudson | Paired Townhome



Coastal Cottage Elevation
Orientation Standard

Site Limitation 401
Site Limitation 403



Western Craftsman Elevation
Orientation Standard

Site Limitation 402
Site Limitation 403



Coastal Cottage Elevation
Orientation Reversed

Site Limitation 401
Site Limitation 404



Western Craftsman Elevation
Orientation Reversed

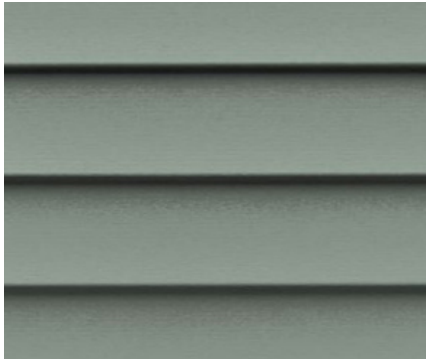
Site Limitation 402
Site Limitation 404

Color Packages

- Color Package 1
Color Package 2
Color Package 3
Color Package 4
Color Package 5
- Site Limitation 411
Site Limitation 412
Site Limitation 413
Site Limitation 414
Site Limitation 415

PAIRED PATIO

EXTERIOR COLOR PACKAGE 1



HORIZONTAL SIDING
QUIET WILLOW



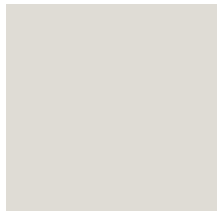
VINYL SHAKE
SANDALWOOD



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL



Shark
PPG1006-2

TRIM
COLOR



Enchanting Eggplant
PPG10000-2

SHUTTER
COLOR



Rocky Road
PPG1000-2

BOARD &
BATTEN COLOR



Undercover
PPG0998-7



Crazy Cranberry
PPG13-12

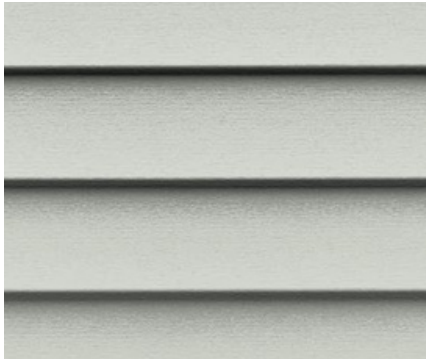


Enchanting Eggplant
PPG10000-2

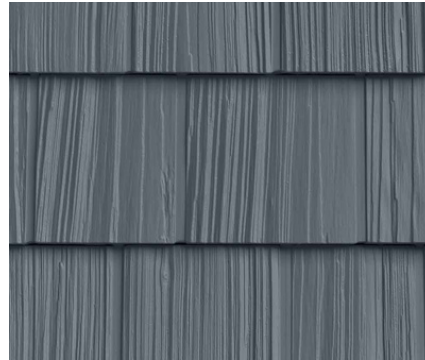
FRONT DOOR COLOR OPTIONS

PAIRED PATIO

EXTERIOR COLOR PACKAGE 2



HORIZONTAL SIDING
SILVER GREY



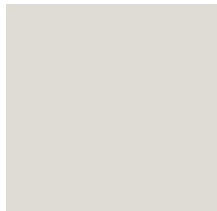
VINYL SHAKE
OCEANSIDE



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL



Shark
PPG1006-2

TRIM
COLOR



Cavalry
PPG1041-7

SHUTTER
COLOR



Freedom Found
PPG1040-6

BOARD &
BATTEN COLOR



Midnight Hour
PPG1038-7



Burgundy Wine
PPG1053-7

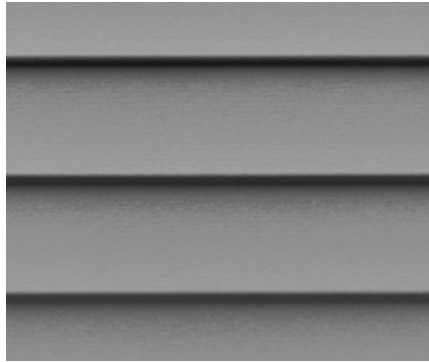


Cavalry
PPG1041-7

FRONT DOOR COLOR OPTIONS

PAIRED PATIO

EXTERIOR COLOR PACKAGE 3



HORIZONTAL SIDING
DEEP GRANITE



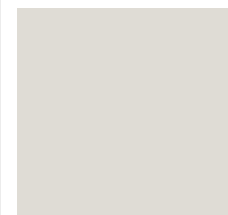
VINYL SHAKE
SAHARA



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL



Shark
PPG1006-2

TRIM
COLOR



Black Magic
PPG1001-7

SHUTTER
COLOR



Ashen
PPG1023-3

BOARD &
BATTEN COLOR



Industrial Revolution
PPG1038-7



Brick Dust
PPG1056-7

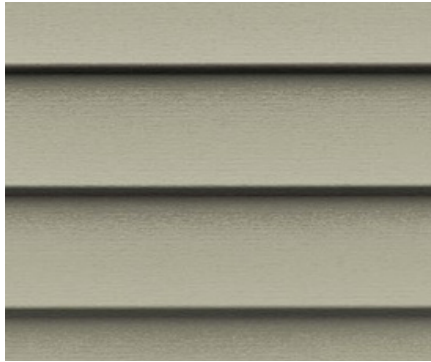


Black Magic
PPG1001-7

FRONT DOOR COLOR OPTIONS

PAIRED PATIO

EXTERIOR COLOR PACKAGE 4



HORIZONTAL SIDING
PEBBLESTONE CLAY



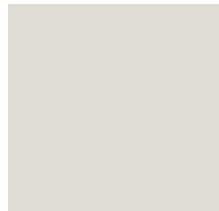
VINYL SHAKE
MOSS



BRICK VENEER
FARMINGTON



ROOF SHINGLES
CHARCOAL



Shark
PPG1006-2

TRIM
COLOR



Armory
PPG1009-6

SHUTTER
COLOR



Smokey Sage
PPG11-24

BOARD &
BATTEN COLOR



Merlot
PPG13-04



Midnight Hour
PPG1038-7

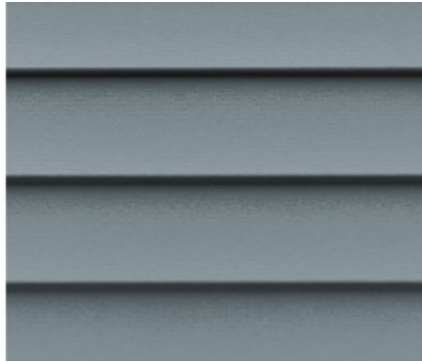


Armory
PPG1009-6

FRONT DOOR COLOR OPTIONS

PAIRED PATIO

EXTERIOR COLOR PACKAGE 5



HORIZONTAL SIDING
ENGLISH WEDGEWOOD



VINYL SHAKE
COLONIAL GRAY



BRICK VENEER
FARMINGTON

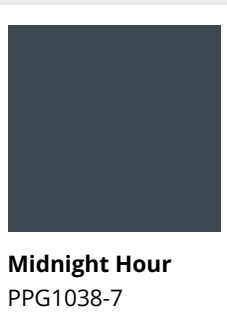


ROOF SHINGLES
CHARCOAL



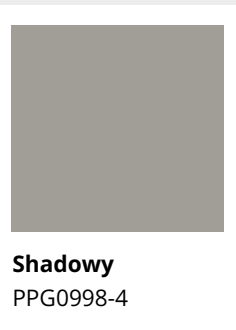
Shark
PPG1006-2

TRIM
COLOR



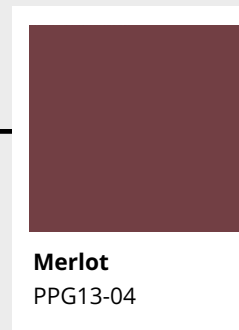
Midnight Hour
PPG1038-7

SHUTTER
COLOR

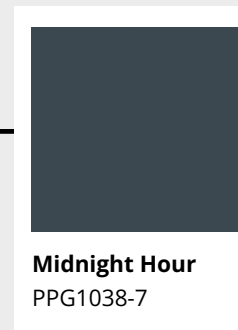


Shadowy
PPG0998-4

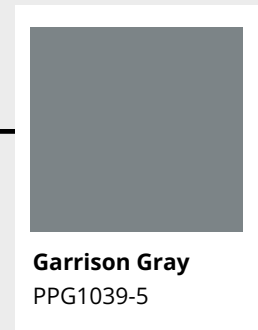
BOARD &
BATTEN COLOR



Merlot
PPG13-04



Midnight Hour
PPG1038-7



Garrison Gray
PPG1039-5

FRONT DOOR COLOR OPTIONS

MAPLE STREET ELEVATION

BEACON – CAMBRIDGE COTTAGE



MAPLE STREET ELEVATION

BEACON – CAMBRIDGE COTTAGE WITH BRICK



MAPLE STREET ELEVATION

BEACON – URBAN MODERN



MAPLE STREET ELEVATION

BEACON – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

BEACON – MODERN FARMHOUSE



MAPLE STREET ELEVATION

BEACON – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN WITH PORCH



MAPLE STREET ELEVATION

CHARLOTTE – WESTERN CRAFTSMAN WITH BRICK AND PORCH



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE WITH PORCH



MAPLE STREET ELEVATION

CHARLOTTE – MODERN FARMHOUSE WITH PORCH AND BRICK



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

CUMBERLAND – AMERICAN CLASSIC WITH PORCH AND BRICK



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC WITH EXPANDED PORCH



MAPLE STREET ELEVATION

CUMBERLAND – COSTAL CLASSIC WITH EXPANDED PORCH AND BRICK



MAPLE STREET ELEVATION

CUMBERLAND – URBAN MODERN



MAPLE STREET ELEVATION

CUMBERLAND – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

DANVILLE



Received By:
Grove City Development
8/25/25

MAPLE STREET ELEVATION

DANVILLE WITH BRICK



MAPLE STREET ELEVATION

DANVILLE WITH PORCH



MAPLE STREET ELEVATION

DANVILLE WITH PORCH AND BRICK



MAPLE STREET ELEVATION

DENALI – AMERICAN CLASSIC



MAPLE STREET ELEVATION

DANALI – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

DENALI – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

DENALI – AMERICAN CLASSIC WITH PORCH AND BRICK



MAPLE STREET ELEVATION

DENALI – URBAN MODERN



MAPLE STREET ELEVATION

DENALI – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

DENALI – MODERN FARMHOUSE



MAPLE STREET ELEVATION

DENALI – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

GREENBRIAR – HYDE PARK COTTAGE



MAPLE STREET ELEVATION

GREENBRIAR – HYDE PARK COTTAGE WITH BRICK



MAPLE STREET ELEVATION

GREENBRIAR – COSTAL CLASSIC



MAPLE STREET ELEVATION

GREENBRIAR – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

GREENBRIAR – URBAN MODERN



MAPLE STREET ELEVATION

GREENBRIAR – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE WITH PORCH



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

HARPER – MODERN FARMHOUSE WITH BRICK & PORCH



MAPLE STREET ELEVATION

HARPER – URBAN MODERN



MAPLE STREET ELEVATION

HARPER – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

JENSEN – AMERICAN CLASSIC WITH BRICK & PORCH



MAPLE STREET ELEVATION

JENSEN – COSTAL CLASSIC



MAPLE STREET ELEVATION

JENSEN – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

JENSEN – MODERN FARMHOUSE



MAPLE STREET ELEVATION

JENSEN – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

JENSEN – MODERN RETREAT



MAPLE STREET ELEVATION

JENSEN – MODERN RETREAT WITH BRICK



MAPLE STREET ELEVATION

JENSEN – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

JENSEN – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

PRESTON – URBAN MODERN



MAPLE STREET ELEVATION

PRESTON – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

PRESTON – MODERN FARMHOUSE



MAPLE STREET ELEVATION

PRESTON – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

PRESTON – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

PRESTON – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH PORCH



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH BRICK & PORCH OPTION1



MAPLE STREET ELEVATION

WESLEY – WESTERN CRAFTSMAN WITH BRICK & PORCH OPTION 2



MAPLE STREET ELEVATION

WESLEY – MODERN FARMHOUSE



MAPLE STREET ELEVATION

WESLEY – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

WESLEY – URBAN MODERN



MAPLE STREET ELEVATION

WESLEY – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

YOSEMITE – AMERICAN CLASSIC WITH BRICK & PORCH



MAPLE STREET ELEVATION

YOSEMITE – MODERN FARMHOUSE



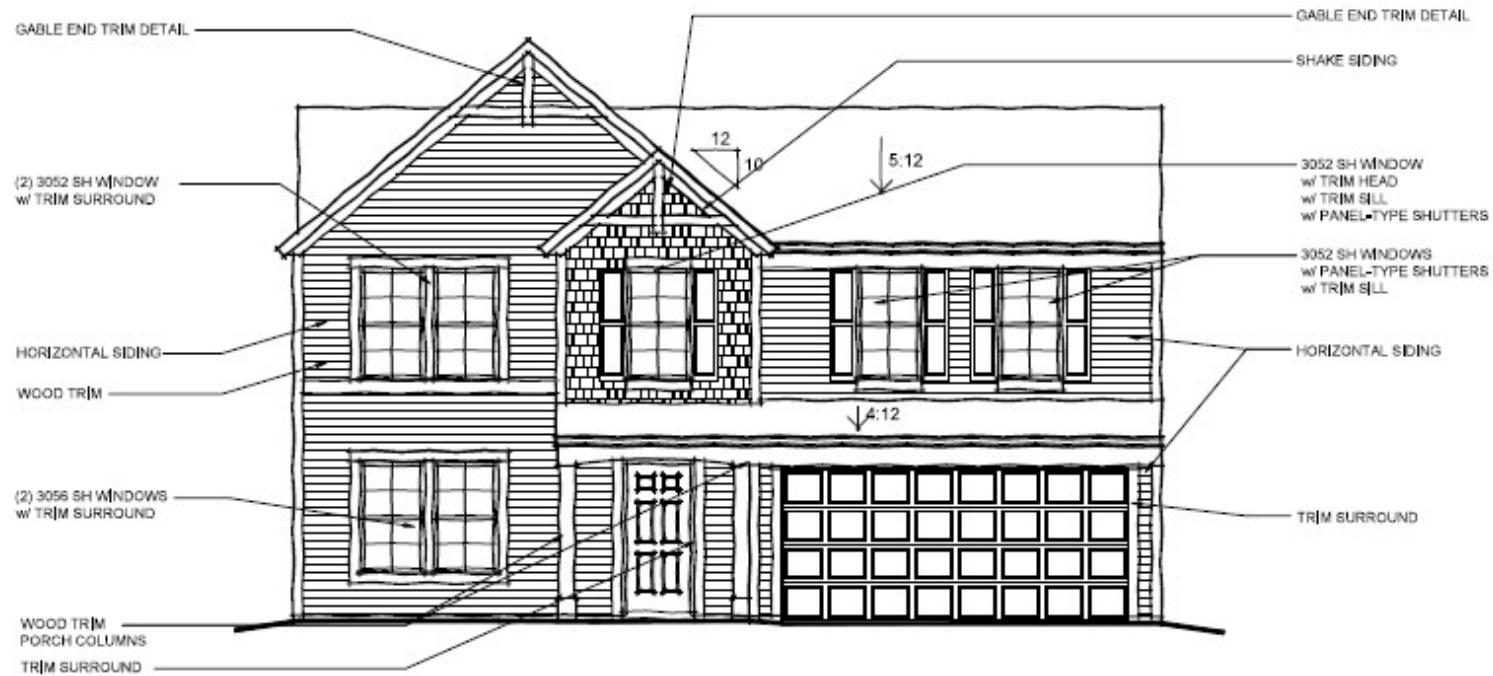
MAPLE STREET ELEVATION

YOSEMITE – MODERN FARMHOUSE WITH BRICK



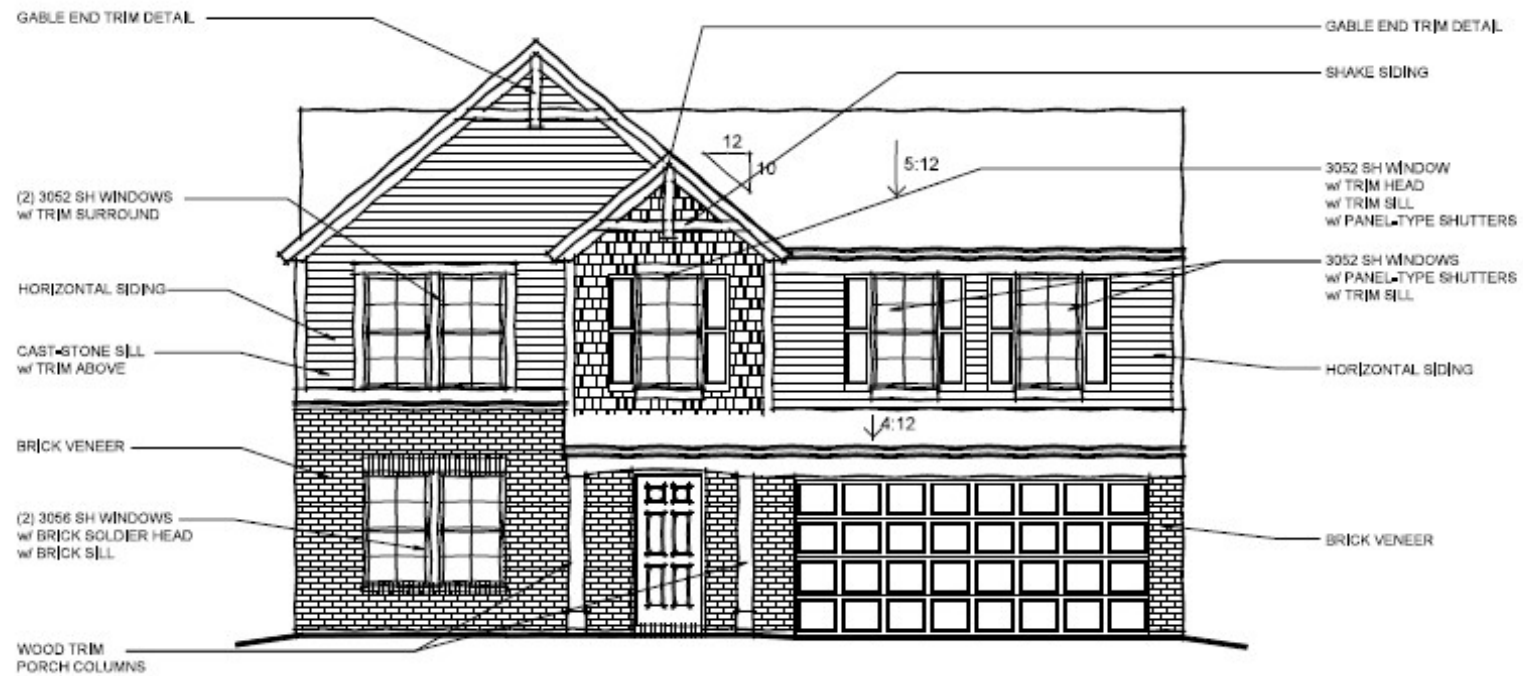
MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN WITH EXTENDED PORCH



MAPLE STREET ELEVATION

YOSEMITE – WESTERN CRAFTSMAN WITH BRICK & EXTENDED PORCH



MAPLE STREET ELEVATION

DAVINCI – URBAN MODERN



MAPLE STREET ELEVATION

DAVINCI – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

DAVINCI – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

DAVINCI – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

DAVINCI – MODERN FARMHOUSE



MAPLE STREET ELEVATION

DAVINCI – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

DAVINCI – COASTAL COTTAGE



MAPLE STREET ELEVATION

DAVINCI – COASTAL COTTAGE WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC WITH PORCH



MAPLE STREET ELEVATION

FAIRFAX – AMERICAN CLASSIC WITH BRICK & PORCH



MAPLE STREET ELEVATION

FAIRFAX – URBAN MODERN



MAPLE STREET ELEVATION

FAIRFAX – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – MODERN FARMHOUSE



MAPLE STREET ELEVATION

FAIRFAX – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

FAIRFAX – COSTAL CLASSIC



MAPLE STREET ELEVATION

FAIRFAX – COSTAL CLASSIC WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN WITH PORCH



MAPLE STREET ELEVATION

BRECKENRIDGE – WESTERN CRAFTSMAN WITH BRICK & PORCH



MAPLE STREET ELEVATION

BRECKENRIDGE – URBAN MODERN



MAPLE STREET ELEVATION

BRECKENRIDGE – URBAN MODERN WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – MODERN FARMHOUSE



MAPLE STREET ELEVATION

BRECKENRIDGE – MODERN FARMHOUSE WITH BRICK



MAPLE STREET ELEVATION

BRECKENRIDGE – COSTAL CLASSIC



MAPLE STREET ELEVATION

BRECKENRIDGE – COSTAL CLASSIC WITH BRICK



MAPLE STREET

PREVIEW WORKSHEET

Received By:
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8/25/25

EXTERIOR

CINCINNATI-COLUMBUS-DAYTON-INDY INCLUDED BRICK



ALPINE SELECT



ASHVIEW



IRONGATE



SHILOH FALLS



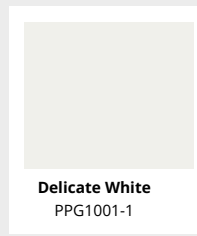
SLATE CREEK



VINTAGE PORT



WEATHERED WOOD SHINGLES



Delicate White
PPG1001-1

TRIM COLOR & GARAGE DOOR

**COLORS & MATERIAL ARE PLAN SPECIFIC
COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY**



DESIGNER PRO TIP:

Drive around our current communities, see what exterior colors you like, and take pictures!



Note: Because we refresh our product offerings, we reserve the right to make changes as needed. Color swatches are approximate. Please refer to the Lifestyle Design Center for exact color samples.

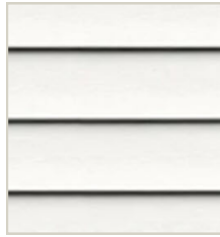
MAPLE STREET

PREVIEW WORKSHEET

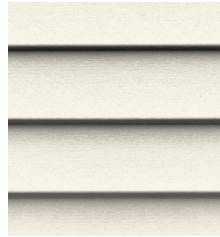
Received By:
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8/25/25

EXTERIOR

INCLUDED - VINYL SIDING



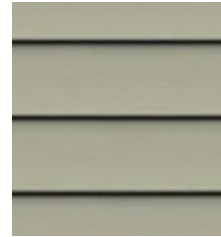
WHITE



LINEN



DESERT SAND



PEBBLESTONE CLAY



RUGGED
CANYON



MONTANA
SUEDE



MISTY SHADOW



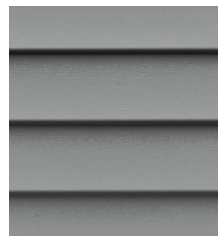
SILVER
GREY



VICTORIAN
GRAY



HARBOR
GRAY



DEEP
GRANITE



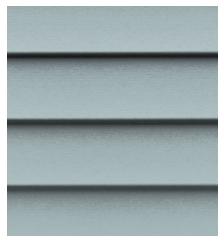
QUIET WILLOW



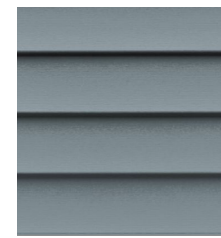
SCOTTISH THISTLE



VINTAGE DUBLIN



EVEREST



ENGLISH
WEDGEWOOD

COLORS & MATERIALS ARE PLAN SPECIFIC
COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY



Note: Because we refresh our product offerings, we reserve the right to make changes as needed. Color swatches are approximate. Please refer to the Lifestyle Design Center for exact color samples.

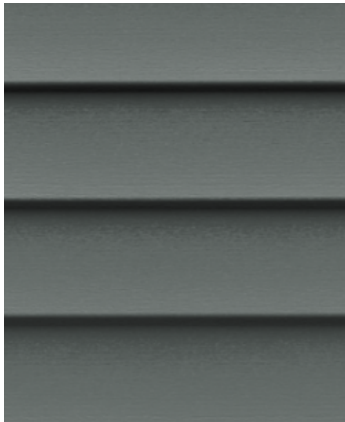
MAPLE STREET

PREVIEW WORKSHEET

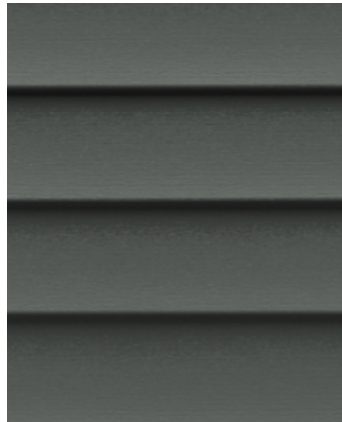
Received By:
Grove City Development
8/25/25

EXTERIOR

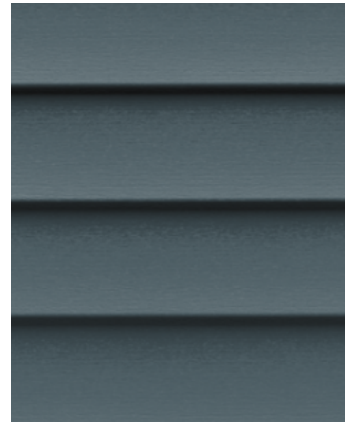
LEVEL 1 - VINYL SIDING



ALPINE FOREST



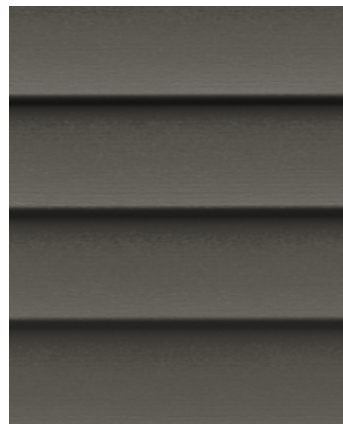
DEEP CAVERN



ROCK HARBOR



WHISPERING
TIMBER



WOODLAND
RETREAT

COLORS & MATERIALS ARE PLAN SPECIFIC
COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY



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Please refer to the Lifestyle Design Center for exact color samples.

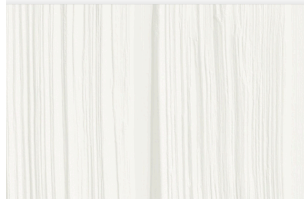
MAPLE STREET

PREVIEW WORKSHEET

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EXTERIOR

INCLUDED - VINYL SHAKE



123

PAINT MATCH: DELICATE WHITE



48

PAINT MATCH: MOTH GRAY



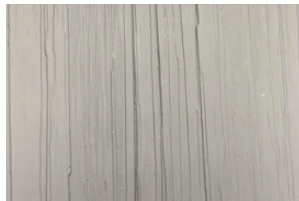
211

PAINT MATCH: PATCHES



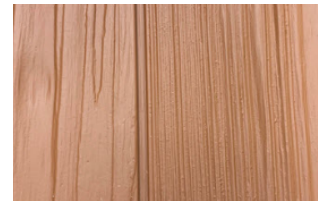
241

PAINT MATCH: GRAY MARBLE



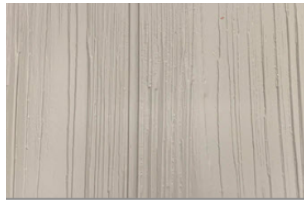
561

PAINT MATCH: GARRISON GRAY



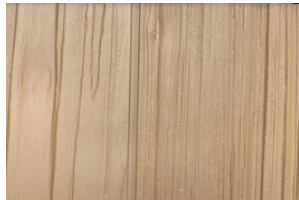
625

PAINT MATCH: WARM UP



630

PAINT MATCH: SHADOWY



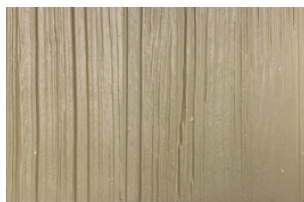
690

PAINT MATCH: COCOA CUPCAKE



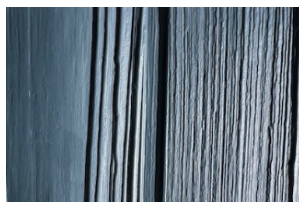
709

PAINT MATCH: BIRD HOUSE BROWN



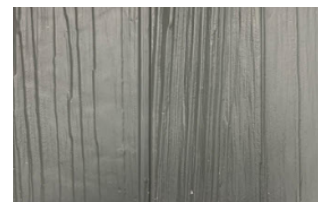
715

PAINT MATCH: POSITIVELY PALM



938

PAINT MATCH: HATTERAS GRAY



940

PAINT MATCH: LICORICE

COLORS & MATERIALS ARE PLAN SPECIFIC
COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY



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MAPLE STREET

PREVIEW WORKSHEET

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EXTERIOR

FRONT DOOR & SHUTTER COLORS



COLORS & MATERIALS ARE PLAN SPECIFIC
COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY



Note: Because we refresh our product offerings, we reserve the right to make changes as needed. Color swatches are approximate. Please refer to the Lifestyle Design Center for exact color samples.

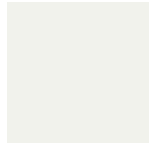
MAPLE STREET

PREVIEW WORKSHEET

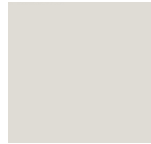
Received By:
Grove City Development
8/25/25

EXTERIOR

CEMENT BOARD / BOARD & BATTEN



DELICATE WHITE



SHARK



MOTH GRAY



STORMS
COMING



STONEHENGE
GRIEVE



ARTILLERY



CLAM SHELL



GRANITE



PATCHES



COCOA
CUPCAKE



WARM UP



BIRD HOUSE
BROWN



NAUTICAL STAR



HATTERAS GRAY



GARRISON GRAY



FREEDOM
FOUND



IN THE
SHADOWS



MOSTLY METAL



SOOTHING
SAPPHIRE



FRESH GRANITE



GRAY MARBLE



BURNISHED BLADE



SHADOWY



INDUSTRIAL
REVOLUTION



ARMORY



BLACK WIDOW



SMOKY SLATE



GUNMETAL
GRAY



LICORICE



POSITIVELY
PALM



UNDERCOVER



SAGEBROOK

COLORS & MATERIALS ARE PLAN SPECIFIC
COLORS MAY NOT BE AVAILABLE PER THE NON-MONOTONY POLICY



Note: Because we refresh our product offerings, we reserve the right to make changes as needed. Color swatches are approximate. Please refer to the Lifestyle Design Center for exact color samples.

City of Grove City, Ohio
Project Narrative and Zoning Text

For:

Patrick's Hollow

August 25th, 2025

Applicant:

Grand Communities, LLC.
Contact: Hillary Laffin
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859)-341-4709

Project Engineer:

Kimley Horn
Contact: Mike Reeves, P.E.
7965 N High St Suite 200
Columbus, Ohio 43235
(614) 472-8546

Patrick's Hollow Planned Unit Development (PUD) Preliminary Development Plan Application Submittal

Application Index:

The following are included herein as part of the required items for the Development Plan Application:

- 1. Title Page**
- 2. Project Narrative**
- 3. Zoning Text**
- 4. Exhibits/Appendix**

PATRICK'S HOLLOW – PROJECT NARRATIVE

Patrick's Hollow is a residential master planned community located in Jackson Township, Franklin County, west of U.S. 62 and south of Grove City Rd. The quiet and tranquil-themed community consists of single-family detached and single-family-attached residential housing as well as active and passive open spaces. This community is planned to be annexed into the City of Grove City.

Patrick's Hollow's primary access is from Grove City Road, and the Development Plan proposes an efficient, curvilinear internal roadway system that prioritizes interconnectivity and walkability. A gated emergency access will also be provided to a secondary emergency access point off of Grove City Road, however other secondary access points are being explored at this time.

In addition, Patrick's Hollow encourages walkability through community sidewalks and an extensive path network, totaling approximately 0.7 miles, connecting open space around ponds and amenity areas. Patrick's Hollow includes numerous active and passive open spaces throughout the community and includes park features such as picnic shelters and playgrounds. All residents of Patrick's Hollow will have access to the amenity areas – owned and maintained by a mandatory Homeowners Association.

Patrick's Hollow consists of eight (8) parcels (160-001089, 160-001090, 161-002540, 160-001075, 160-002830, 160-001072, 160-001318, 160-002536), which are all currently within Jackson Township, Franklin County, Ohio. Within 30-60 days of the approval of the Preliminary Development Plan by City Council, Grand Communities ("GCL") proposes to annex into the City of Grove City, Ohio. Additionally, the applicant plans to rezone the subject parcels from SR (Suburban Residential) to PUD (Planned Unit Development). PUD zoning will allow the Applicant to build various types of for-sale, detached and attached single-family housing on the site that would not fit into a single zoning category. Additionally, a PUD zoning classification will allow residential single-family and open space land uses, consistent with the surrounding area uses. Rezoning the property to a PUD adds appropriate density and diversity to the City's housing stock that supports the on-site amenities. GCL is proposing a total of ninety-three (93) Maple Street homesites and fifty-six (56) Paired Patio (single-family attached) homesites, for a total of 149 homesites in the proposed Patrick's Hollow community.

The Maple Street Collection offers owner-occupied, single-family detached homes. Whether a customer is looking for more space or is a first-time homebuyer, this collection provides a variety of floorplan options and design choices (ranging from 1,200 – 3,100 square feet of finished space). The Paired Patio Collection provides owner-occupied, single-family attached homes. This is a low-maintenance option, ideal for first-time homeowners, busy young professionals, or retirees seeking a hassle-free lifestyle. This option is perfect for those looking for a blend of convenience, style, and flexibility (ranging from 1,200 – 2,200 square feet of finished space).

Under the Grove City Comprehensive Plan "GroveCity2050", the majority of the property is classified as "Edge Living" on the Future Land Use and Character Map. Consistent with the Edge Living classification, this proposed project will be comprised of single family (attached and detached) residential with a height range of one (1) to

two (2) stories. Although the Edge Living classification calls for larger lots than what is currently proposed in Patrick's Hollow, the product offering and density will be similar, but slightly higher than existing and recently approved communities in the immediate area. Given the close proximity to the City's Downtown Center Core, the use and density of this project are appropriate.

The presence of natural features informs and influences the community design, including the existing farm pond on the site, and the existing stream surrounded with mature vegetation near the main entrance. The preliminary development plan preserves, to the greatest extent possible, these natural features so that they increase home values, and enhance the lifestyle and character of the community.

PATRICK'S HOLLOW – ZONING TEXT

The Patrick's Hollow Planned Unit Development (PUD) consists of eight (8) parcels totaling approximately thirty-nine (39) acres located to the south of Grove City Rd, west of U.S. 62 and east of Larchmere Dr. This is further depicted on the Final Development Plan.

Unless otherwise stated in the submitted drawings, supporting application documents, or in this written text, the development standards of Part Eleven – Planning and Zoning Code of the Codified Ordinances of the City of Grove City shall apply. Basic development standards are compiled regarding the proposed density, site development standards, traffic circulation, landscape, and architectural character. These component standards ensure consistency and quality throughout the property's development.

I. GENERAL PROVISIONS

The provisions outlined within these PUD development standards shall apply to the 39.65 acres of land as described unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply to the extent that this Zoning and Development Standards Text does not address such matters.

For the purposes of this Zoning and Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered when followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.

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

Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between the uses within or proximity of the property.

II. GENERAL DEVELOPMENT STANDARDS

A. Permitted Uses

- a. Single-family detached residential dwellings.
- b. Single-family attached residential dwellings.
- c. Open spaces for the purpose of active and passive recreation and stormwater management as estimated on plan exhibits and to be confirmed with final engineering, surveying and construction plan review.
- d. Other permitted uses may include entry features, site landscape fences or walls, signs, columns, related landscape lighting, and multi-use paths, playground/tot lot, landscaping structures and benches to enhance open space, signage, trees and other plantings, model homes and related operations and other features incidental to detached and attached single-family housing.
- e. Accessory uses shall be regulated in accordance with the City zoning code.
- f. Model homes under City zoning code and with standards provided herein. Off-street parking for model homes may be permitted on one or more lots.

B. Density – A maximum of one-hundred and forty-nine (149) residential dwelling units are allowed, with an approximate gross density of 3.75 dwelling units per acre.

C. Bulk Standards – Development standards for each product are as follows:

Sub Area	Minimum Lot Width	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback (Interior Lot)	Minimum Side Setback (Corner Lot)	Minimum Lot Size
Sub Area A: Maple Street	52'	20'	25'	6' Min., 12' Total	20'	6,000 sf
Sub Area B: Paired Patio	34'	20'	25'	6' Min., 12' Total	20'	4,000 sf

- a. Lot widths are measured at the front setback line.
- b. Corner lot exterior side setbacks are measured from the right-of-way line.
- c. The maximum building height is thirty-five feet (35') from finished grade at the front of the home to the mid-point of the gable.

C. Streets Network- Interior Street patterns, exterior road connections/intersections, and proposed street cross-sections shall be generally consistent with depictions on the Preliminary Development Plan. The intent of the roadway network is to provide interest through curvilinear streets while conforming and adapting to site boundary constraints, easements and existing environmental features. In addition, the following standards shall apply:

- a. Streets on the site shall be constructed and laid out based on the Preliminary Development Plan.
- b. The maximum permitted block length shall be nine-hundred feet (900').
- c. Streets shall permit parking on one (1) side and shall have "No parking" signs on one side, since the streets are less than thirty-two feet (32') in width.
- d. All streets and sidewalks shall be public and designed to the City of Grove City standards.

D. Open Space - Open space shall be generally consistent with depictions on the Final Development Plan and meet the requirements of Section 1101.09(b) of the Grove City Code. However, open space changes, including final calculations and locations may be made from the Final Development Plan, provided that they are minor, as determined by the Development Director and meet the requirements of Section

1101.09(b)(1) of the Grove City Code. If it is determined that a change is significant, an amendment to the Final Development Plan will be required. Open space depicted on the Final Development Plan shall serve the entire PUD. In addition, the following standards shall apply:

- a. All open spaces, including stormwater detention/retention ponds, shall be owned and maintained by the Homeowners Association unless otherwise agreed to with the City. Open spaces will be deeded to the Homeowners Association, and transfers will occur in phases after the open spaces are developed.
- b. Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces, only to the extent that the areas are still usable for residents as either active or passive open space.
- c. Active recreational areas may include, but is not limited to elements such as pocket parks, common gathering areas, fields, playground equipment/tot lot, pavilions, picnic shelters, trails, etc.
- d. Open space areas include passive recreational areas, bike paths, walking trails, dedicated green space, and stormwater retention areas. The proposed stormwater detention area will satisfy the provisions of this section the same shall not constitute more than 15% of the area dedication required by this provision.
- e. Reserve "F" shall be used as passive open space with landscaping. This area is in place to prevent headlights (on Road A) from shining directly into the windows of a house that otherwise would be in this location. Additionally, this area provides separation between the two proposed product collections.

E. Entrance Features

- a. Entry monumentation shall be located along Grove City Rd.
- b. An entry monument sign face shall be no greater than 36 sq ft in area per side
- c. An entry monument sign shall not exceed eight (8) feet in height from finished grade.
- d. No more than two entry monuments (one on each side of the road) shall be permitted at any entrance of the community.
- e. Entry monuments shall be landscaped and may include irrigation and lighting.

- f. Entry monumentation shall be located at least eight (8) feet behind any right-of-way line and must not block sight visibility for ingress/egress.
- g. The entry monument shall be approved by the City of Grove City administration at the time of approval of the Final Development Plan.

F. Landscaping, Buffering, and Screening - Landscaping, buffering, and screening shall be in general conformance with the Landscaping Plan submitted at the time of Final Development Plan. In addition, the following standards shall apply:

- a. All street trees shall be installed in compliance with section 1136.09(b) of the Grove City Planning and Zoning Code.

G. Sidewalks and Paths - All sidewalks and pathways shall be generally consistent with the depictions on the Preliminary Development Plan and be installed by the Developer(s) and/or Builder(s), unless otherwise agreed to with the City of Grove City. In addition, the following standards shall apply:

- a. Each street shall have a sidewalk on each side.
- b. Sidewalks and paths shall be a minimum of five feet (5') in width.
- c. Several five-foot (5') wide asphalt pathways will be installed in open space areas on the site to create active open space in pond and amenity areas.

H. Lighting – Shall be in compliance with the City of Grove City's Codified Ordinance and approved with the Final Development Plan

I. Mail Delivery - Mail delivery is intended to occur via cluster box units (CBUs) and will be centralized within the community. The cluster mailboxes may be covered by a structure, landscaped and equipped with lighting and irrigation. Final locations for cluster mailbox units shall be determined at the time of the Final Development Plan.

J. Homeowners Association (HOA) - A private, mandatory Master Homeowners Association (Master HOA) shall be established for the community.

K. Model Homes - Individual homes may be used as model homes by the Developer(s)/Builder(s) for the purpose of marketing and sales.

- a. Manufactured and/or modular buildings are permitted for use as a sales office during the development of the project and the construction of residential units therein.

L. Utilities - All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground.

M. Architectural Standards – Architectural styles, floor plans and elevations shall be in general conformance with the elevations provided with the Preliminary Development Plan and Zoning Application. The following architectural standards shall apply to the development:

a. Sub Area A: Maple Street Collection:

- i. Color Palettes: A mixed color palette shall be utilized on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious. Fluorescent colors of any type shall be prohibited.
- ii. Exterior Materials: Permitted materials include the following:
 - 1. Brick and/or brick veneer.
 - 2. Stone, cultured stone, and/or stone veneer.
 - 3. Fiber cement board.
 - 4. Stucco.
 - 5. Dryvit (EIFIS)
 - 6. Wood lap siding, composite lap siding, and cedar shake (painted or stained).
 - 7. Vinyl siding with a minimum thickness of 0.044”.

b. Sub Area B: Paired Patio Collection

- i. Color Palettes: A mixed color palette shall be utilized on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious. Fluorescent colors of any type shall be prohibited.
- ii. Exterior Materials: Permitted materials include the following
 - 1. Brick and/or brick veneer.
 - 2. Stone, cultured stone, and/or stone veneer
 - 3. Fiber cement board.
 - 4. Stucco.
 - 5. Dryvit (EIFIS)
 - 6. Wood lap siding, composite lap siding, cedar shake (painted or stained).
 - 7. Vinyl siding with a minimum thickness of 0.044”.

c. Home Mix:

- i. To prevent monotony there shall be no duplication of the same plan within one (1) homesite on the same side of the street or directly across the street. There shall not be a duplication of the same elevation diagonally across the street. Home mix guidelines can be found in the Home Mix Guidelines (Exhibit A). Houses with the same or similar footprint may be allowed within this distance provided that such houses

incorporate substantial differences in the front elevations such as material changes, configuration of front porches, etc.

- d. High Impact Sites: At the discretion of the Developer/Builder, homesites with high visibility may have elevations that are upgraded to include some additional features such as, but not limited to, additional landscaping, additional windows and/or shutters, window detailing along the side elevation, upgraded window walls, extended masonry, etc.
- e. Roofs:
 - i. The roof pitch in Sub Area A (Maple Street) is 5:12 (ranch or two-story). Higher roof pitch is available.
 - ii. The roof pitch in Sub Area B (Paired Patio) without a loft is 4:12. With a loft (two-story) it is 6.5:12.
 - iii. Extruded aluminum gutters with downspouts are allowed.
 - iv. Roofs shall be finished with dimensional asphalt shingles.
- f. Windows and Doors: Vinyl windows and vinyl-coated or aluminum clad wood window and door frames are permitted.
- g. Mechanical Equipment:
 - i. Utility meters and air conditioning equipment shall be located in the side or rear yards, and all such improvements should be located in a manner to minimize offensive noises, odors, and/or appearances to adjoining properties.
 - ii. All plumbing vents and roof ventilators shall be installed to minimize their appearance from the front.

N. Garages, Driveways, and Parking:

- a. A minimum two-car attached garage is required for all dwelling units.
- b. Front-entry and side-entry garages are permitted.
- c. Driveways shall be a maximum of eighteen feet (18') at the right-of-way and shall be setback a minimum of one foot (1') from all side property/lot lines.
- d. Driveways shall be constructed of concrete or decorative pavers.
- e. All homes shall have a sidewalk connecting the driveway or street to the front door of the home.

O. Accessory Uses:

- a. Sub Area A: Maple Street Collection:
 - i. Above-ground swimming pools are prohibited. In-ground swimming pools and hot tubs/spas are permitted so long as they conform to the Codified Ordinance.
 - ii. Privacy fences are prohibited. Yard fences are permitted to be installed in the rear yards. Yard fences must be a three (3) or four (4) board fence, no greater than four feet (4') in height and may consist of mesh wire backing.
 - iii. All trash, garbage or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code section 725.07
- b. Sub Area B: Paired Patio Collection:
 - i. All swimming pools, recreation equipment, and other rear yard improvements are prohibited. Homeowners may have outdoor furniture, grills, potted plants, etc. on their patio/deck. No rear yard improvements may be installed in the turf areas.
 - ii. Above ground fencing (yard and privacy) is prohibited. Invisible fencing is permitted.
 - iii. All trash, garbage, or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code Section 725.07.

PATRICK'S HOLLOW – EXHIBITS/APPENDIX



Home Mix Guidelines

Approval Date: _____
Effective Date: _____
Release Date: _____

These guidelines are set at the sole discretion of Fischer Homes and may be modified by Fischer Homes at any time, without notice:

MAPLE STREET

- (1) **NO DUPLICATION** of the same **Plan** within one (1) homesite on the same side of the street or homesite directly across the street. **FOR EXAMPLE:** If a CUMBERLAND is on **homesite 4**, then it should not be duplicated on homesites 3 or 5 or 11.
- (2) **NO DUPLICATION** of the same **Siding Color** or **Board and Batten Siding Color** within one (1) homesite on the same side of the street or directly across the street. **FOR EXAMPLE:** The **Siding Color** or **Board and Batten Siding Color** on **homesite 4** cannot be duplicated on homesites 3, 5, 11.

1	2	Plan 3 Siding Color Or Board & Batten Siding	Plan 4 Siding Or Board & Batten Siding	Plan 5 Siding Color Or Board & Batten Siding	6	7
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8	9	10	Plan 11 Siding Color Or Board & Batten Siding	12	13	14
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***NOTE: For staggered home sites, if home across the street overlaps subject house less than 25%, same Plan is allowed but must be a different Elevation and select different siding color or board and batten siding color.

NOTE: Excludes cul-de-sacs (across the street) and corner homesites. Only applies to homesites on the same street.

No modification to the Home Mix Guidelines is permitted without the prior written approval of the Director of Architecture.



Home Mix Guidelines

Approval Date: _____
Effective Date: _____
Release Date: _____

PAIRED COLLECTION

***THESE GUIDELINES APPLY ONLY TO COMMUNITIES WHERE PAIRED PATIO- RANCH AND PAIRED PATIO- TWO STORY PRODUCTS ARE OFFERED WITHIN THE SAME STREETScape AND **NOT** ON PRE-DETERMINED HOMESITES/SECTIONS.

- (1) **NO DUPLICATION** of the same **Elevation (of the same plan)** within one (1) homesite on the same side of the street. **FOR EXAMPLE:** If a Wembley- Western Craftsman elevation is on **homesite 4**, then it cannot be duplicated on homesites 3 or 5. The Wembley can be built on homesites 3 or 5 with a different front elevation. *Same elevation should be avoided directly across the street (homesite 11) whenever possible.*
- (2) **NO DUPLICATION** of the same **Color Package** is permitted within one (1) homesite on the same side of street or homesite directly across the street. **FOR EXAMPLE:** The **Color Package** on **homesite 4** cannot be duplicated on homesite 3, 5, or 11.

1	2	Elevation of same plan 3 Color Package	Plan 4 Elevation Color Package	Elevation of same plan 5 Color Package	6	7
---	---	---	--	---	---	---

8	9	10	11 Color Package	12	13	14
---	---	----	---------------------	----	----	----



Received By:
Grove City Development
8/25/25

August 25th, 2025

RE: 4515 Grove City Road, Grove City, Ohio 43123.

Dear Planning Commission & City Council,

On August 12th, 2025, at 5:30pm, Grand Communities, LLC held a public meeting at the Grove City Council Chamber. During this time, Grand Communities provided a community presentation that included an overview of their proposed site plan, home elevations, and community amenities. See Exhibit 'A' for a full list of residents that were invited to attend the meeting. Residents listed in Exhibit 'B' attended in person and participated with questions and comments.

No opposition to the proposal was expressed. The meeting was productive and allowed Grand Communities to address the residents' questions and provide clarification on the proposed development.

Sincerely,

Nick Heaton
Land Planner
Grand Communities
(859) 344-3133
nheaton@fischerhomes.com

3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY 41018

Exhibit 'A'

Owner Name #1	Owner Name #2	Address	City, State & Zip Code
SKP	PATRICK NICHOLAS J	4515 GROVE CITY RD	GROVE CITY OH 43123
LEONARD HARRY E TR		4465 GROVE CITY RD	GROVE CITY OH 43123
HESCH OLGA M TR		7260 REFUGEE RD	PICKERINGTON OH 43147
GIBBONEY MICHAEL K TR		3450 TUPELO ST	GROVE CITY OH 43123
SEFCHICK RANDY		4435 GROVE CITY RD	GROVE CITY OH 43123
AUTUMN GROVE LLC		3811 TWIN CREEKS DR	COLUMBUS OH 43204
NEUBERGER BENJAMIN ANDREW	NEUBERGER STEPHANIE ANN	4024 CHICKASAW DRIVE	GROVE CITY OH 43123
AUTUMN GROVE LLC		3811 TWIN CREEKS DR	COLUMBUS OH 43204
AUTUMN GROVE LLC		3811 TWIN CREEKS DR	COLUMBUS OH 43204
BABYAK VADIM	BABYAK OLESYA	4565 GROVE CITY RD	GROVE CITY OH 43123
MURDOCK NICHOLAS	MURDOCK KRISTINA	4577 GROVE CITY RD	GROVE CITY OH 43123
GIBBONEY MICHAEL K TR		3450 TUPELO ST	GROVE CITY OH 43123
SEFCHICK THOMAS E	SEFCHICK CHERYL A	4431 GROVE CITY RD	GROVE CITY OH 43123
ANSLINGER KENT S	ANSLINGER KAREN R	4449 GROVE CITY RD	GROVE CITY OH 43123-9006
BABYAK VADIM	BABYAK OLESYA	4565 GROVE CITY RD	GROVE CITY OH 43123
BABYAK VADIM	BABYAK OLESYA	4565 GROVE CITY RD	GROVE CITY OH 43123
GROVE CITY CEMETERY ASSOCIATION		4399 GROVE CITY RD	GROVE CITY OH 43123

Exhibit 'B'

NAME	ADDRESS	PHONE/EMAIL
Michael Gibbonay	4460 Grove City Rd	
RANDY SEFCHICK	4438 GROVE City Rd	
Nick Murdock & Kristina	4577 Grove City Rd	614-327-6952
Olga Hesch	4710 Rensch Rd.	olga.hesch@gmail.com
Cheryl + Tom Sefchick	4431 Grove City Rd.	cheryl.sefchick@gmail.com

LEGAL DESCRIPTION

39.7+/- Acres

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 1383 and being all of a 16.829 acre tract of land as conveyed to Nicolas J. Patrick and Shellie K. Patrick, of record in Instrument Number 201401080002889, being all of a 5.417 acre tract of land and a 1.103 acre tract of land as conveyed to Babyak Vamin and Babyak Olesya, of record in Instrument Number 202103260054812, being part of a 6.525 acre tract as conveyed to Babyak Vamin and Babyak Olesya, of record in Instrument Number 202103260054812, being part of a 5.1818 acre tract as conveyed to Harry E. Leonard, Trustee of the Harry E. Leonard Trust, of record in Instrument Number 200205170124260, being part of a 5.0012 acre tract as conveyed to Kent S. Anslinger and Karen R. Anslinger, of record in Deed Book 2472, Page D16, being part of a 3.5407 acre tract as conveyed to Randy Sefchick, of record in Instrument Number 200212160322114, and being part of a 4.2835 acre tract as conveyed to Thomas E. Sefchick and Cheryl A. Sefchick, of record in Deed Book 28464, Page D03, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwesterly corner of Lot 197 and Lot 198 as shown in a plat entitled "Autumn Grove Section 5", of record in Plat Book 132, Page 288, being in the easterly line of a 9.02 acre tract as conveyed to Autumn Grove, LLC, of record in Instrument Number 200510270226656;

Thence North 2°49'44" East, with the easterly line of said 9.02 acre tract, a distance of 233.04 feet to the northeasterly corner of said 9.02 acre tract;

Thence North 87°53'34" West, with the northerly line of said 9.02 acre tract, a distance of 673.94 feet to the northwesterly corner of said 9.02 acre tract and the northeasterly corner of a 91.524 acre tract as conveyed to Olga M. Hesch, Trustee of The Hesch Bauernhof Trust, of record in Instrument Number 201903120027680;

Thence North 88°04'02" West, with the northerly line of said 91.524 acre tract, a distance of 433.18 feet to the southeasterly corner of a 9.307 acre tract as conveyed to Nicholas Murdock and Kristina Murdock, of record in Instrument Number 201907080081308;

Thence North 3°51'45" East, with the easterly line of said 9.307 acre tract, a distance of 930.51 feet to a point;

Thence South 87°21'31" East, through said 6.525 acre tract, a distance of 178.97 feet to a point in the westerly line of said 5.417 acre tract and the easterly line of said 6.525 acre tract;

Thence North 3°51'46" East, with the easterly line of said 6.525 acre tract and the westerly line of said 5.417 acre tract and said 1.103 acre tract, a distance of 660.45 feet to a point in the centerline of Grove City Road (Right of Way Varies) of record in Road Record 8, Page 263 and in the northerly line of Virginia Military Survey 1383;

Thence South 87°43'00" East, with the centerline of said Grove City Road, a distance of 630.58 feet to a point in the westerly line of said 5.1818 acre tract;

Thence South 3°01'56" West, with the westerly line of said 5.1818 acre tract, a distance of 585.31 feet to a point;

Thence South 87°11'23" East, through said 5.1818 acre tract and said 5.0012 acre tract, a distance of 274.92 feet to a point in the easterly line of said 5.0012 acre tract;

Thence South 3°03'42" West, with the easterly line of said 5.0012 acre tract, a distance of 52.37 feet to a point;

Thence South 87°11'23" East, through said 3.5407 acre tract and said 4.2835 acre tract, a distance of 230.06 feet to a point in the westerly line of a 23.067 acre tract as conveyed to Grove City Cemetery Association, of record in Deed Book 8727, Page J14;

Thence South 3°01'22" West, with the westerly line of said 23.067 acre tract, a distance of 1177.56 feet to a point in the northerly line of said "Autumn Grove Section 5";

Thence North 87°10'09" West, with the northerly line of said "Autumn Grove Section 5", a distance of 229.92 feet to the **POINT OF BEGINNING** and containing **39.7± acres** of land, more or less;

This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.

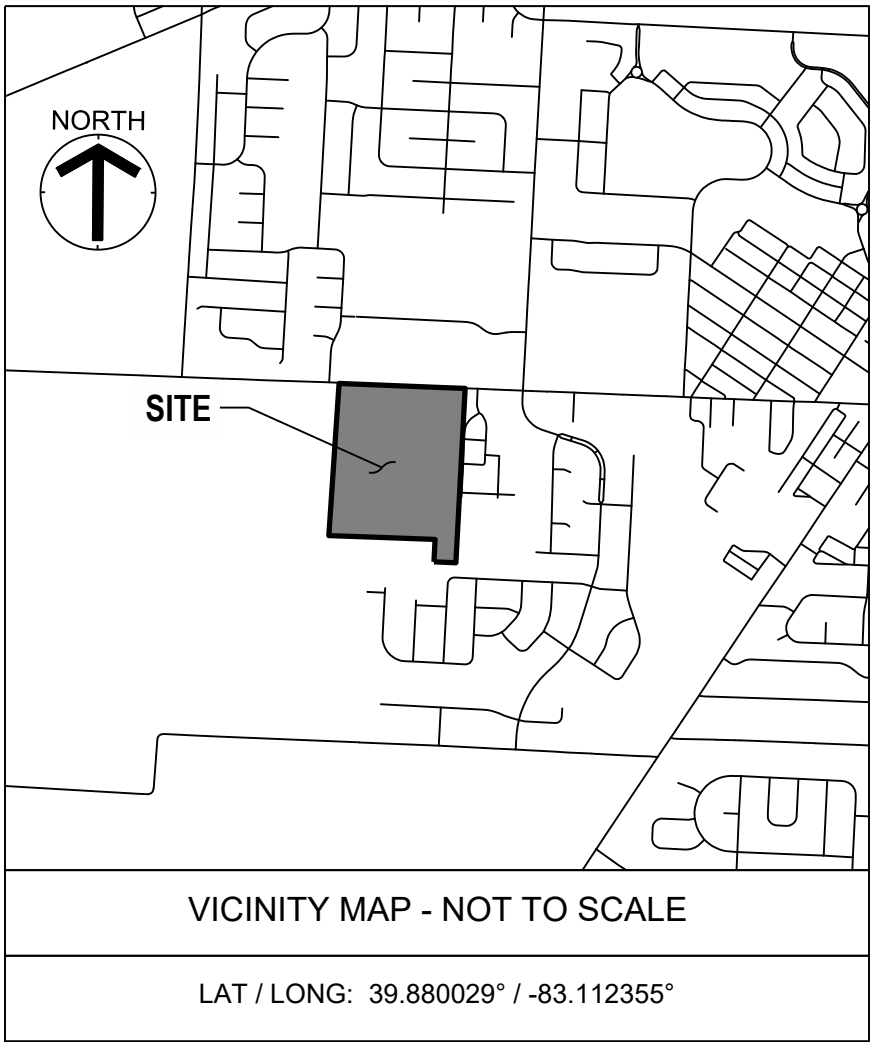


EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. T10041.006, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

Tract I: Auditor's Parcel No. 160-001089-00:

The Land described in below as Parcel I reflects a larger tract of land from which the parcel to be insured is derived, as shown by the county tax map records; a new legal description, and Plat of Survey with closure table in a form acceptable to and approved by the county engineer is required.

Situated in the State of Ohio, County of Franklin and in the Township of Jackson: Being in Virginia Military Survey #1383 and bounded and described as follows:

Beginning at a point in the center line of Grove City Pike and being South 88° 30' East 1640.08 feet from a railroad spike in the center line of said road in the West line of Jackson Township; continuing along the center line of said road, South 88° 30' East 179 feet to a point; thence South 3° 03' West (passing an iron pin at 25.01 feet) 1587.9 feet to an iron pin in the North line of the Carl Rensch 102.11 acre tract; thence along the North line of said tract, North 88° 51' 30" West

179.03 feet to an iron pin; thence North 3° 03' East (parallel to the West line of Jackson Township and passing an iron pin at 1564.01 feet) 1589.02 feet to the place of beginning, containing 6.525 acres, more or less.

Tract II: Auditor's Parcel No. 160-001090-00:

Situated in the State of Ohio, County of Franklin and in the Township of Jackson:

Beginning at a point in the center line of the Grove City Pike and being South 88° 30' East 1819.08 feet from a railroad spike in the center line of said road in the West line of Jackson Township; continuing along the center line of said road South 88° 30' East 179 feet to a spike; thence South 3° 03' West (passing an iron pin at 25.01 feet) 1586.77 feet to an iron pin in the North line of the Carl Rensch 102.11 acre tract; thence along the North line of said tract, North 88° 51' 30" West 179.03 feet to an iron pin; thence North 3° 03' East (parallel to the West line of Jackson Township, and passing an iron pin at 1562.89 feet) 1587.9 feet to the place of beginning containing 6.520 acres, more or less.

EXCEPTING THE FOLLOWING PROPERTY DESCRIPTION:

Situated in Virginia Military Survey No. 1383, Township of Jackson, County of Franklin, State of Ohio.

Being the Northerly part of a 6.520 acre tract as conveyed to Harry H. and Malinda Schilling as recorded in Deed Book 1800, Page 38, Franklin County, Ohio records and more particularly described as follows:

Beginning at a Railroad spike in the center of Grove City Road at the Northwest corner of said 6.520 acre tract which is referenced as being South 88° 30' 00" East a distance of 1819.08 feet, measured along the centerline of said road from a railroad spike at the intersection of centerlines of Holt Road and said Grove City Road.

Thence from said point of beginning South 88° 30' 00" East a distance of 179.00 feet along the centerline of said Grove City Road to a railroad spike at the Northeast corner of said 6.520 acre tract.

Thence South 3° 04' 40" West a distance of 268.46 feet, passing an iron pin at 40.01 feet, along the East line of said 6.520 acre tract, to an iron pin. Said last course being also along the West line of a 16.829 acre tract as conveyed to William C. and Betty J. McDonald, Deed Book 3087 Page 399. Thence North 88° 30' 00" West, parallel to said Grove City Road and through said 6.520 acre tract, a distance of 179.00 feet to an iron pin on the West line of said 6.520 acre tract.

Thence North 3° 04' 40" East a distance of 268.46 feet, passing an iron pin at 228.45 feet, along the West line of said 6.520 acre tract, to place of beginning containing 1.103 acres.

Tract III: Auditor's Parcel No. 160-002540-00:

Situated in Virginia Military Survey No. 1383, Township of Jackson, County of Franklin, State of Ohio.

Being the Northerly part of a 6.520 acre tract as conveyed to Harry H. and Malinda Schilling as recorded in Deed Book 1800, Page 38, Franklin County, Ohio records and more particularly described as follows:

Beginning at a Railroad spike in the center of Grove City Road at the Northwest corner of said 6.520 acre tract which is referenced as being South 88° 30' 00" East a distance of 1819.08 feet, measured along the centerline of said road from a railroad spike at the intersection of centerlines of Holt Road and said Grove City Road.

Thence from said point of beginning South 88° 30' 00" East a distance of 179.00 feet along the centerline of said Grove City Road to a railroad spike at the Northeast corner of said 6.520 acre tract.

Thence South 3° 04' 40" West a distance of 268.46 feet, passing an iron pin at 40.01 feet, along the East line of said 6.520 acre tract, to an iron pin. Said last course being also along the West line of a 16.829 acre tract as conveyed to William C. and Betty J. McDonald, Deed Book 3087, Page 399.

Thence North 88° 30' 00" West, parallel to said Grove City Road and through said 6.520 acre tract, a distance of 179.00 feet to an iron pin on the West line of said 6.520 acre tract.

Thence North 3° 04' 40" East a distance of 268.46 feet, passing an iron pin at 228.45 feet, along the West line of said 6.520 acre tract, to place of beginning containing 1.103 acres.

Babyak Tracts

SCHEDULE B - SECTION II

Title Commitment No. T10041.006, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

Items 1-12 and 16-20 are not survey related.

13. Easement in favor of The Ohio Bell Telephone Company, dated January 15, 1990 and recorded February 1, 1990 in Official Record Book 14702, Page D07, Franklin County, Ohio Records.

Located on surveyed property as shown.

14. Easement in favor of Columbus and Southern Ohio Electric Company, dated October 25, 1955 and recorded November 4, 1955 in Deed Book 1920, Page 428, Franklin County, Ohio Records.

Located on surveyed property as shown.

15. Easement for Highway Purposes in favor of the Franklin County Commissioners, dated March 10, 1981 and recorded April 23, 1981 in Official Record Book 788, Page H09, Franklin County, Ohio Records.

Located on surveyed property as shown.

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. T10041.002, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

Auditor's Parcel No. 160-001075-00:

Situated in the Township of Jackson, County of Franklin, State of Ohio. Being in Virginia Military Survey #1383 and bounded and described as follows:

Beginning at a point in the center line of the Grove City Pike and being South 88°30' East, 1998.08 feet from a railroad spike in the center line of said road in the West line of Jackson Township;

Thence, continuing along the center line of said road, South 88°30' East, 451.27 feet to a spike;

Thence South 2°14' West (passing an iron pin at 25.01 feet), 1584.34 feet to an iron pin in the North line of the Ruth A. Williams 20 acre tract;

Thence along the North line of said Williams tract, North 88°43' West, 399.58 feet to a concrete post at the Northwest corner of the Williams tract;

Thence along the North line of the Carl Rensch tract, North 88°51'30" West, 74.11 feet to an iron pin;

Thence North 3°03' East (parallel to the West line of Jackson Township and passing an iron pin at 1561.76 feet), 1586.77 feet to the place of beginning; containing 16.829 acres, more or less.

SCHEDULE B - SECTION II

Title Commitment No. T10041.002, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

Items 1-12 and 15-20 are not survey related.

13. Right of Way and Easement in favor of Columbus Southern Power Company, dated December 11, 1989 and recorded January 19, 1990 in Official Record Book 14644, Page C09, Franklin County, Ohio Records.

Located on surveyed property, blanket in nature.

14. Easement in favor of The Ohio Bell Telephone Company, dated January 13, 1990 and recorded February 1, 1990 in Official Record Book 14702, Page D10, Franklin County, Ohio Records.

Located on surveyed property as shown.

Leonard Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. T10041.001, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

The Land depicted below reflects a larger tract of land from which the parcel to be insured is derived, as shown by the county tax map records; a new legal description, and Plat of Survey with closure table in a form acceptable to and approved by the county engineer is required.

SCHEDULE B - SECTION II

Title Commitment No. T10041.001, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

Items 1-11 and 17-20 are not survey related.

12. Right of Way and Easement in favor of Columbus Southern Power Company, dated December 14, 1989 and recorded January 8, 1990 in Official Record Book 14594, Page I08, Franklin County, Ohio Records.

Located on surveyed property as shown.

13. Easement in favor of The Ohio Bell Telephone Company, dated January 4, 1990 and recorded January 9, 1990 in Official Record Book 14599, Page A13, Franklin County, Ohio Records.

Located on surveyed property as shown.

14. Common Driveway Agreement by and between Harry E. Leonard Jr. and Elizabeth M. Leonard, husband and wife, and Mary C. McConnell, dated June 28, 1993 and recorded June 29, 1993 in Official Record Book 23109, Page D19, Franklin County, Ohio Records.

Located on surveyed property as shown.

15. Common Driveway Agreement by and between Harry E. Leonard Jr. and Elizabeth M. Leonard, husband and wife, and Randy M. Sefchick and Mary C. McConnell, dated November 5, 1993 and recorded November 19, 1993 in Official Record Book 24721, Page E12, Franklin County, Ohio Records.

Located on surveyed property as shown.

16. Easement in favor of Columbus Southern Power Company, dated December 2, 1988 and recorded January 4, 1989 in Official Record Book 12813, Page B03, Franklin County, Ohio Records.

Located on surveyed property as shown.

Anslinger Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. T10041.005, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

The Land depicted below reflects a larger tract of land from which the parcel to be insured is derived, as shown by the county tax map records; a new legal description, and Plat of Survey with closure table in a form acceptable to and approved by the county engineer is required.

SCHEDULE B - SECTION II

Title Commitment No. T10041.005, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

Items 1-11 and 17-20 are not survey related.

12. Common Driveway Agreement by and between Harry E. Leonard Jr. and Elizabeth M. Leonard, husband and wife, and Mary C. McConnell, dated June 28, 1993 and recorded June 29, 1993 in Official Record Book 23109, Page D19, Franklin County, Ohio Records.

Located on surveyed property as shown.

13. Common Driveway Agreement by and between Harry E. Leonard Jr. and Elizabeth M. Leonard, husband and wife, and Randy M. Sefchick and Mary C. McConnell, dated November 5, 1993 and recorded November 19, 1993 in Official Record Book 24721, Page E12, Franklin County, Ohio Records.

Located on surveyed property as shown.

14. Easement Deed in favor of the Franklin County Commissioners, dated May 7, 2008 and recorded May 14, 2008 as Instrument No. 200805140074247, Franklin County, Ohio Records.

Located on surveyed property as shown.

15. Easement in favor of The Ohio Bell Telephone Company, dated December 30, 1989 and recorded January 9, 1990 in Official Record Book 14599, Page A01, Franklin County, Ohio Records.

Located on surveyed property as shown.

16. Easement in favor of Columbus Southern Power Company, dated December 2, 1988 and recorded January 4, 1989 in Official Record Book 12813, Page B03, Franklin County, Ohio Records.

Located on surveyed property as shown.

Randy Sefchick Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. T10041.003, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

The Land depicted below reflects a larger tract of land from which the parcel to be insured is derived, as shown by the county tax map records; a new legal description, and Plat of Survey with closure table in a form acceptable to and approved by the county engineer is required.

SCHEDULE B - SECTION II

Title Commitment No. T10041.003, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

Items 1-12 and 14-18 are not survey related.

13. Easement in favor of The Ohio Bell Telephone Company, dated December 30, 1989 and recorded January 9, 1990 in Official Record Book 14599, Page A04, Franklin County, Ohio Records.

Located on surveyed property as shown.

14. Matters set forth in Warranty Deed from Randy Sefchick to the Franklin County Commissioners dated May 7, 2008 and recorded May 14, 2008 as Instrument No. 200805140074254, Franklin County, Ohio Records.

Located adjacent to surveyed property as shown.

Thomas & Cherly Sefchick Tract

EXHIBIT "A" LEGAL DESCRIPTION

Title Commitment No. T10041.004, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP

The Land depicted below reflects a larger tract of land from which the parcel to be insured is derived, as shown by the county tax map records; a new legal description, and Plat of Survey with closure table in a form acceptable to and approved by the county engineer is required.

SCHEDULE B - SECTION II

Title Commitment No. T10041.004, dated June 20, 2025 at 7:59 a.m., issued by Riverbend Commercial Title Services LP, was used as reference to this survey. The following easements were contained within:

Items 1-13 and 15-18 are not survey related.

14. Easement in favor of The Ohio Bell Telephone Company, dated December 30, 1989 and recorded January 9, 1990 in Official Record Book 14599, Page A07, Franklin County, Ohio Records.

Located on surveyed property as shown.

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Riverbend Commercial Title Services LP, Commitment Numbers T10041.001, T10041.002, T10041.003, T10041.004, T10041.005 and T10041.006 bearing an effective date of June 20, 2025 at 7:59 a.m.
- Direct access to the subject parcels is available via Grove City Road. No roadway improvements plans were disclosed to CESO during the survey.
- The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service. Utilities were marked by OUPS, dated June 30, 2025, Project Numbers B517801473-00B and B517801490-00B. For utility lines or services locations on private property CESO recommends contracting a private underground utility location service.
- The closest intersection is the intersection between Grove City Road and Larchmere Drive located approximately 100 feet West of the site.
- Parcel is located within Zone "X" (Area of minimal flood hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39049C0313K, effective date: 7/17/2008 published by the Federal Emergency Management Agency.
- A zoning report was not provided to the surveyor at the time of survey.
- There are 0 regular sparking spaces & and 0 handicap spaces on the subject parcel.
- There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
- No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.

SURVEYOR'S CERTIFICATION:

TO: Riverbend Commercial Title Services LP (ii) Grand Communities, LLC a Kentucky limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 15, 16, and 17 of Table A thereof. The fieldwork was completed on July 18, 2025.

Matthew Ackroyd, P.S. No. 8897 Date
matt.ackroyd@cesoinc.com
2800 Corporate Exchange Drive, Suite 400
Columbus, Ohio 43231



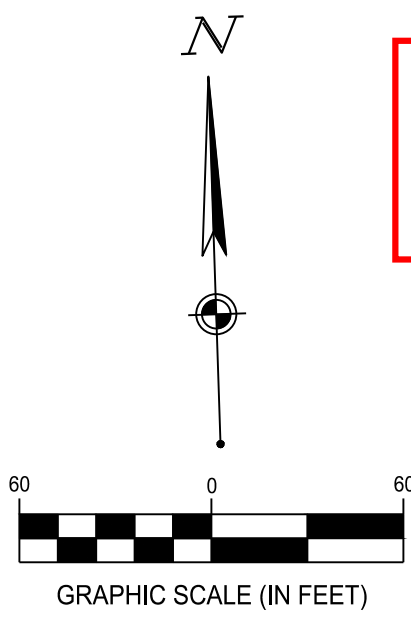
CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 688.208.4826

Revisions / Submissions		
ID	Description	Date
© 2025 CESO, INC.		
Project Number:	766627	
Scale:	N/A	
Drawn By:	APC	
Checked By:	MJA	
Date:	7/25/2025	
Issue:	N/A	

Drawing Title:

ALTA/NSPS Land
Title Survey



Received By:
Grove City Development
8/25/25

STORM STRUCTURES

90005 - CATCH BASIN
RIM = 872.64
FL 12" HDPE E = 868.9'
91926 - CATCH BASIN
RIM = 871.87
FL 12" RCP E = 870.1'
FL 12" RCP W = 870.1'
FL 10" HDPE S = 870.2'
91954 - CATCH BASIN
RIM = 872.50
FL 15" HDPE N = 868.8'
92133 - CATCH BASIN
RIM = 876.53
FL 48" RCP W = 871.8'
FL 48" HDPE E = 871.8'
0.5'X2.5' WINDOW S = 875.4'
92139 - CATCH BASIN
RIM = 876.12
FL 48" RCP W = 871.1'
FL 48" RCP E = 871.1'
FL 24" RCP N = 872.62
0.5'X2.5' WINDOW S = 875.0'
92140 - CATCH BASIN
RIM = 875.92
FL 48" HDPE W = 871.0'
FL 48" HDPE E = 871.0'
FL 15" RCP NE = 872.1'
0.5'X2.5' WINDOW S = 874.8'
92184 - CATCH BASIN
RIM = 870.71
FL 12" HDPE NW = 868.7'
FL 12" HDPE S = 875.4'

LINE TABLE		
Line #	Direction	Length
L1	S03° 03' 42"W	41.92'
L2	N82° 21' 46"E	112.88'
L3	N03° 01' 53"E	22.50'

TOPOGRAPHIC LEGEND

- Power / Telephone Pole
- Light Pole
- Electric Box (Access)
- Air Conditioner
- Gas Meter
- Cleanout
- Sanitary Manhole
- Storm Manhole
- Fire Hydrant
- Water Valve
- Monitoring Well
- Bollard
- Post
- Sign
- End Storm Drain
- Structure Number
- Catch Basin
- Fence Line
- Tree Line
- Gas Line
- Water Line
- Overhead Utility Line
- Storm Sewer
- Sanitary Sewer
- Guardrail

SURVEY LEGEND

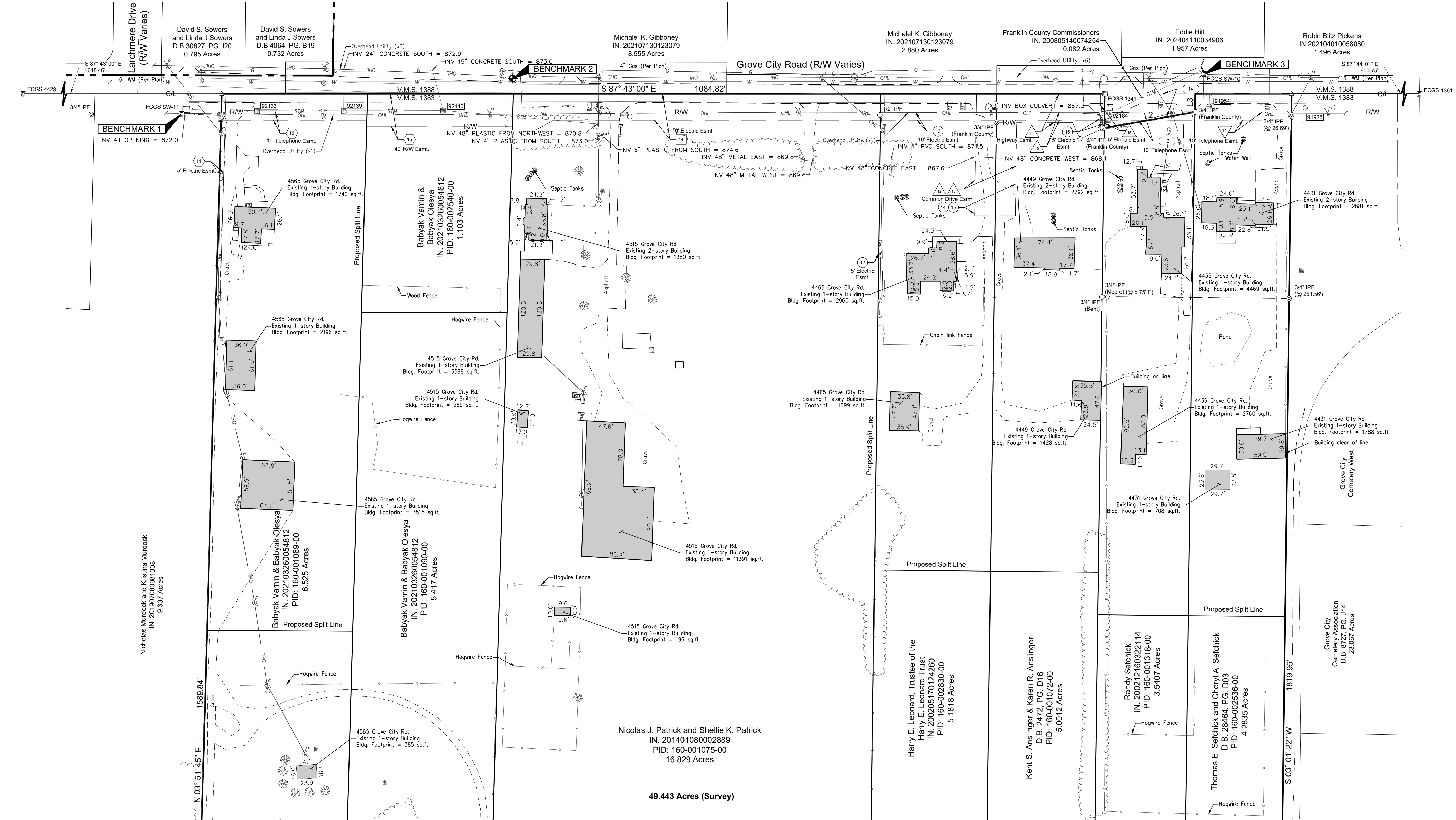
- 5/8" Iron Pin Set w/cap CESO, Inc
- Monument Found as Described
- Monument Box Found as Described
- PK Nail/Mag Nail Found

BENCHMARK DATUM: NAVD83

BM "1": Aluminum disk in the Southwest headwall on Grove City Road culvert JAC 135-S-42 over Grove City Creek, 54 feet East of the center of Larchmere Drive, 30.5 feet South of the centerline. Elev. 876.83

BM "2": Chiselled "X" on Southeast boll of hydrant North of Grove City Road 480' East of the intersection of Grove City Creek and Larchmere Drive. Elev. 876.37

BM "3": Aluminum disk in the North wingwall of Grove City Road bridge JAC 135-S-61 over Grove City Creek, 0.15 miles West of Demarest Road, 92 feet East of the center of the blacktop drive to residence #4430, 24.5 feet North of the centerline. Elev. 872.49



SEE SHEET 3



CESO
WWW.CESO.INC.COM

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

Patrick Property
State of Ohio, County of Franklin, Township of Jackson
Virginia Military Survey Number 1383

Revisions / Submissions

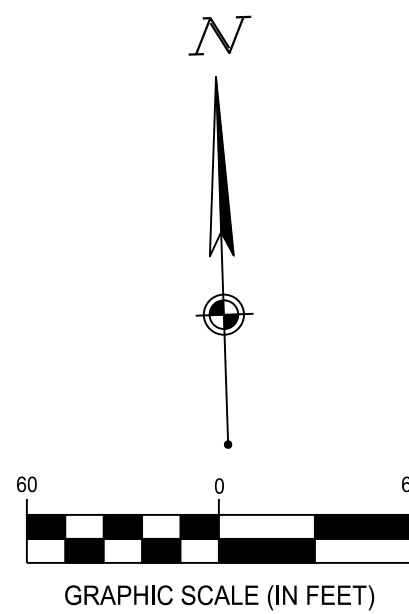
ID	Description	Date
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© 2025 CESO, INC.

Project Number: 766627
Scale: 1"=60'
Drawn By: APC
Checked By: MJA
Date: 7/25/2025
Issue: N/A

Drawing Title:

**ALTA/NSPS Land
Title Survey**



Received By:
Grove City Development
8/25/25

- SURVEY LEGEND
- 5/8" Iron Pin Set w/cap CESO, Inc
 - Monument Found as Described
 - Monument Box Found as Described
 - PK Nail/Mag Nail Found

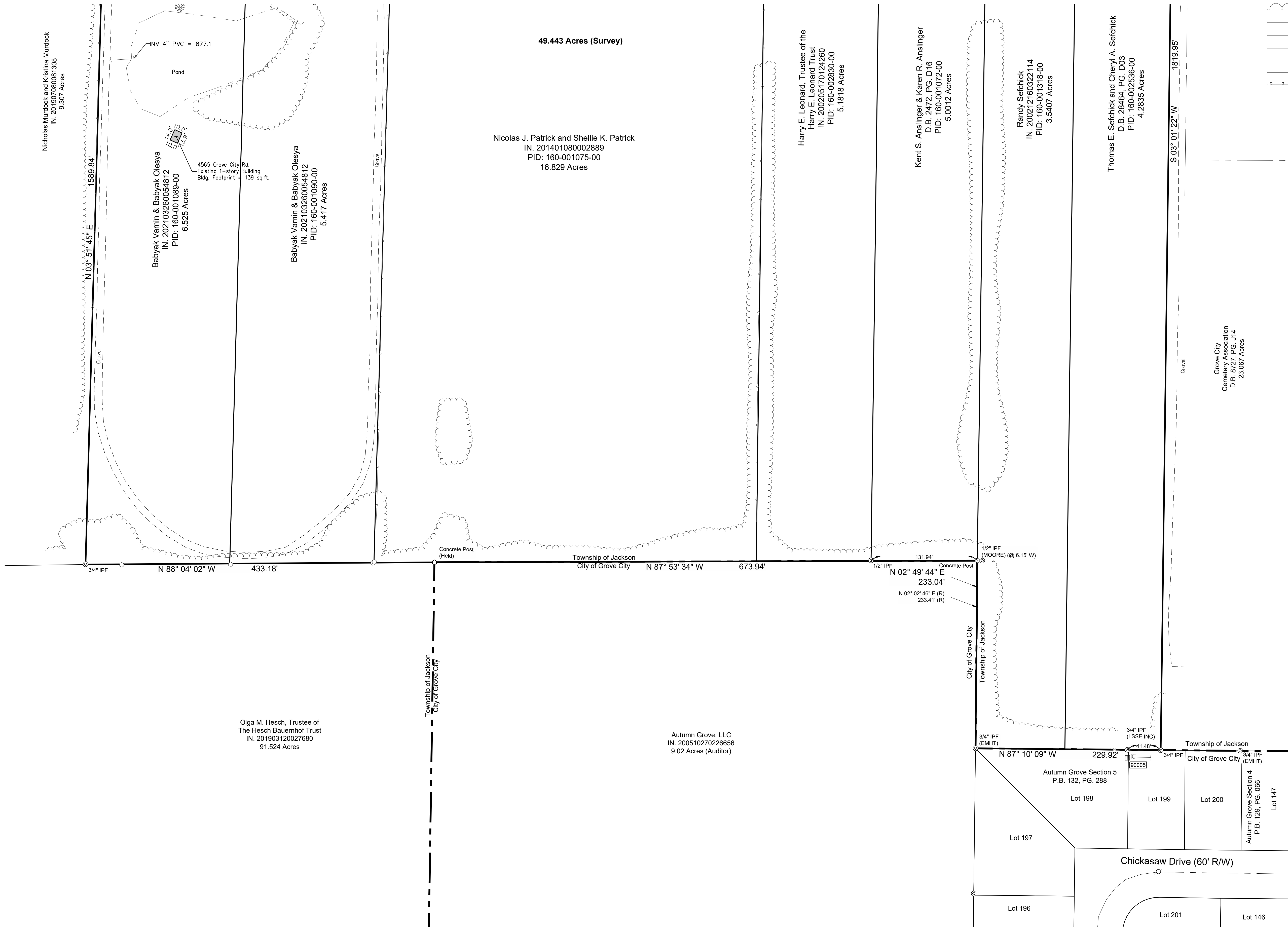
- TOPOGRAPHIC LEGEND
- Power / Telephone Pole
 - Light Pole
 - Electric Box (Access)
 - Air Conditioner
 - Gas Meter
 - Cleanout
 - Sanitary Manhole
 - Storm Manhole
 - Fire Hydrant
 - Water Valve
 - Monitoring Well
 - Bollard
 - Post
 - Sign
 - End Storm Drain
 - Structure Number
 - Catch Basin
 - Fence Line
 - Tree Line
 - Gas Line
 - Water Line
 - Overhead Utility Line
 - Storm Sewer
 - Sanitary Sewer
 - Guardrail



WWW.CESOINC.COM

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

SEE SHEET 2



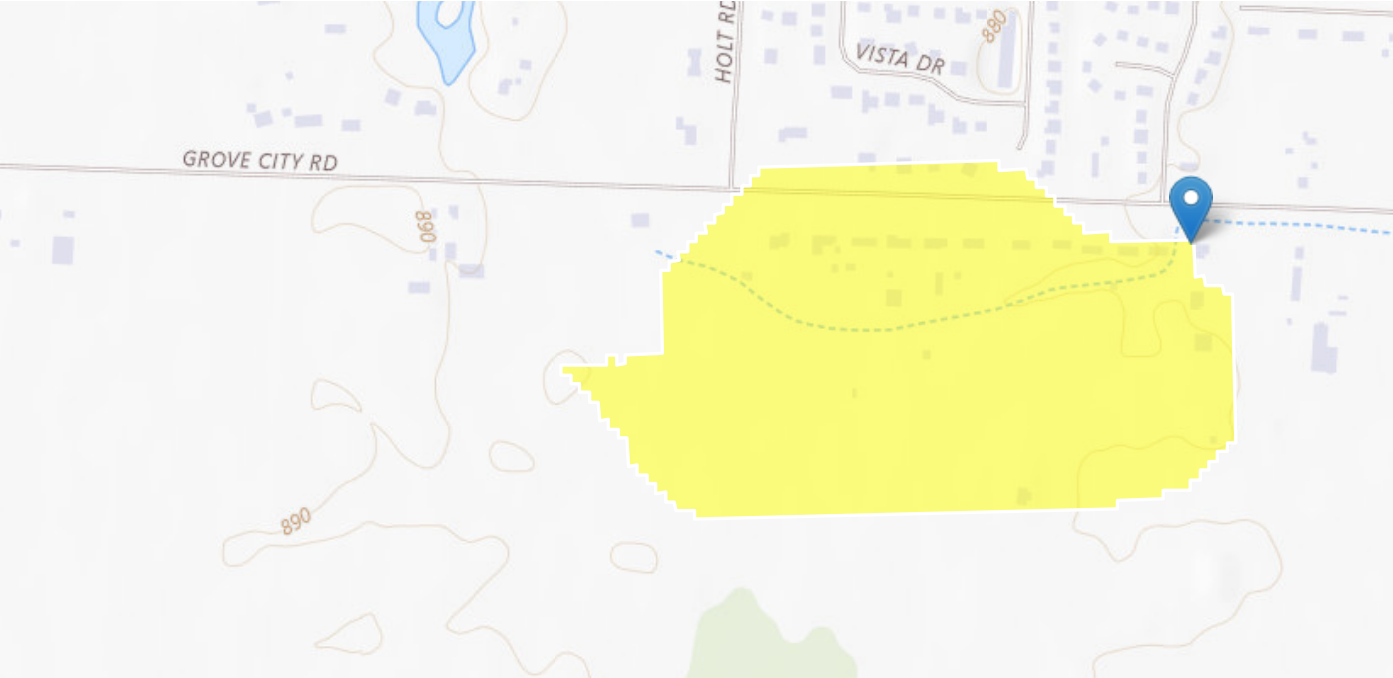
Received By:
Grove City Development
8/25/25

Per Grove City Stormwater Design Manual
SCPZ Width Calculation:

SCPZ Width = $147 \times DA^{0.38}$
 $147 \times (0.0928)^{0.38} = 59.56' \sim 60'$
(30' on either side of stream)

StreamStats Report

Region ID: OH
Workspace ID: OH20250821234029272000
Clicked Point (Latitude, Longitude): 39.88201, -83.11441
Time: 2025-08-21 19:40:50 -0400



+ Collapse All

> Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.0928	square miles

General Disclaimers

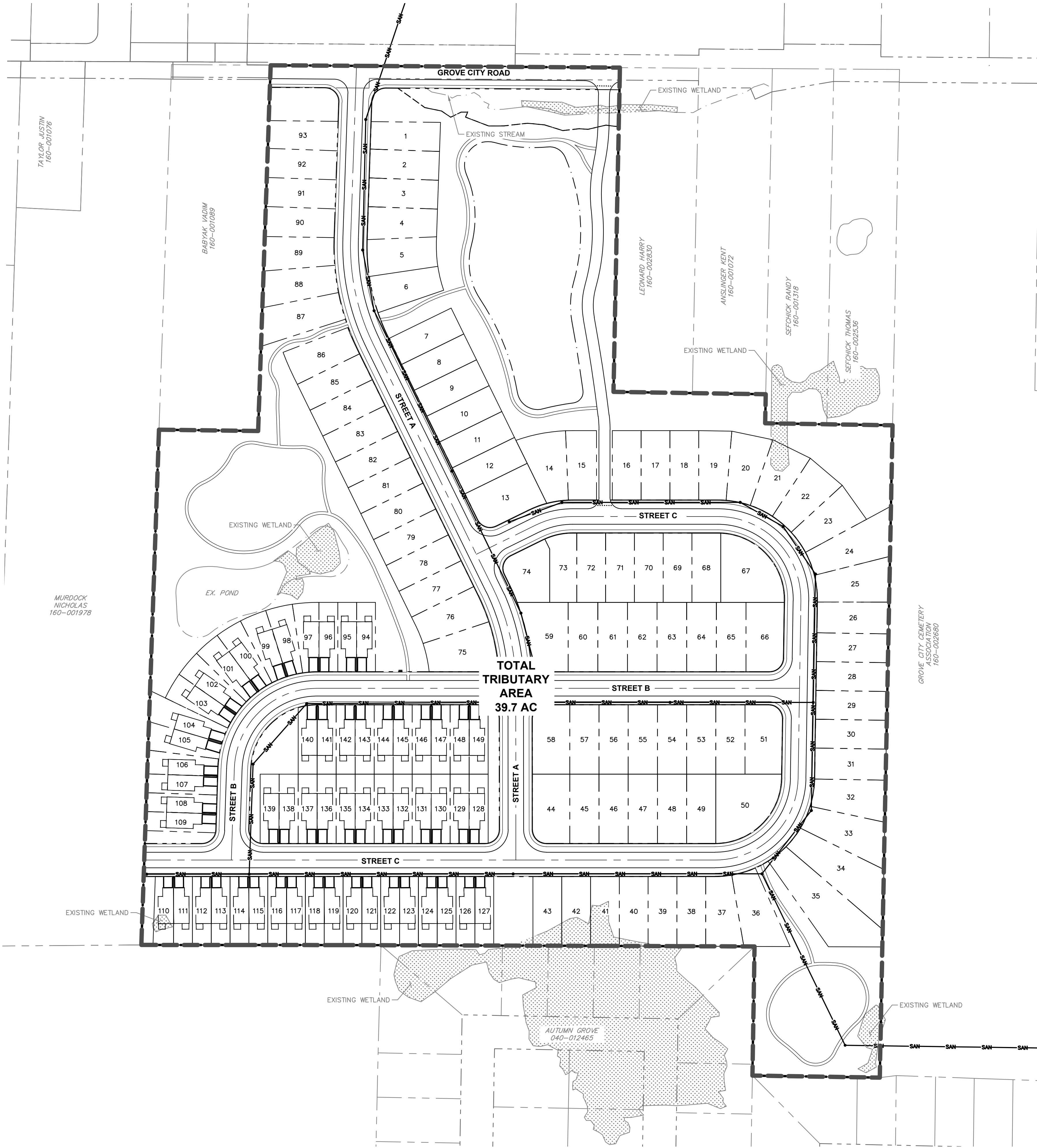
Parameter values have been edited, computed flows may not apply.

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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Drawing name: C:\ACD\ACD2022\Kimley-Horn\190223002_Patrick's Hollow_Preliminary\Sanitary Tributary Area.dwg Layout: (2) Aug 25, 2025 11:15am by: Jacob Wentz

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- PROPOSED SETBACK
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED BASIN
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- SANITARY TRIBUTARY AREA

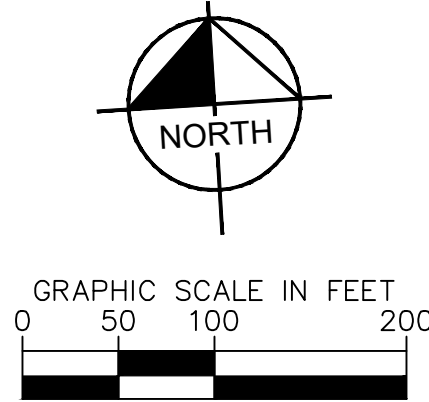
PRELIMINARY SANITARY SEWER CALCULATIONS

ASSUMPTIONS:

AVERAGE SANITARY FLOW: 100 GAL/PERSON/DAY
PEOPLE PER UNIT: 3.0 PEOPLE PER UNIT

CALCULATION:

TOTAL POPULATION: (149)(3)=447 PEOPLE
AVERAGE FLOW (MGD): (447*100)/1,000,000=0.0447



Received By:
Grove City Development
8/25/25

PATRICK'S HOLLOW PRELIMINARY DEVELOPMENT PLAN GROVE CITY ROAD GROVE CITY, OH 43123	PRELIMINARY SANITARY TRIBUTARY MAP	SCALE: 1"=100' DESIGNED BY: NSS DRAWN BY: BBD CHECKED BY: MCR	Kimley»Horn © 2025 KIMLEY—HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-444-6999 WWW.KIMLEY—HORN.COM																			
			No.	REVISIONS			DATE	BY	APR. DATE	APR. BY												

August 25, 2025

To
Dashiell Logan
The City of Grove City
4035 Broadway, Grove City, OH 43123

RE: ***Patrick's Hollow
Review Comment Letter Responses***

Dear Mr. Logan:

This letter is in response to the comments provided on August 15, 2025, for Patrick's Hollow in Grove City, Ohio. We have reviewed all the following comments and provided a response, as shown below in red.

General Comments

1. **Comment:** Please be advised that although the GroveCity2050 Community Plan identifies this area for residential, the "Edge Living" classification typically encourages lower density. While staff is supportive of a higher density than typically seen in this classification given the adjacent land uses, the currently proposed density (3.75 du/ac) is higher than existing area subdivisions such as Concord Park (2.4 du/ac), Elginfield (3.27 du/acre), Tanglebrook (3.2 du/ac), and Autumn Grove (2.3 du/ac), which are all designated as a higher-intensity land use.

Response: Project description has been updated to further explain why the proposed density was chosen.

2. **Comment:** Please indicate in the project narrative the anticipating timing of the annexation to request the site of the proposed development be brought into Grove City.

Response: Project narrative updated to include the anticipated timing of annexation.

3. **Comment:** Please be advised that although an MOU for a traffic study has been submitted, the study will need to be conducted and submitted for review along with the rezoning application for the site.

Response: Noted. We are waiting for the growth rates from the MORPC that will be needed in order to move forward and complete the traffic study. We anticipate the traffic study being completed prior to the request to rezone the site.

Site Plan

4. **Comment:** Per code, the maximum permitted block length is 800 feet. As Street A between Grove City Road and Street B exceeds this requirement, Staff recommend introducing traffic calming measures to break up the block length, such as bump-outs where the internal sidewalks cross Street A.

Response: Updated the maximum permitted block length in the zoning text to 900 feet after speaking with staff at the comment review meeting on 8/19. Crosswalk striping added along Street A at path crossing as a traffic calming measure.

5. **Comment:** The proposed streets must include “No Parking” signs on one side, since the streets are less than 32 feet in width.

Response: No parking signs added along one side of the road throughout the entire site.

6. **Comment:** The locations for the mail CBU will need to be shown on the Final Development Plan.

Response: Noted. The initial location for the CBU was shown next to the sidewalk near unit 94 to the north of Street B.

7. **Comment:** The proposed gate and access box noted at the emergency access drive off Grove City Road should be replaced with knock down bollards to allow the access drive to function as a trail for residents.

Response: Knock down bollards are shown at this location - label has been updated to call them out correctly.

8. **Comment:** Clarify the intent behind reserve “F”. Street A appears to align with this reserve, but no amenities are shown within it. Is this reserve intended to be used for a potential future connection to the Autumn Grove Development?

Response: Intent behind open space has been expanded upon in the zoning text.

Open Space

9. **Comment:** Staff have concerns with the layout of the proposed open space areas, which appear to function as extensions of backyards and not easily visible to the right-of-way and area residents. Additionally, several open space areas such as behind lots 16-23 do not appear to be activated useable open space.

Response: Open space requirements are met by counting only activated useable open space. Additional open space areas serve other purposes such as being utilized as a landscape buffer or are used for transitioning purposes. These areas are in addition to the minimum requirements.

10. **Comment:** The draft zoning text provided includes standards for open space that differ from those found in code. All open space throughout the development should meet the requirements of Chapter 1101.09(b)(1) of code.

Response: Updated language discussing open space in the draft zoning text and confirmed that open space provided meets Chapter 1101.09(b)(1) in the Grove City code.

Zoning Text

11. **Comment:** Please be advised that the zoning text included in the materials will be reviewed in depth during the Final Development Plan. However, staff have conducted a cursory review and have the following comments at this time:

- The text states “as depicted on the preliminary development plan” in several places. The text should not reference the preliminary development plan and should state “as depicted on the Final Development Plan.”
- Staff do not support the clause included in Section (II)(D), which allows for open space calculations to differ on engineering plans and plats from the Final Development plan without approval of the City. Staff recommend adding a clause to the general provisions stating that changes from the Final Development plan are permitted if they are minor, as determined by the Development Director. If it is determined that a change is significant, an amendment to the development plan will be required.
- Standards related to open space requirements and street tree spacing should be consistent with the standards outlined in City Code. Please be advised that these standards are included in other comments within this letter.

Response: Zoning text has been updated, and we acknowledge a more thorough review will occur with the Final Development Plan.

Engineering and Utilities

12. **Comment:** Provide the preliminary sanitary sewer calculations and tributary map for the proposed development.

Response: Preliminary tributary map and overall sanitary sewer calculations provided.

13. **Comment:** Show the preliminary layout for the sanitary sewer and the downstream sewer line where the proposed line will connect.

Response: Preliminary layout for the sanitary sewer and downstream connection now shown and labeled in the utility plan.

14. **Comment:** Provide the Stream Corridor Preservation calculations.

Response: Stream corridor protection zone calculations are now included with this submittal.

Landscaping

15. **Comment:** Please clarify that the intent is to preserve the existing tree line along Grove City Road, as it appears these trees are being used to screen the front basin from Grove City Road. If the basin will be visible from Grove City Road, the basin will need to comply with the type 1 basin design requirements outlined in the Stormwater Design Manual.

Response: The intent is to preserve the existing tree line along Grove City Road as noted in the landscape plan. The basin will not be visible from Grove City Road so it shall comply with type 2 basin design requirements.

16. **Comment:** On the Final Development Plan, street trees should be more diverse along each street, with 2 to 3 different tree genus per street. Details on the specific trees proposed will also need to be provided. Tree spacing will need to be at least fifty-five (55) lineal feet from street intersections, ten (10) lineal feet from fire hydrants or all utilities, twenty (20) lineal feet from all street lights or utility poles, and fifteen (15) lineal feet from all handicap ramps.

Response: Additional landscaping detail will be included with Final Development Plan.

17. **Comment:** Single-family homes are required to include three 2" caliper trees (not including street trees) and five shrubs a minimum of 24" in height, and corner lots need an additional five shrubs. Paired patio homes will require two 2" caliper trees per unit, and five shrubs a minimum of 24" in height.

Response: Individual lot landscaping plans have been provided with this submittal.

18. **Comment:** Please be advised that Ornamental trees and shrubs will need to be included around both proposed basins to meet the basin planting requirements outlined in the City's Stormwater Design Manual.

Response: Landscape plan has been updated per requirements to show the ornamental trees and shrubs around both basins.

19. **Comment:** Please be advised that while not required as part of the Preliminary Development Plan, the following items will need to be included in the submission of the Final Development Plan:

- Tree Preservation Plan
- Tree inventory stating the tree size, species, and condition, and whether they are to be preserved or removed.
- Details of entry features, including landscaping, lighting, and irrigation plans.
- Landscape typical plantings for each home, including sod requirements around each home.
- Tree planting typicals should state that 50% of all burlap and wire cage will be removed from the root ball of all trees at the time of planting.
- Details of proposed basin landscaping, meeting the tier requirements outlined in the Stormwater Design Manual.

Response: Noted. These additional items will be included in the submission of the Final Development Plan.

Elevations

20. **Comment:** Architectural standards for proposed homes will be established during the rezoning application to ensure quality architecture and exterior finish materials. However, please be advised of the following:

- Other recent development in Grove City have been required to finish 30% of all elevations visible from a public roadway with brick, stone, or masonry, and the Autumn Grove development to the south was required to finish 40% of all front facades with brick or stone.
- Staff would like to discuss how to de-emphasize the garages on the single-story attached units.

Response: Comment acknowledged. Spoke with staff about elevations at the comment review meeting on 8/19.

Additional Comments

21. **Comment:** Please provide a general summary of the meeting held on August 12th with area residents.

Response: General summary including list of attendees has been provided.

22. **Comment:** Please be advised that the distance between fire hydrants cannot exceed 300 feet. Hydrant placement along Street C will need to be adjusted to meet this requirement.

Response: Hydrants have been updated to not exceed 300' in spacing.

23. **Comment:** Two match lines on sheet 6 (Utility Plan) appear to have been added in error.

Response: The additional viewport with the match line included is meant to display the connection to offsite sewer.

24. **Comment:** On Sheet 1, show the corporate limits and label Grove City limits on the index and vicinity map.

Response: Corporate limits are now showing in the index and vicinity map.

If you have any questions or additional comments, please contact me at (614)-472-8546 or Mike.Reeves@kimley-horn.com.

Sincerely,



Mike Reeves, P.E., Vice President
Kimley-Horn and Associates, Inc.

Date: 10/14/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-45-25
1st Reading: 10/20/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-45-25

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR GREEN OAKS OF GROVE CITY LOCATED AT THE SOUTHEAST CORNER OF HOLT AND BIG RUN ROADS

WHEREAS, on October 07 2025, the Planning Commission recommended *approval* of the preliminary development plan for Green Oaks of Grove City, located at the southeast corner of Holt and Big Run Roads, with the following stipulations:

1. Supplemental landscaping shall be provided around all exposed sides of the perimeter of the dumpster enclosure, in the form of 36" height minimum plantings at a maximum spacing of 5' 0";
2. An evergreen hedgerow, three feet (3') minimum in height shall be installed along the east side of the parking area;
3. The species of evergreen trees along the east property line shall be reevaluated to ensure the plantings will achieve the appropriate level of screening from the adjacent residential area.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Green Oaks of Grove City, located at the southeast corner of Holt and Big Run Roads, contingent upon the stipulations set by Planning Commission.

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

ITEM: 3: 202507020022 – Green Oaks of Grove City- Preliminary Development Plan

Site Location

4745 Big Run South Road (PID 040-017500).

Proposal

A preliminary development plan for an assisted living community.

Current Zoning

SF-1 (Single Family Residential)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Abundant Life Assembly of God Grove City Ohio

Property Incentives

None

Applicable Plans, Policies, and Code Section(s)

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

Public Input

None received.

Staff Recommendation

Approval with one stipulation.

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2. Analysis.....	3
3. PUD Analysis.....	7
4. GroveCity2050 Analysis.....	8
5. Recommendation	9
6. Detailed History.....	10
7. Public Input.....	10

Case Manager

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

Summary

This proposal is a preliminary development plan for a new 120-unit assisted living facility at 4745 Big Run South Road.

Zoning Map



Next Steps

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

1. Context Map

This property is located at 4745 Big Run South Road (PID 040-017500).



202507020022
Green Oaks of Grove City
Preliminary Development Plan
PID 040-017500

0 50 100 200 300 400 500
Feet

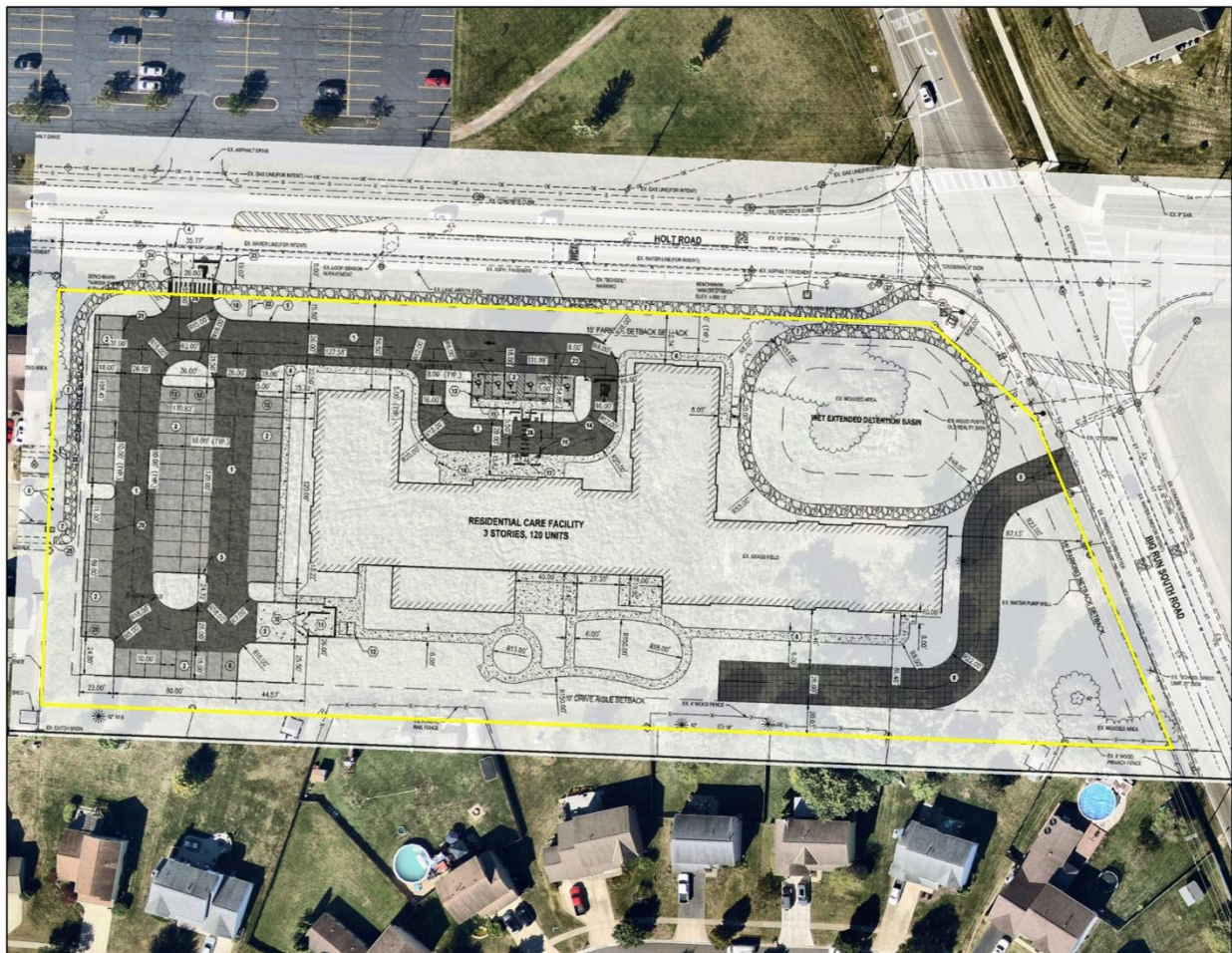


2. Analysis

The applicant is requesting approval of a preliminary development plan for a new 120-unit assisted living community at 4745 Big Run South Road. The GroveCity2050 Future Land Use and Character Map designates this site as Suburban Living, Low Intensity, which recommends single-family residential as the primary use with secondary uses of civic, institutional, and parks and open space. Staff believe that the proposed use of an assisted-living facility acts as an appropriate transitional use between the single-family residential to the east and other area development including the South-Western Career Academy, and the apartment complex across Holt Road, in the City of Columbus.

The purpose of the Preliminary Development Plan is to be conceptual and to assess if the proposed use of a site and basic layout are appropriate for the area, with more in-depth reviews occurring with later applications (Rezoning, Final Development Plan, and Final Engineering Plans).

Site Plan



The 4.14-acre site will be accessed from a curb cut off Holt Road, approximately 500 feet south of the intersection of Big Run South Road and Holt Road, which aligns with the northernmost curb cut of the development across Holt Road (Vineyard Christian Fellowship). A pick-up and drop-off loop is provided to the left entering the site, which loops around at the front entrance of the building. Parking is located along the southern portion of the site, between the proposed building and residential properties to the south, and is setback 25 feet from the property line, which will allow for screening to be planted. A total of 63 parking spaces are provided, six of which are accessible. While the amount of parking provided is less than 1 space

per unit (0.52 spaces per unit), the applicant has stated that the amount of parking is similar to other existing facilities operated by the developer (129 units, 54 spaces), which has been in operation for two years with sufficient parking. Additionally, the applicant has stated that the amount of parking is in line with the Institute of Traffic Engineers (ITE) trip generation estimates for peak parking demand per unit of assisted living, which is 0.41 spaces per unit. The drive aisles throughout the parking lot are proposed to be 26 feet wide. A secondary emergency access drive is located off of Big Run South Road and is proposed to be closed off with knockdown bollards to restrict access to emergency vehicles only. This access drive is set back twenty (20) feet from the southern property line, which will allow for adequate screening to be installed between the access drive and residences to the east.

An outdoor area for resident recreation is shown at the rear of the building. Plans show an 8-foot-wide path running from Lake Lanier Drive across the southern portion of the site to Holt Road, where the path runs the entirety of the site's frontage to act as an extension of the city's growing trail network and provide safer access to the Holt Road trail and school sites north of Big Run South Road for residents in the Concord Lakes subdivision.

Building

The proposed three-story 96,000 square foot building is centrally located on the site and is proposed to contain 120 units. Materials indicate that a total of 68 studio units and 52 one-bedroom assisted living units are proposed. Each unit will offer a kitchenette with a sink, refrigerator, and a microwave, full private bathroom, individual heating and air conditioning and an emergency alert system. Materials state that the building will also provide a range of amenities for residents including a large dining room, commercial kitchen, fitness room, beauty salon, game room, activity rooms, computer stations, a library, art spaces and multiple community rooms and lounges.

The building is proposed to be a maximum height of 44 feet from grade to the peak of the roof. While the height of the proposed structure exceeds the 35-foot maximum permitted in the adjacent single-family residential district, the Future Land Use character type identified for this site indicates an appropriate height range of one to three stories. Additionally, the Crossing at Grove City apartments across Holt Road and Big Run South Road are also three stories in height.

The exterior of the building will be finished in a combination of materials including fiber cement lap siding (*James Hardie – Night Gray*), fiber cement panel siding (*James Hardie – Khaki Brown*), fiber cement board and batten siding (*James Hardie – James Hardie – Cobblestone*), and masonry brick veneer (*Glen-Gerry – Kokomo*). The building will have an asphalt shingle roof and feature a standing seam porch roof along the front entrance of the building. Materials state that other masonry such as cast stone sills, headers and belt courses are



also proposed. Materials also state that each residential unit and several common areas will use through-wall HVAC systems with grilles that will be visible from the exterior, that will be color matched to adjacent finishes to reduce visual impacts.

Further discussions and review of the architecture will be conducted during the rezoning and final development plan applications to ensure that the architecture is appropriate and compatible with other area developments, including the amount of masonry on the structure where visible from the public right-of-way.

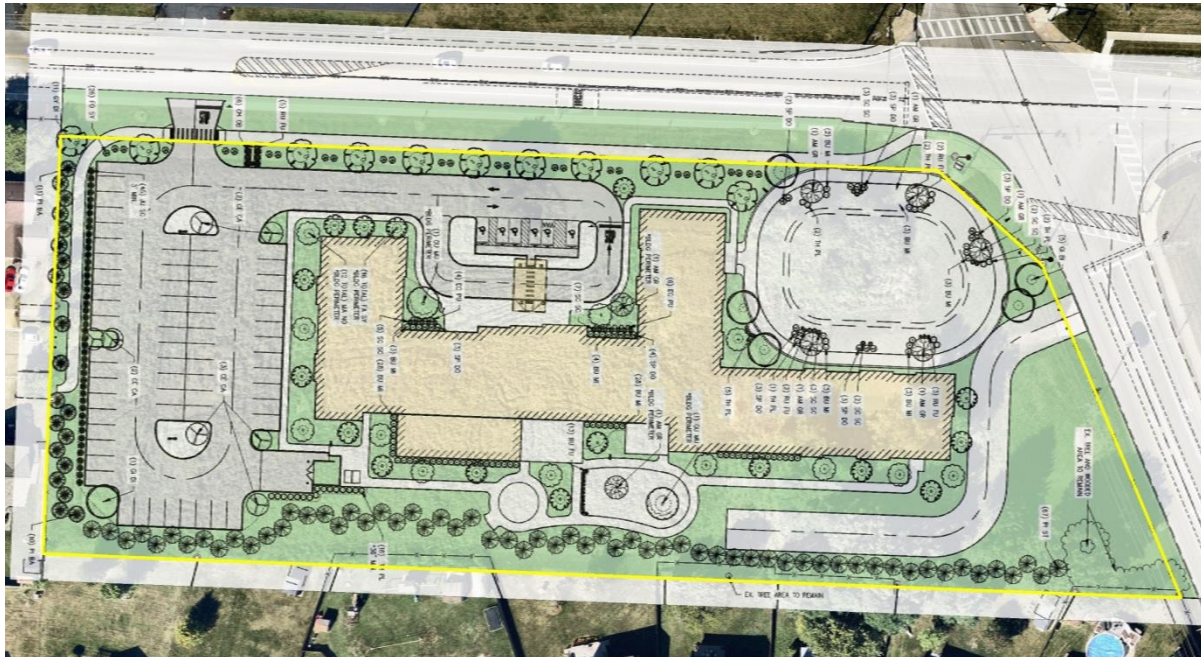


Landscaping

The submitted preliminary landscape plan generally meets the requirements of City Code, including building perimeter plantings, parking lot landscaping, screening from adjacent single-family residential homes, and landscaping around the proposed stormwater pond. Plans also show preserving the existing wooded area at the northeast corner of the site.

Supplemental landscaping is required around all exposed sides of the perimeter of the dumpster enclosure, in the form of 36" height minimum plantings at a maximum spacing of 5'0". Materials indicate that plantings were included around one side of the enclosure, with the other sides being surrounded by pavement. Staff does not believe there is adequate justification for a deviation from this code requirement and recommends that pavement be removed and replaced with plantings or the dumpster enclosure be configured in a different way to fulfill this requirement.

Plans show twenty Jack Pine (*Pinus Banksiana*) trees along the southern property line to provide screening between the parking area and residential homes to the south. A continuous row of Rocky Mountain Juniper (*Juniperus Scopulorum*) shrubs is also shown along the south side of the parking lot to further screen any headlight glare onto the residential properties; however, this hedgerow is not continued along the east side of the proposed parking lot to provide this level of screening for the adjacent residential lots to the east. Additionally, sixty-seven (67) Eastern White Pine (*Pinus Stobus*) trees are proposed along the eastern property line to act as screening. Plant size and species will be examined more closely during the final development plan to ensure that proposed plant species are appropriate and will provide adequate screening, as the City's Urban Forester has indicated that the selected species may not provide the desired level of screening.



Open Space

Per section 1101.09 of code, the proposed development would require 5.3 acres of open space based on the number of units proposed. However, code does not distinguish between multi-family residential and assisted living uses. Based on measurements taken from the plan sheets, approximately 0.62 acres of open space is provided at the rear of the building, and another 0.55 acres is provided at the northwest corner of the site. However, most of this open space is occupied by the stormwater basin. Materials indicate

that there are several amenities including fitness rooms, game rooms and activity rooms that will provide recreational amenities to residents. Noting that other similar facilities within the City have been granted deviations from the open space requirements, which were offset by on-site amenities, staff is supportive of granting a deviation from the open space requirements of code, which will be formalized during the rezoning process.

Stormwater

A stormwater basin is proposed at the northwest corner of the site to manage stormwater for the site. The basin will be examined in more detail during the final development plan to ensure that the design and function of the basin are appropriate; however, due to the prominence of the proposed stormwater basin at the intersection of Holt Road and Big Run South Road, the pond will need to comply with the type 1 basin requirements outlined in the City's stormwater design manual in terms of landscaping, enhanced shoreline protection, and amenities including observation / seating areas.

Utilities

Preliminary utility information was provided showing the proposed development can be serviced by existing utilities in the area. The site will access sanitary sewer from an existing manhole to the south on Lake Lanier Drive and tap into an existing 16-inch water line along Holt Road. Information regarding site utilities will be examined in greater detail during review of the final development plan.

3. PUD Analysis

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

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

Finding Can Be Met: The proposed assisted living development will act as a transitional use between the single-family residential to the east and other area development including the South-Western Career Academy, and the apartment complex across Holt Road, in the City of Columbus. However, details such as screening will need to be examined in greater detail with future applications to ensure that any potential impacts are mitigated.

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

Finding Can be Met: Exceptions from the Zoning Code shown in the proposed plans include the amount of open space provided, and number of parking spaces provided. Staff are generally supportive of these deviations given the development is proposed to be assisted living; however, these will be examined in more detail during the review of the rezoning and final development plan to ensure that the design of the site justifies the proposed exceptions.

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

Finding is Met: The proposed assisted living use is compatible with the residential nature of the area, which includes different types of development, including single-family, educational, and multi-family apartments (within the City of Columbus).

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

Finding is Met: The GroveCity2050 Future Land Use and Character Map designates this site as Suburban Living, Low Intensity, which is characterized as residential areas that include a mix of lot sizes, housing sizes and styles, well connected by streets and trail networks. The primary use of the land use designation is single-family residential and identified secondary land uses include civic and institutional uses. Staff believe the proposed assisted living facility is in character with these uses, is a lower intensity use than other uses in close proximity to the site and will act as an appropriate transition between area land uses, while offering a different type of housing within this area of the city.

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

Finding Can be Met: A traffic study will need to be completed during the rezoning process to assess the need for potential improvements to area roadways. However preliminary information provided by the applicant indicates that the proposed use is anticipated to generate 48 vehicles during morning peak hours and 56 vehicles during evening peak hours.

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

Finding Can be Met: Utilities are only preliminarily reviewed during the Preliminary Development Plan, and further review of proposed utilities will be conducted during the final development plan and final engineering plan phases. However, plans indicate that the proposed development can adequately be serviced by existing utilities.

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

Finding Can Be Met: While landscaping, utilities and parking will be finalized during future applications, the site, as currently proposed appears to have adequate landscaping and utility areas included to meet the needs of the project. Additionally, while less parking spaces are proposed than required by code, staff believes the proposed parking will meet the needs of the project, based on information the applicant provided on other similar facilities that they manage.

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

Finding is Met: The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years

4. GroveCity2050 Analysis

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

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

Finding is Met: The proposed development will add 120 assisted living units to the City, which will help serve aging residents within the community. Materials also indicate that fifty new permanent jobs will be created by the proposed development.

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

Finding Can Be Met: While architectural standards will be established as part of the rezoning application, the elevations provided show the intent of the applicant to utilize high-quality materials. The facades facing Holt Road and Big Run South Road are proposed to contain masonry veneer, and will incorporate other elements such as cast stone sills, headers and belt courses for additional architectural interest.

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

Finding is Met: Plans show the applicant will install an 8-foot wide multi-use path along the Holt Road frontage of the site, with a connection to Lake Lanier Drive, which will help establish a connection to the regional trail system to the north of the proposed site.

(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 Can Be Met: While the proposed development will be unable to meet the open space requirement per code, the applicant has provided materials indicating that amenities will be provided by the proposed development which will help offset the open space requirements. Additionally, as noted by Land Use Objective 4.4, not all types of development warrant the same style and quantity of open space. The open space requirements of code do not differentiate between multi-family uses, and would require the same amount of open space for an assisted living facility as an apartment complex, which has more active residents.

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

Finding is Met: The proposed development will create 50 new permanent employment opportunities and raise the value of the property, with lower traffic generation than a standard multi-family residential development

5. Recommendation

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

1. Supplemental landscaping shall be provided around all exposed sides of the perimeter of the dumpster enclosure, in the form of 36" height minimum plantings at a maximum spacing of 5'0".
2. An evergreen hedgerow, 3 feet minimum in height, shall be installed along the east side of the parking area.
3. The species of evergreen trees along the east property line shall be reevaluated to ensure the plantings will achieve the appropriate level of screening from the adjacent residential area.

6. Detailed History

2022

City Council accepted the annexation of the site into the City of Grove City with Ordinance C-44-22, and the site was zoned SF-1 (Single Family Residential).

7. Public Input

As of the time this report was issued, Staff has received no written concerns about the proposed application.

Grove City Planning Commission Preliminary Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Green Oaks of Grove City

PROJECT LOCATION: Big Run South Rd. & Holt Rd. (southeast corner lot)
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-017500 **ACREAGE AFFECTED BY THIS APPLICATION:** 4.13

EXISTING ZONING: R1B - Single Family Residential **EXISTING LAND USE:** Vacant

PROPOSED ZONING: PUD **PROPOSED LAND USE:** Assisted Living Facility

FUTURE LAND USE DESIGNATION: _____

PROPERTY OWNER INFORMATION

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

Abundant Life Assembly of God Grove City 8405 Pulsar Place Suite 200 Columbus, Ohio, 43240

Name Address City, State, Zip

614-396-0700 / 614-956-6125 jbw1688@gmail.com

Phone Fax Email

APPLICANT INFORMATION

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

Jared Isenthal VP of Development EREG Housing Preservation, LLC

Name Title Company / Organization

566 W Lake Street Chicago, IL 60661

Address City, State, Zip

317-517-1498 jisenthal@evergreenreg.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.

Kevin Disselhorst Project Manager EREG Housing Preservation LLC

Name Title Company / Organization

566 W Lake Street Chicago, IL 60661

Address City, State, Zip

708-310-9012 kdisselhorst@evergreenreg.com

Phone Fax Email

Project Manager at Applicant

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

FOR OFFICE USE ONLY

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

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Green Oaks of Grove CityDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 4.13 TOTAL FLOOR AREA: 96,000NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 44'ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 50ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 15,000,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: 500,000**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I Daniel B. Lund President of the current property owner hereby authorize the applicant KREG Housing Preservation, LLC to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: Daniel Lund Date: 7.2.25

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 2nd day of July, 2025

JANET MASON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
02-15-2027

Janet Mason
Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Jared Isenthal, 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.

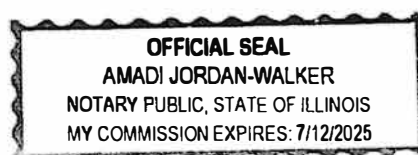
Signature of Applicant or Authorized Representative: Jared Isenthal Date: 6-30-2025

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2025

Amadi Jordan-Walker
Official Seal and Signature of Notary Public



Revised 3/25/2025

Page 2 of 5

REVIEW FEES

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

Application Processing Fee:	\$	150.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	1000
Total Submittal Fee:	\$	1150

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.



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

- ☒ One signed and notarized application
- ☒ Appropriate fee (\$150 plus applicable engineering and planning review fees -- see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey of the property, stamped by a certified surveyor
- ☐ A proposed Development Standards Text (if applicable)
- ☒ If applicable, scaled plans showing:
 - a. Cover Page
 - b. Site Plan
 - c. Landscape Plan
 - d. Utility and Stormwater
- ☒ If applicable, preliminary signage details - location, type (wall, ground, projecting or window), materials and total signage area
- ☒ If applicable, architectural elevations – **in color**, with proposed colors and finish materials noted
- ☒ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- ☒ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☒ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

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

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department website 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

THE DEVELOPMENT OF A VACANT PARCEL INTO A GREEN OAKS ASSISTED LIVING FACILITY, INCLUDING THREE STORIES WITH 120 UNITS, ASSOCIATED PARKING, DROP OFF DRIVE, UTILITIES AND WET DETENTION BASIN.

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). HORIZONTAL CONTROLS ARE TIED TO GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH/SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83.

B.M. #1
BENCHMARK ON SOUTHWEST SECTION OF SITE ALONG HOLT RD
NORTHING: 689470.7530
EASTING: 1794637.2460
ELEVATION: 887.63

B.M. #2
BENCHMARK ON NORTHWEST SECTION OF SITE ALONG HOLT RD
NORTHING: 689863.2640
EASTING: 1794646.3190
ELEVATION: 888.12

GROVE CITY WATER, STORM & SANITARY
4035 BROADWAY
GROVE CITY, OH 43123
MATTHEW DICKEN
MDICKEN@GROVECITYOHIO.GOV
614-277-1104

COLUMBIA GAS
2650 LEWIS CENTER
GROVE CITY, OH 43123
CAROLINE BALZER
CBALZER@NISOURCE.COM
1-800-440-6111

AMERICAN ELECTRIC POWER
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215
ZACH MILLER
ZCMILLER@AEP.COM
614-883-7067

AT&T
4108 BUCKEYE PARKWAY
GROVE CITY, OH 43123
614-233-3953
CE@2382@ATT.COM

GENERAL ZONING INFORMATION	
ADDRESS:	4745 BIG RUN SOUTH ROAD, GROVE CITY, OHIO, 43123
PARCEL NO.:	040-017500
ZONING CLASSIFICATION/DISTRICT:	SF-1 [SINGLE-FAMILY RESIDENTIAL]
COMMERCIAL OVERLAY:	N/A
ACTIVE REZONING OR VARIANCE APPLICATIONS:	PUD-R
FRONT YARD SET BACK:	15 FT
SIDE YARD SET BACK:	15 FT
PROVIDED REAR YARD SET BACK:	20 FT
REQUIRED PARKING SET BACK:	15 FT
TOTAL BUILDING AREA:	+25664 SF
TOTAL SITE AREA:	4.143 AC

PARKING CALCULATION	
PROPOSED PARKING	64
PROPOSED ADA PARKING (VAN/TOTAL)	6
TOTAL PROPOSED PARKING	70

SITE DATA TABLE			
	SQ-FT.	ACRES	PERCENT
LIMITS OF DISTURBANCE	180,251.28	4.138	-
TOTAL SITE AREA	179,902.80	4.130	-
EXISTING PERVIOUS	176,998.08	4.063	98.4%
EXISTING IMPERVIOUS	2,904.72	0.067	1.6%
TOTAL PROPOSED PERVIOUS	98,917.83	2.271	55.0%
TOTAL PROPOSED IMPERVIOUS	80,984.97	1.859	45.0%

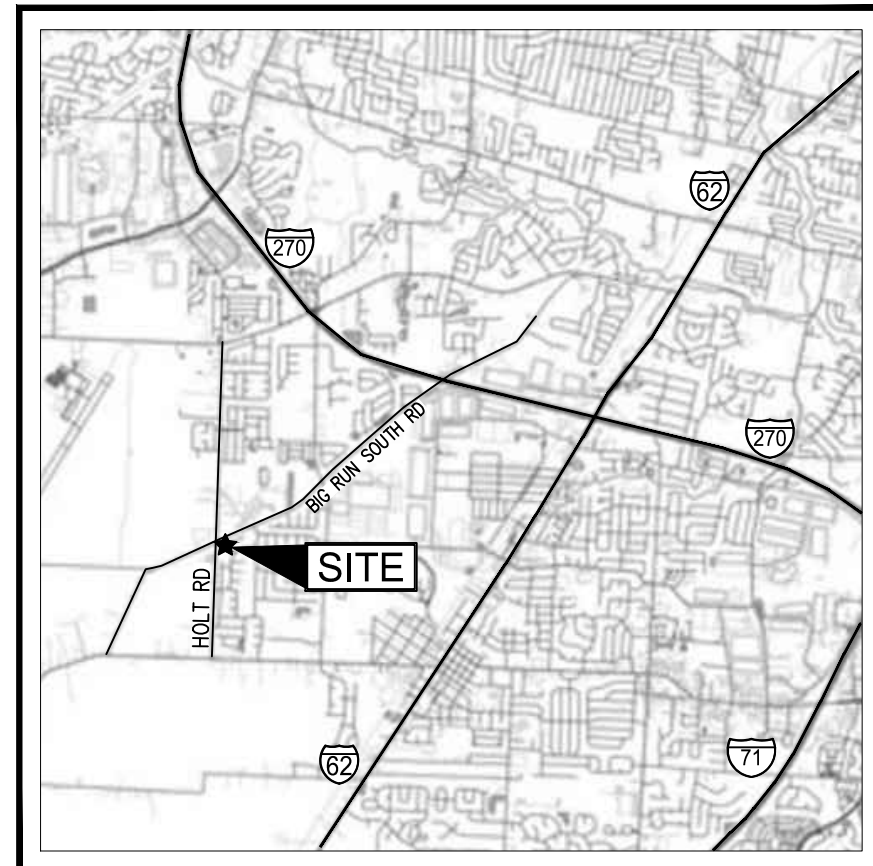
TRIP GENERATION TABLE	
AM PEAK HOUR	48 TRIPS (31 INBOUND, 17 OUTBOUND)
PM PEAK HOUR	56 TRIPS (22 INBOUND, 34 OUTBOUND)



Know whats below.

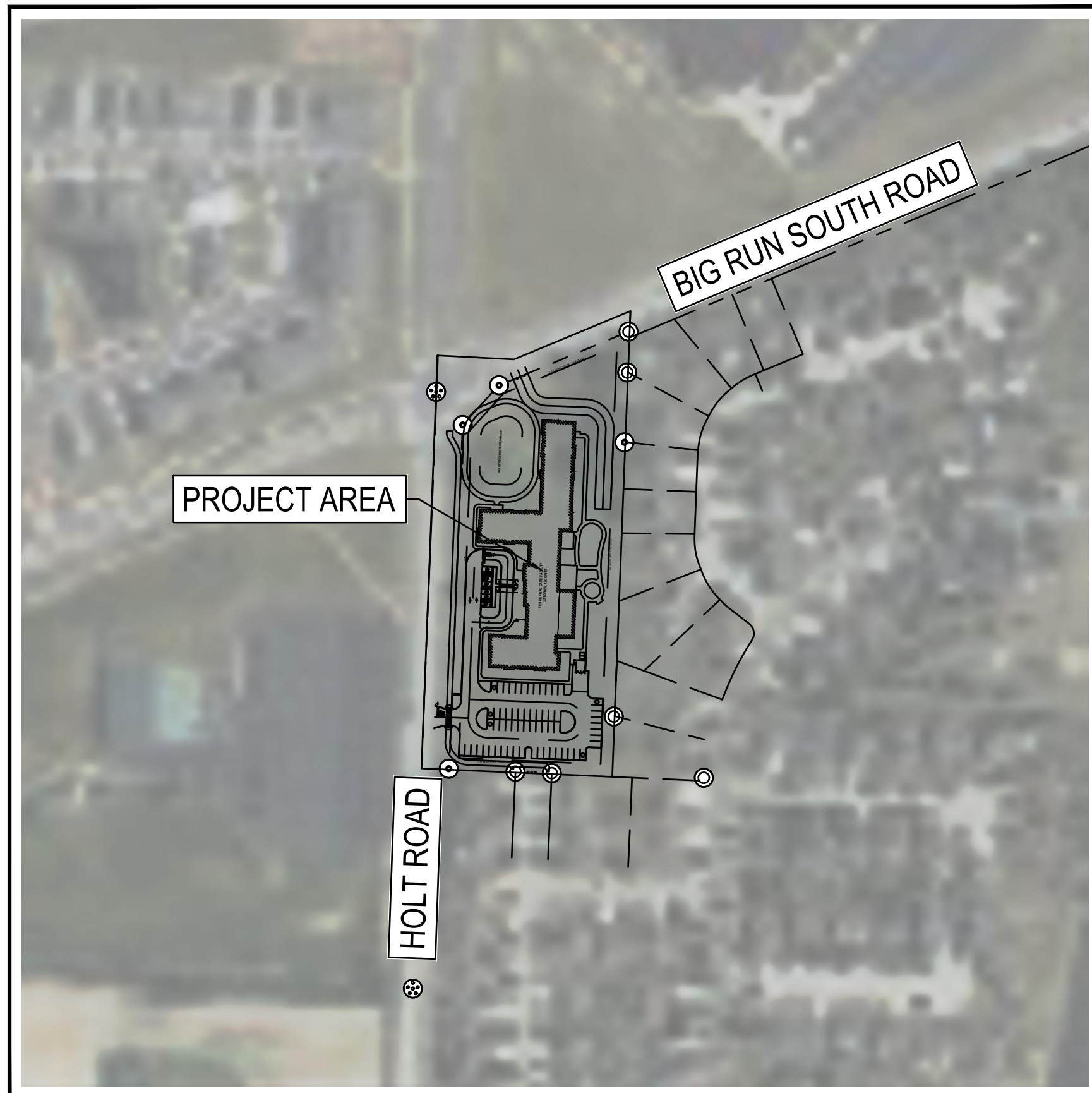
Call before you dig

Received By:
Grove City Development
9/25/25

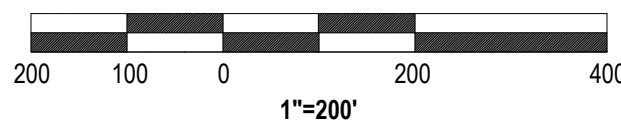


VICINITY MAP

NOT TO SCALE



INDEX MAP



SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EX. CONDITIONS & DEMO PLAN
C-200	SITE PLAN
C-300	GRADING PLAN
C-301	ENHANCED GRADING PLAN
C-400	PCSM PLAN
C-500	UTILITY PLAN
C-501	FIRE PROTECTION PLAN
C-600	SWPPP
C-601	SWPPP NOTES AND DETAILS
C-602	SWPPP NOTES AND DETAILS
C-603	SWPPP NOTES AND DETAILS
C-604	SWPPP NOTES AND DETAILS
C-605	SWPPP NOTES AND DETAILS
C-606	SWPPP NOTES AND DETAILS
C-700	GENERAL SITE DETAILS
C-701	GENERAL SITE DETAILS
C-702	GENERAL SITE DETAILS
C-703	STORM DETAILS
C-704	STORM DETAILS
C-705	WET BASIN DETAILS
C-706	UTILITY DETAILS
C-707	UTILITY DETAILS
C-800	PHOTOMETRIC PLAN
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-102	LANDSCAPE SEED MIX PLAN
L-103	LANDSCAPE SEED MIX SPECS

EVERGREEN REAL ESTATE GROUP
CHICAGO, ILLINOIS 60661
CONTACT: JARED ISENTHAL
PHONE: (312) 234-9400
EMAIL: JISENTHAL@EVERGREENREG.COM

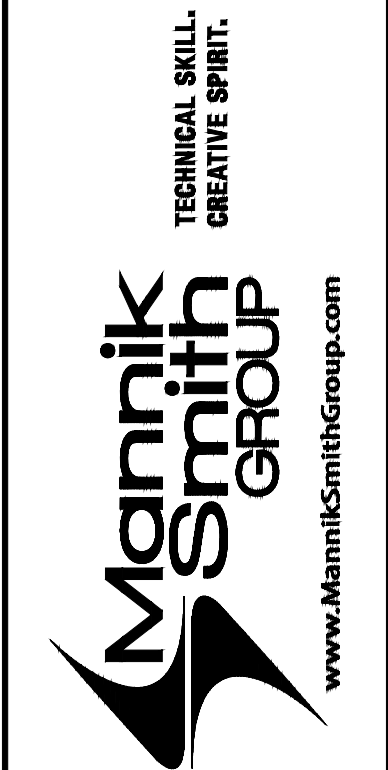
**Mannik
Smith
GROUP**
www.MannikSmithGroup.com

CONTACT: MARK SMOLEY
ADDRESS: 20600 CHAGRIN BLVD, SUITE 500
SHAKER HEIGHTS, OH 44122
PHONE: 216.378.1490
EMAIL: MSMOLEY@MANNIKSMITHGROUP.COM

OHIO REGISTERED: #57447
DATE: 06/25/2025
PROFESSIONAL ENGINEER: MARK SMOLEY

[illegible][illegible]

MANNIK & SMITH GROUP, INC. 144 EMERYVILLE DRIVE SUITE #200 CRANBERRY TWP., PA 16066 TEL: 724-981-0155	PROJECT DATE: 09/02/25 PROJECT NO: 2500835 DRAWN BY: JJH CHECKED BY: JCB
---	---



PREPARED FOR:

**EVERGREEN REAL
ESTATE GROUP**

556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

PRELIMINARY SITE COMPLIANCE PLAN FOR
**GREEN OAKS OF
GROVE CITY**
4745 BIG RUN S ROAD
GROVE CITY, OH 43123

COVER SHEET

C-000

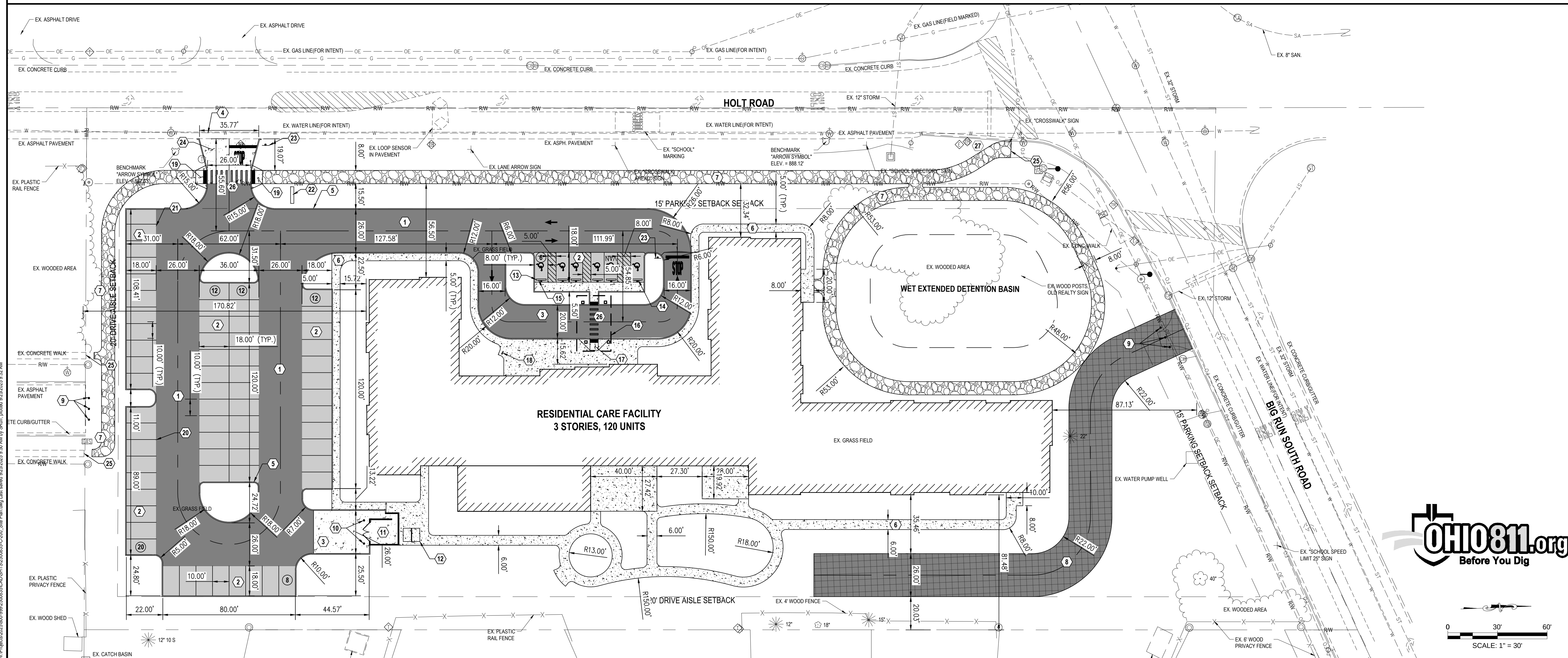
	PROPERTY LINE
	RIGHT OF WAY LINE
	PROPOSED GRASSED
	PROPOSED HEAVY DRAINAGE
	PROPOSED LIGHT DRAINAGE
	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	PROPOSED ADA PARKING
	PROPOSED DIRECTION OF TRAVEL MARKING
	PROPOSED SIGN
	PROPOSED WHEEL STOP
	PROPOSED STOP BAR
	PROPOSED STOP SIGN
	PROPOSED PARKING SIGN
	DEPRESSED CURB

- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, BY SURVEYOR: PAUL WANDER, P.S. WITH THE MANNIK & SMITH GROUP, INC., 20600 CHAGRIN BLVD., STE. 500, SHAKER HEIGHTS, OH 44122. PHONE: (330) 256-6879.
- B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.
- G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON THE PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- J. ALL CURBS ON THE PLAN ARE 6 INCHES UNLESS NOTED OTHERWISE.

- (1) PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- (2) PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- (3) PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- (4) PROPOSED ASPHALT PAVEMENT TO BE FLUSH WITH EXISTING
- (5) PROPOSED 6" CONCRETE CURB, SEE SITE DETAILS SHEET C70X
- (6) PROPOSED CONCRETE SIDEWALK, SEE SITE DETAILS SHEET C70X
- (7) PROPOSED 8.0 FOOT MULTI-USE TRAIL, SEE SITE DETAILS SHEET C70X
- (8) PROPOSED GRASSED PAVERS FOR FIRE ACCESS, SEE SITE DETAILS SHEET C70X
- (9) PROPOSED REMOVABLE BOLLARD, SEE SITE DETAILS SHEET C70X
- (10) PROPOSED PERMANENT BOLLARD, SEE SITE DETAILS SHEET C70X
- (11) PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
- (12) PROPOSED SHED
- (13) PROPOSED CONCRETE WHEEL STOPS (6), SEE SITE DETAILS SHEET C70X
- (14) PROPOSED POLE MOUNTED ADA PARKING SIGN (5), SEE SITE DETAILS SHEET C70X
- (15) PROPOSED POLE MOUNTED VAN ADA PARKING SIGN (1), SEE SITE DETAILS SHEET C70X
- (16) PROPOSED PORTE-COCHERE (FOR PASSENGER VEHICLE ACCESS ONLY). REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR MORE INFORMATION
- (17) PROPOSED ADA RAMP, SEE SITE DETAILS SHEET C70X
- (18) PROPOSED BIKE RACK, SEE SITE DETAILS SHEET C702
- (19) PROPOSED SHARED-USE PATH RAMP, SEE SITE DETAILS SHEET C70X
- (20) PROPOSED DEPRESSED CURB, SEE SITE DETAILS SHEET C70X
- (21) PROPOSED PAINTED PARKING STRIPING (TYP.). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED
- (22) PROPOSED MONUMENT SIGN. REFER TO THE SIGN DRAWINGS FOR MORE INFORMATION
- (23) PROPOSED STOP SIGN, SEE SITE DETAILS SHEET C70X
- (24) PROPOSED COMMERCIAL DRIVEWAY APPROACH, SEE SITE DETAILS SHEET C70X
- (25) PROPOSED TRAIL CONNECTION TO EXISTING SIDEWALK, SEE SITE DETAILS SHEET C70X
- (26) BRICK PAVE CROSSWALK, SEE SITE DETAILS SHEET C70X
- (27) PROPOSED LOCATION FOR RELOCATED CROSSWALK SIGN

PARKING CALCULATION	
PROPOSED PARKING	64
PROPOSED ADA PARKING (VAN/TOTAL)	6
TOTAL PROPOSED PARKING	70

RECOMMENDED FLEXIBLE PAVEMENT SECTIONS		
PAVEMENT MATERIALS*	LIGHT DUTY (IN.)**	HEAVY DUTY (IN.)
SURFACE COURSE	1.5	1.5
INTERMEDIATE COURSE	2.0	2.5
AGGREGATE BASE	8.0	10



STORM STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CB-1	RIM = 885.52 N: 689754.8416 E: 1794895.4181 INV IN = 874.35 INV OUT = 874.35	P-5, 24" CORRUGATED HDPE PIPE INV IN =874.35	P-4, 24" CORRUGATED HDPE PIPE INV OUT =874.35
CB-2	RIM = 886.05 N: 689711.4452 E: 1794890.4517 INV IN = 875.35 INV OUT = 874.85	P-6, 18" CORRUGATED HDPE PIPE INV IN =875.35	P-5, 24" CORRUGATED HDPE PIPE INV OUT =874.85
CB-3	RIM = 883.81 N: 689634.1068 E: 1794895.9512 INV IN = 876.15 INV OUT = 876.15	P-7, 18" CORRUGATED HDPE PIPE INV IN =876.15	P-6, 18" CORRUGATED HDPE PIPE INV OUT =876.15
CB-4	RIM = 882.48 N: 689530.2188 E: 1794906.2216 INV IN = 877.25 INV OUT = 877.25	P-8, 18" CORRUGATED HDPE PIPE INV IN =877.25	P-7, 18" CORRUGATED HDPE PIPE INV OUT =877.25
CB-5	RIM = 881.97 N: 689454.7762 E: 1794903.2785 INV OUT = 878.05		P-8, 18" CORRUGATED HDPE PIPE INV OUT =878.05
CB-6	RIM = 883.86 N: 689751.5979 E: 1794684.5553 INV IN = 877.60 INV OUT = 877.60	P-11, 15" CORRUGATED HDPE PIPE INV IN =877.60	P-10, 15" CORRUGATED HDPE PIPE INV OUT =877.60
CB-7	RIM = 884.90 N: 689644.8516 E: 1794680.4004 INV IN = 878.70 INV OUT = 878.70	P-12, 15" CORRUGATED HDPE PIPE INV IN =878.70	P-11, 15" CORRUGATED HDPE PIPE INV OUT =878.70

STORM STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CB-8	RIM = 884.49 N: 689441.7622 E: 1794672.5069 INV OUT = 880.80		P-12, 15" CORRUGATED HDPE PIPE INV OUT =880.80
EW-1	RIM = 871.80 N: 689983.5375 E: 1794767.9829 INV IN = 870.37	P-1, 24" CORRUGATED HDPE PIPE INV IN =870.37	
EW-2	RIM = 876.20 N: 689892.4978 E: 1794717.0124 INV IN = 874.77	P-9, 15" CORRUGATED HDPE PIPE INV IN =874.77	
ST MH-1	RIM = 885.91 N: 689999.7990 E: 1794794.3728 INV IN = 870.85 INV OUT = 870.85	P-2, 24" CORRUGATED HDPE PIPE INV IN =870.85	P-1, 24" CORRUGATED HDPE PIPE INV OUT =870.85
ST MH-2	RIM = 885.65 N: 689996.9868 E: 1794866.6234 INV IN = 871.65 INV OUT = 871.65	P-3, 24" CORRUGATED HDPE PIPE INV IN =871.65	P-2, 24" CORRUGATED HDPE PIPE INV OUT =871.65
ST MH-3	RIM = 885.72 N: 689975.6910 E: 1794886.3234 INV IN = 872.05 INV OUT = 872.05	P-4, 24" CORRUGATED HDPE PIPE INV IN =872.05	P-3, 24" CORRUGATED HDPE PIPE INV OUT =872.05
ST MH-4	RIM = 886.17 N: 689847.6692 E: 1794688.2920 INV IN = 876.60 INV OUT = 876.60	P-10, 15" CORRUGATED HDPE PIPE INV IN =876.60	P-9, 15" CORRUGATED HDPE PIPE INV OUT =876.60

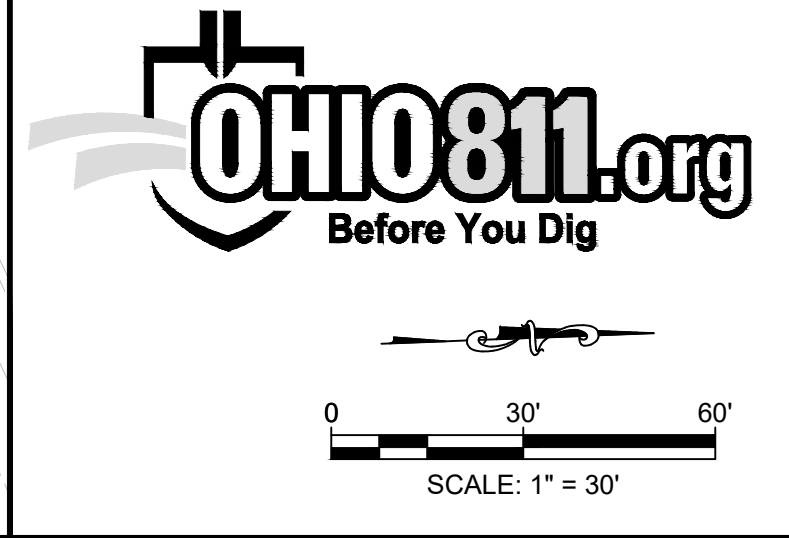
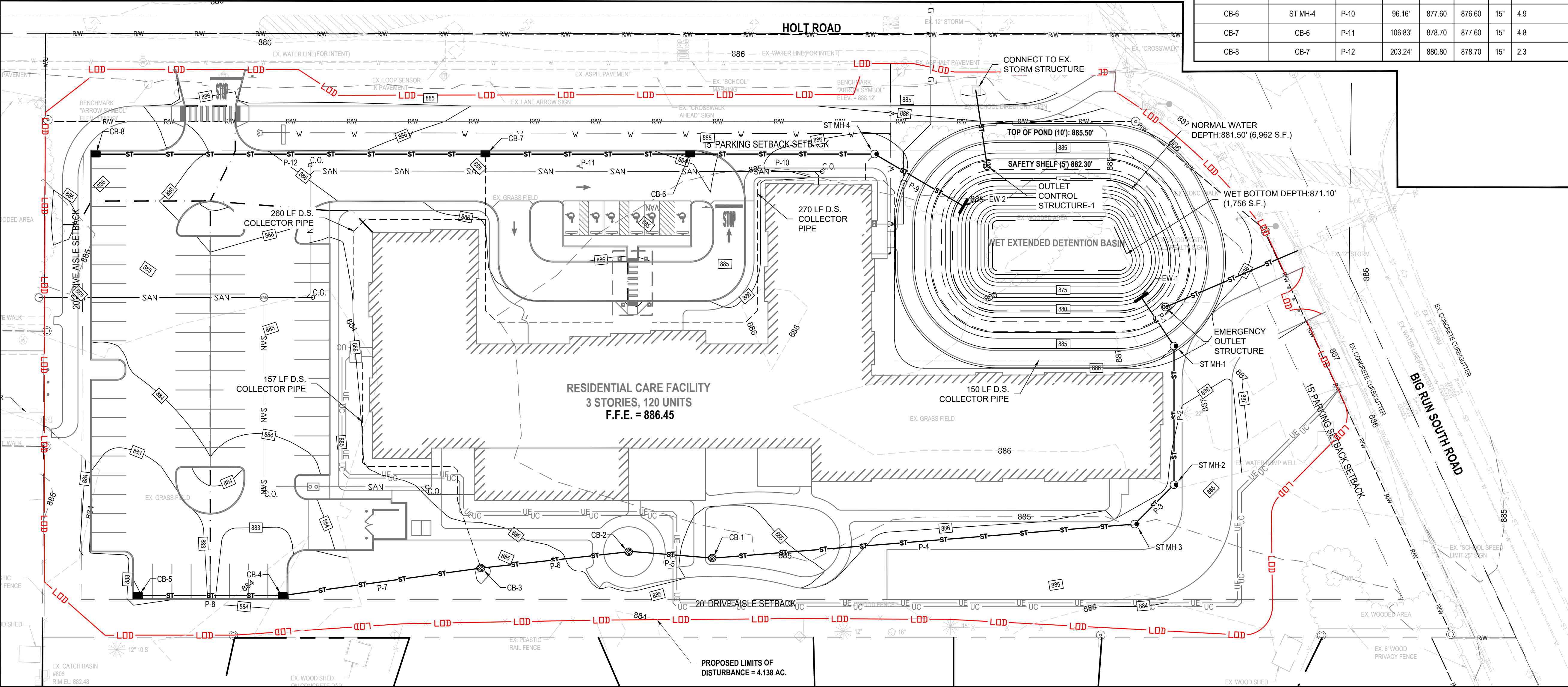
GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL EXISTING GRADES AND CONTACT THE ENGINEER PRIOR TO BEGINNING WORK IF DISCREPANCY IS FOUND. CONTRACTOR TO VERIFY ASSUMED FINISHED FLOOR ELEVATION PRIOR TO BEGINNING WORK.
- ALL WORK SHALL BE PERFORMED FROM PRIVATE PROPERTY. ALL TRAFFIC LANES MUST REMAIN OPEN AT ALL TIMES.
- CONTRACTOR SHALL INSTALL AND BACKFILL STRUCTURES AND TRENCHES PER THE SITE DETAILS.
- ALL STORM CONDUITS ARE ADS N-12 SMOOTH INTERIOR HDPE PIPE OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL FOLLOW THE GROVE CITY STORMWATER MANAGEMENT MANUAL AS WELL AS OHIO EPA RAINWATER AND LAND DEVELOPMENT MANUAL.

LEGEND

- ST — PROPOSED STORM SEWER
- — — PROPOSED STORMWATER EASEMENT
- — — — PROPOSED STORM DOWNSPOUT LATERAL
- LOD — LIMIT OF DISTURBANCE
- CATCH BASIN
- CURB INLET
- STORM SEWER MANHOLE
- ⊙ CLEAN OUT

STORM PIPE TABLE										
START STRUCTURE	END STRUCTURE	PIPE NAME	LENGTH	INV. UP	INV. DN	DIA.	UPSTREAM COVER	DOWNSTREAM COVER	BEARING	MATERIAL
ST MH-1	EW-1	P-1	31.00'	870.85	870.37	24"	12.9	5.9	S58° 21' 30.70"W	Corrugated HDPE Pipe
ST MH-2	ST MH-1	P-2	72.31'	871.65	870.85	24"	11.8	12.9	N87° 46' 15.43"W	Corrugated HDPE Pipe
ST MH-3	ST MH-2	P-3	29.01'	872.05	871.65	24"	11.5	11.8	N42° 46' 15.43"W	Corrugated HDPE Pipe
CB-1	ST MH-3	P-4	221.04'	874.35	872.05	24"	9.0	11.5	N02° 21' 29.24"W	Corrugated HDPE Pipe
CB-2	CB-1	P-5	43.68'	874.85	874.35	24"	9.0	9.0	N06° 31' 42.91"E	Corrugated HDPE Pipe
CB-3	CB-2	P-6	77.53'	876.15	875.35	18"	6.0	9.1	N04° 04' 02.79"W	Corrugated HDPE Pipe
CB-4	CB-3	P-7	104.39'	877.25	876.15	18"	3.6	6.0	N05° 38' 45.22"W	Corrugated HDPE Pipe
CB-5	CB-4	P-8	75.50'	878.05	877.25	18"	2.3	3.6	N02° 14' 02.40"E	Corrugated HDPE Pipe
ST MH-4	EW-2	P-9	53.22'	876.60	874.77	15"	8.2	3.0	N32° 39' 29.41"E	Corrugated HDPE Pipe
CB-6	ST MH-4	P-10	96.16'	877.60	876.60	15"	4.9	8.2	N02° 13' 36.90"E	Corrugated HDPE Pipe
CB-7	CB-6	P-11	106.83'	878.70	877.60	15"	4.8	4.9	N02° 13' 44.57"E	Corrugated HDPE Pipe
CB-8	CB-7	P-12	203.24'	880.80	878.70	15"	2.3	4.8	N02° 13' 32.86"E	Corrugated HDPE Pipe



MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-961-0155
PROJECT DATE: 09/02/25
PROJECT NO.: 2500835
DRAWN BY: JH
CHECKED BY: JH

NO. 1
DATE 09/26/2025
BY
REVISION SITE AND LANDSCAPING

DESCRIPTION

TECHNICAL SKILL:
CREATIVE SPIRIT.

**Mannik
Smith
Group**
www.MannikSmithGroup.com

PREPARED FOR:
**EVERGREEN REAL
ESTATE GROUP**
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

PRELIMINARY SITE COMPLIANCE PLAN FOR
**GREEN OAKS OF
GROVE CITY**
4745 BIG RUN S ROAD
GROVE CITY, OH 43123

POST CONSTRUCTION
STORMWATER MANAGEMENT
PLAN

C-400

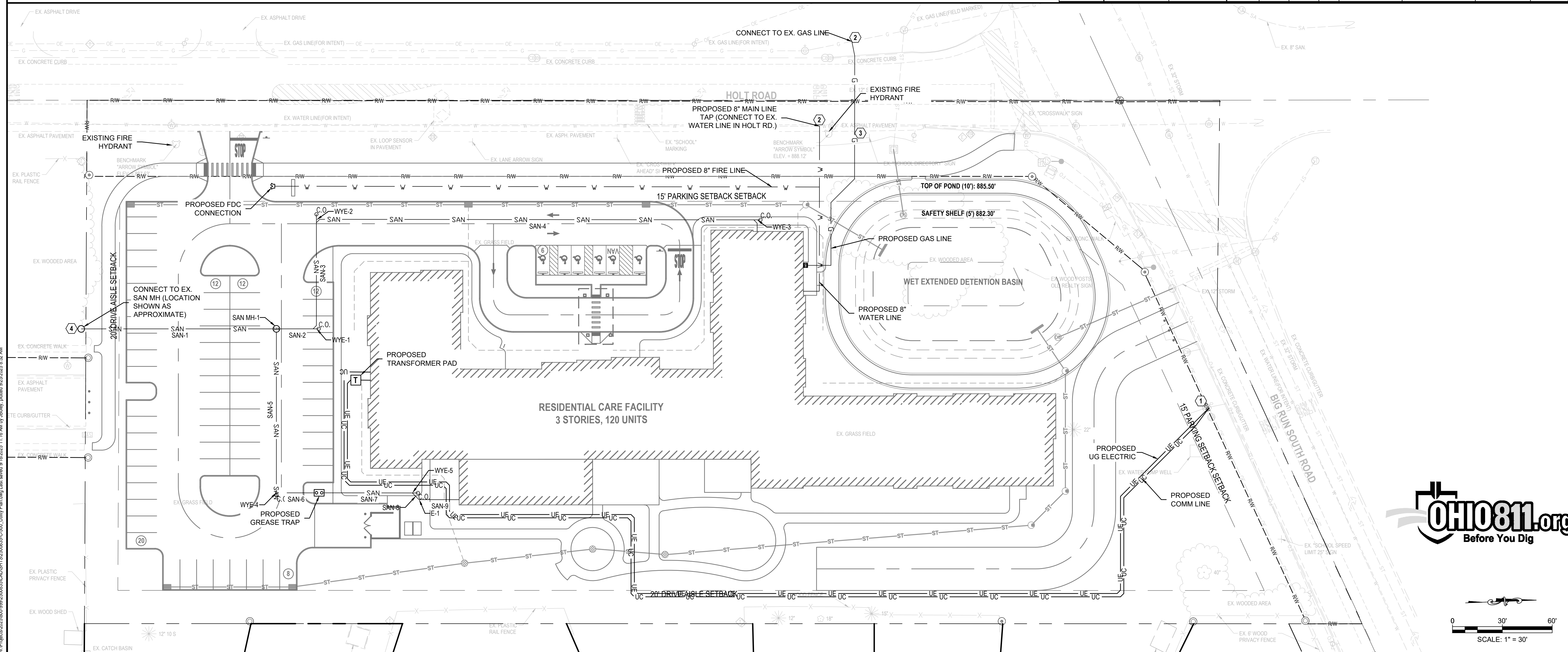
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED SWALE CENTERLINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING EASEMENT
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING FENCE
	CLEAN OUT
	WATER VALVE
	FIRE HYDRANT
	WATER VALVE
	GAS METER
	GREASE TRAP
	TRANSFORMER
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION

1. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION TO THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.
2. ALL METERS, BACKFLOW PREVENTORS, VAULTS, ETC. WILL BE COORDINATED WITH AUTHORITIES HAVING JURISDICTION.
3. ALL UTILITIES SHOWN FOR INTENT ONLY AND MAY BE RELOCATED PENDING COORDINATION WITH AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. FIRE SERVICE WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH OHIO FIRE CODE 2017 EDITION, ALL APPLICABLE NATIONAL FIRE PROTECTION STANDARDS (NFPA 24) AS REFERENCED IN THE OHIO FIRE CODE, AND CITY OF FAIRBORN WATER MAIN STANDARDS.
5. ALL EXISTING UTILITIES ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON THE PLAN.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM OF 42" OF COVER OVER PROPOSED WATER SERVICE.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
8. CLEANOUT LOCATIONS ARE NUMBERED ON THE PLAN. ALL CLEANOUTS IN PAVEMENT AREAS ARE TO BE H-20 RATED.
9. SEE PLUMBING PLANS FOR CONTINUATION OF UTILITIES LINES INTO THE BUILDING.
10. STORM SEWER SHOWN HERE FOR REFERENCE ONLY. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR DESIGN DATA.
11. THERE SHALL BE A MINIMUM OF 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS, AND ANY SANITARY AND/OR STORM SEWER SYSTEMS. WHERE 10 FEET OF HORIZONTAL SEPARATION CANNOT BE OBTAINED, THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
12. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.
13. ALL METERS, BACKFLOW PREVENTS, VAULTS, ETC. WILL BE COORDINATED WITH AUTHORITIES HAVING JURISDICTION.
14. CAUTION: OVERHEAD LINES ARE PRESENT ON SITE. CONTRACTOR TO TAKE SPECIAL CARE TO PREVENT DAMAGE TO THE LINES AND COORDINATE WITH THE UTILITY OWNER
15. REFER TO UTILITY TRENCH DETAILS ON SHEET C-705

- ① MAKE UTILITY CONNECTION AT EXISTING UTILITY POLE. GENERAL CONTRACTOR TO COORDINATE PROCESS WITH THE UTILITY PROVIDER
- ② CONNECT TO EXISTING UTILITY. GENERAL CONTRACTOR SHALL COORDINATE THE PROCESS WITH THE UTILITY PROVIDER
- ③ PROPOSED BORING FOR GAS UTILITY CONNECTION UNDER HOLT ROAD. GENERAL CONTRACTOR TO COORDINATE WITH ROAD OWNER
- ④ CONNECT TO EXISTING SANITARY MANHOLE. GENERAL CONTRACTOR SHALL COORDINATE THE PROCESS WITH THE UTILITY PROVIDER. THE SANITARY MANHOLE WAS NOT SURVEYED, LOCATION SHOWN AS APPROXIMATE FROM GROVE CITY GIS. INSERT ELEVATION PROVIDED FROM GROVE CITY GIS. THE CONTRACTOR SHALL VERIFY THE LOCATION PRIOR TO CONSTRUCTION

SANITARY STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
E-1 45 DEG ELBOW	RIM = 883.06 INV IN = 881.90 INV OUT = 881.90	SAN-9, 4" PVC INV IN =881.90	SAN-8, 4" PVC INV OUT =881.90
EX. SAN MH-1 PRECAST CONC. MH (C-GC-3)	RIM = 884.75 INV IN = 876.80 INV OUT = 871.47	SAN-1, 6" PVC INV IN =876.80	EX SAN PIPE, 8" PVC INV OUT =871.47
SAN MH-1 PRECAST CONC. MH (C-GC-3)	RIM = 885.26 INV IN = 878.30 INV IN = 879.00 INV OUT = 878.10	SAN-2, 6" PVC INV IN =878.30 SAN-5, 4" PVC INV IN =879.00	SAN-1, 6" PVC INV OUT =878.10
WYE-1 6" SAN. WYE	RIM = 872.63 INV IN = 878.60 INV OUT = 878.60	SAN-3, 6" PVC INV IN =878.60	SAN-2, 6" PVC INV OUT =878.60
WYE-2 6" SAN. WYE	RIM = 873.28 INV IN = 879.30 INV OUT = 879.30	SAN-4, 6" PVC INV IN =879.30	SAN-3, 6" PVC INV OUT =879.30
WYE-3 6" SAN. WYE	RIM = 882.82 INV OUT = 882.10		SAN-4, 6" PVC INV OUT =882.10
WYE-4 6" SAN. WYE	RIM = 879.36 INV IN = 880.10 INV OUT = 880.10	SAN-6, 4" PVC INV IN =880.10	SAN-5, 4" PVC INV OUT =880.10
WYE-5 4" SAN. WYE	RIM = 883.00 INV IN = 881.75 INV OUT = 881.75	SAN-8, 4" PVC INV IN =881.75	SAN-7, 4" PVC INV OUT =881.75

SANITARY PIPE TABLE										
PIPE NAME	START STRUCTURE	END STRUCTURE	LENGTH	INV. UP	INV. DN	DIA.	UPSTREAM COVER	DOWNSTREAM COVER	BEARING	MATERIAL
EX SAN PIPE	EX. SAN MH-1	-	12.29'	871.47	-6.33	8"	-0.4	-0.4	S01° 46' 46.21"W	PVC Pipe
SAN-1	SAN MH-1	EX. SAN MH-1	117.39'	878.10	876.80	6"	6.6	-0.3	S02° 13' 27.62"W	PVC Pipe
SAN-2	WYE-1	SAN MH-1	24.10'	876.60	878.30	6"	6.0	6.4	S02° 09' 28.84"W	PVC Pipe
SAN-3	WYE-2	WYE-1	65.63'	879.30	878.60	6"	6.1	6.0	S87° 47' 13.05"E	PVC Pipe
SAN-4	WYE-3	WYE-2	265.14'	882.10	879.30	6"	3.6	6.1	S02° 14' 02.40"W	PVC Pipe
SAN-5	WYE-4	SAN MH-1	98.69'	880.10	879.00	4"	2.9	5.9	N87° 45' 57.60"W	PVC Pipe
SAN-6		WYE-4	22.73'	880.43	880.10	4"	3.5	2.9	S02° 14' 02.40"W	PVC Pipe
SAN-7	WYE-5		53.06'	881.75	880.60	4"	3.9	3.6	S02° 18' 28.85"W	PVC Pipe
SAN-8	E-1	WYE-5	5.67'	881.90	881.75	4"	3.8	3.9	S47° 18' 28.85"W	PVC Pipe
SAN-9		E-1	24.16'	882.45	881.90	4"	3.7	3.8	S02° 18' 28.85"W	PVC Pipe



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MANNIK & SMITH GROUP, INC. 144 EMERVILLE DRIVE SUITE #200 CRANBERRY TWP., PA 16066 TEL: 724-981-0155	PROJECT DATE: 09/02/25 PROJECT NO: 2500835 DRAWN BY: JJH CHECKED BY: JCB
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PRELIMINARY SITE COMPLIANCE PLAN FOR
**GREEN OAKS OF
GROVE CITY**
4745 BIG RUN S ROAD
GROVE CITY, OH 43123

C-500	UTILITY PLAN
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1. THE BUILDING SHALL BE EQUIPPED WITH INTERNAL SPRINKLER SYSTEM.
2. THE PROPOSED BUILDING IS AN ASSISTED LIVING FACILITY.
3. THE ZONING FOR THE PROPERTY IS PUD
4. THE PROPOSED BUILDING IS 3 STORIES
5. THE PROPOSED BUILDING IS 25,757 SF
6. THE BUILDING IS COMPOSED OF 120 UNITS
7. ALL DOMESTIC WATERLINE AND FIRE HYDRANT CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH GROVE CITY WATER DESIGN AND CONSTRUCTION STANDARDS.
8. FIRE SERVICE WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH OHIO FIRE CODE 2017 EDITION, ALL APPLICABLE NATIONAL FIRE PROTECTION STANDARDS (NFPA 24) AS REFERENCED IN THE OHIO FIRE CODE, AND GROVE CITY WATER MAIN STANDARDS.

PARAMETERS:		
A	CRAMP ANGLE (MAX)	42 DEG. 425 TIRES
B	FRONT OVERHANG 6" BUMPER	76"
C	FRONT OVERHANG 24" BUMPER	94"
D	WHEELBASE	247"

CALCULATED RESULTS:		
E	INSIDE TURNING RADIUS	21'-11"
F	CURB TO CURB	36'-9"
G	WALL TO WALL 6" BUMPER	40'-5"
H	WALL TO WALL 24" BUMPER	41'-8"
I	REAR OVERHANG SWING	35'-6"

A detailed line drawing of a fire truck from a side profile. The truck is oriented horizontally. Various components are labeled with bold, black, sans-serif capital letters and leader lines:

- A**: Points to the front bumper area.
- B**: Points to the front grille/radiator area.
- C**: Points to the front hood area.
- D**: Points to the main body of the truck, specifically the area above the engine compartment.
- E**: Points to the engine compartment, which is a large circular structure.
- F**: Points to the front fender area.
- G**: Points to the front wheel assembly.
- H**: Points to the front bumper.
- I**: Points to the rear of the truck, specifically the rear wheel assembly.

The text "FIRE TRUCK" is written in bold, black, sans-serif capital letters on the side of the truck's body.



PREPARED FOR:

EVERGREEN REAL ESTATE GROUP

556 WEST LAKE STREET, SUITE 400

PRELIMINARY SITE COMPLIANCE PLAN FOR
**GREEN OAKS OF
GROVE CITY**
4745 BIG RUN S ROAD

F	FIRE PROTECTION PLAN
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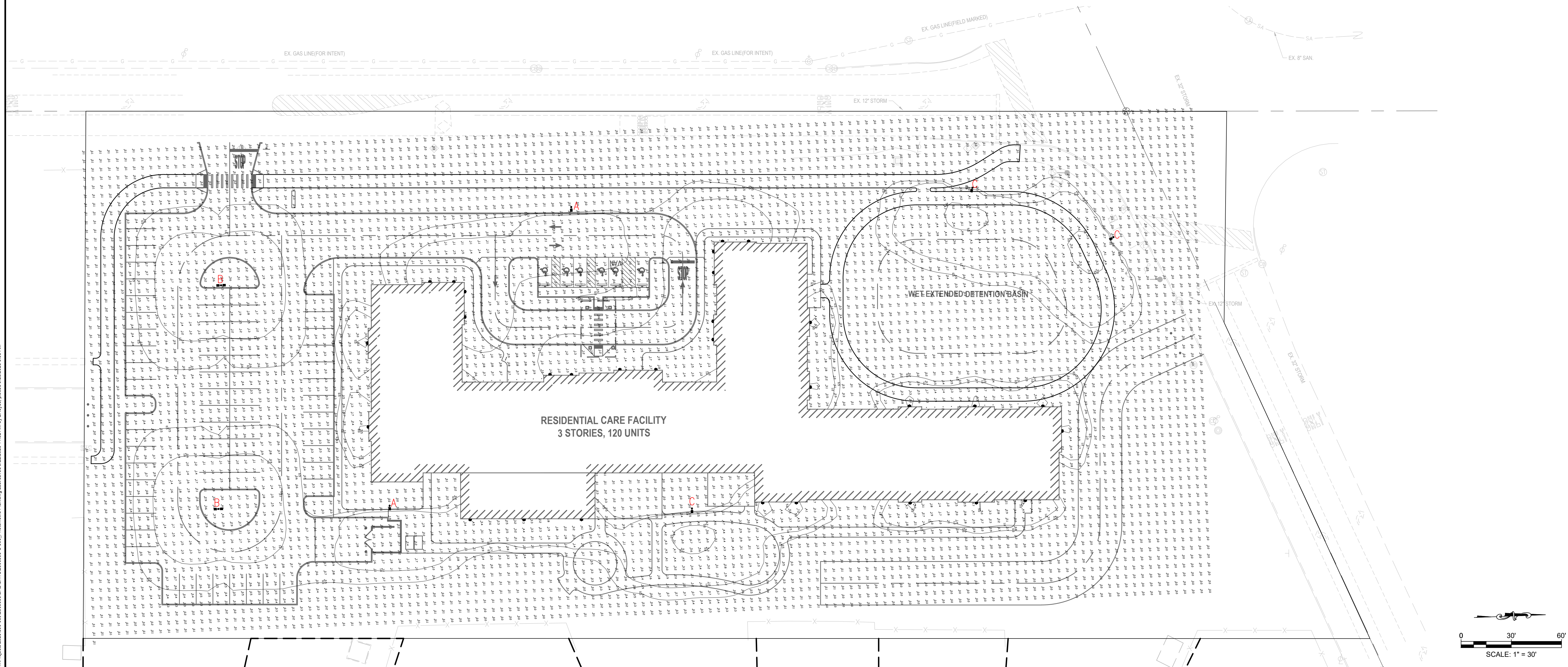
	C-501
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 WALL PACK BUILDING LIGHT
 POLE MOUNTED SITE LIGHT

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE
	30	LITHONIA	MRW LED P1 30K SR3 MVOLT	MRW LED WALL MOUNT WITH 30K COLOR TEMPERATURE AND SR3 OPTIC TYPE	2104	20
	2	LITHONIA	DSX1 LED P5 40K 70CRI BLC3 MVOLT	DSX1 LED, 4000K COLOR TEMPERATURE AND FORWARD THROW OPTICS	ABSOLUTE	142
	5	LITHONIA	DSX1 LED P5 40K 70CRI BLC3 MVOLT	DSX1 LED, 4000K COLOR TEMPERATURE AND FORWARD THROW OPTICS	ABSOLUTE	142

A: DSX LED P1 40K 70 CRI BL C3
B: DSX LED P1 40K 70 CRI T4M
C: DSX LED P5 30K 70 CRI BL C3

POLE FIXTURE SCHEDULE							
	QUANTITY	CATALOG NUMBER	HEIGHT (FT)	POLE SHAFT SIZE (INXF T)	WALL THICKNESS (N)	DRILL MOUNTING	EPA
LITHONIA LIGHTING SINGLE FIXTURE	5	SSS 20 4C	16' POLE ON A 2' CONCRETE BASE	4X25	0.1196	DM19AS	1.01
LITHONIA LIGHTING DOUBLE FIXTURE	2	SSS 20 4C	16' POLE ON A 2' CONCRETE BASE	4X25	0.1196	DM19AS	1.01



PR DECIDUOUS TREE

PR ORNAMENTAL TREE

PR EVERGREEN TREE

PR DECIDUOUS FLOWERING SHRUB

PR EVERGREEN SHRUB

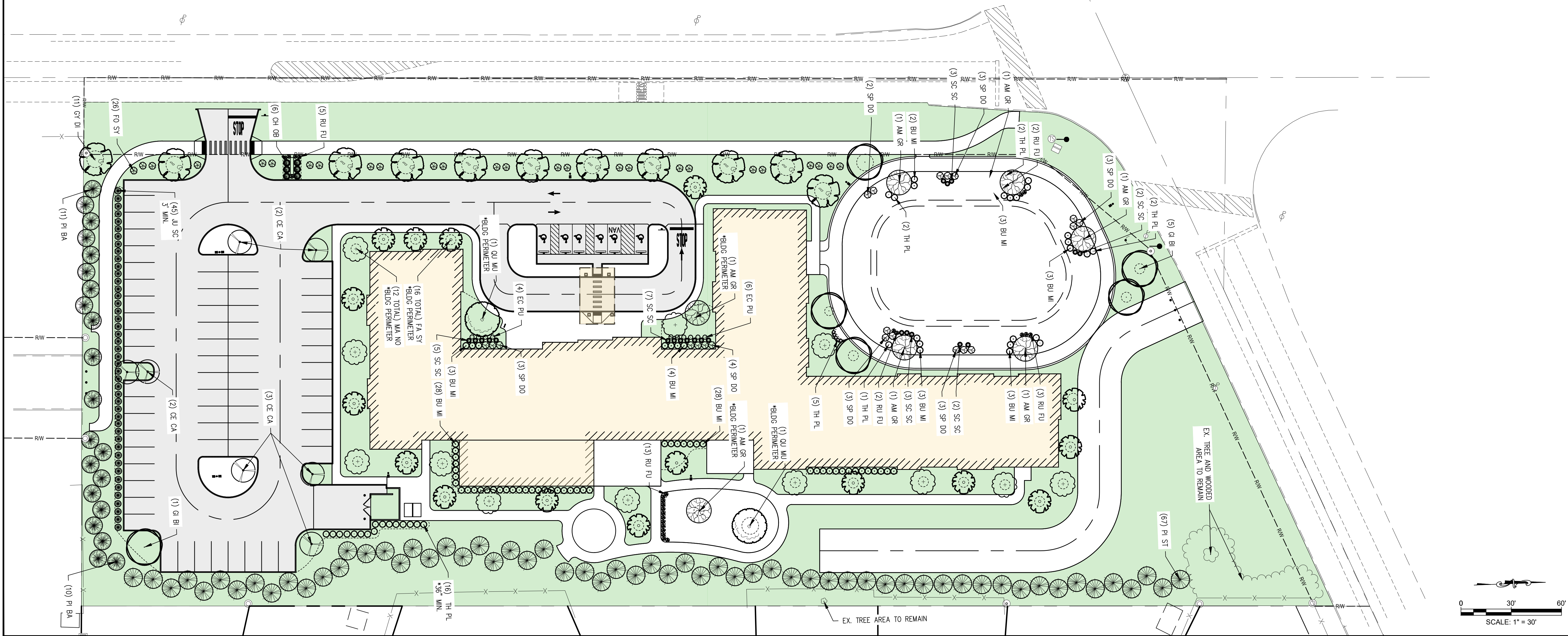
PR ORNAMENTAL GRASS

PR PERENNIAL

EXISTING TREE/WOODED AREA TO REMAIN

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
GY DI	11	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	KENTUCKY COFFEE TREE 'ESPRESSO'	2" CALIPER	B&B	DECIDUOUS TREE
GI BI	6	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO	2" CALIPER	B&B	DECIDUOUS TREE
FA SY	16	FAGUS SYLVASTICA 'DAWYCK PURPLE'	'DAWYCK PURPLE' EUROPEAN BEECH	2" CALIPER	B&B	DECIDUOUS TREE
QU MU	2	QUERCUS MOBLEHENGII	CHINQUAPIN OAK	2.5" CALIPER	B&B	DECIDUOUS TREE
PI ST	61	PINUS STROBUS	EASTERN WHITE PINE	6" MINIMUM	B&B	EVERGREEN TREE
PI BA	21	PINUS BANKSIANA	JACK PINE	6" MINIMUM	B&B	EVERGREEN TREE
AM GR	7	AMELANCHIER GRANDIFOLIA	MULTISTEM SERVICEBERRY 'AUTUMN BRILLIANCE'	2" CALIPER	CONTAINER	ORNAMENTAL TREE
CE CA	7	CERCIS CANADENSIS	EASTERN REDBUD'	2" CALIPER	CONTAINER	ORNAMENTAL TREE
MA NO	12	MAGNOLIA 'HOT FLASH'	'HOT FLASH' MAGNOLIA	2" CALIPER	CONTAINER	ORNAMENTAL TREE
JU SC	45	JUNIPERUS SCOPULORUM 'MOONGLOW'	ROCKY MOUNTAIN JUNIPER 'MOONGLOW'	2' MINIMUM	CONTAINER	EVERGREEN SHRUB
BU MI	70	BUXUS MICROPHYLLA VAR. JAPONICA	JAPANESE BOXWOOD 'GREEN BEAUTY'	2' MINIMUM	CONTAINER	EVERGREEN SHRUB
TH PL	30	THUJA PLICATA 'FLUFFY'	'FLUFFY' WESTERN ABROBORVITAE	2' MINIMUM	CONTAINER	EVERGREEN SHRUB
CH OB	6	CHAMAECYPARIS OBTUSE 'PYGMAEA'	'PYGMAEA' HINOKI CYPRUS	2' MINIMUM	CONTAINER	EVERGREEN SHRUB
FO SY	26	FORSYTHIA 'NORTHERN GOLD'	'NORTHERN GOLD' FORSYTHIA	2' MINIMUM	CONTAINER	DECIDUOUS SHRUB
SP DO	21	SPIREA DOUGLASII	WESTERN SPIREA	2' MINIMUM	CONTAINER	DECIDUOUS SHRUB
EC PU	10	ECHINACEA PURPUREA 'WARM SUMMER'	'WARM SUMMER' ECHINACEA	#2 CONTAINER	CONTAINER	FLOWERING PERENNIAL
RU FU	25	RUDEBECKIA FULGIDA VAR. SPECIOSA	SHOWY BLACK EYED SUSAN	#2 CONTAINER	CONTAINER	FLOWERING PERENNIAL
SC SC	22	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONTAINER	CONTAINER	ORNAMENTAL GRASS

REQUIRED:	PROVIDED:
1136.086 STANDARDS FOR OFF-STREET PARKING FACILITIES: (b) FOR PARKING LOTS EXCEEDING 7,000 SQUARE FEET OR 25 CARS, THE SETBACK FOR OFF-STREET CAR PARKING FACILITIES IS DETERMINED BY THREE DEVELOPMENT OPTIONS AS SHOWN ON EXHIBIT A-2 (FRONTAGE LANDSCAPING REQUIREMENTS FOR OFF-STREET SURFACE PARKING LOTS). OPTION A REQUIRES A 15'- 0" MINIMUM PARKING AND/OR DRIVE AISLE SET-BACK WITH A CONTINUOUS 3'- 0" HEIGHT EVERGREEN HEDGE (c) OPTION A FOR CARS REQUIRES A 20'- 0" MINIMUM PARKING AND/OR DRIVE AISLE SET-BACK WITH EITHER A CONTINUOUS 6'- 0" HEIGHT WALL OR SOLID FENCE OR A 90X OPAQUE 5'-0" HEIGHT EVERGREEN SCREEN, OR A COMBINATION THEREOF. DETERMINATION AS TO WHICH OPTION WOULD BE REQUIRED SHALL BE MADE BY THE URBAN FORESTER BASED ON PROPOSED DEVELOPMENT OF PARKING AREA IN RELATION TO LOCATION (I.E. CORNER LOTS), STREET VISIBILITY, ETC. IN ADDITION TO THE WALL OR FENCE, ONE 2" MINIMUM CALIPER SMALL CLASS TREE, TWO 6'-0" HEIGHT EVERGREEN TREES, AND TWO 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED PER EACH 40 LINEAL FEET OF PROPERTY LINE. IN ADDITION TO THE EVERGREEN SCREEN, FOUR 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED PER EACH 40 LINEAL FEET OF PROPERTY LINE.	EVERGREEN HEDGE SCREENING PROPOSED ALONG PARKING LOT FACING BIG RUN RD SOUTH SCREENING PROPOSED ALONG EASTERN AND SOUTHERN PROPERTY LINES
1136.08 SCREENING OF SERVICE STRUCTURES: SERVICE STRUCTURES, INCLUDING, BUT NOT LIMITED TO: PROPANE TANKS, TRASH DUMPSTERS, ELECTRICAL TRANSFORMERS, AIR CONDITIONERS/COOLING TOWERS, HEAT PUMPS, UTILITY VAULTS WHICH LIE ABOVE GRADE, AND OTHER EQUIPMENT OR ELEMENTS PROVIDING SERVICE TO A BUILDING OR SITE, ARE TO BE SCREENED IN ALL ZONING DISTRICTS. A CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE, SOLID FENCE, WALL, OR EARTHEN MOUND IS REQUIRED TO ENCLOSE ANY SERVICE STRUCTURE ON ALL EXPOSED SIDES. IF SUCH STRUCTURE IS FREQUENTLY MOVED (I.E.: TRASH DUMPSER) A GATE OR GATES SHALL BE PERMITTED ON ONE SIDE. SAID GATE(S) SHALL BE KEPT CLOSED TO PROVIDE FULL 4-SIDED SCREENING. SCREENING SHALL BE ONE FOOT (6'-0") HIGHER THAN SERVICE STRUCTURE BUT SHALL NOT BE REQUIRED TO EXCEED 8'-0" IN HEIGHT (6'-0" HEIGHT FOR WALLS AND FENCES). IF WALLS OR FENCES ARE USED, SUPPLEMENTAL LANDSCAPING WILL BE REQUIRED. PROVIDE 36" HEIGHT MINIMUM PLANTINGS AT 5'-0" MAXIMUM SPACING AROUND THE ENCLOSED PORTION OF THE PERIMETER SCREEN. CURBING AND/OR BOLLARDS ARE TO BE INSTALLED AROUND ANY TRASH DISPOSAL OR WASTE COLLECTION UNIT A MINIMUM OF 2'-0" WITHIN THE SCREENING MATERIAL TO PREVENT DAMAGE TO THE SCREENING WHEN THE CONTAINER IS MOVED OR REMOVED. ELECTRIC AND GAS SERVICE SHUT-OFF LOCATIONS SHALL BE LANDSCAPED ON THE SIDES ONLY TO PERMIT QUICK IDENTIFICATION AND ACCESS BY EMERGENCY PERSONNEL.	WALL AROUND TRASH ENCLOSURE PROVIDED, AND EVERGREEN SCREENING PROVIDED WHERE POSSIBLE.
1136.09 OTHER PLANTING REQUIREMENTS: (b) ANY UNDEVELOPED STREET OR EXISTING STREET WITH UNDEVELOPED FRONTAGE SHALL CONFORM TO THESE REQUIREMENTS AT THE TIME OF THE DEVELOPMENT; ONE 2" MIN. CALIPER MEDIUM CLASS TREE AND TWO 18" MIN. DECIDUOUS SHRUBS FOR EACH 40' OF PROPERTY LINE (c) RETENTION REQUIREMENTS. IT SHALL BE REQUIRED THAT ALL SUBDIVIDERS OR DEVELOPERS PLANT TREES ADJACENT TO RETENTION AREAS OF THEIR DEVELOPMENTS IN SUCH A MANNER, TYPE, QUANTITY, AND LOCATION AS RECOMMENDED BY THE SERVICE DIRECTOR, HIS DESIGNEE OR URBAN FORESTER AND RECOMMENDED BY THE PLANNING COMMISSION	13 TREES PROPOSED AND 26 SHRUBS PROPOSED ALONG HOLT RD DRIVE ISLE. 5 TREES PROPOSED AROUND PERIMETER OF RETENTION AREA WHERE SPACE PERMITS



No.	Date	Description
1	09/26/2025	REVISED SITE AND LANDSCAPING
MANNING & SMITH GROUP INC. SUITE #200 CRANBERRY TWP., PA 16066 TEL. 724-981-0155		
PROJECT DATE:	09/02/25	
PROJECT NO:	2500835	
DRAWN BY:	JJH	
CHECKED BY:	JCB	



**Mannik
Smith
GROUP**

TECHNICAL SKILL.
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

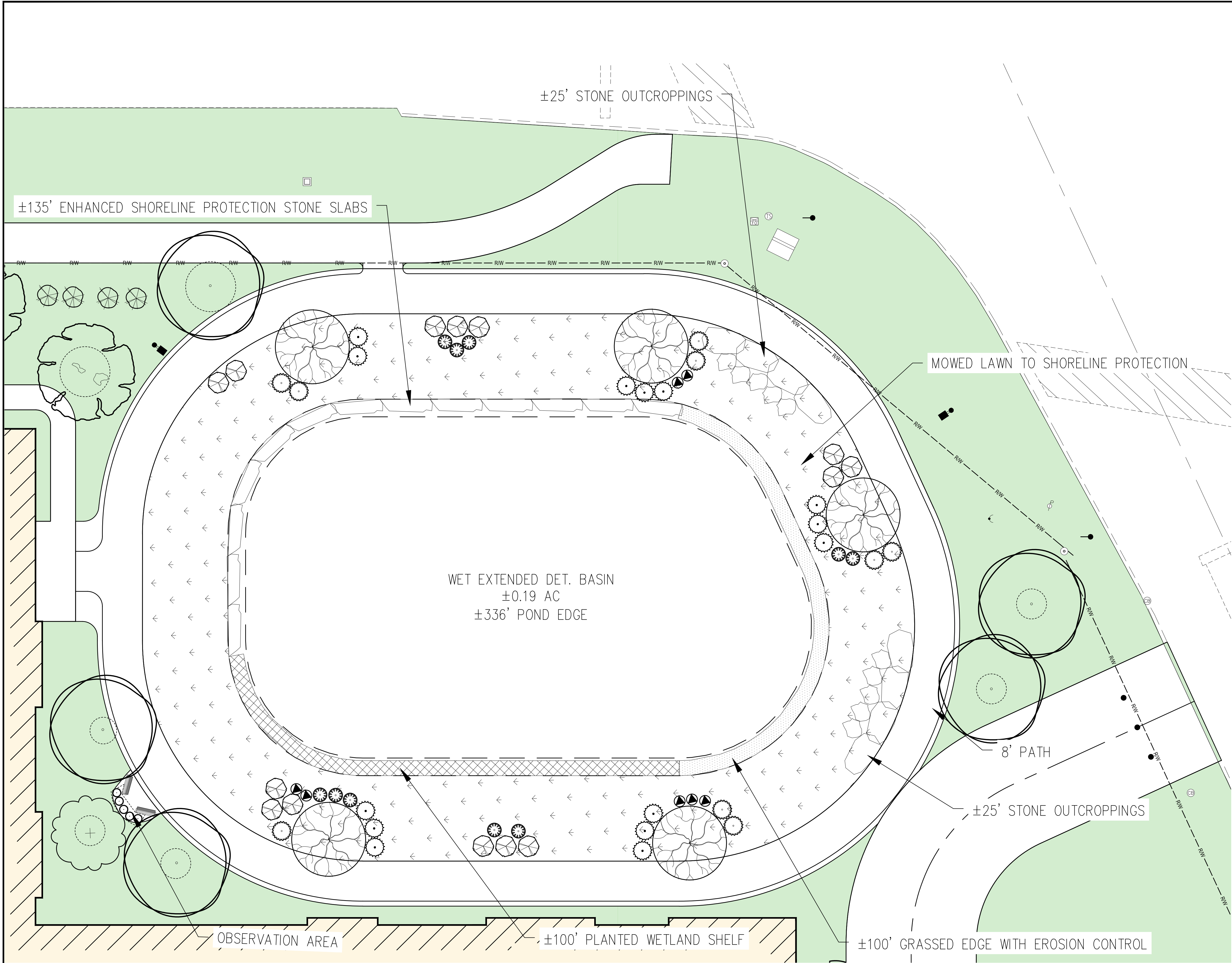
**EVERGREEN REAL
ESTATE GROUP**

556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

PRELIMINARY SITE COMPLIANCE PLAN FOR
GREEN OAKS OF
GROVE CITY
4745 BIG RUN S ROAD
GROVE CITY, OH 43123

L-100	LANDSCAPE PLAN
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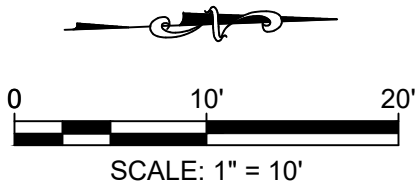


LEGEND

	MOWN LAWN
	GRASSED EDGE WITH EROSION CONTROL
	PLANTED WETLAND SHELF

BASIN DESIGN REQUIREMENTS

REQUIRED:	PROVIDED:
TYPE 1 BASIN DESIGN:	
1. 8' MIN. SHARED USE PATH	8' SHARED USE PATH PROVIDED
2. 40% OF BASIN EDGE TO BE ENHANCED SHORE PROTECTION ±336' OF BASIN EDGE, 40% OF 336 = ±135'	±135' OF STONE SLABS PROVIDED FOR ENHANCED SHORE PROTECTION
3. REMAINDER OF BASIN EDGE TO BE BASIC SHORELINE PROTECTION ±135' ENHANCED SHORE PROTECTION, REMAINDER = 201' OF BASIC SHORELINE PROTECTION	±100' OF PLANTED WETLAND SHELF ±100' OF GRASSED EDGE WITH EROSION CONTROL PROVISIONS SEE SHEET L102 FOR DETAILS
4. STONE SLAB OUTCROPPINGS ON SLOPES EQUAL TO A MINIMUM OF 15% OF BASIN EDGE BASIN EDGE ±336', 15% OF 336' = ±50'	±50' OF STONE SLAB OUTCROPPINGS PROVIDED, VISIBLE FROM ROW
5. 1 SHRUB PER 8 LINEAR FEET: ±336 LF = 42 SHRUBS (14 EACH OF 3 SPECIES) 1 PERENNIAL OR ORNAMENTAL GRASS PER 20 LINEAR FEET: ±336 LF = 17 (10 ORNAMENTAL GRASS, 7 FLOWERING PERENNIAL) 1 DECIDUOUS SHADE TREE PER 100 LINEAR FEET: ±336 LF = 4 SHADE TREES 1 ORNAMENTAL TREE PER 75 LINEAR FEET: ±336 LF = 5 ORNAMENTAL TREES	42 SHRUBS, 17 PERENNIAL/ORNAMENTAL GRASSES, 5 DECIDUOUS SHADE TREES, AND 5 ORNAMENTAL TREES PROVIDED
6. 0-3 ACRES OF WET BASIN SURFACE AREA = 1 OBSERVATION AREA ±0.19 AC OF WET BASIN SURFACE AREA = 1 OBSERVATION AREA	ONE OBSERVATION AREA PROVIDED ALONG OUTSIDE OF SHARED USE PATH, 2 BENCHES, 2 SHADE TREES AND 5 SHRUBS PROVIDED (*TREES AND SHRUBS ALSO USED TO MEET LANDSCAPE REQUIREMENTS FOR BASIN OVERALL)
7. MOWED LAWN TO SHORELINE PROTECTION FOR GROUND COVER	MOWED LAWN HATCH SHOWN TO SHORELINE PROTECTION AREA/NFE



PRELIMINARY SITE COMPLIANCE PLAN FOR

GREEN OAKS OF GROVE CITY

4745 BIG RUN S ROAD
GROVE CITY, OH 43123

EVERGREEN REAL ESTATE GROUP

556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

BASIN PLANTING PLAN

L-101

MANNIK & SMITH GROUP, INC.
144 EMERYVILLE DRIVE
SUITE #200
CRANBERRY TWP., PA 16066
TEL: 724-961-0155

NO. 1
DATE 09/26/2025
BY

DESCRIPTION
REVISED SITE AND LANDSCAPING

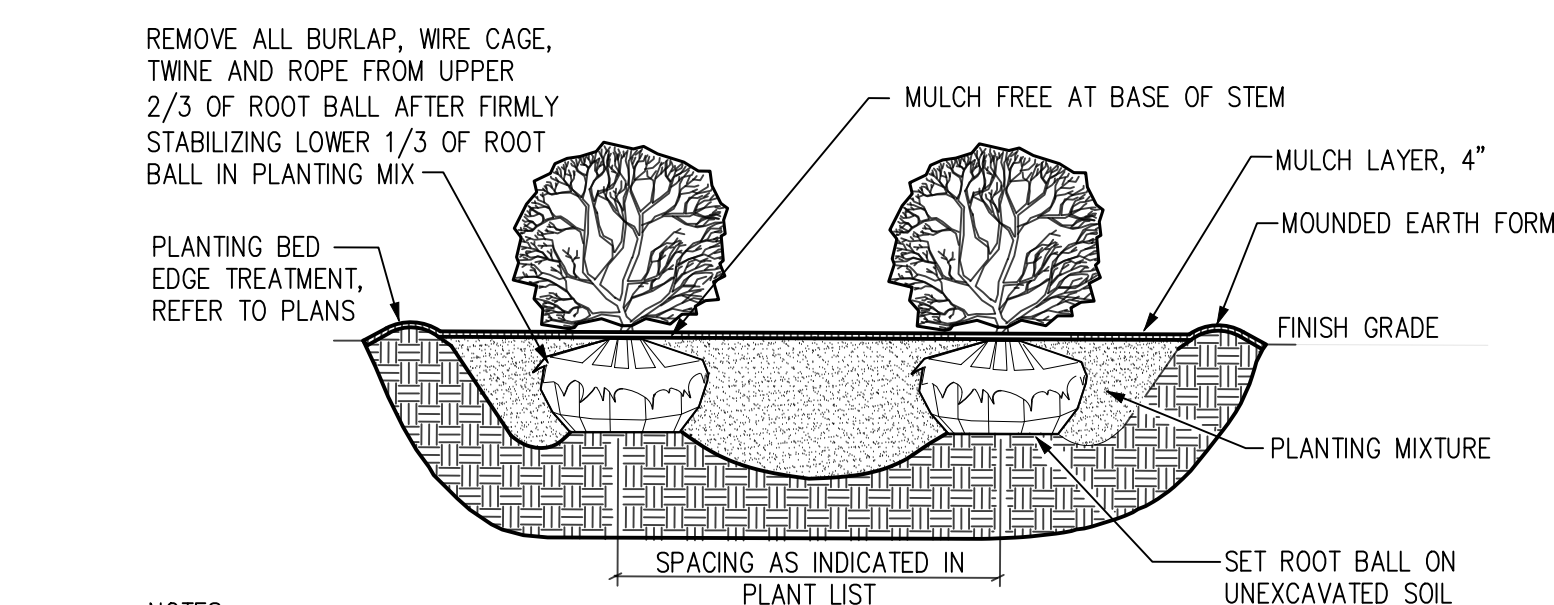
TECHNICAL SKILL:
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

PROJECT DATE: 09/02/25
PROJECT NO.: 2500835
DRAWN BY: JH
CHECKED BY:

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.
4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5. PLANTING BEDS, ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6. BACKFILL MIX, FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS, FOR ALTERNATE STONE MULCH BEDS MULCH WITH A LAYER OF 2-3" BROWN TONE/COLOR RIVER WASH GRAVEL. PLANTING AREAS WITH FLOWERING PERENNIALS SHALL USE FINELY SHREDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE, AGED A MIN. OF ONE YEAR. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUND COVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION IN RIGHT-OF-WAY AREAS SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
KENTUCKY 31 TALL FESCUE 40%
PERENNIAL RYE 30%
KENTUCKY BLUEGRASS 30%
12. NO-MOW SEED MIX:
ALL SEEDING INSTALLATION FOR AREAS OUTSIDE OF THE RIGHT-OF-WAY SHALL USE THE BEE LAWN MIX FROM OPN SEED. SEED AT 100 LBS/ACRE.
13. SEE AVERAGE LEED REQUIREMENTS FOR NATIVE OR ADAPTIVE SPECIES ON SHEET L102.
14. LANDSCAPE IRRIGATION SYSTEM: LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WHICH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES.
- A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD, OR TORO WILL ONLY BE ACCEPTED.
15. REFER TO CITY OF GROVE CITY STORMWATER DESIGN MANUAL EXHIBITS FOR DETAIL DRAWINGS OF BASIN REQUIREMENTS SUCH AS STONE SLAB OUTCROPPINGS, GRASSSED EDGE EROSION CONTROL, SHORELINE PROTECTION MEASURES.



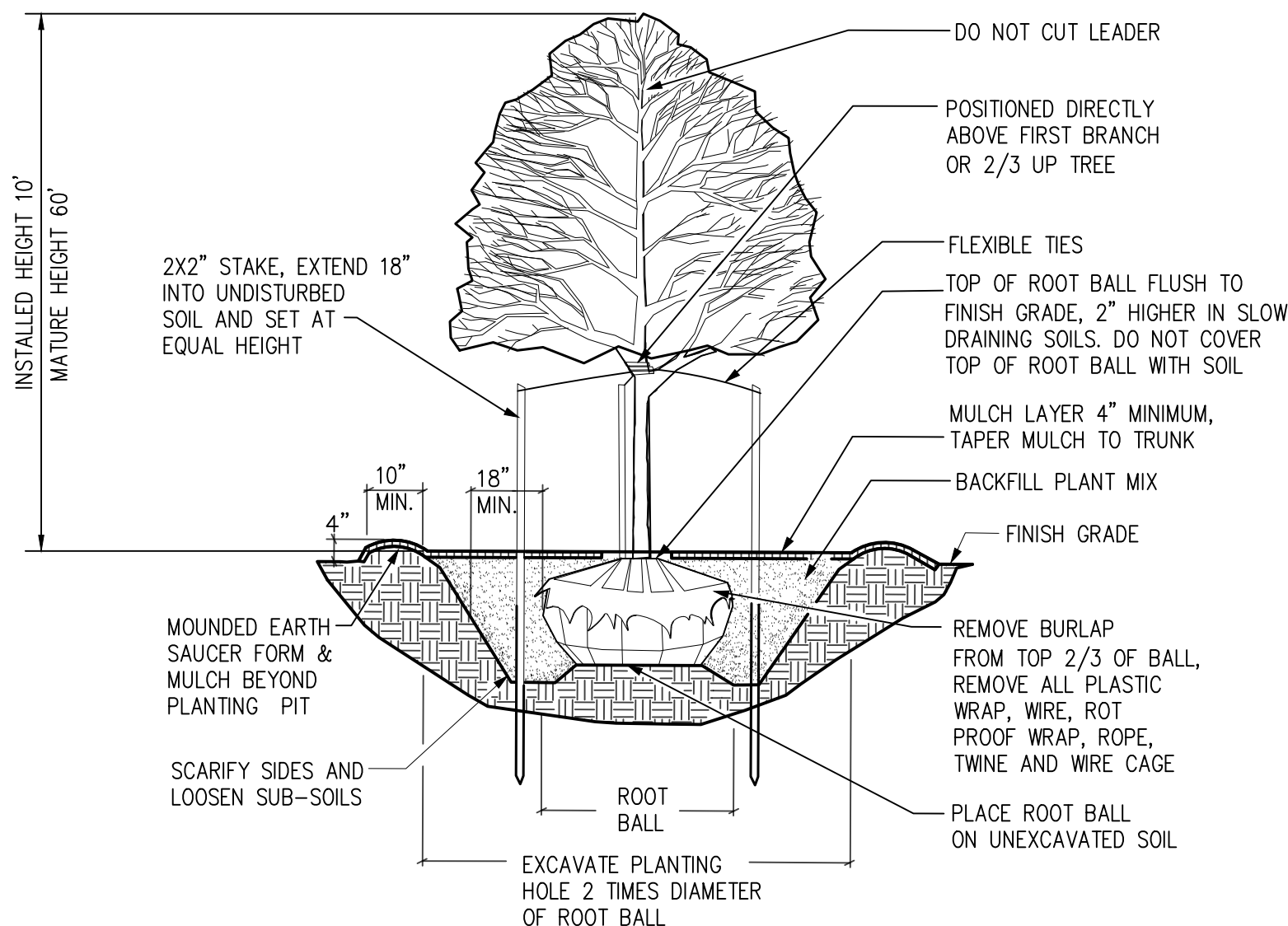
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

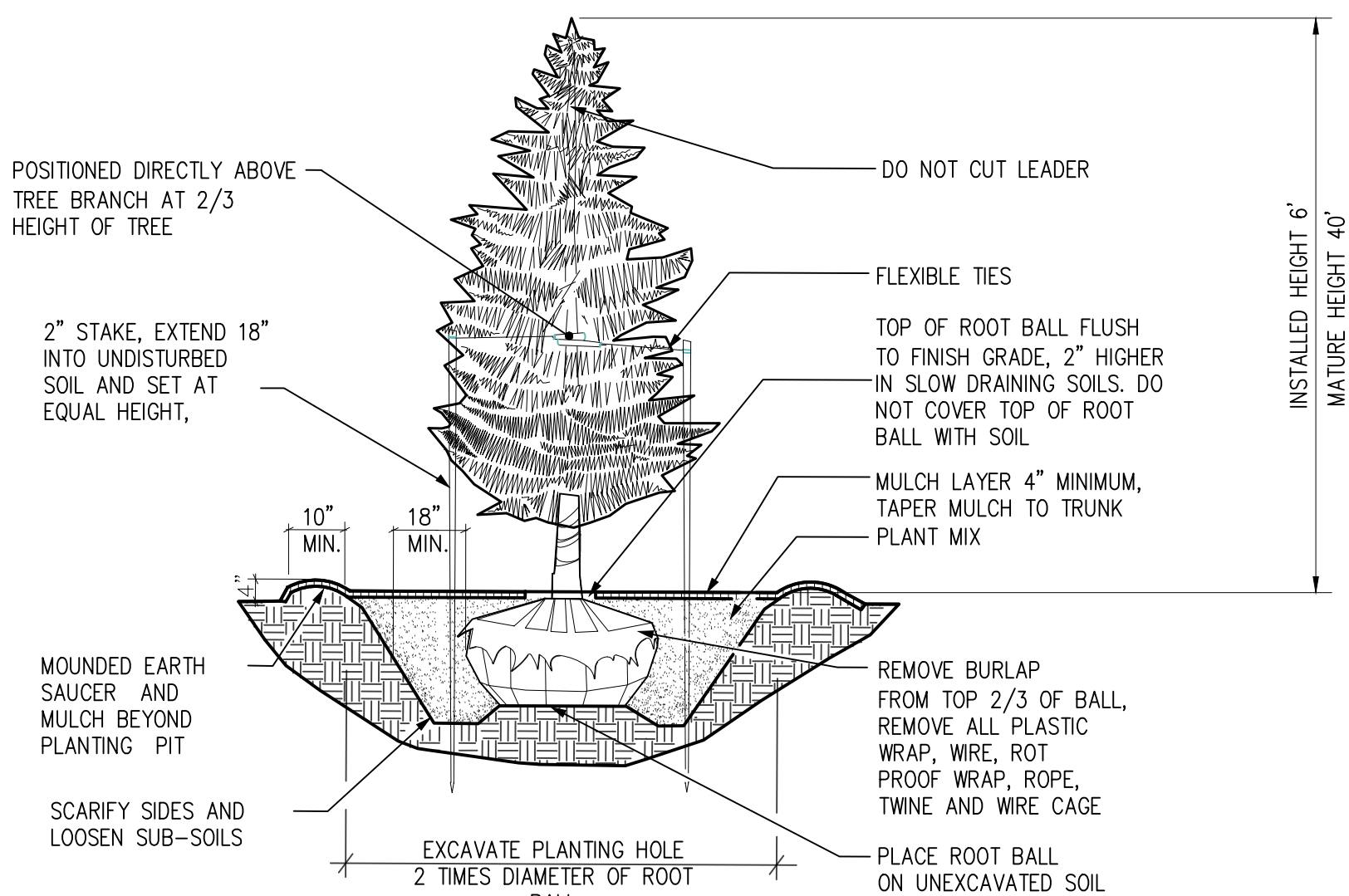
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE

PLANTED WETLAND SHELF

Wetland Seed Mixes



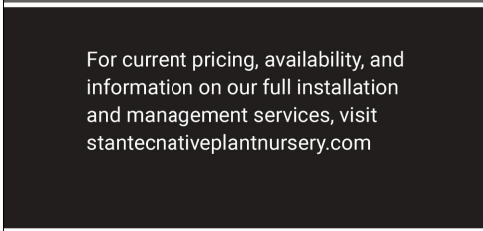
Juncus effusus, Common Rush



Peltandra virginica, Arrow Arum



Pontederia cordata, Pickerel Weed



EMERGENT WETLAND

This is a wetland seed mix for saturated soils and shallow water in relatively stable wetlands and ponds with good water quality. When established, plants will spread to water depths of up to 12 inches. This seed mix includes at least 8 of 12 native permanent grass and sedge species and 15 of 20 native forb or shrub species. Apply at a rate of 36.88 PLS pounds per acre.

Botanical Name	Common Name	PLS 102/Acre
Permanent Grasses/Sedges/Rushes		
Bulboschoenus fluvialis	River Bulrush	4.00
Carex cornosa	Brittle Sedge	2.50
Carex lasiocarpa	Common Lake Sedge	0.50
Carex lasiocarpa	Bottlebrush Sedge	2.00
Carex stricta	Common Tussock Sedge	1.00
Carex rostrata	River Fox Sedge	2.00
Eleocharis palustris	Great Spike Rush	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	3.00
Scheuchzeria palustris	Hard Stemmed Bulrush	1.50
Scheuchzeria palustris	Charismatic Rush	1.50
Scheuchzeria palustris	Great Bulrush	6.00
Total		26.00
Temporary Cover		
Avena sativa	Common Oat	\$12.00
Total		\$12.00
Forbs		
Acrois americanus	Sweet Flag	1.00
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Sweet Milkweed	1.00
Asplenium platyneuron	False Nettle	2.00
Centella asiatica	Bottlebrush	1.00
Decodon verticillatus	Swamp Loosestrife	0.50
Sparganium angustifolium	Spotted Joe-Pye Weed	0.50
Rubus spp.	Rose Mallow Species	4.00
Ris spp.	Blue Flag Species	8.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.25
Lycopus americanus	Common Water Horseweed	1.00
Mentzelia virginica	Milkweed Flower	1.00
Peltandra virginica	Arrow Arum	12.00
Pentstemon sedifolius	Slit Stems	0.50
Panicum spp.	Pinkweed Species	2.00
Potamogeton nodosus	Pickerel Weed	8.00
Sparganium angustifolium	Common Bur Reed	2.00
Verbena hastata	Blue Verana	6.00
Total		41.00

For current pricing, availability, and information on our full installation and management services, visit stancetnativelandnursery.com

14 STANTES NATIVE PLANT NURSERY

GRASSSED EDGE EROSION CONTROL

Specialty Seed Mixes



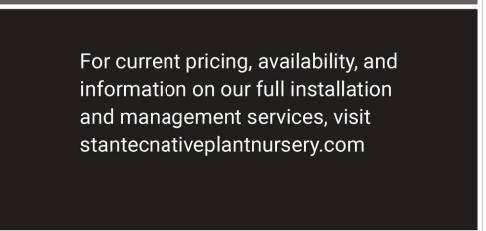
Well Field Seeding



Streambank Stabilization



Sorghastrum nutans, Indian Grass



SLOPE STABILIZATION

This grass and sedge mix is best suited for sites with slopes where erosion control is needed. Applications include embankments, dams, and levees. Use this mix in conjunction with erosion control materials for best results. This seed mix includes 7 of 8 native permanent grass and sedge species. Apply at 60.00 PLS pounds per acre.

Botanical Name	Common Name	PLS 102/Acre
Permanent Grasses		
Andropogon gerardii	Big Bluestem	48.00
Bouteloua curtipendula	Side-Oats Grass	16.00
Carex spp.	Prune Sedge Species	4.00
Elymus canadensis	Canada Wild Ry	32.00
Elymus virginicus	Virginia Wild Ry	24.00
Panicum virgatum	Switch Grass	12.00
Sorghastrum nutans	Little Bluestem	32.00
Total		208.00
Temporary Cover		
Avena sativa	Common Oat	648.00
Lolium multiflorum	Annual Ry	120.00
Total		776.00

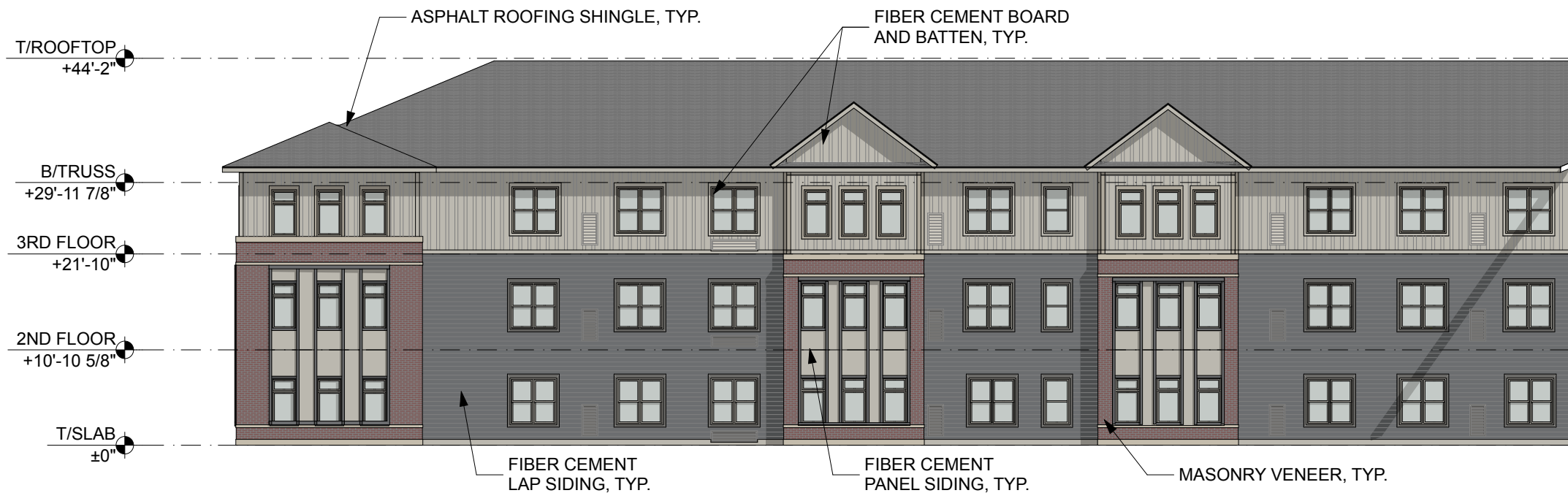
Add a pollinator enhancement

To add a pollinator enhancement to the Slope Stabilization seed mix, add our Native Wildflower seed mix (page 20) at a rate of .25 acre of Native Wildflower to 1 acre of the Slope Stabilization seed mix.

For current pricing, availability, and information on our full installation and management services, visit stancetnativelandnursery.com

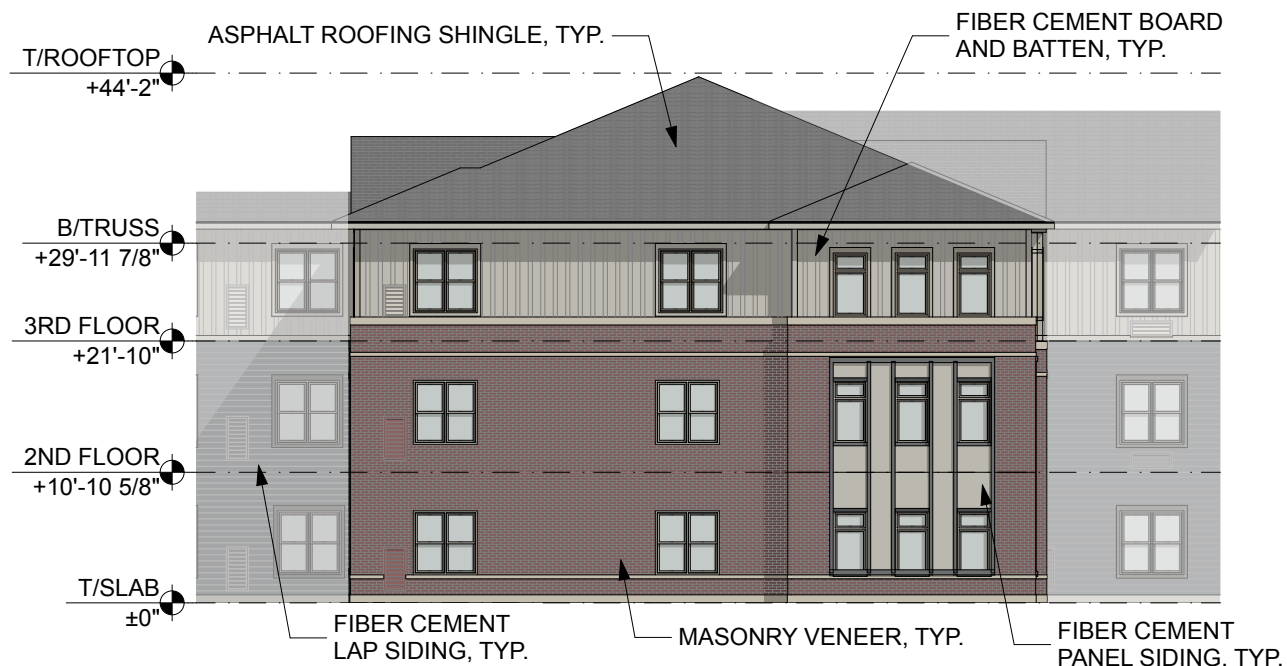
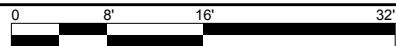
14 STANTES NATIVE PLANT NURSERY

DESCRIPTION									
REVISED SITE AND LANDSCAPING									
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.
1	05/25/2025								
MANNIK & SMITH GROUP, INC. 144 EMERYVILLE DRIVE SUITE #200 CRANBURY TWP., PA 16066 TEL: 724-981-0155									
PROJECT DATE: 09/02/25 PROJECT NO: 2500835 DRAWN BY: JH CHECKED BY:									
JOB									
TECHNICAL SKILL: CREATIVE SPIRIT.									
EVERGREEN REAL ESTATE GROUP 556 WEST LAKE STREET, SUITE 400 CHICAGO, IL 60661									
PREPARED FOR: PRELIMINARY SITE COMPLIANCE PLAN FOR									
GREEN OAKS OF GROVE CITY 4745 BIG RUN S ROAD GROVE CITY, OH 43123									
LANDSCAPE DETAILS									
L-102									



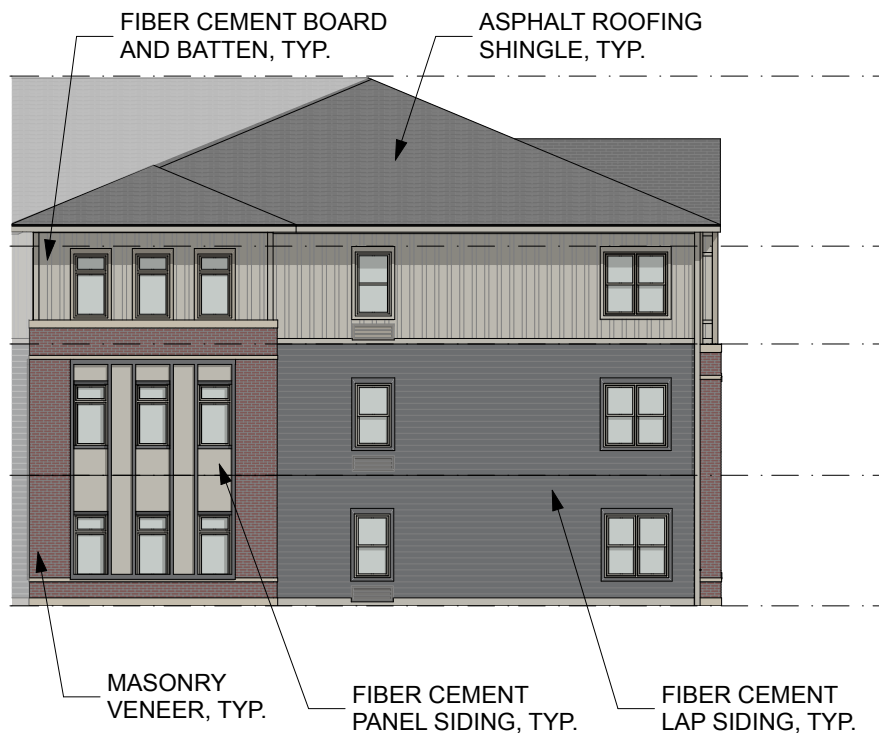
A NORTH WING - WEST ELEVATION
(FACING HOLT RD.)

SCALE: 1/16" = 1'-0"



B PARTIAL WEST ELEVATION
(FACING HOLT RD.)

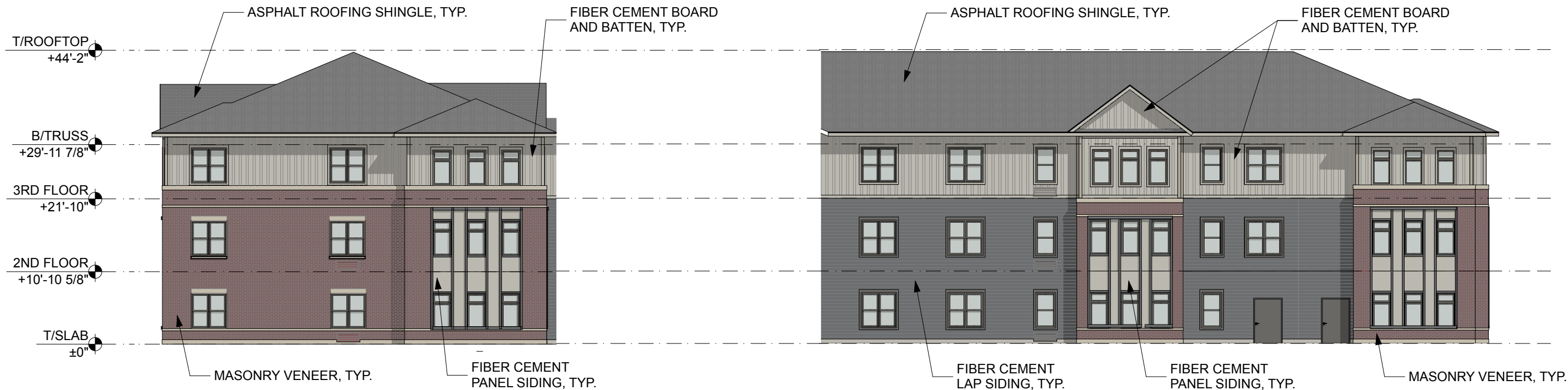
SCALE: 1/16" = 1'-0"



C PARTIAL WEST ELEVATION
(FACING HOLT RD.)

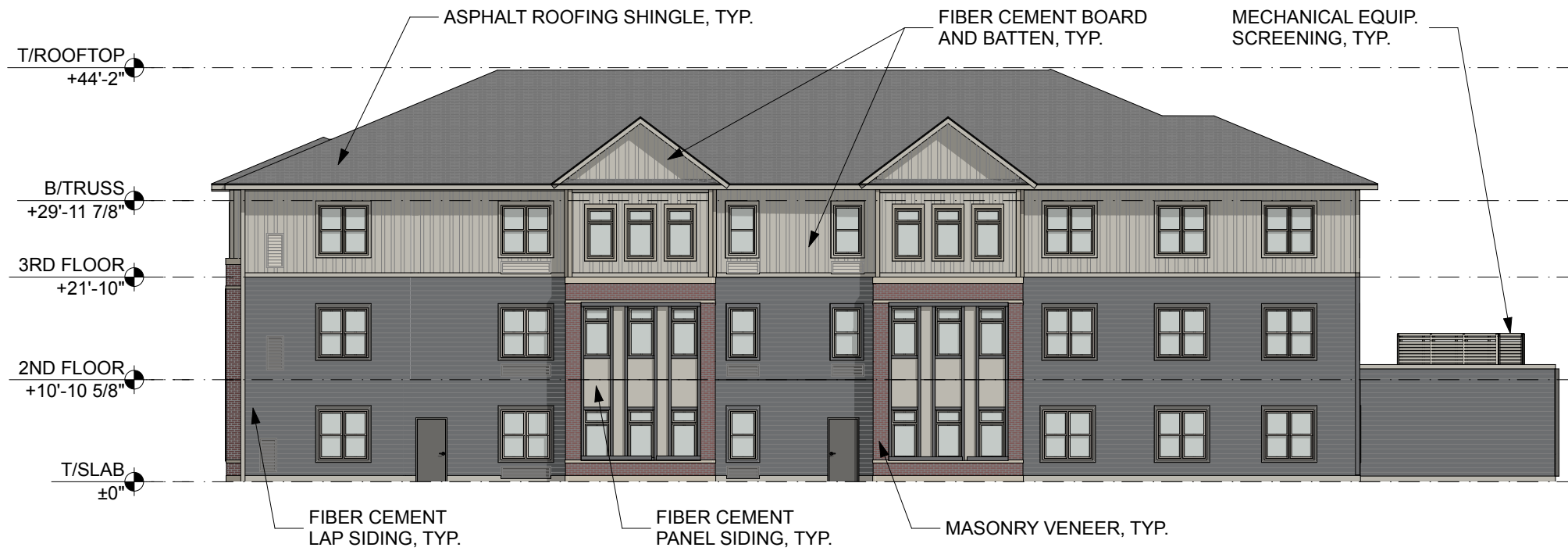
SCALE: 1/16" = 1'-0"

ELEVATION MATERIAL KEY	
	JAMES HARDIE - COBBLESTONE
	JAMES HARDIE - NIGHT GRAY
	JAMES HARDIE - KHAKI BROWN
	GLEN-GERY - KOKOMO



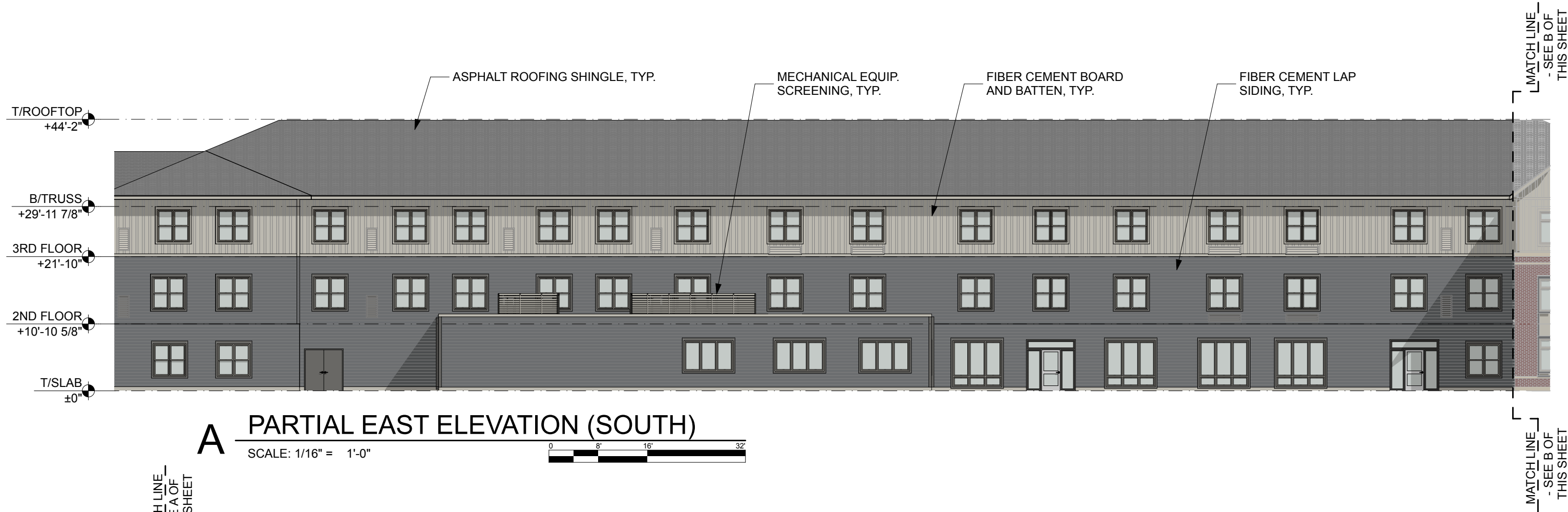
A PARTIAL NORTH ELEVATION
(FACING BIG RUN ROAD)
SCALE: 1/16" = 1'-0" 0 8' 16' 32'

B PARTIAL NORTH ELEVATION
(FACING BIG RUN ROAD)
SCALE: 1/16" = 1'-0" 0 8' 16' 32'



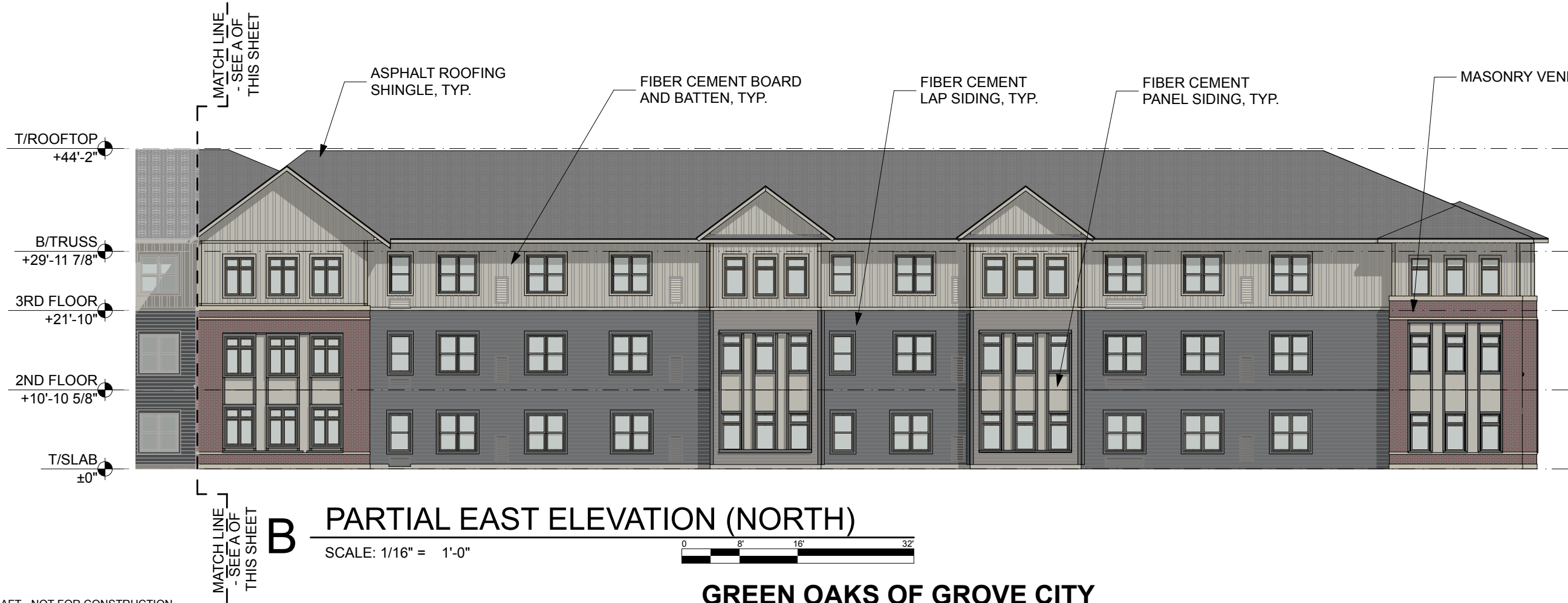
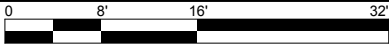
C SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 0 8' 16' 32'

ELEVATION MATERIAL KEY	
	JAMES HARDIE - COBBLESTONE
	JAMES HARDIE - NIGHT GRAY
	JAMES HARDIE - KHAKI BROWN
	GLEN-GERY - KOKOMO



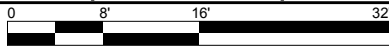
A PARTIAL EAST ELEVATION (SOUTH)

SCALE: 1/16" = 1'-0"



B PARTIAL EAST ELEVATION (NORTH)

SCALE: 1/16" = 1'-0"



ELEVATION MATERIAL KEY	
	JAMES HARDIE - COBBLESTONE
	JAMES HARDIE - NIGHT GRAY
	JAMES HARDIE - KHAKI BROWN
	GLEN-GERY - KOKOMO

September 25th, 2025

Kevin Disselhorst
EREG Housing Preservation, LLC
565 W Lake Street
Chicago, IL 60661

RE: Preliminary Development Plan for Green Oaks of Grove City

Dear Mr. Disselhorst,

Please find below a disposition of Green Oaks of Grove City Review comments received on September 19, 2025 with responses in **Red**.

1. Given the reconfiguration of the site to shift the parking lot to the south, widening the drive aisles adjacent to the structure and the addition of the emergency access drive off Big Run South Road, staff do not believe the emergency access is necessary off Lake Lanier Drive. This will allow for additional landscape screening to be installed along this property line, as further noted in comment #4. However, a connection between the existing sidewalk and Holt Road should still be maintained.
The Lake Lanier Drive Emergency Access drive has been eliminated. Landscape screening extends to existing vegetation to be preserved which will provide additional screening and the Holt Road sidewalk connectivity has been preserved.
2. Trees used to meet planting requirements cannot be located within the right-of-way. Plans show proposed trees within the right-of-way along Holt Road and Big Run South Road.
All proposed trees have been moved out of right-of-way along Holt and Big Run South Roads.
3. Plans currently do not include landscaping along the east property line adjacent to the emergency access drive. The double-staggered row of evergreen trees along the east property line should extend the entirety of the property line to provide better screening for the residential properties to the east, as shown.
Double staggered row of evergreen trees has been amended to the plan that extends northward until it reaches existing wooded area/vegetation that is to remain and be preserved. Existing vegetation to remain is now indicated on landscape plan.
4. Materials indicate that a row of evergreen screening trees have been added to the southern property line, but these trees are not shown on the landscape plans. Noting that the parking lot is now adjacent to the single-family residences to the south,

appropriate screening along this property is necessary. Staff do not believe the typical parking lot screening alone is sufficient and believe the double-staggered row of evergreen trees should be planted along this property line. This will also require moving the sidewalk closer to the parking lot to provide space for screening plantings.
Sidewalk alignment has been shifted to accommodate double-staggered row of evergreen trees along Southern property line for additional screening.

5. Supplemental landscaping is required around the perimeter of the dumpster enclosure, in the form of 36" height minimum plantings at a maximum spacing of 5'0". Materials indicate that plantings were included around one side of the enclosure, with the other sides being surrounded by pavement. However, this requirement must be met, and staff do not believe that this is appropriate to meet the intent of this code requirement.
Additional landscaping has been proposed to screen dumpster enclosure. Enclosure already provides walls around the dumpster; landscape screening has been provided along one side of dumpster. Additionally a Note added to landscape plan indicating dumpster enclosure walls.
6. If existing trees and vegetation are intended to be preserved, these areas should be shown on the landscape plan.
Existing wooded area/vegetation to remain are now indicated on the landscape plan.
7. The proposed monument sign is currently shown in the right-of-way, which is not permitted. The sign must be located at least 10' from the property line
Proposed monument sign has been moved out of right-of-way.

We believe the above responses sufficiently address the City's September 19th Preliminary Site Plan review comments.

Respectfully,



Barry Davidson
Civil Engineer & Applicant

September 2, 2025

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

RE: Green Oaks of Grove City – Project Narrative

To Whom it May Concern,

Green Oaks of Grove City is a proposed 120-unit, three-story assisted living community located at 4745 Big Run South Road (Parcel #040-017500). The project will offer essential support with activities of daily living for seniors across a range of income levels, including those who qualify for Medicaid benefits. Thoughtfully designed with a focus on high-quality architecture, lasting functionality, and strong curb appeal, Green Oaks will be a valuable and well-integrated addition to the neighborhood.

Evergreen Real Estate Group is leading the development in partnership with WJW Architects, Mannik Smith Group, and The Douglas Company—each bringing extensive experience in the design, construction, and delivery of assisted living communities. Evergreen will also collaborate with Gardant Management Solutions, a highly regarded operator with a proven track record managing assisted living facilities in Ohio and across the country.

Green Oaks will serve as a community asset, creating opportunities for neighborhood engagement, especially with the nearby church and schools. As Grove City and the broader region experience a growing senior population, this project will help address the increasing need for high-quality, supportive housing that allows seniors to maintain independence while receiving appropriate care.

The proposed site is located at the corner of Big Run South Road and Holt Road, within a transitional corridor that includes multifamily, institutional, church, and quasi-public uses on surrounding parcels. The site is well-situated between existing residential neighborhoods and higher-intensity uses. The development plan includes 63 on-site parking spaces, six of which will be accessible. Site amenities will feature a covered main entry drop-off, outdoor porches, walking paths, a private rear patio, a gazebo recreation area, and all new landscaping.

The primary vehicle entrance will be located on Holt Road, with the building's main entrance also facing Holt. The design intentionally maintains a respectful buffer between the building and the existing single-family residences to the east and south, with ample green space and additional landscape screening provided along those boundaries. Stormwater management will be improved with the addition of a new stormwater detention system.

As an assisted living facility, Green Oaks is expected to generate minimal traffic. Peak trip generation is projected at 48 vehicles during the morning peak hour and 56 during the evening peak. Peak parking demand is estimated at 65 vehicles, with considerably lower activity during off-peak hours.

The building will include approximately 68 studio and 52 one-bedroom assisted living units. Each unit will offer a kitchenette with a sink, refrigerator, and microwave, with the flexibility to be upgraded to a full kitchen if needed. Units will also include a full private bathroom with a shower and grab bars, living and/or bedroom space, individual heating and air conditioning, and an emergency alert system.

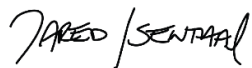
Green Oaks of Grove City will provide a wide range of amenities to promote comfort and engagement, including a large dining room with a commercial kitchen providing three daily meals and snacks, as well as a fitness room, beauty salon, game room, activity rooms, resident computer stations, a library, art spaces, and multiple community rooms and lounges. Certified staff will be on-site 24 hours a day, and the facility will offer transportation to local stores and services for residents.

The building exterior will feature durable, attractive materials such as brick, cast stone, and fiber cement siding and panels. Green Oaks is being designed to incorporate sustainable elements and will pursue LEED certification.

As part of this Preliminary Development Plan submission, we have also included a fifth page titled "Fire Department Access." This page illustrates all fire hydrant locations on the site, shows the distance from each hydrant to the farthest building corner, and includes the distance from the Fire Department Connection (FDC) to the nearest hydrant. Fire truck turning paths and access routes are clearly illustrated, with all routes carefully planned to avoid the main entry canopy.

Thank you for your time and thoughtful consideration of this proposal. We greatly appreciate the opportunity to present Green Oaks of Grove City and look forward to working closely with all stakeholders throughout the review and development process. We are committed to making this a successful, community-focused project and welcome the chance to collaborate further.

Respectfully,

A handwritten signature in black ink, appearing to read "JARED / ISENTHAL".

Jared Isenthal

Vice President of Development

Evergreen Real Estate Group



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

7/17/25

Kevin Disselhorst
EREG Housing Preservation, LLC
565 W Lake Street
Chicago, IL 60661

Via email: kdisselhorst@evergreenreg.com

Dear Mr. Disselhorst,

Staff have reviewed your Preliminary Development Plan application for Green Oaks of Grove City. The control number for this application is #202507020022 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 additional information and/or corrections:

General

1. The project materials state that 48 AM Peak trips and 56 PM Peak trips are anticipated. Please clarify how these numbers were generated. Are they based on similar facilities developed by Evergreen Real Estate Group, or are they based on the Institute of Traffic Engineers (ITE) trip generation manual?

RESPONSE: Peak trips were developed using the ITE trip generation manual, data sheets can be provided if needed.

Site Access

2. The site access point should be shifted to align with the northernmost curb cut of the Church across Holt Road. This would allow for the existing northbound left hand turn lane on Holt Road to be restriped to accommodate a southbound left hand turn lane from Holt Road into the site. Moving the site entrance further south could also help address some of the emergency access concerns outlined in later comments.

RESPONSE: The site access has been shifted to align with the northernmost curb cut of the Church drive access.

Site Plan

3. Show all proposed setbacks on the site plan. Please be advised that while setbacks will be established within the zoning text, staff are not supportive of parking and drive aisle setbacks currently shown:
 - The 3.8-foot parking setback shown at the northeast corner of the site should be increased to a minimum of 15 feet to allow for safer separation from the intersection and appropriate landscaping and would meet standard parking lot setbacks for lots exceeding 25 spaces.
 - The drive aisle setback along the eastern property line should be increased to a minimum of 20 feet to allow for appropriate screening to be installed between the drive aisle and single-family residential properties.

RESPONSE: All proposed setbacks have been shown on the site plan.

4. Please be advised that fire apparatus access needs to extend to within 150 feet of all portions of the exterior of the building. This requirement can be met by reconfiguring the site as follows:
 - An emergency access point should be added off Lake Lanier Drive to allow for fire apparatus to access the rear of the building. This emergency access point should include knockdown bollards to limit the use to emergency vehicles only.
 - Shifting the site access point to the south as noted in previous comments will allow for additional access along the south side of the building.

RESPONSE: Fire apparatus access has been updated to extend within 150 feet of all portions of the exterior of the building. Site access has been added off Lake Lanier Drive.

5. The entry drive aisle and parking drive aisle closest to the building should be widened to 26-feet to allow for emergency access.

RESPONSE: The drives have been widened to 26 feet around the site.

6. Include a detail for the screening proposed along the east property line, showing specific plantings and spacing proposed between plantings as well as any mounding or fencing. At minimum, screening should be achieved through a staggered double-row of 6-foot-height evergreen trees.

RESPONSE: Screening has been provided along the east property line.

7. Noting that the multi-use trail on the east side of Holt Road north of Big Run South Road and the City's work to make this a connection to the regional trail system to the north, an 8-foot-wide multi-use path should be installed along the property's Holt Road frontage. Staff also recommends that this path be connected to the emergency access from Lake Lanier Drive recommended in Comments #3 and 5 to create a safe trail connection for area residents.

RESPONSE: The 8' multi-use trail has been added around the site.

Building Architecture

8. Noting that the residential properties to the east are two stories and the apartments to the northwest of the site are three stories, Staff believe that three stories is a more appropriate height for the proposed building.

RESPONSE: The proposed design is three stories.

9. Architectural standards and requirements will be formalized in the zoning text. However, please provide a breakdown of materials by percentage for all elevations.

RESPONSE: West Façade (Facing Holt Rd. – Includes all Main Entry Courtyard Elevations):

- a. **Masonry Veneer: 20%**
- b. **Fiber Cement Siding: 80%**

North Façade (Elevations Facing Big Run Rd.):

- c. **Masonry Veneer: 25%**
- d. **Fiber Cement Siding: 75%**

East Façade (Rear Façade):

- e. **Masonry Veneer: 3%**
- f. **Fiber Cement Siding: 97%**

South Façade:

- g. **Masonry Veneer: 5%**
- h. **Fiber Cement Siding: 95%**

- **Masonry noted above includes brick veneer w/ cast stone sills, headers, and belt courses: Glen Gary, Kokomo modular brick.**
- **Fiber Cement Siding noted above to be a variety of rich textures and earth tone material colors which include the following from James Hardie: Khaki Brown Lap Siding – Smooth Finish, Night Gray Lap Siding – Smooth Finish, Cobblestone Board and Batten.**

10. Although not shown on the provided elevations, clarify if each unit is proposed to have through wall HVAC units. Please be advised that with recent projects, concerns have been raised over the aesthetics and appearance of through wall units.

RESPONSE: Each residential unit and several common area locations will use through wall HVAC systems (VTAC or PTAC units). Grilles will be visible from the exterior; however, several measures have been taken to improve the aesthetics of the through wall grilles.

- **Grilles will be color matched to the adjacent exterior material.**
- **Grilles have been located in locations along the façade to reduce visual impact where possible. Grilles are typically located on the most recessed wall plane of the façade, this allows for the bays to exhibit their architectural features without being interrupted by large grilles. Other small mechanical exhausts that are located in bays are color matched to the adjacent material to reduce visual impact.**
- **The grilles are shown on the 09.03.25 Color Elevations.**

11. Provide the clearance under the proposed canopy at the building entry.

RESPONSE: Clearance for traffic under the porte cochere is 13'-6".

12. Elevations for the dumpster enclosure will need to be provided. The enclosure should utilize the same materials as the building and shall not exceed 8 '0" in height.

RESPONSE: 6'-0" (H) masonry trash enclosure will be provided. Masonry to match the masonry used on the building. See attached trash enclosure detail for additional information.

Landscaping

13. To be consistent with the planting requirements of other similar facilities within the City, the following planting requirements should be met:

- **There shall be a tree planted for every 40 lineal feet of building perimeter or fraction thereof. Trees may be either small, medium, or large class species. Trees are to be arranged around all sides of the building within 64 square feet minimum of lawn or landscaped areas. RESPONSE: 32 Trees added around building perimeter.**
- **A minimum of 40 square feet of landscaped area shall be required for each 50 lineal feet of building perimeter or fraction thereof. These landscaped areas are to be constructed adjacent to the building and are to contain shrubs, ground cover, or other ornamental plantings. The average initial height of these plantings is to be 24" minimum at 5'-0" maximum spacing.**

RESPONSE: 1080 feet of landscaped area required around building perimeter, more than 1242 square feet provided.

Free standing signs and flagpoles are to be set in landscaped areas. These landscaped areas are to be a minimum two feet (2') larger than the foundation of the free-standing signs or flagpoles on all sides and are to be landscaped on all sides with permanent shrubs, groundcover

or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings is to be 24" minimum.

RESPONSE: Landscape area around monument sign enlarged to meet requirement and evergreen shrubs added to meet permanent plant requirement. Sign cannot be landscaped on all sides due to sidewalk at one side.

- Irrigation is required on 75% - 100% of the entire property with emphasis on areas along primary and secondary roadways and 100% of all landscape areas adjacent to the structure.

RESPONSE: Irrigation note added to sheet L102.

14. Plantings along the drive aisle running parallel to Holt Road should comply with the requirements outlined in Chapter 1136.09(b), which require one 2" minimum caliper or medium class tree and two 18" deciduous shrubs for each 40 feet of property line.

RESPONSE: Deciduous shrubs added to drive isle along Holt Rd.

15. Plans currently show the landscaping along the east property line changing where adjacent to the drive aisle. The double staggered row of evergreen trees along the east property line should extend the entirety of the property line, to provide better screening for the residential properties to the east.

RESPONSE: Landscape screening along eastern property line extended.

16. The double staggered row of evergreen trees along the east property line should also be planted along the south property line to provide screening for the residential properties to the south.

RESPONSE: Row of evergreen screening trees added to southern property line, double staggered trees not possible where sidewalk is present.

17. Code requires that all parking lot islands need to contain one 2" caliper tree, and that all rows of parking end with a 2" caliper tree.

RESPONSE: 2" caliper ornamental trees added to parking islands and where rows of parking terminate.

18. Supplemental landscaping is needed around the perimeter of the dumpster enclosure, in the form of 36" height minimum plantings at a maximum spacing of 5' 0".

RESPONSE: Additional evergreen shrub screening provided on one side of dumpster, all other sides of dumpster are pavement and cannot be planted.

19. Plantings used to meet the parking lot screening requirement will need to be a continuous 3' 0" evergreen hedge that spans the entire parking area frontage. As shown, this screening does not meet this requirement.

RESPONSE: Parking lot frontage plantings changed to be a continuous evergreen hedge.

20. The trees along Holt Road labeled as "street trees" will be the responsibility of the developer to maintain. Typically, street trees are installed by the City between the curb and the sidewalk, and these trees are not considered street trees.

RESPONSE: "Street Tree" label removed from the trees proposed along Holt Rd. Trees in this area were requested by client.

21. Please be advised that the following will need to be included in the Final Development Plan submission:

- a. Species, quantities and sizes for all proposed plant material.
- b. Planting details including around the proposed monument sign.
- c. Tree inventory for any existing trees 6" dbh or larger that are on the property, including genus, species, condition and whether tree will be removed or preserved.
- d. Tree planting typical detail
- e. A tree preservation plan showing how the trees to remain will be protected during construction.
- f. Landscape notes stating that all service structures will be screened per section 1136.08 of code.
- g. Sod will need to be installed along Big Run South Road and Holt Road in areas disturbed during construction.

RESPONSE: a. Landscape plant list provided with species, quantity and sizing information.
b. Planting details around proposed monument sign provided.
c. Acknowledged.
d. Tree planting typical detail provided on sheet L102
e. Acknowledged.
f. Note added to code requirement table for section 1136.08.

- 22. Please be advised that the entry feature section cited on the plan sheets (1136.09) is for entrance into subdivisions and multi-family developments from public roadways and is not applicable for this development.

RESPONSE: Entry feature note removed from code requirement table.

Open Space

- 23. Please be advised that 5.3 acres of open space are required per code, based on the number of units proposed. Given the intended use of the building, a deviation from this requirement could be supported in the zoning text if it is demonstrated that the development includes appropriate amenities and recreational activities for residents to offset this requirement.

Response: Acknowledged.

Stormwater

- 24. Please be advised that per the City's Stormwater Design Manual, dry basins are a conditional best management practice for stormwater management. Additionally, per the Stormwater Design Manual, dry basins must not be visible from a collector roadway, which includes Holt Road. Please clarify why a dry basin is proposed rather than a wet basin.

RESPONSE: The stormwater facility has been revised to be a wet detention basin.

- 25. Preliminary stormwater calculations will need to be submitted for review as part of the Final Development Plan.

RESPONSE: Acknowledged.

Utilities

- 26. Show and label all existing utilities (water, storm, sanitary) and include the existing plan reference. This information can be found on the City's online web GIS page.

RESPONSE: Existing utilities are shown on the plans.

27. Show the domestic waterline location.

RESPONSE: The domestic waterline splits off inside the building.

Signage

1. The proposed monument sign must be located a minimum of 10' from the property line, and the base should be similar material to the masonry used on the exterior of the building.

RESPONSE: Monument signage to use same masonry as the primary building on the site and is located a minimum of 10 feet from the property line.

2. Clarify if any signage is proposed on the building.

RESPONSE: Monument sign is shown on the 09.03.25 Color Elevations as well as on the Civil Drawings. Address signage will be included at the main entry of the building. Signage will be small, yet visible.

3. Signage will require permits through the building division for all signage including the monument sign and any proposed building signage.

RESPONSE: Understood. The developer will submit for signage permits once we get to that point in the process.

Additional Comments

1. Please be advised that other similar assisted living facilities have required 1 parking space per unit. However, Staff would be supportive of a reduction from the typical parking requirements if it can be demonstrated that adequate parking is provided. Clarify the number of employees anticipated during any given shift, as well as how it was determined that 0.58 spaces per unit is appropriate for the needs of the development.

RESPONSE: Hardly any, or none, of the residents will drive. This is one of the primary reasons for a person to move into assisted living - losing their ability to drive. Therefore, the parking will be utilized by staff and visitors. The ITE Parking Generation Manual states Assisted Living use has an 85th percentile peak parking demand in a day of .54 spaces per resident unit (65 spaces) and an average peak parking demand of .41 spaces per unit (49 spaces). The developer has another facility of the same size with 54 spaces (.45 spaces per unit) that has been in operation for two years, and the parking quantity has been sufficient there. Therefore, we are proposing 63 spaces for Green Oaks of Grove City, which is at a ratio of .53 parking spaces per resident unit.

2. The FDC connection should be remote from the building and located within 75 feet of a public hydrant.

RESPONSE: We can locate the FDC connection as indicated.

4. Show and label the existing right-of-way and any proposed or existing easements on the plan sheets.

RESPONSE: Existing ROW is shown on the plans. Any proposed easements will be included on the final development plans.

5. Please be advised that a site lighting layout and photometric plan will be required with the Final Development Plan. Standards will be incorporated into the zoning text to ensure there are 0 footcandles spilling over onto the adjacent residential properties.

RESPONSE: Acknowledged

Due to the potential site reconfiguration, and to help the project more forward more smoothly for future meetings, Staff feel a meeting may be warranted to discuss these comments. If you would like to arrange a meeting, please let me know.

Otherwise, please revise your materials accordingly and submit a revised submission with a response letter indicating how each issue noted was addressed in the revised materials to the OneDrive folder provided to you by noon on **Thursday July 24th, 2025**, to proceed on the August 5th, 2025, Planning Commission meeting. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the September Planning Commission meeting.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dash Logan". The signature is fluid and cursive, with the first name "Dash" and last name "Logan" clearly distinguishable.

Dash Logan, ACIP
Senior Planner

Received By:
Grove City Development
9/25/25

Evergreen Real Estate Group
566 W Lake St. #400, Chicago, IL 60661

8/25/2025

Hello Neighbor,

We are notifying you that Evergreen Real Estate Group is submitting a revised **Preliminary Development Plan** for a proposed senior housing building near your property at 4745 Big Run South. This is the first step in the entitlement process with Grove City. This development will provide safe, comfortable, and affordable homes for older adults in our community that need support with activities of daily living.

We would like to share a few updates on the project:

- The building design has been revised from **four stories** to **three stories**.
- The project is scheduled to be presented at the **Grove City Planning Commission meeting on October 7, 2025**, and following **Grove City council meeting dates on 10/20/2025 and 11/3/2025**.

We are committed to keeping neighbors informed and minimizing disruptions if the project is approved and proceeds to construction.

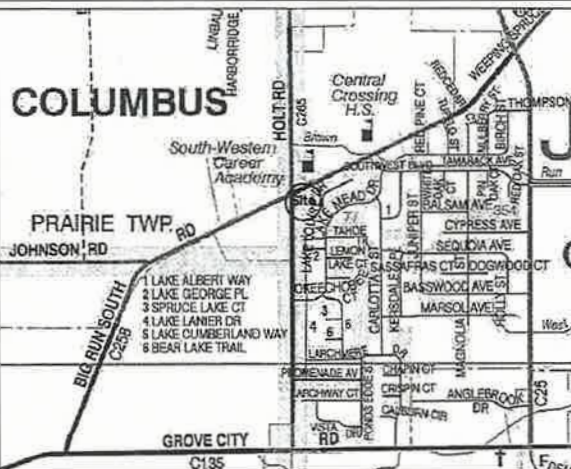
Project Address: 4745 Big Run South Rd. Grove City, Ohio 43123

Number of Units: 120 units

Sincerely,



Jared Isenthal
Vice President of Development
566 W Lake St., Suite #400, Chicago, IL 60661
jisenal@evergreenreg.com



Vicinity Map

Being ±6.2 Acres, Situated in the State of Ohio, County of Franklin, Townships of Jackson and Prairie, in Virginia Military Survey Numbers 1388 and 3026



Scale: 1" = 200'
January 25, 2021

Area to Be Annexed:



Contiguity Length ± 1819'
Perimeter Length ± 2921'
Contiguity Percentage: 62%

Existing City of Grove City Corp. Line

Existing City of Columbus Corp. Line

Proposed City of Grove City Corp. Line

MyersSurveying
COMPANY

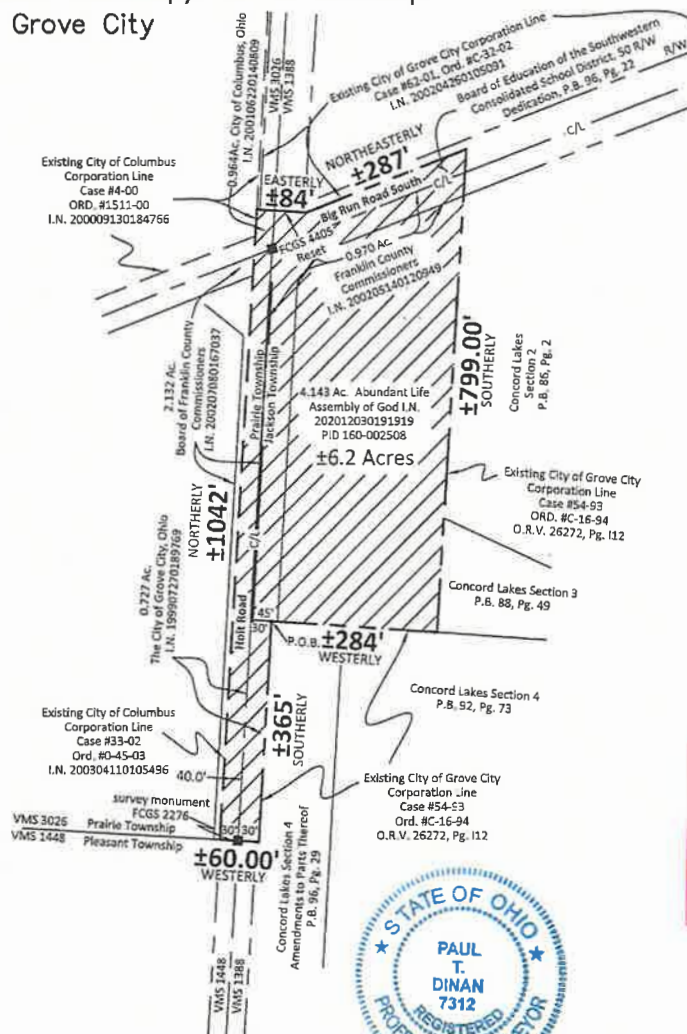
2740 E. Main St., Bexley, Ohio 43209-2577
(614)235-8677 ~ (614)235-4559 fax
info@myerssurveying.com

m.e.# 1-01/12/2021

X -

T -

PROPOSED ANNEXATION OF ±6.2 ACRES FROM: Jackson Township/Prairie Township TO: City of Grove City



C-44-22

ANNEXATION
PLAN & DESCRIPTION
ACCOMPANIES
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By Paul T. Dinan Date 2/2/2021

RECEIVED

FEB 02 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.



By: Paul T. Dinan, Professional Surveyor No. 7312

Date

Date: 10-09-25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Ms. Houk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-46-25
1st Reading: 10/20/25
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-46-25

A RESOLUTION TO AMEND RESOLUTION CR-35-24 TO PERMIT THE INSTALLATION OF A TEMPORARY MURAL LOCATED AT 3500 SOUTHWEST BOULEVARD IN CELEBRATION OF AMERICA 250-OHIO

WHEREAS, Council approved a Temporary Mural for American Nitrile for the America-250 campaign on their building on August 19, 2024; and

WHEREAS, this approval stipulated that: *the mural must be removed or have received a renewal through the division of Building and approved by Council on or before 02/19/2025*; and

WHEREAS, the 250th anniversary of our nation will take place in the year 2026; and

WHEREAS, in order to retain the temporary mural for the celebration of the 250th anniversary of America, it is necessary to amend the stipulation in the original, approved resolution.

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

SECTION 1. This Council hereby permits the temporary mural, requested by American Nitrile, to be located at 3500 Southwest Boulevard, contingent upon the stipulation that the mural must be removed by 01-15-2027. Any permanent wall signage must meet the City's Sign Code.

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

Date: 10-15-25
Introduced By: Ms. Anderson
Committee: Safety
Originated By: Ms. Houk
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-47-25
1st Reading: 10/20/25
Public Notice: 0 / /25
2nd Reading: 0 / /25
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-47-25

A RESOLUTION TO SUPPORT ISSUE 36 – JACKSON TOWNSHIP FIRE RENEWAL LEVY ON THE NOVEMBER 4, 2025 BALLOT

WHEREAS, the citizens of Grove City are also residents of Jackson Township and represent a majority of the residents of Jackson Township; and

WHEREAS, the residents of Grove City pay a portion of their property tax to help maintain and enhance fire and emergency services to all residents of Jackson Township; and

WHEREAS, City Council passed Resolution CR-36-20 supporting the initial 4 mill levy on October 5, 2020; and

WHEREAS, all Jackson Township residents are being asked for a renewal of a tax for the benefit of Jackson Township for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under Section 145.48 or 742.34 of the Ohio Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs; and

WHEREAS, the County Auditor will collect an estimated \$5,629,563 annually, at a rate not exceeding 4 mills for each \$1 of taxable value, which amounts to \$80 for each \$100,000 of the County Auditor's appraised value, for 5 years, commencing in 2025, first due in calendar year 2026; and

WHEREAS, the City of Grove City has been well served by the Jackson Township Fire Department and recognizes the need to renew this millage for Jackson Township to operate with the same high level of efficiency and professionalism.

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

SECTION 1. This Council and Mayor hereby endorse Issue 36 – Jackson Township Fire Renewal Levy on the November 4, 2025 ballot and urge the citizens of Jackson Township and especially of the City of Grove City to vote for Issue 36 to retain quality fire and emergency services.

SECTION 2. The Clerk of Council shall serve a copy of this resolution to the Jackson Township Board of Trustees.

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:

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: 09/29/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Berry
Approved: Mayor Stage
Emergency: 30 Days: XX
Current Expense:

No.: C-38-25
1st Reading: 10-06-25
Public Notice: 10-07-25
2nd Reading: 10-20-25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-38-25

AN ORDINANCE TO AMEND EXHIBIT “A” OF ORDINANCE C-09-25 CREATING THE “GROVE CITY CARES” HEALTHCARE GRANT PILOT PROGRAM

WHEREAS, on March 17, 2025, Council adopted Ord. C-09-25, to create the Grove City Cares Healthcare Grant Pilot Program; and

WHEREAS, the intent of this Program is to provide a bridge between when an employee does not have insurance available through their employer to when an employer does offer healthcare benefits; and

WHEREAS, the “CARES” Committee has diligently been working to understand the City’s demographics and create a provisional Program to assist residents of Grove City and employees of Grove City’s small businesses with assistance for obtaining coverage under Healthcare.gov; and

WHEREAS, helping residents achieve a healthcare plan provides health and wellness for the citizenry and the overall community; and

WHEREAS, helping small businesses, who do not offer healthcare, provide their employees with assistance on a healthcare plan also increases the overall health and wellness of the community and helps drive economic development for other small businesses; and

WHEREAS, Exhibit “A” has been amended to reflect a reimbursement plan to assist those with individual and family Healthcare.gov plans.

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

SECTION 1. The Grove City CARES Healthcare Grant Pilot Program Exhibit “A” is hereby replaced with the Exhibit “A” attached hereto and made a part hereof and shall be known as the Grove City CARES Healthcare Reimbursement Pilot Program.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law and run through October 31, 2026.

Christine A. 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



4035 Broadway
Grove City, OH 43123
614-277-3025
GroveCityOhio.gov

Grove City CARES
Reimbursement Request
Grove City Finance Department

For Calendar Year 2026

Applicant Information		
Applicant's Name:		Contact Phone:
Street Address:		Email:
City:	State:	Zip:

- ☐ Check this box if you are requesting reimbursement for single coverage under an Affordable Care Act plan (www.healthcare.gov) and your income is \$35,000 or less. Reimbursement is limited to the lesser of your out-of-pocket premiums or \$400.
- ☐ Check this box if you are requesting reimbursement for couple/family coverage under an Affordable Care Act plan (www.healthcare.gov) and your joint income is \$50,000 or less. Reimbursement is limited to the lesser of your out-of-pocket premiums or \$600.
- ☐ Check this box if you are claiming reimbursement because you work within the city limits of Grove City. Attach proof of current employment within Grove City such as a paystub showing Grove City tax withheld from your wages or any other documents proving you work within the city limits of Grove City.
- ☐ Check this box if you are claiming reimbursement because you are a U.S. Citizen and a resident of Grove City. Attach proof of residency such as a utility bill, a copy of your driver's license, a copy of your lease, or any other documents proving you are a Grove City resident.

Enter your 2025 income (Adjusted Gross Income/AGI from your federal 1040 income tax return) Note: If your 2025 income exceeds the program's threshold, but you believe your 2026 income will be under the threshold, you must provide documents supporting your belief (proof of job loss, etc.).	\$
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Amount of Reimbursement Requested	\$
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I declare under penalties of perjury that to the best of my knowledge and belief, my financial situation will not improve during the remainder of the year to the point I would no longer meet the income requirements of the Grove City CARES program. I understand the Grove City CARES program is subject to funding and changes, and receiving Grove City CARES benefits does not guarantee I will receive future benefits.

Signature

Date

Your Reimbursement Request will be rejected if it does not include:

- ♦ Receipts supporting your reimbursement. **Black-out your social security number if it appears on the receipt(s). This Reimbursement Request and all associated documents are public records.**
- ♦ A signed Tax Information Authorization form.
- ♦ A signed Disclaimer Form.

- ☐ Check this box if you, your spouse, your former spouse or one of your parents is a designated public service worker under Revised Code section 149.43 (i.e. law enforcement officer, probation officer, judge, correctional employee, firefighter, EMT, 911 dispatcher, etc.).

Revised 9/18/25a

Submit your reimbursement request
between May and October to:

**Grove City Finance Dept
4035 Broadway
Grove City OH 43123**



4035 Broadway
Grove City, OH 43123
614-277-3025
GroveCityOhio.gov

Tax Information Authorization Grove City Finance Department

Do not sign this form unless all applicable lines have been completed.

Taxpayer Information			
Taxpayer name			Last 4 digits of social security number XXX-XX-
Street address			Date this authorization
City	State	ZIP code	Daytime phone number

For 90 days beginning on the authorization date shown above, I authorize the Grove City Income Tax Administrator to disclose if the confidential tax records contain information which would prevent me from participating in the Grove City CARES program.

If the Tax Administrator determines the confidential tax records would prevent me from participating in the Grove City CARES program, the Tax Administrator will not disclose the specific reason(s) why.

I understand I can discuss the specific reason(s) for the determination with Tax Administrator or request that the Tax Administrator provide me the specific reason(s) for the determination in writing. I understand the specific reason(s) for the determination will not be part of the public record unless I release or disclose them.

I certify I have the legal authority to execute this form. I understand that this document is a public record and the information disclosed will become a public record.

Signature

Date

Revised 9/18/25a



4035 Broadway
Grove City, OH 43123
614-277-3025
GroveCityOhio.gov

Grove City CARES Disclaimer Grove City Finance Department

I acknowledge that my participation in the Grove City CARES program is voluntary.

I understand that participating in the Grove City CARES program may affect my eligibility for other benefits and programs. I understand it is my responsibility to comply with the obligations of any other program in which I participate including any obligations I have under the other benefit programs to report the assistance I am receiving under the Grove City CARES program. I understand I am fully responsible for any potential consequences of not reporting my participation in the Grove City CARES program to other benefit programs when required.

Additionally, I understand the Grove City CARES program is subject to funding and changes, and receiving Grove City CARES benefits does not guarantee continued eligibility.

Signature

Date

Print Name

The following documents can be used to prove you are a resident of Grove City:

Any ONE of these documents:

- 1) A copy of a current utility or cable bill in your name.
- 2) A copy of a current mortgage statement in your name.
- 3) A copy of your lease.
- 4) A printout from the County Auditor's website showing you own your home.

Any TWO of these documents:

- 1) A copy of a current bank statement.
- 2) A copy of your driver's license or State ID card.
- 3) A copy of recent official correspondence from a government agency.
- 4) A copy of a current public assistance benefits statement.
- 5) A copy of a current pay stub.
- 6) A copy of a current credit card statement.
- 7) A notarized *CARES Residency Affidavit* from the individual with whom you are living.
Note that the individual completing the Residency Affidavit must prove his or her address using the above documents.
- 8) Any other documents deemed supportive at the sole discretion of the Tax Administrator.



4035 Broadway
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CARES Residency Affidavit Grove City Finance Department

Applicant Information	
Applicant's Name:	Contact Phone:

Name of Person Completing this Affidavit		
Name:	Contact Phone:	
Street Address:	Email:	
City:	State:	Zip:

I certify under penalties of perjury that I am the _____ of the applicant shown above, my address and the applicant's address are the same, and I am providing documents proving my address.

Signature

Date

State of Ohio
County of Franklin

Subscribed and sworn to before me on this ____ day of _____, 20____ by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature: _____

My Commission Expires: _____

(Seal)

Revised 9/18/25